

SMITHVILLE BOARD OF ALDERMEN

WORK SESSION

June 20, 2023, 6:30 p.m.

City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 6:25 p.m. A quorum of the Board was present: Melissa Wilson, Ronald Russell, Marv Atkins, Dan Hartman, Dan Ulledahl and Leeah Shipley.

Staff present: Cynthia Wagner, Gina Pate, Chief Jason Lockridge, Chuck Soules, Matt Denton, Stephen Larson and Linda Drummond.

2. Discussion 5 Year Capital Improvement Plan Update

Stephen Larson, Finance Director, presented the 5 Year Capital Improvement Plan update.

5-Year CIP Development Process

February 2023 – Staff Review

April 2023 – Prioritization Given Available Resources

May & June 2023 – Review with the Board of Aldermen

October 2023 – Approve the 5-Year Capital Improvement Plan (CIP)

5 Year CIP – Update Highlights

- The City Administrator and Department Directors have worked together to update the Proposed Five-Year CIP (FY2024 – FY2028) for initial review by the Board of Aldermen.
- Projects with approved MARC Transportation Funding have been prioritized within the Five-Year CIP.
- Stormwater projects have been slotted into the Parks & Stormwater Sales Tax Fund CIP based upon Public Works staff review of recommendations from the Stormwater Master Plan developed by George Butler Associates.
- Board priorities developed from the May 17 Retreat have been integrated into the Five-Year CIP (such as the Wayfinding Signage Program).

Capital Projects Secured Mid-America Regional Council (MARC) Grant Reimbursements

Capital Improvement Project	Funding Program	Funding Amount
1 st & Bridge Street Round-A-Bout	Missouri Surface Transportation Block Grant Program (STBG)	\$896,000
Riverwalk Park – Phase I	Missouri Transportation Alternatives Program (TAP)	\$900,000
Second Creek Sidewalks	Missouri Transportation Alternatives Program (TAP)	\$600,000

Capital Project Cost Estimates for Secured MARC Funds

Capital Improvement Project	Engineering Estimate	Construction Estimate	Total Project Estimate	Total Reimbursement to City	Total Net Cost to City
1 st & Bridge Street Round-A-Bout	\$250,000	\$1,730,000	\$1,980,000	\$896,000 (45% of Project Total)	\$1,084,000
Riverwalk Park & Trail	\$250,000	\$1,800,000	\$2,050,000	\$900,000 (44% of Project Total)	\$1,150,000
Second Creek Sidewalks	\$150,000	\$945,000	\$1,095,000	\$600,000 (55% of Project Total)	\$495,000

General Fund

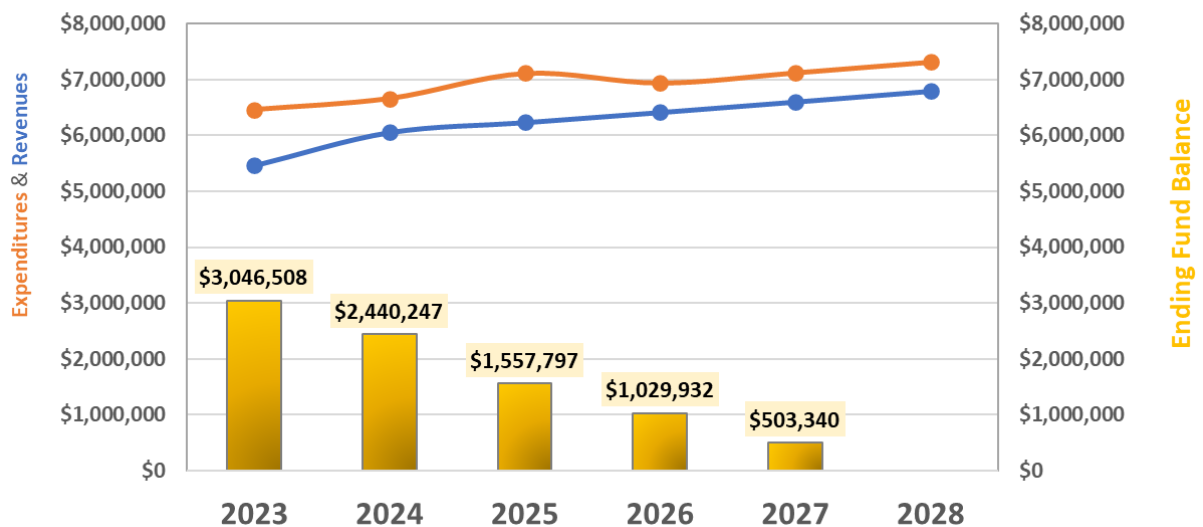
Proposed FY2024-FY2028 Capital Improvement Projects

Capital Improvement Projects	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Annual Wayfinding Signage Program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
1 st & Bridge Street Round-A-Bout (20% of Engineering)	\$50,000	-	-	-	-
Annual Asphalt Overlay Program (Construction)	-	\$100,000	-	-	-
Annual Sidewalk Replacement Program (Construction)	-	\$50,000	-	-	-
2 nd Creek Bridge Sidewalks (30% of Construction)	-	\$250,000	-	-	-
Riverwalk Park & Trail (10% of Construction)	-	\$200,000	-	-	-
Grand Total (Net Cost)	\$150,000	\$700,000	\$100,000	\$100,000	\$100,000

**Projects with a GREEN background are new to the 5 Year General Fund CIP*

General Fund 5 Year Projected Cashflow

General Fund - 5 Year Forecast



General Fund Pending CIP Projects Listing

Pending Capital Improvement Projects	Cost Estimate
New Police Department Building (Engineering and Construction)	\$18,500,000
Animal Control Facility Added to New Police Department Building	\$500,000
Street Division & Parks Facility Building (Engineering and Construction)	\$3,500,000
Renovation of Current City Hall Following Construction of Police Building	\$500,000
Tornado Sirens (Purchase & Installation)	Unknown Cost
Grand Total (Net Cost)	\$23,000,000

Alderman Wilson asked if the pending cost of the tornado sirens is for replacing the ones we have or adding additional sirens with the growth of the city.

Chief Lockridge explained that this is most likely going to be a combination of both, replace the current system and expand the system for better coverage to take into consideration terrain and topography.

Utilities Department – Public Works

Waterline replacement projects

Cured in Place Pipe (CIPP) and manhole rehabilitation program

Wastewater Plant Maintenance

- Wipes and flushed debris collected within the Wastewater Treatment Plant.
- In the proposed Five Year FY2024 – FY2028 CIP, Public works staff have included the addition of a **headworks bar screen** to reduce the negative effects of flushed debris/wipes on the City's wastewater treatment infrastructure.

Proposed 5 Year CIP FY2024-FY2028 CWWS Fund (Non-Impact Fees)

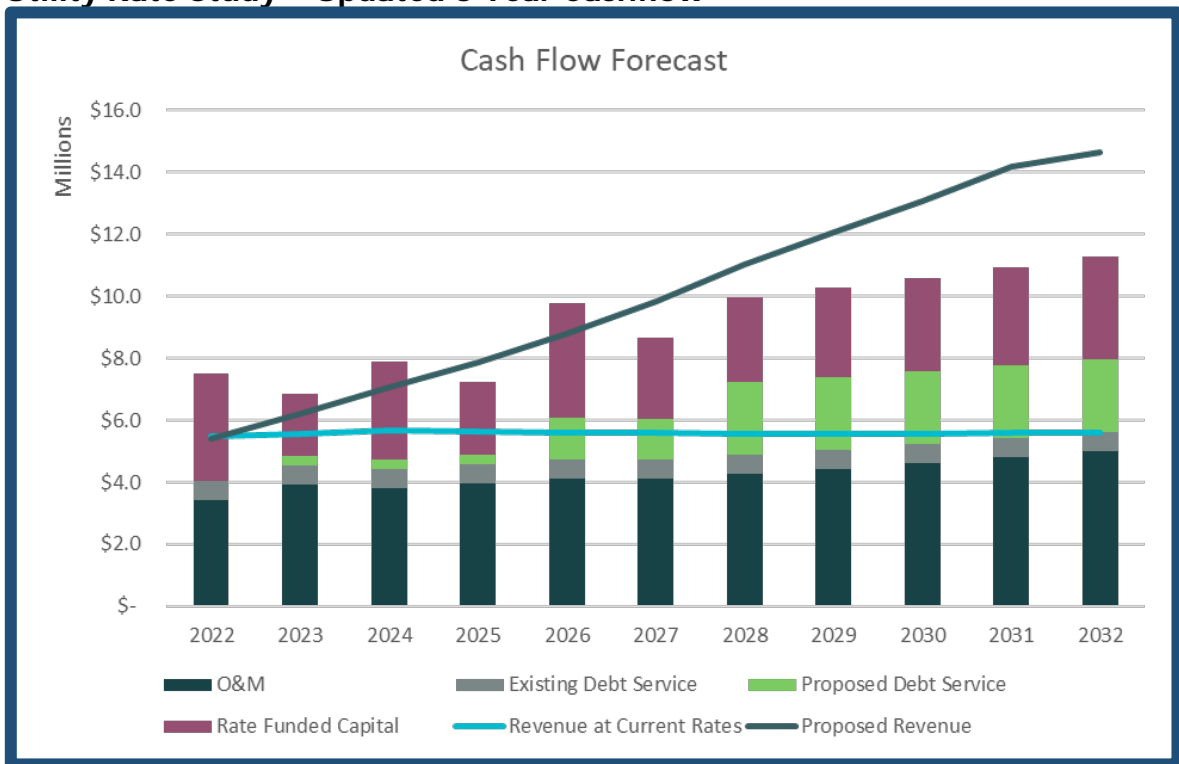
Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Interconnect Mains at 144th Street/169 Highway (Construction)	\$55,000	-	-	-	-
Highway 92 & Commercial Street Waterline (Engineering)	\$125,000	-	-	-	-
Owens Branch Gravity Line Phase #1, Line #1 (Construction)	\$2,200,000	-	-	-	-
144 th Street Lift Station (Construction)	\$1,700,000	-	-	-	-
West Bypass of the 144 th Street Lift Station (Construction)	\$2,200,000	-	-	-	-
Maple Lane & River Crossing 12" Waterline (50% of Construction)	\$700,000	-	-	-	-
Smith's Fork Force Main (Construction)	\$300,000	-	-	-	-
McDonalds/Central Bank Lift Station (Engineering)	\$100,000	-	-	-	-
Smith's Fork Park Waterline (Construction)	\$170,000	-	-	-	-
Headworks Bar Screen (Construction)	\$325,000	-	-	-	-
Stonebridge Lift Station (Engineering)	\$250,000	-	-	-	-
Stonebridge Lift Station (Construction)	\$500,000	-	-	-	-
Grand Total (Net Cost)	\$8,625,000	See Next Page			

Projects with a **GREEN background are new to the 5 Year CWWS CIP*

**Proposed 5 Year CIP
FY2024-FY2028 CWWS Fund (Non-Impact Fees)**

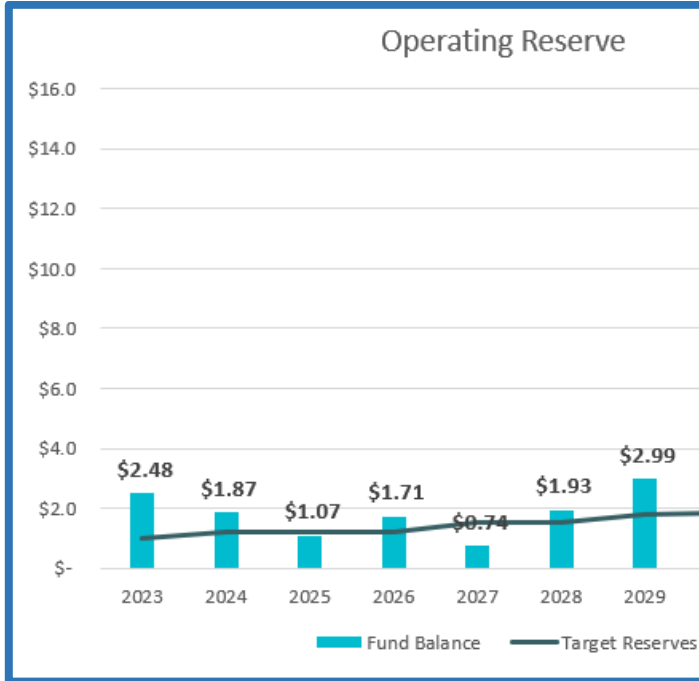
Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
McDonalds/Central Bank Lift Station (Construction)	-	\$500,000	-	-	-
Highway 92 & Commercial Street Waterline (Construction)	-	\$300,000	-	-	-
Owens Branch Gravity Line Phase #1, Line #2 (Engineering)	-	\$600,000	-	-	-
Owens Branch Gravity Line Phase #1, Line #2 (Construction)	-	-	\$2,500,000	-	-
Water Plant Expansion (Engineering)	-	-	\$2,100,000	-	-
Wastewater Treatment Plan Expansion (Construction)	-	-	\$3,000,000	\$3,000,000	-
Future Water and Wastewater Project Funding	-	-	-	\$2,000,000	-
Water Plant Expansion, Phase I (Construction)	-	-	-	-	\$7,500,000
Future Water and Wastewater Project Funding	-	-	-	-	\$2,000,000
Grand Total (Net Cost)	-	\$1,400,000	\$7,600,000	\$5,000,000	\$9,500,000

**CWWS Fund
Utility Rate Study – Updated 5 Year Cashflow**



- **Operational & maintenance** expenses are projected to grow over time.
- **Proposed debt service** increases over time as debt issuance occurs for new projects.
- **Rate funded capital** (pay with cash), shown in the magenta color bar stays consistent over time.

**CWWS Fund
5 Year Cashflow Forecast**



- Staff has updated the utility rate study developed through Raftelis Financial Consultants.
- Staff expect to retain adequate operating reserve cash flow through FY 2029.
- Rate adjustments will be necessary on an annual basis to maintain reserve levels.

Alderman Russell asked if the drop in 2027 included the planned rate increases.

Stephen explained that it does include planned rate increases over time and more discussion for the rate increases will occur at the work session on July 18.

**Proposed 5 Year CIP
FY2024 – FY2028 CWWS Fund (Water Impact Fees)**

Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Maple Lane & River Crossing - 12" Waterline (50% of Construction)	\$700,000	-	-	-	-
Grand Total (Net Cost)	\$700,000	-	-	-	-

Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Wastewater Plant Expansion	\$1,050,000	-	-	-	-
Grand Total (Net Cost)	\$1,050,000	-	-	-	-

Transportation Sales Tax Fund

Annual Mill and Overlay and Sidewalk Replacement

- The **2023 Street Maintenance Program** is funded in the amount of \$400,000 and the Board has approved a contract with Pavement Management, Inc to complete the work.
- The **2023 Sidewalk Replacement Program** is funded in the amount of \$25,000 and the Board has approved a contract with Legacy Underground Construction to complete the work.
- The Board discussed pursuing a quarter cent sales tax increase to further fund the annual street maintenance program.

Proposed 5 Year CIP

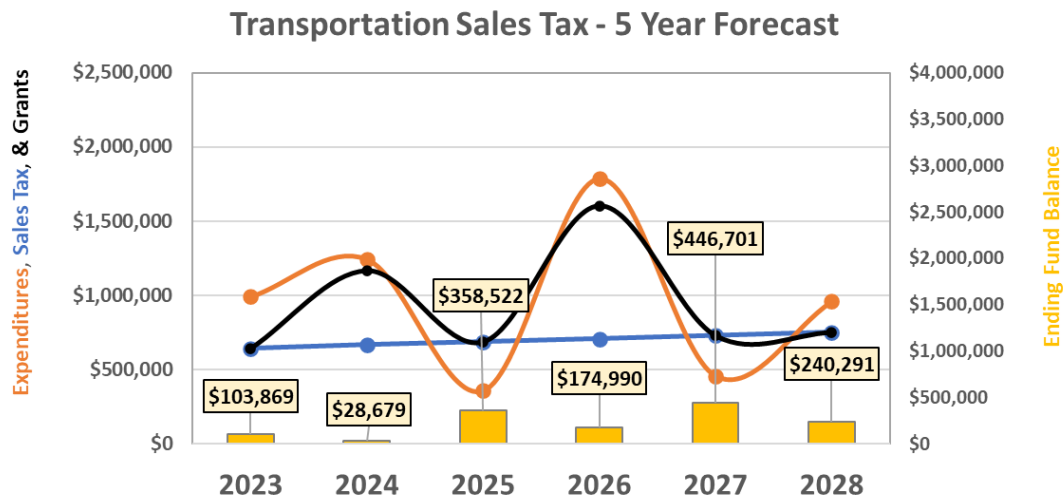
FY2024 – FY2028 Transportation Sales Tax Fund

Capital Improvement Project	FY 2024	FY2025	FY 2026	FY 2027	FY 2028
Annual Asphalt Overlay Program (Projects TBD)	\$300,000	\$200,000	\$200,000	\$300,000	\$200,000
Annual Sidewalk Replacement Program (Projects TBD)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Commercial Street Sidewalks (Construction)	\$750,000	-	-	-	-
Commercial Street Sidewalks (MARC Reimbursement Grant)	(500,000)	-	-	-	-
1 st & Bridge St Round-A-Bout (80% of Construction)	-	-	\$1,430,000	-	-
1 st & Bridge St Round-A-Bout (MARC Reimbursement Grant)	-	-	(896,000)	-	-
180 th Street/Eagle Parkway Round-A-Bout (20% of Construction)	-	-	-	-	\$300,000
Pope Lane Round-A-Bout/Connection (15% of Construction)	-	-	-	-	\$300,000
Grand Total (Net Cost)	\$575,000	\$225,000	\$759,000	\$325,000	\$825,000

*Projects with a **GREEN** background are new to the 5 Year Transportation Sales Tax Fund CIP

Transportation Sales Tax Fund

5 Year Projected Cashflow

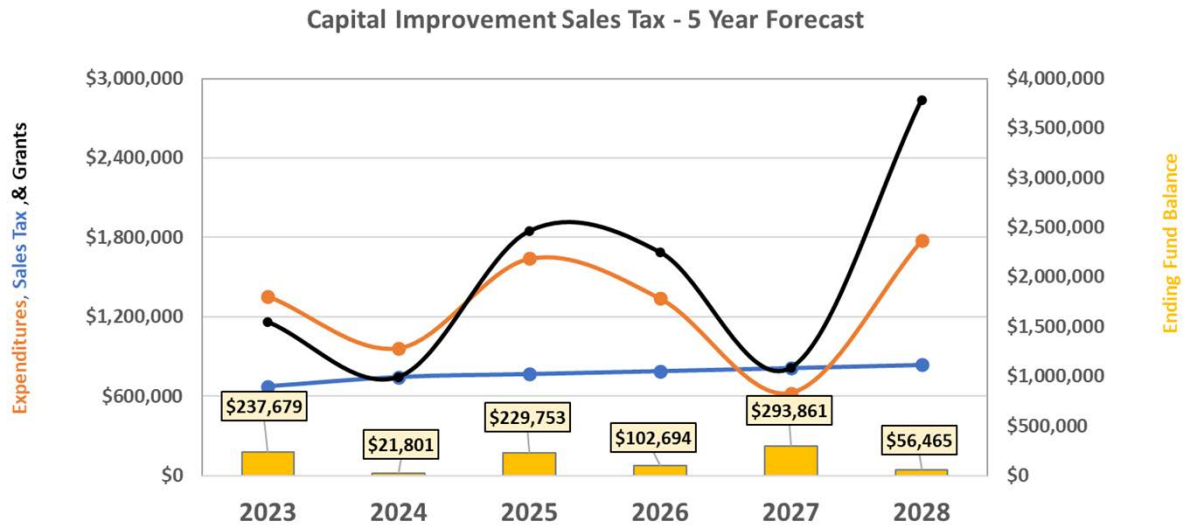


Capital Improvement Sales Tax Fund
Proposed 5 Year CIP
FY2024 – FY2028 Capital Improvement Sales Tax Fund

Capital Improvement Projects & Debt Service	FY 2024	FY2025	FY 2026	FY 2027	FY 2028
Annual Transfer to Pay General Obligation Debt	\$361,340	\$364,875	\$367,920	\$373,420	\$376,420
Riverwalk & Trail (Engineering)	\$250,000	-	-	-	-
2 nd Creek Sidewalks (Engineering)	\$150,000	-	-	-	-
1 st & Bridge Street Round-A-Bout (80% of Engineering)	\$200,000	-	-	-	-
2 nd Creek Sidewalks (Construction)	-	\$945,000	-	-	-
2 nd Creek Sidewalks (MARC Grant Reimbursement)	-	(600,000)	-	-	-
Riverwalk & Trail (60% of Construction)	-	\$480,000	\$670,000	-	-
Riverwalk & Trail (MARC Reimbursement)	-	(480,000)	(420,000)	-	-
1st & Bridge Street Round-A-Bout (20% of Construction)	-	-	\$300,000	-	-
180th & Eagle Parkway Round-A-Bout (Engineering)	-	-	-	\$250,000	-
Pope Lane Round-A-Bout (80% of Engineering)	-	-	-	-	\$400,000
180th & Eagle Parkway Round-A-Bout (75% of Construction)	-	-	-	-	\$1,000,000
180th & Eagle Parkway Round-A-Bout (MARC Reimbursement)	-	-	-	-	(700,000)
Grand Total (Net Cost)	\$961,340	\$709,875	\$917,920	\$623,420	\$1,076,420

**Projects with a GREEN background are new to the 5 Year Capital Improvement Sales Tax Fund CIP*

Capital Improvement Sales Tax Fund
5 Year Projected Cashflow



**Parks and Stormwater Sales Tax Fund
Proposed FY2024 – FY2028 CIP**

Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Heritage Park – 2 Shelters (Construction)	-	-	-	-	-
The "OK Railroad" Phase I (Construction)	\$281,000	-	-	-	-
The "OK Railroad" Phase I (RTP Grant)	(181,000)	-	-	-	-
Emerald Ridge Neighborhood Park & Signage (Construction)	\$450,000	-	-	-	-
Emerald Ridge NP & Signage (Grant Reimbursement)	-	-	-	-	-
Stonebridge Stormwater Improvements (Engineering)	\$50,000	-	-	-	-
Stonebridge Stormwater Improvements (Construction)	\$150,000	-	-	-	-
Dundee Road Stormwater Improvements (Engineering)	-	\$50,000	-	-	-
Dundee Road Stormwater Improvements (Construction)	-	\$150,000	-	-	-
Riverwalk Park & Trail (30% of Construction)	-	\$600,000	-	-	-
Grand Total (Net Cost)	\$750,000	\$800,000	See Next Page		

Projects with a **GREEN background are new to the 5 Year Parks & Stormwater Sales Tax Fund CIP*

Alderman Russell asked what the OK Railway was.

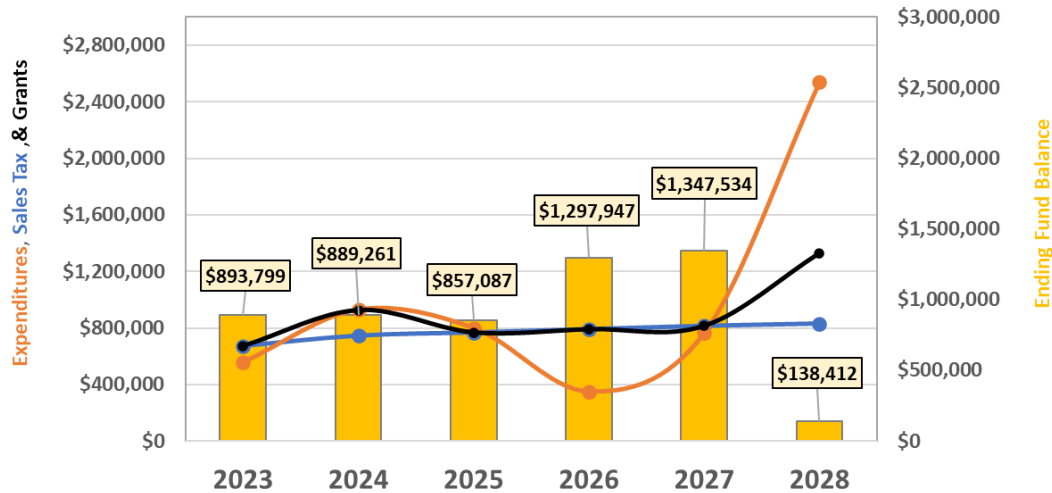
Stephen explained that it is Diamond Crest Park, and it was renamed for the purpose of the grant.

Capital Improvement Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Forest Oaks Stormwater Improvements (Engineering)	-	-	\$50,000	-	-
Forest Oaks Stormwater Improvements (Construction)	-	-	\$300,000	-	-
Cedar Lakes Stormwater Improvements (Engineering)	-	-	-	\$25,000	-
Cedar Lakes Stormwater Improvements (Construction)	-	-	-	\$100,000	-
Smith's Fork Park Complex (Design & Engineering)	-	-	-	\$640,000	-
Smith's Fork (Sport Courts, Skate Park, Basketball Court)	-	-	-	-	-
Maple Lane Stormwater Improvements (Engineering)	-	-	-	-	\$50,000
Maple Lane Stormwater Improvements (Construction)	-	-	-	-	\$250,000
Smith's Fork Park Complex (Construction, Phase I)	-	-	-	-	\$2,240,000
Grand Total (Net Cost)	-	-	\$350,000	\$765,000	\$2,540,000

Projects with a **GREEN background are new to the 5 Year Parks & Stormwater Sales Tax Fund CIP*

Parks and Stormwater Sales Tax Fund 5 Year Projects Cashflow

Park & Stormwater Sales Tax - 5 Year Forecast



All Funds Total Proposed FY2024 – FY2028 CIP

Capital Improvement Projects - All Funds	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
General Fund	\$150,000	\$700,000	\$100,000	\$100,000	\$100,000
Combined Water/Wastewater Fund - Non Impact Projects	\$8,625,000	\$1,400,000	\$7,600,000	\$5,000,000	\$9,500,000
Combined Water/Wastewater Fund - Water Impact Projects	\$700,000	-	-	-	-
Combined Water/Wastewater Fund - Wastewater Impact Projects	\$1,050,000	-	-	-	-
Transportation Sales Tax Fund	\$575,000	\$225,000	\$759,000	\$325,000	\$625,000
Capital Improvement Sales Tax Fund	\$961,340	\$459,875	\$917,920	\$623,420	\$1,076,420
Parks and Stormwater Sales Tax Fund	\$750,000	\$800,000	\$350,000	\$765,000	\$2,540,000
Grand Total (Net Cost)	\$12,811,340	\$3,584,875	\$9,726,920	\$6,813,420	\$13,841,420

5 Year Grand Total for All Funds	\$46,777,975
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CIP Review Conclusion

- MARC Grants have allowed the City to take advantage of outside funding to supplement project expenses.
- Projects are *aligned to preserve adequate cashflow amounts in all funds*.
- Rate adjustments will be necessary going forward to continue to fund capital improvement projects in the CWSWS Fund.
- The grand total Five-Year FY2024 – FY2028 CIP totals **\$46.8 million**, up from **\$41.8 million** in the FY2023 – FY2027 CIP. This is a result of more expensive projects, such as the Wastewater Plant Expansion and Smith's Fork Park Complex – Phase I.

Alderman Hartman asked Stephen how long he had been with the City.

Stephen said he had been with the City since October of 2020.

Alderman Hartman noted that prior to Stephen coming to work for the City there were not any charts or information like this, and he commended Stephen for the great job putting together all of these projections.

Alderman Atkins said that he thought it was great that staff is looking into the future as opposed to just repairing the old infrastructure.

Stephen explained that the cash flow graphs can look a little daunting by how low they go but staff updates these financials four times a year with the budget updates, and he personally refreshes the City's forecasts on a monthly basis. He noted that he watches the revenues that are coming in and also works with public works to see what change orders are projected and what inflationary measures are occurring.

Mayor Boley noted that on the special allocation funds need to be spent on infrastructure improvements and not just sit on it as it has been done in the past.

Cynthia made a couple of clarifications, as Stephen had indicated staff monitors this throughout the year based on finances, but also as new projects arise, and other priorities come up we make those adjustments and changes. She explained that is why staff bring this information to the Board for continual review. She noted just as a reminder, this is a five-year plan. The only actual year of expenditures that are budgeted is the next fiscal year. Cynthia thanked Stephen and his staff for putting this information together.

Alderman Russell asked if the MARC funding for the grants had been accepted yet for the roundabout, the riverwalk and the Commercial Street sidewalk.

Stephen explained that we had not received the funds, but the Board did approve the Resolutions that we would accept the funds and we have also paid the projects fees.

Alderman Russell asked what the ramifications would be if we decided to accept the funding and not do the projects.

Stephen explained that first off we would lose the one percent project fee that we have already paid in.

Cynthia noted that most likely in the future our funding requests would be seen in a less positive light because we were not able to follow through on a project.

3. Adjourn

Alderman Ulledahl moved to adjourn. Alderman Atkins seconded the motion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the Work Session adjourned at 6:59 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor