

2020-2024 CAPITAL IMPROVEMENT PLAN

	2020	2021	2022	2023	2024
Revenues					
Capital Improvement Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement TIF Sales Tax	85,000	-	-	-	-
Park Sales Tax	-	-	-	-	-
Park TIF Sales Tax	115,000	-	-	-	-
Public Safety Tax	555,000	530,000	510,000	490,000	470,000
Miscellaneous Project Reimbursement	43,384	924,832	652,863	-	-
Miscellaneous Park Grants	525,000	250,000	531,400	256,400	525,000
Revenue Totals:	\$ 1,323,384	\$ 1,704,832	\$ 1,694,263	\$ 746,400	\$ 995,000

Transfers In from Operating Fund Balance

Police Building Construction	\$ 344,000	\$ 1,367,465	\$ 510,000	\$ 290,000	\$ -
Grand totals:	\$ 1,667,384	\$ 3,072,297	\$ 2,204,263	\$ 1,036,400	\$ 995,000

Expenditures/Project By Department

Administration

TIF Municipal Revenue Funding	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Totals:	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -

Parks & Recreation

Golf Maintenance Building	\$ 227,000	\$ -	\$ -	\$ -	\$ -
Ferris Park Redevelopment - Phase 2	750,000	-	-	-	-
New Ballwin Park Construction	-	500,000	-	-	-
Holloway Park Construction	-	-	500,000	-	-
Vlasis Park Design / Specs	-	-	50,000	-	-
Vlasis Park Construction	-	-	-	1,000,000	-
Pointe Expansion Design / Specs	-	-	-	50,000	-
Pointe Expansion	-	-	-	-	1,500,000
TIF Municipal Revenue Funding	42,000	42,000	42,000	42,000	-
Totals:	\$ 1,019,000	\$ 542,000	\$ 592,000	\$ 1,092,000	\$ 1,500,000

Police

Police Building - Design	\$ 900,000	\$ 200,000	\$ -	\$ -	\$ -
Police Building Construction	\$ -	\$ 1,697,465	\$ 510,000	\$ 490,000	\$ 470,000
Totals:	\$ 900,000	\$ 1,897,465	\$ 510,000	\$ 490,000	\$ 470,000

Public Works

Holloway Rd. - Engineering	\$ 44,230	\$ -	\$ -	\$ -	\$ -
Holloway Rd. - Easements	10,000	-	-	-	-
Holloway Rd. - Construction	-	1,156,040	-	-	-
New Ballwin Rd. - Engineering	81,608	-	57,125	-	-
New Ballwin Rd. - Construction	-	-	816,079	-	-
Public Works Yard - Needs Assessment	25,000	-	150,000	100,000	-
Totals:	\$ 160,838	\$ 1,156,040	\$ 1,023,204	\$ 100,000	\$ -

Expense Totals: \$ 2,099,838 \$ 3,615,505 \$ 2,145,204 \$ 1,702,000 \$ 1,970,000

Revenues Over/ (Under) Expenditures: \$ (432,454) \$ (543,208) \$ 59,059 \$ (665,600) \$ (975,000)

Projects for 2020 - 2024

Administration

TIF Municipal Revenue Funding

\$80,000

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.

Overall Impact on Operating Budget

TIF Municipal Revenue Funding - None.

Projects for 2020 - 2024

Parks & Recreation

Golf Maintenance Building

\$227,000

Existing golf building is insufficient for housing all golf course equipment. Cabling will be run to ensure uninterrupted phone and internet service. Restroom and break room for staff will be updated. Propane heating will be replaced with electric.



Overall Impact on Operating Budget

Golf Maintenance Building - An extended life is expected for all vehicles and equipment, delaying replacement cost and reducing repair expenses. Utility savings will be realized with change in heating source.

Projects for 2020 - 2024

Parks & Recreation

Ferris Park Redevelopment - Phase 2

\$750,000

Construction will include a handicap accessible drive and walkways to park features. A new visitor parking lot with rain garden will decrease run-off into nearby Fishpot Creek. A multi-use loop trail and shaded outdoor fitness station will be added.



New Ballwin Park Playground/Shelter

\$500,000

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, walking path, etc.



Projects for 2020 - 2024

Parks & Recreation

Holloway Park

\$500,000

Replace 30+ year old playground with updated play structure and safety surfacing. Add restroom, improve connectivity to Holloway Road and 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.



Overall Impact on Operating Budget

Ferris Park Redevelopment - Phase 2 - additional maintenance expense of \$250 for landscaping will be needed due to the addition of a bioswale.

New Ballwin and Holloway Parks - None.

Vlasis Park Construction - \$5,000 annually will be saved from not replacing worn out playground surface tiles.

Projects for 2020 - 2024

Parks & Recreation

Pointe Expansion

\$1,550,000

Based on community input, the expansion of fitness, gymnasium, meeting, swimming and multipurpose spaces is needed.



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 Parks sales tax.

Overall Impact on Operating Budget

Pointe Expansion -An increase in utilities and payroll expenses is expected. There is potential to earn more recreation and fitness program and rental revenue with the facility addition. Expansion plans are not defined enough to quantify these amounts.

TIF Municipal Revenue Funding - None.

Projects for 2020 - 2024

Police

Police Building Replacement

\$4,267,465

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. A preliminary needs assessment has been completed along with basic design work. Detailed drawings for the correction of these inefficiencies and modernization of the building is planned. Prop P funds will be used to finance this project; debt is anticipated to be issued.



Overall Impact on Operating Budget

Police Building Replacement - Utility costs are expected to increase by \$5,800 with a new building being fully above ground. The current structure has a basement.

Projects for 2020 - 2024

Public Works

Holloway Rd. Engineering, Easements, Construction

\$1,210,270

Holloway Road 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.



Projects for 2020 - 2024

Public Works

New Ballwin Rd. Engineering, Construction (Manchester Rd. to Twigwood)**\$954,812**

New Ballwin Road pavement and curb and gutters have deteriorated. Engineering will occur in 2020, and construction in 2022. Benefits include a smoother driving surface, upgraded and more cost efficient street lighting and intersection pedestrian signals.

**Public Works Yard - Design and Reconfiguration****\$275,000**

The layout of the yard shared by public 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.

**Overall Impact on Operating Budget**

Holloway Rd. Engineering, Easements, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years.

New Ballwin Rd. Engineering, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years.

Public Works Yard - Design / Reconfiguration - Initially none, but upon completion of the covered parking structures an extended life is expected for all vehicles and equipment, delaying replacement cost and reducing repair expenses.