

## 2019-2023 CAPITAL IMPROVEMENT PLAN

	2019	2020	2021	2022	2023
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### Revenues

Capital Improvement Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement TIF Sales Tax	75,000	-	-	-	-
Park Sales Tax	185,000	-	-	-	-
Park TIF Sales Tax	115,000	-	-	-	-
Public Safety Tax	25,000	-	-	-	-
Miscellaneous Project Reimbursement	70,768	8,000	924,832	-	-
Miscellaneous Park Grants	-	531,400	531,400	531,400	525,000
<b>Revenue Totals:</b>	<b>\$ 470,768</b>	<b>\$ 539,400</b>	<b>\$ 1,456,232</b>	<b>\$ 531,400</b>	<b>\$ 525,000</b>

### Transfers In from Operating Fund Balance

Government Center Construction	\$ 298,176	\$ -	\$ -	\$ -	\$ -
<b>Grand totals:</b>	<b>\$ 768,944</b>	<b>\$ 539,400</b>	<b>\$ 1,456,232</b>	<b>\$ 531,400</b>	<b>\$ 525,000</b>

### Expenditures/Project By Department

#### Administration

Gov't Center - Design/Build	\$ 4,176	\$ -	\$ -	\$ -	\$ -
Gov't Center - Construction	294,000	-	-	-	-
TIF Municipal Revenue Funding	32,000	32,000	34,000	34,000	36,000
<b>Totals:</b>	<b>\$ 330,176</b>	<b>\$ 32,000</b>	<b>\$ 34,000</b>	<b>\$ 34,000</b>	<b>\$ 36,000</b>

#### Parks & Recreation

Golf Maintenance Building	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Ferris Park Redevelopment - Phase 2	-	850,000	-	-	-
New Ballwin Park Final Design	-	30,000	-	-	-
New Ballwin Park Construction	-	-	900,000	-	-
Holloway Park Design / Specs	-	-	20,000	-	-
Holloway Park Construction	-	-	-	600,000	-
Vlasis Park Design / Specs	-	-	-	50,000	-
Vlasis Park Construction	-	-	-	-	1,000,000
TIF Municipal Revenue Funding	49,000	49,000	51,000	51,000	53,000
<b>Totals:</b>	<b>\$ 299,000</b>	<b>\$ 929,000</b>	<b>\$ 971,000</b>	<b>\$ 701,000</b>	<b>\$ 1,053,000</b>

#### Police

Police Building Renovations - Design	\$ 25,000	\$ -	\$ -	\$ -	\$ -
<b>Totals:</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Public Works

Holloway Rd. - Engineering	\$ 88,460	\$ -	\$ -	\$ -	\$ -
Holloway Rd. - Easements	-	10,000	-	-	-
Holloway Rd. - Construction	-	-	1,156,040	-	-
Public Works Yard - Design Phase	25,000	-	-	-	-
<b>Totals:</b>	<b>\$ 113,460</b>	<b>\$ 10,000</b>	<b>\$ 1,156,040</b>	<b>\$ -</b>	<b>\$ -</b>

**Expense Totals: \$ 767,636 \$ 971,000 \$ 2,161,040 \$ 735,000 \$ 1,089,000**

**Revenues Over/ (Under) Expenditures: \$ 1,308 \$ (431,600) \$ (704,808) \$ (203,600) \$ (564,000)**

**Government Center Replacement****\$298,176**

Replacement of the Government Center to maximize utilization of the space, access, and energy efficiency. Current facilities do not appropriately accommodate the functions contained in the building. Needed are enhanced safety for staff, public restrooms, and the ability to meet current state and federal regulations for secure record storage and access. Construction is expected to be 90% complete at the end of 2018.

**TIF Municipal Revenue Funding****\$168,000**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Capital Improvement sales tax.

**Golf Maintenance Building****\$250,000**

Existing golf building is insufficient for housing all golf course equipment. Facility with adequate storage space will protect equipment from the elements and prolong its life.



**Ferris Park Redevelopment - Phase 2** **\$850,000**

Construction of handicap accessible drive and walkways to park features. Construction of new visitor parking lot with permeable pavement and rain garden to decrease run-off into nearby Fishpot Creek. Anticipate receiving Muni Park Grant to partially off-set construction expense.

**New Ballwin Park Playground/Shelter** **\$930,000**

Replace 30+ year old playground, shelter, and plaza area with updated play structure and safety surfacing. Park plan would address various usage areas of the park including the pond, pavilion, sports courts, walking path, etc.



**Holloway Park** **\$620,000**

Replace 30+ year old playground with updated play structure and safety surfacing; replace rusted tennis court fencing.

**Vlasis Park Construction** **\$1,050,000**

Based on park masterplan, re-develop Vlasis Park based on community recreation need. Improvements could include an amphitheater, pond improvements, and playground improvements.

**TIF Municipal Revenue Funding** **\$253,000**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Parks sales tax.

**Projects for 2019 - 2022** **Police**

**Police Building Renovations** **\$25,000**

The police department is housed in a building which was originally constructed as a city hall. It has been remodeled and expanded multiple times but has a number of inefficiencies. Design work for the correction of these inefficiencies and modernization of the building is expected to cost \$25,000.



**Holloway Rd. Engineering, Easements, Construction**

**\$1,254,500**

Holloway Rd. pavement and curb and gutters have deteriorated. Engineering will occur in 2019, easements in 2020, and construction in 2021. Benefits include smoother driving surface, the reduction of liability from tripping and compliance with federal regulations.



**Public Works Yard - Design Phase**

**\$25,000**

The layout of the yard shared by pulic works, building maintenance and parks staff is congested and inefficient. Newly replaced vehicles and heavy equipment are exposed to the elements. Design work is the first phase of this project to reallocate space and provide covered parking for equipment at an anticipated cost of \$25,000.

