



CITY COUNCIL Study Session

February 10, 2025

6:00 PM, Council Chambers - 111 E. Maple Ave.

To view a Council meeting agenda, visit <https://independencemo.portal.civicclerk.com/> and select 'Most Recent Council Agenda'.

PRESENTATIONS

1. I Love Independence Film Contest Update
2. Extended Stay Hotel Update
3. Mid-Year Financial Update and Forecast
4. GO Bond Question 3 Overview: Parks, Historic Sites and the Independence Athletic Complex

INFORMATION ONLY

1. ***Please Note:*** In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the meeting, in the Council Chambers and move to Conference Room D for the closed meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).

Hotel & Extended Stay Hotel

February 10, 2025



★A GREAT AMERICAN STORY★

Purpose

- September 5, 2023 – City Council approved Ordinance No 19480 amending Chapter 5 of the City Code to add regulations pertaining to extended stay hotels.
- Purpose – to ensure that extended stay hotels operate consistently with the City’s regulations to maintain the transient nature of the business



Current Extended Stay Regulations

- Limit the length of stay by a transient guest.
- Extended stays by guests are allowed in certain facilities which have certain requirements.
- Require extended stay hotels to note such on their annual business license.
- Outlines occupancy standards for extended stay hotels including re-registration and occupancy limits.
- Allows the extended stay hotel to eject a person from the hotel under certain circumstances and to notify the appropriate local law enforcement authorities.



Post Adoption

- Since the adoption of these regulations, the City has had ongoing conversations with community members on updates and changes to these regulations.
- These conversations led to the proposed ordinance that revise and clarify the requirements for hotels and extended stay hotels.



Proposed Changes – Applicable to All Lodging

- Changes title to Hotels and Extended Stay Hotels and reorganized into 2 divisions
- Modifies definitions
- Modifies the Penalty and Interest to clarify that any operator could be subject to the suspension and revocation procedures for delinquent tax payments.
- New requirement – operators who are delinquent 3 or more months in remitting transient guest tax will be required to post a payment to the City as part of the business license and/or liquor license renewal. This payment would equal the taxes due for the preceding year.



Proposed Changes – Extended Stay

- All extended stay regulations moved to Division 2.
- Adds legally existing extended stay hotels that were designed and constructed without the interior hallway access are exempted from that requirement.
 - If the legally existing extended stay hotel is expanded in either square footage or number of rooms, the building shall comply with that requirement
- Registered guests desiring to stay at the facility for more than thirty (30) days will be required to re-register and be issued new keys every thirty (30) days.
- No maximum time limit applies to extended stay hotels



Proposed Changes – Hotels

- Clarifies that guests in a hotel can stay no longer than 30 consecutive days.

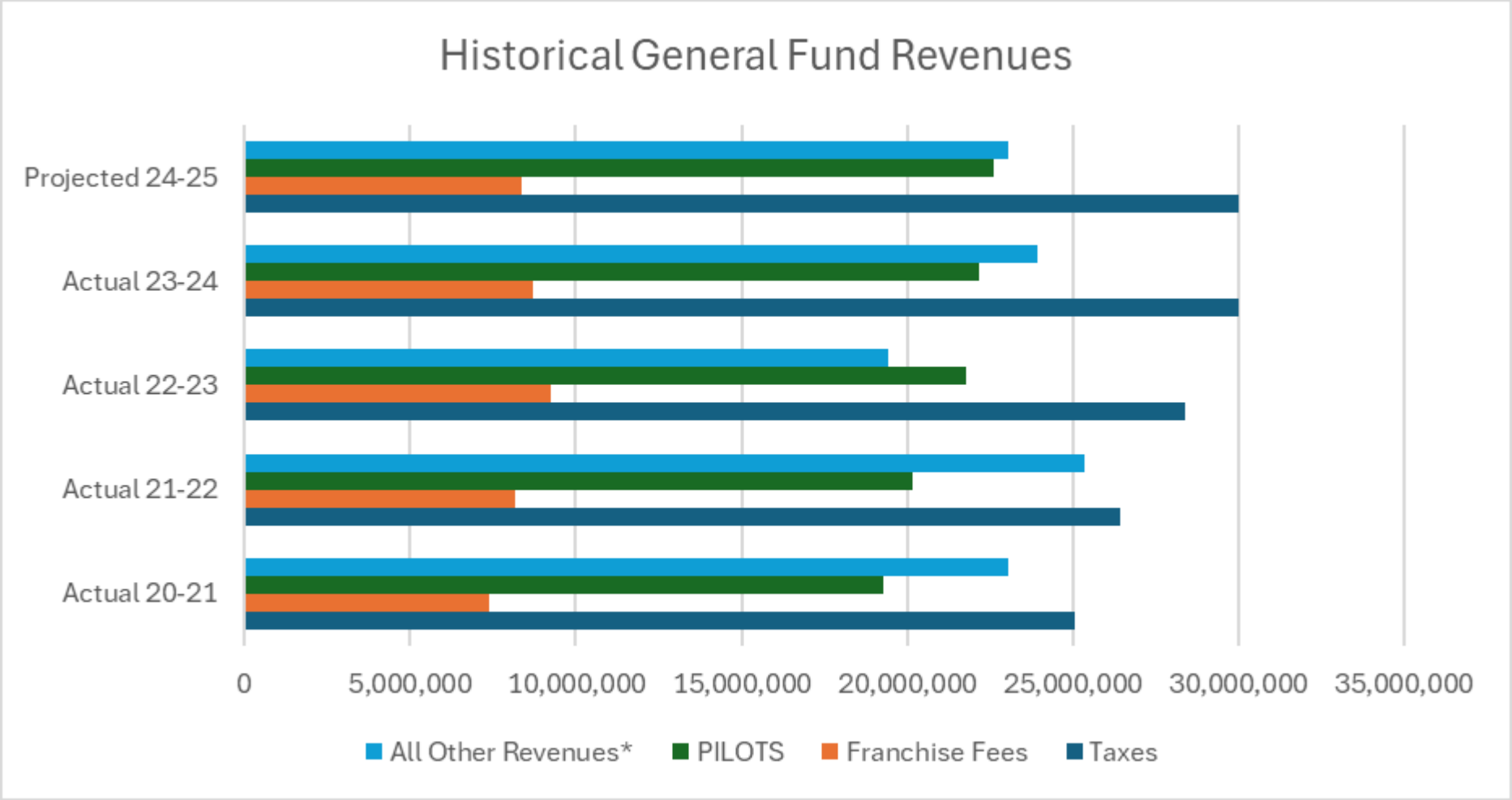
Questions...



Agenda

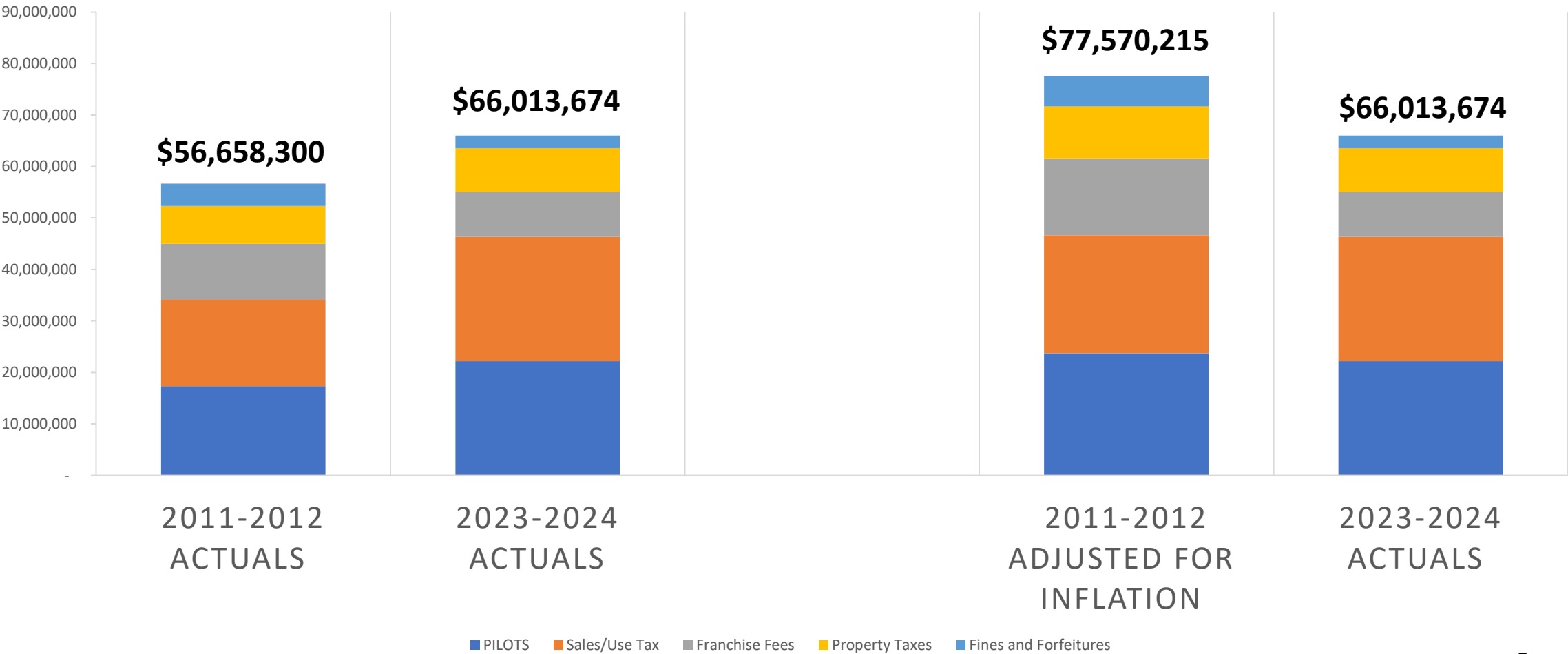
- Financial Update
 - Revenues & Forecast
 - What are the City's primary revenue sources and how are they trending?
 - Independence Economic Growth Indicators
 - General Fund Five Year Forecast
- What are the City's primary expenses and how are they trending?
- Fund Balance
- Budget Pressures
 - Grant Funding
 - Personnel Costs
 - Salaries
 - Healthcare
 - Overtime

General Fund Revenues



Revenues Over Time

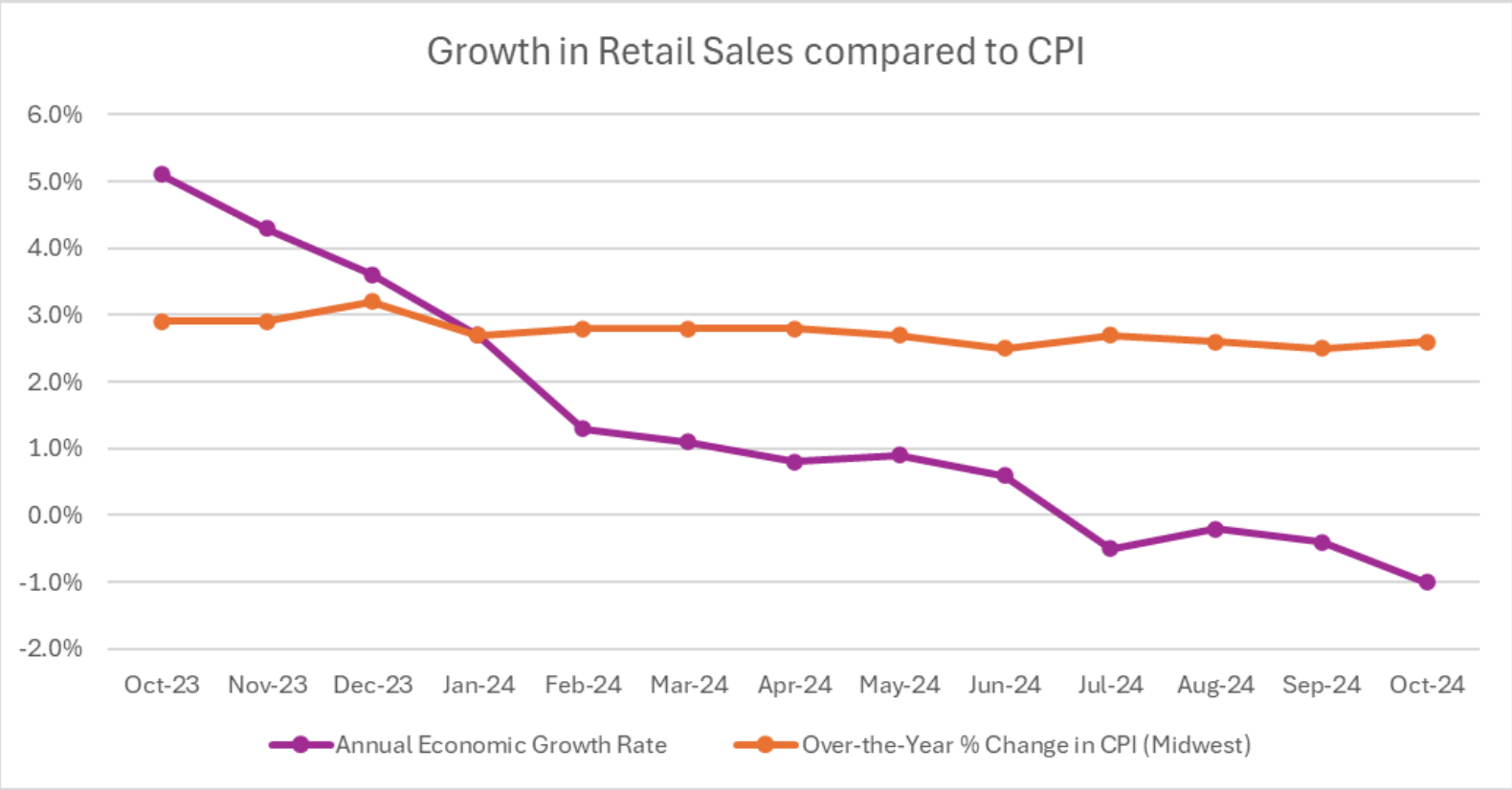
TAX REVENUE COMPARISON



Economic Forecast – State of Missouri

- State of Missouri expects continued slowdown of growth in 2025. Steady growth in 2026.
- Employment growth is expected to slow, while unemployment increases.
- Risks:
 - Geopolitical conflicts in the Middle East and Ukraine
 - Tariffs may elevate inflation
 - Tax Cut and Jobs Act (TCJA 2018) expires in 2025
 - Continued shifts in consumer behavior

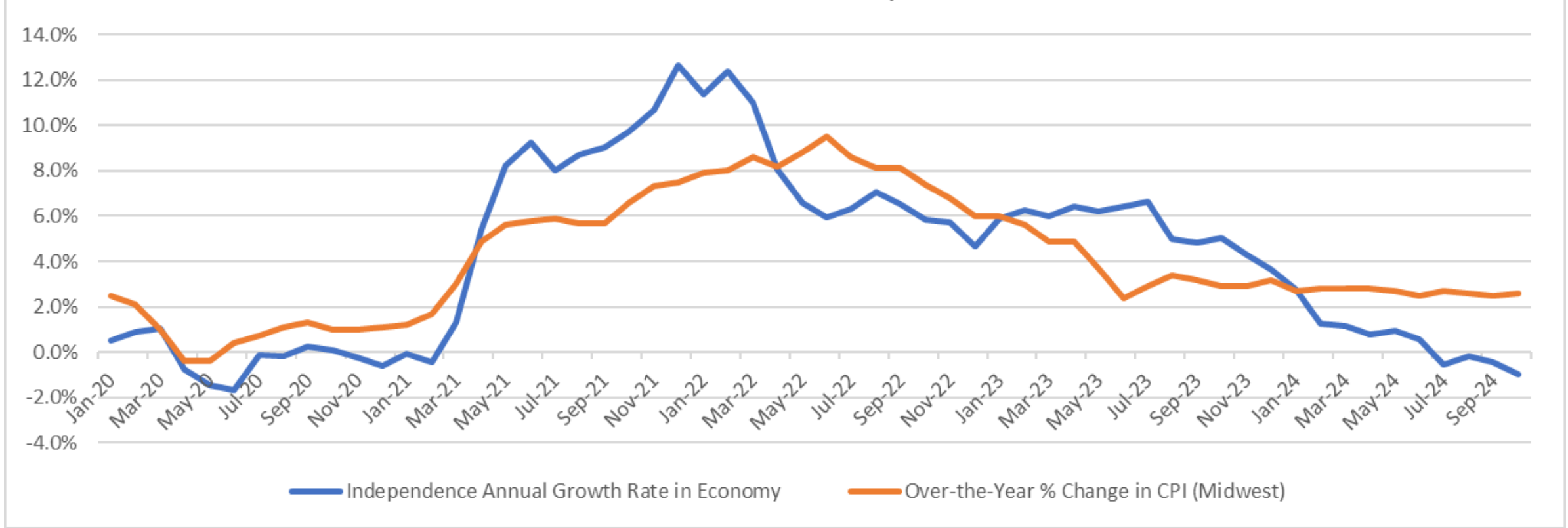
Sales Tax – 12 Month Performance



- Independence supports a \$2.4B (brick & mortar) retail economy
- Independence has experienced a \$15.3M decrease in retail sales since October 2023.
- Currently, the City has seen a negative growth of 1% over the past 12 months, compared to a 2.6% annual increase in CPI.

Economic Growth Indicators – Sales Tax

Growth in Retail Sales Compared to CPI

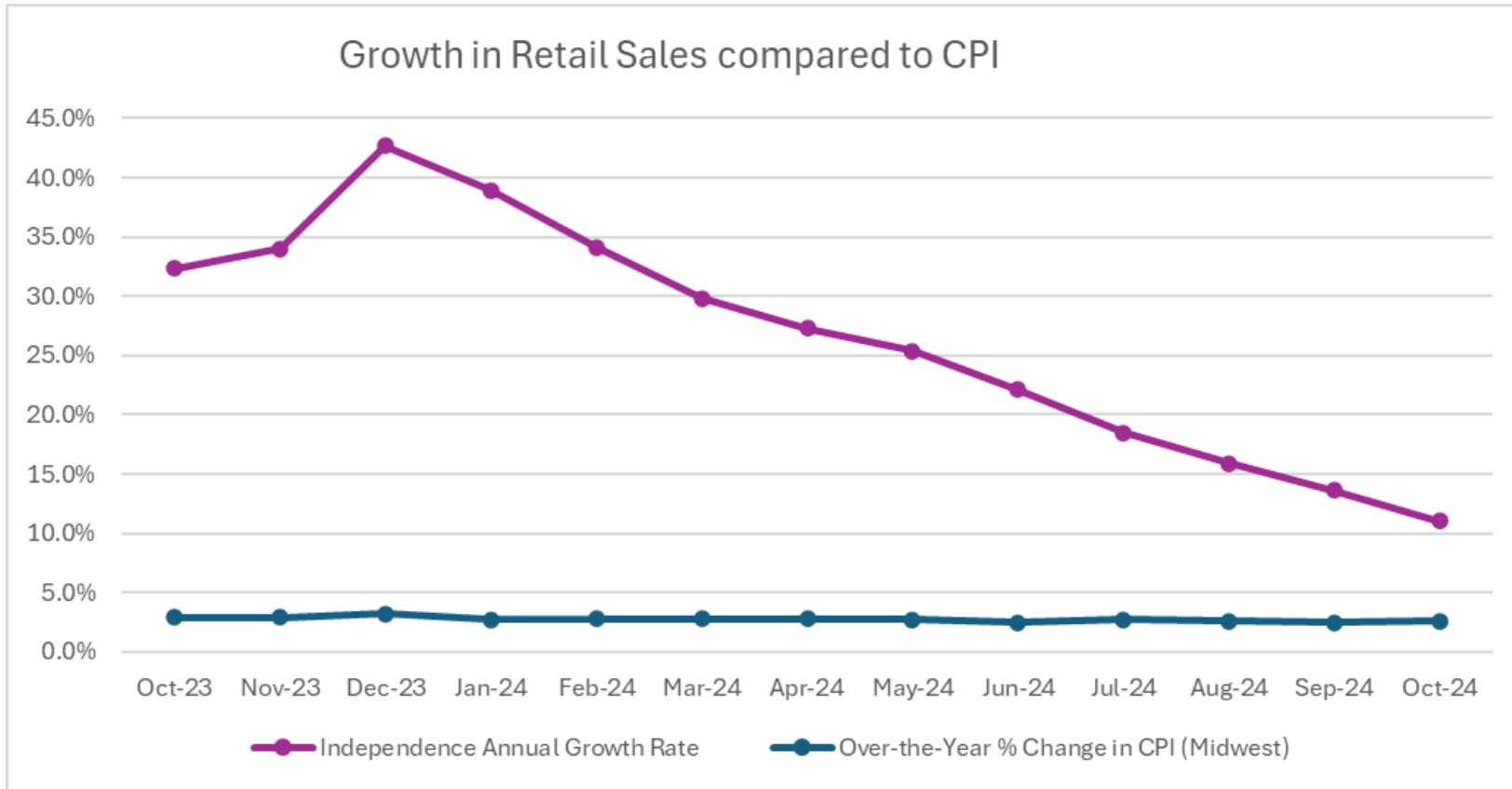


Economic Growth Indicators – Use Tax

- Health & Animal Services and Police were set to receive capped amounts initially of \$762,750 and \$4,000,000 to increase by CPI in FY 21/22.
- Increases in following years as follows:
 - 2.5% in 22/23
 - 9.3% in 23/24
 - 4.5% in 24/25
 - 2.1% in 25/26

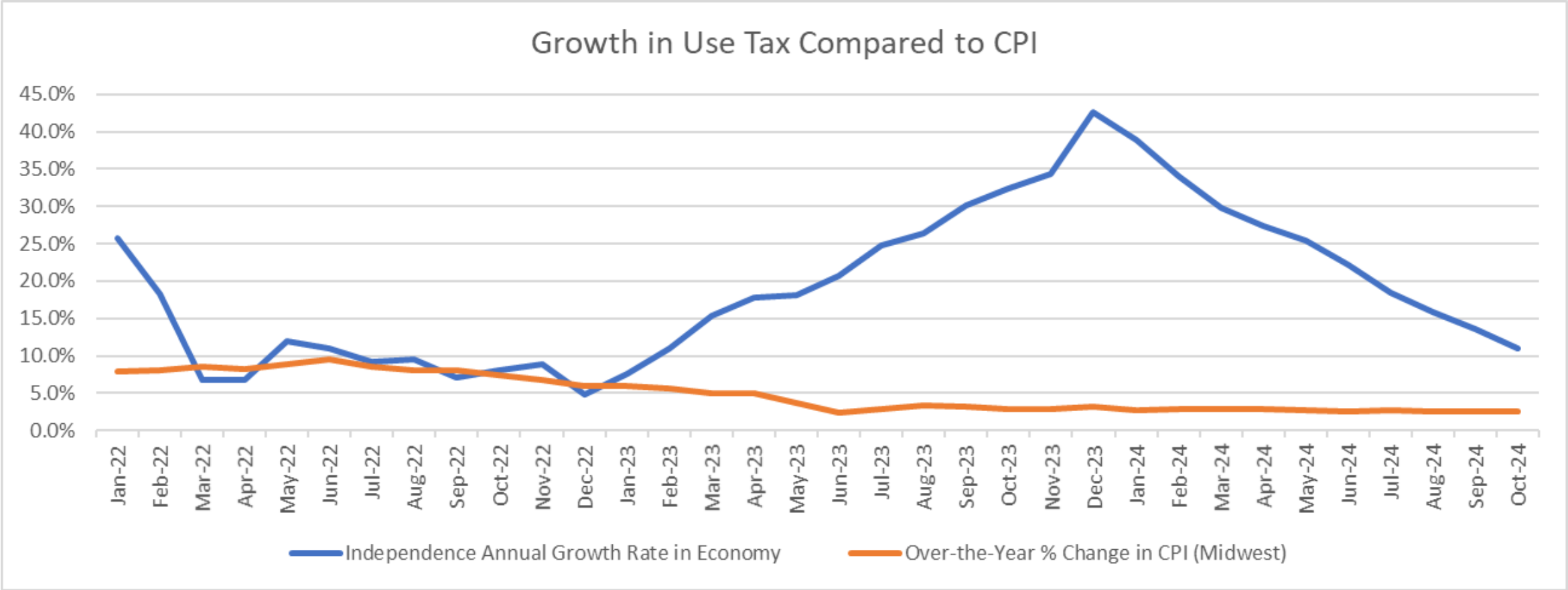
Use Tax Receipts by Fund					
	2023 Actuals	2024 Actuals	2025 Budget	2025 Projected	2026 Budget
General Fund	1,023,612	2,089,246	2,040,000	2,040,000	2,022,000
Animal Services	782,000	855,000	893,000	893,000	911,000
Street Improv	511,806	1,044,623	877,000	877,000	1,013,000
Parks Improv	255,895	522,286	438,000	438,000	506,000
Storm Water	255,895	522,286	438,000	438,000	506,000
Police Sales	127,948	261,143	219,000	219,000	253,000
Fire Sales Tax	511,805	1,044,623	877,000	877,000	1,013,000
Police Use	4,100,000	4,483,000	4,683,000	4,683,000	4,782,000
Prop PD Sales Tax	-	-	-	438,000	506,000
Total Receipts	7,568,961	10,822,208	10,465,000	10,903,000	11,512,000

Use Tax – 12 Month Performance



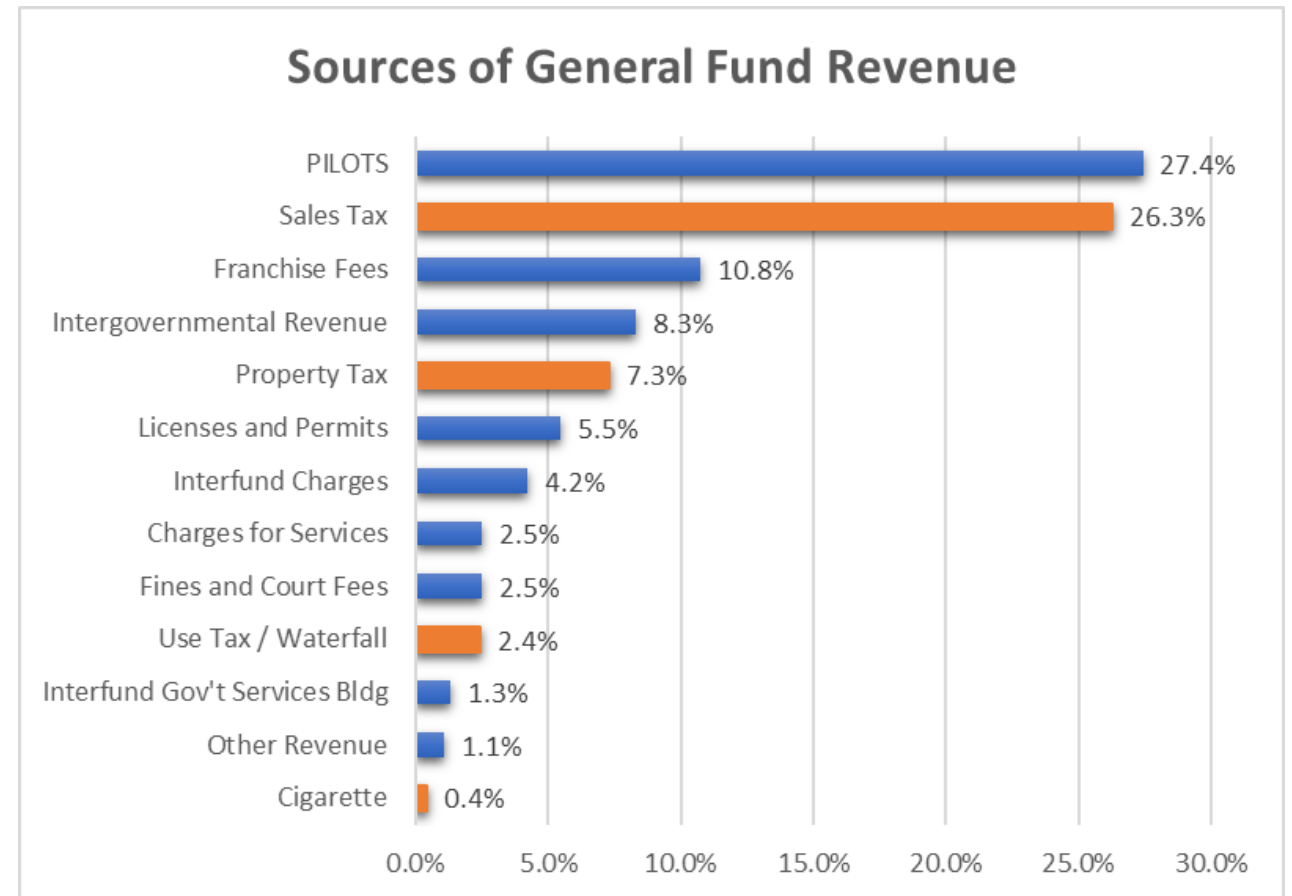
- Independence supports a \$380M online retail economy
- Independence has experienced a \$46.4M increase in retail sales eligible for Use Tax collection since October 2023.
- Currently, the City has seen a growth of 11% over the past 12 months, compared to a 2.6% annual increase in CPI.

Economic Growth Indicators – Use Tax



General Fund Forecast for FY 2024-25

- Top 3 revenue categories represent 65% of GF revenue – this is relatively unchanged.
- Sales Tax susceptible to economic cycles
- Use Tax growing at a steadier rate than Sales Tax
- Franchise fees: Uncertain long-term outlook
 - Energy efficiency (gas, electric)
 - Technological change and customer trends (telephone and cable)
 - Telephone has been steadily decreasing while cable faces state legislative changes
- Total General Fund projected revenues for FY 2024-25 are \$83.9M



The City presented a balanced budget for FY2024/2025

- Adjustments were made to budgeted revenues to maximize available funds for City projects and programs in the budget
- Use Tax revenues were significant portion of the excess of revenues over expenditures for FY2023 and FY2024

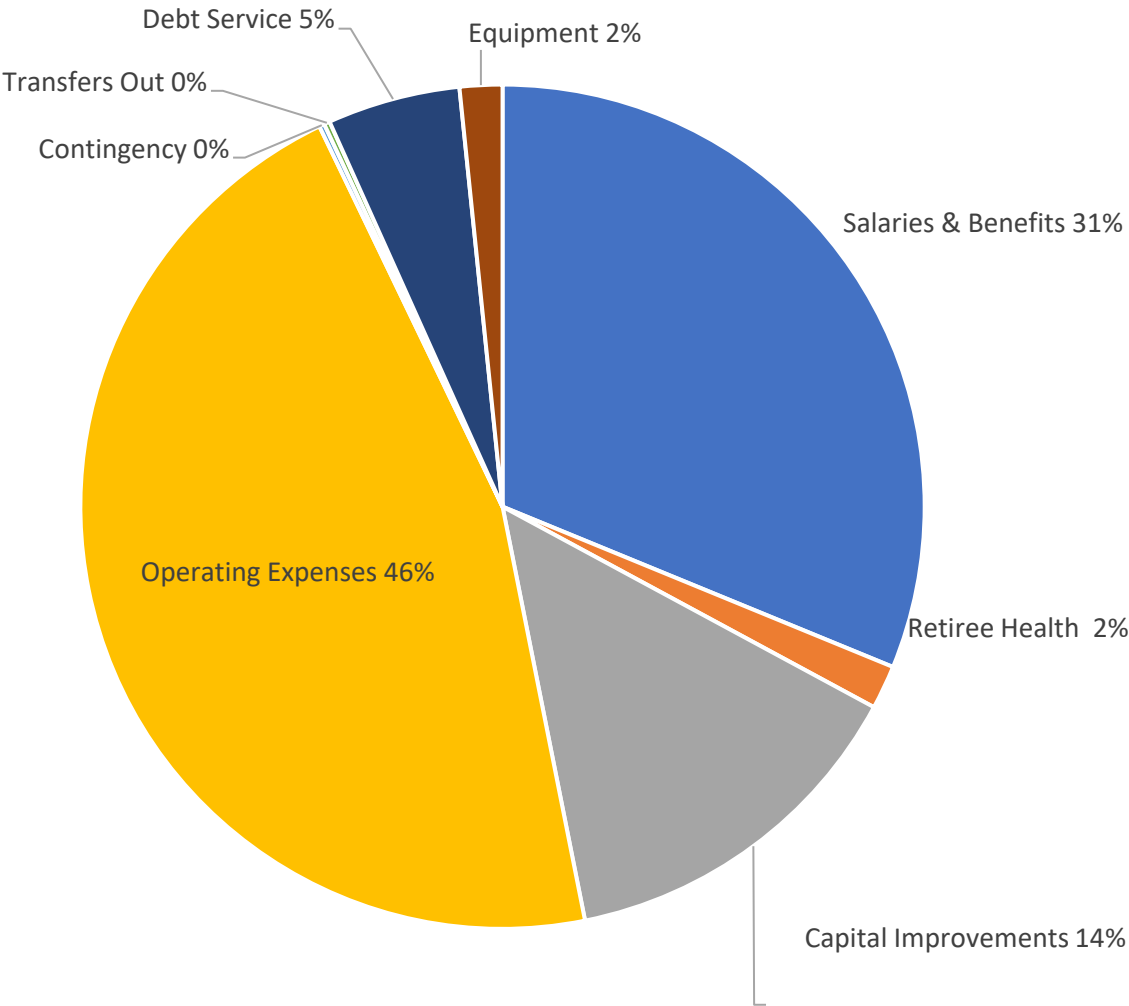
	FY2022 Actual	FY2023 Actual	FY2024 Budget	FY2024 Actual	FY2025 Budget	FY25 Projected
Total General Fund Revenues	59,920,993	57,022,553	56,761,213	62,600,311	60,463,302	61,366,025
Total Other Financing Sources	20,168,635	21,760,119	21,301,000	22,149,695	22,855,000	22,602,149
Total General Fund Revenues and Other Financing Sources	80,089,628	78,782,672	78,062,213	84,750,006	83,318,302	83,968,175
Total General Fund Expenditures	78,431,326	73,998,419	77,537,063	79,598,580	81,276,554	80,967,198
Total Other Financing Sources	1,183,231	398,014	525,150	595,233	2,041,749	1,538,150
Total Expenditures and Other Financing Uses	79,614,557	74,396,433	78,062,213	80,193,813	83,318,302	82,505,348
Excess of revenes over (under) expenditures	475,071	4,386,239	(0)	4,556,193	0	1,462,827

Source: City of Independence, MO FY2024 Comprehensive Annual Financial Report; FY 2024 Adopted Budget; FY2025 Adopted Budget

FY 2024-25

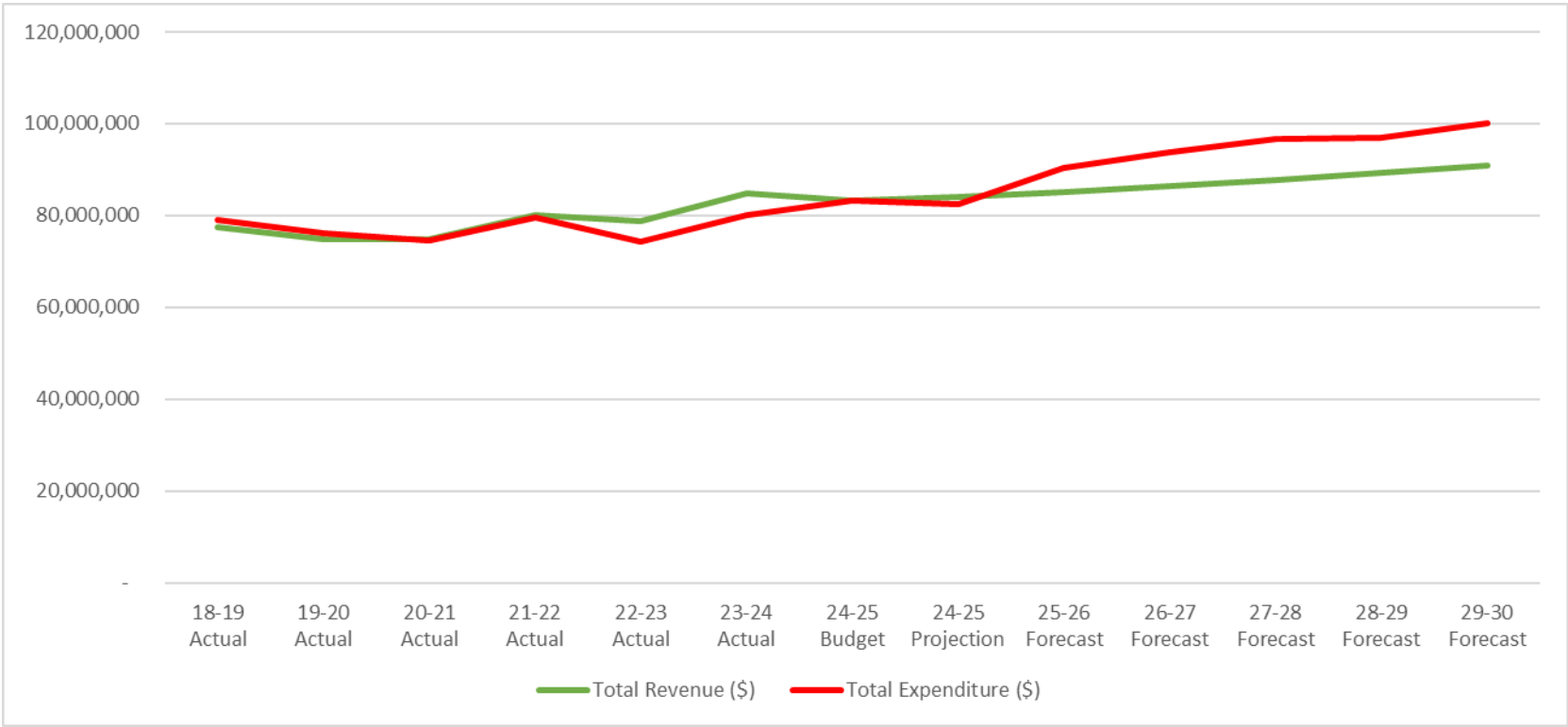
Spending by Type

Category	Budget
Salaries & Benefits	128,919,969
Retiree Health	6,935,237
Capital Improvements	57,802,103
Operating Expenses	190,027,746
Contingency	834,925
Transfers Out	910,000
Debt Service	21,025,863
Equipment	6,745,177
Total	\$413,201,020

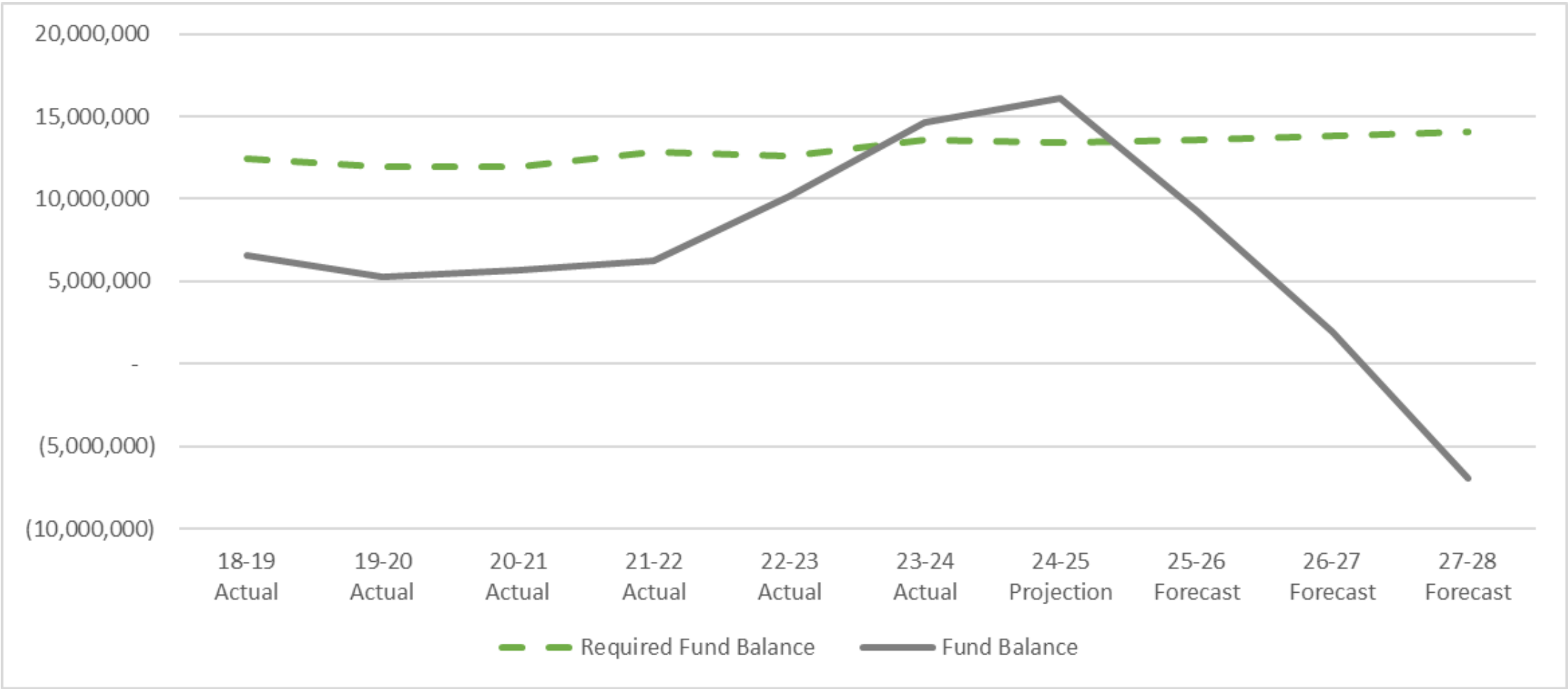


General Fund Expenditure and Revenue Growth Forecast

- Conservative Financial Planning - Forecast with no modification current spending habits and no new revenue sources
 - Model assumes full employment
- \$5.4M projected funding gap in FY2025-26
- 10% annual health increase costs
- Loss of federal funding for transit program in 2024-2025
- 1% LAGERS increases annually
- Reduction in Franchise Fees (revenue base eroding)



General Fund Balance Forecast



Budget Pressures

Grants

- Current grant receivable balance of roughly 1.4 million.
- Many grants have been billed only through November, making the total considerably larger.
- Grants are used for:
 - OT for Police for certain public safety services
 - Full & Partial salaries and benefits for multiple employees
 - Police
 - Health
 - Community Development
 - Law
 - Multiple capital projects for City infrastructure

\$1.4
Million
in FY25

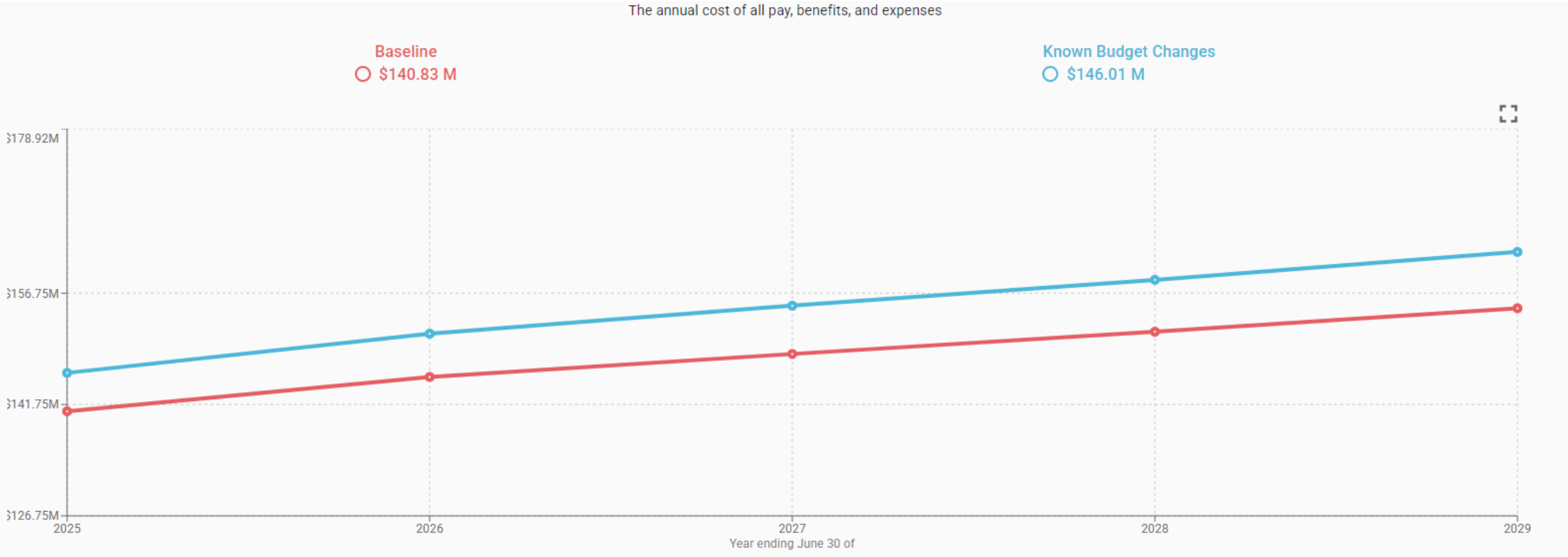
Grants

- Loss of funding would decrease the ability to provide other important City programs and services, such as:
 - Transit services
 - Programs provided by the Palmer Senior Center, which includes frozen meal delivery.
 - Health and Animal Service programs and initiatives.
 - Emergency Preparedness programs and initiatives.
 - Domestic Violence enforcement and prosecution.

Subrecipients Affected:

- Truman Heritage Habitat for Humanity
- Hope House
- Meals on Wheels
- Salvation Army
- Metro Lutheran Ministries
- Community Service League
- Mother's Refuge
- Child Abuse Prevention Agency
- Northwest Community Development Corp
- restart, Inc.

Total Personnel Expenditure Projections

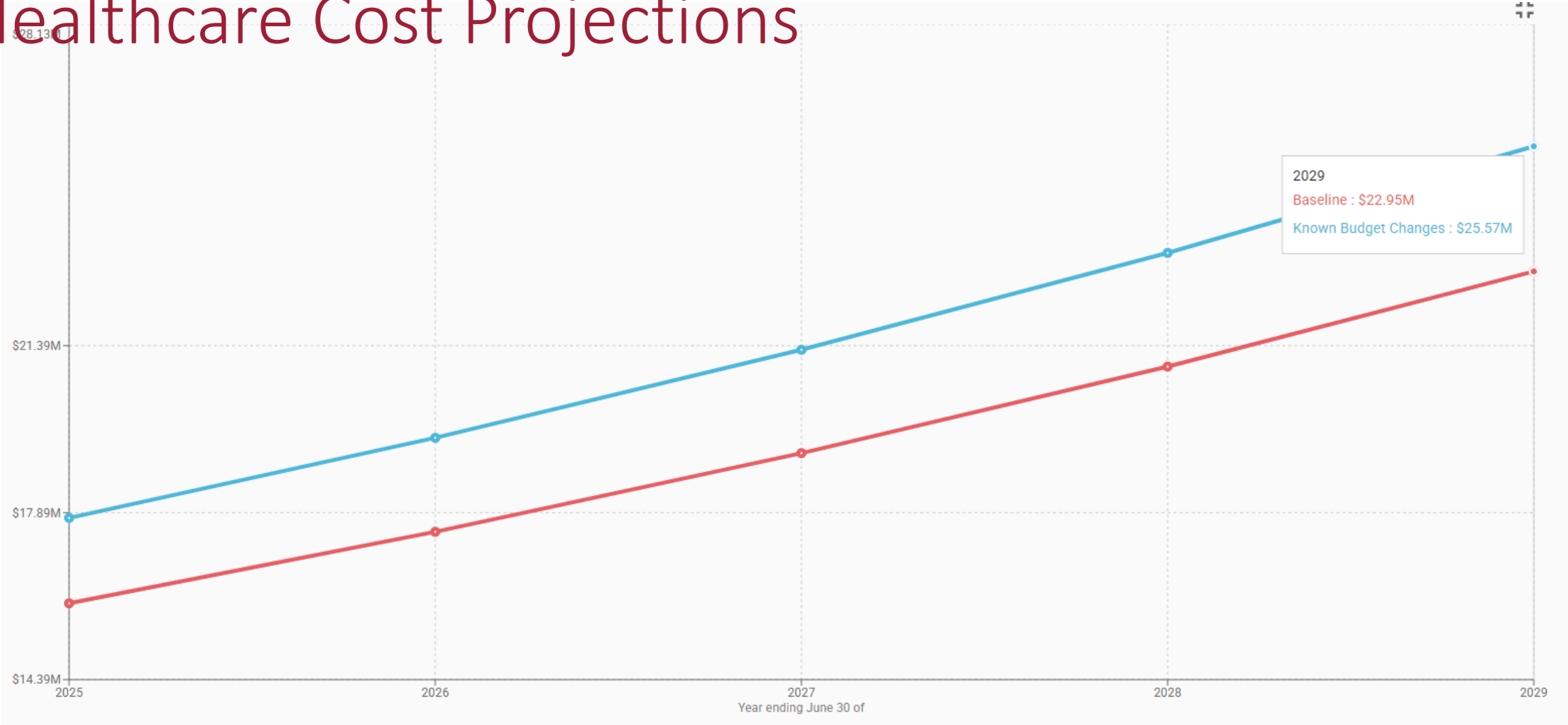


Compensation Comparisons Update

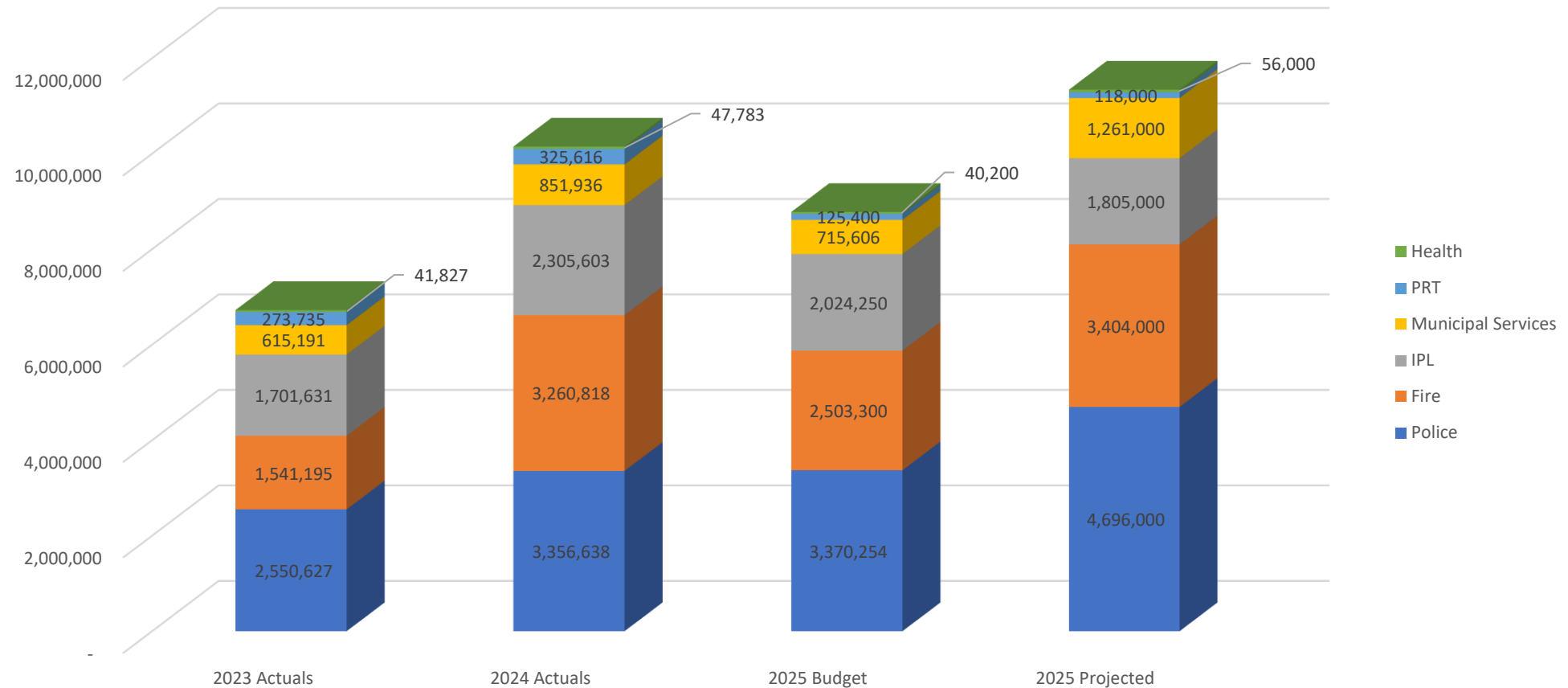


- Police Officer salary comparison shown in the chart.
- Independence is 16% above market (excluding KC)
- Moved at the beginning of the FY to become more competitive.
- Will be completed for all budgeted classifications.

Healthcare Cost Projections



Overtime by Department



Summary

- Expenditure growth continues to outpace revenue growth
- Current economic indicators show a slight downturn in Independence's retail economy
- Increased revenue is necessary for long-term budget stabilization
- General Fund currently meeting reserve requirements
- Many of the budget pressures the city has previously faced remain unchanged.
- Some new budget changes including unknowns surrounding inflation and potential significant loss of grant funding present new challenges

GO Bond Question 3 Overview



★A GREAT AMERICAN STORY★

Discussion Points

- GO Bond Question 3
- Bingham-Waggoner Estate
- Vaile Mansion
- Truman Memorial Building
- Independence Athletic Complex

GENERAL OBLIGATION BOND QUESTION NO. 3

- Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the Independence Athletic Complex?

GENERAL OBLIGATION BOND QUESTION NO. 3

The IndeGO Bond program includes \$12 million for historic sites and the Independence Athletic Complex.

Description	Amount
Bingham-Waggoner Maintenance & Repair	\$3,799,531
Vaile Mansion Maintenance & Repair	\$2,231,361
Truman Memorial Building Maintenance & Repair	\$969,108
Independence Athletic Complex Improvements	\$5,000,000
Total	\$12,000,000

Bingham-Waggoner Estate



Bingham-Waggoner Estate

- Built in 1852
- 1864-1870 owned by George Caleb Bingham
- 1897 purchased by the Waggoner family – partners with George Gates (grandfather of Bess Truman)
- 20-acre site with 7 buildings on the Estate – Main House, Carriage House, Stable, Chicken House/Work Shed, Smoke House, Outhouse and Doghouse
- Listed on the National Register of Historic Places; Local Historic Landmark
- Acquired by the City in 1979

Bingham-Waggoner Project Highlights

- Remove old knob & tube wiring and rewire the Main House
- Install air conditioning in the Main House
- Replace deteriorated concrete and asphalt on the site
- Roofing replacements
- Plaster repair and painting on several buildings
- Siding and window repairs

Bingham-Waggoner Estate



Bingham-Waggoner Estate



The Harvey M. Vaile Mansion



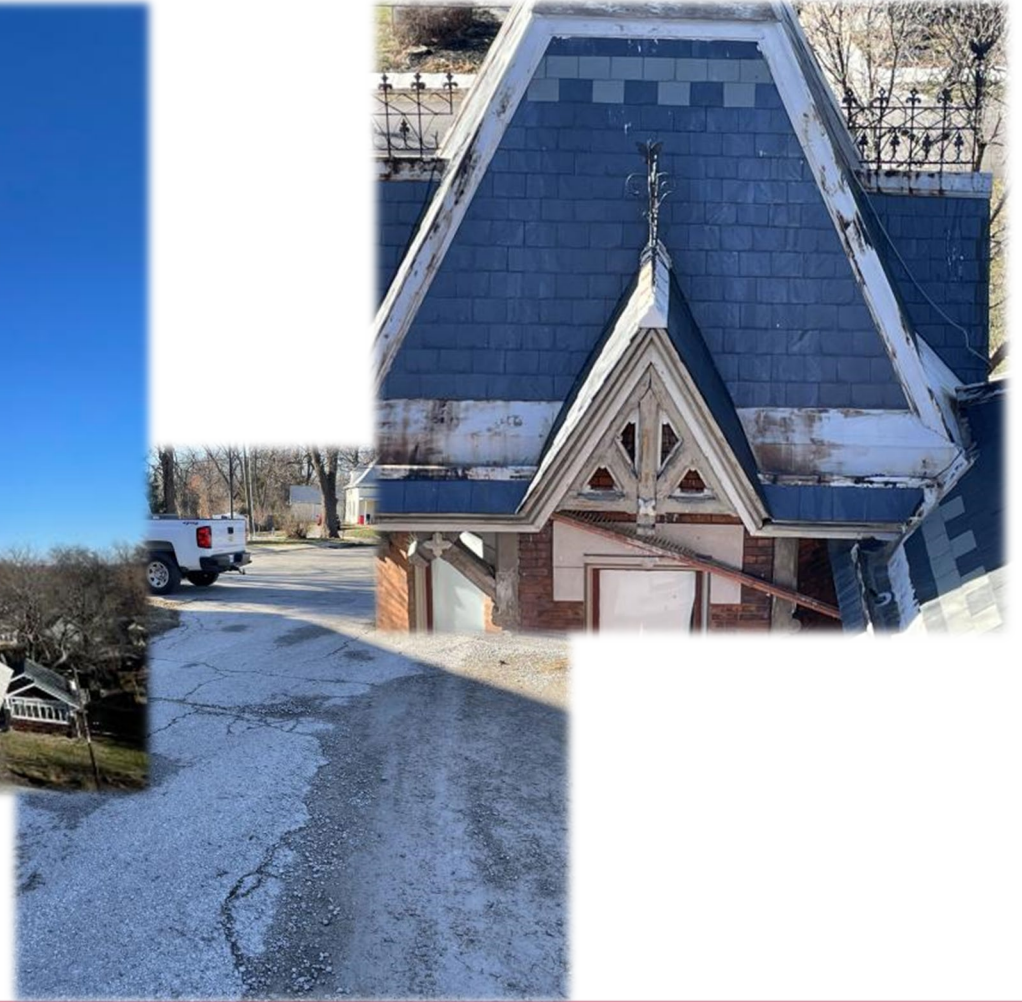
The Harvey M. Vaile Mansion

- Constructed 1871 to 1881 at a cost of over \$100,000
- 31 rooms, 9 marble fireplaces, built-in 6,000-gallon water tank, flushing toilets, and a 48,000-gallon wine cellar
- Second Empire style architecture
- 1908 to 1982 operated as a nursing home
- Listed on the National Register of Historic Places (1969); Local Historic Landmark
- City acquired the property in 1983

Vaile Mansion Project Highlights

- Replace wood windows and install exterior wood storm windows
- Replace/repair/repaint missing or deteriorated wood trim
- Repair/replace deteriorated limestone sills
- Replace HVAC units
- Repave asphalt parking lot and driveway
- Replace cracked concrete curbs and sidewalks
- Repair/repoint/clean exterior walls

Vaile Mansion



Truman Memorial Building

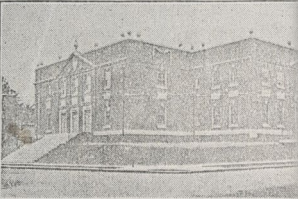


Truman Memorial Building

- Dedicated July 4, 1926, by Harry S Truman as a tribute to those who lost their lives in WW I – “Soldiers and Sailors Memorial”
- June 27, 1945, President Truman held his only presidential news conference in Independence on the basketball court of the Memorial Building
- Over the years the building housed offices and meeting rooms for such groups as the Independence Chamber of Commerce, American War Mothers, United Daughters of the Confederacy, Daughters of the American Revolution, and the American Legion
- By 1997 the building was in disrepair:
 - Mayor Ron Stewart set up a task force to find funding for renovation work
 - In 2002, rededicated as the “Truman Memorial Building” after renovations completed
- Harry S Truman Historic District; Local Historic Landmark

Truman Memorial Building

DEDICATION CEREMONIES
INDEPENDENCE MEMORIAL BUILDING



MASTERS OF CEREMONIES
Herbert C. Van Smith, Commander, Tirey J. Ford Post

Overture, Walnut Park Orchestra, Orlando Nace, Conductor
"America the Beautiful"..... L. D. S. Messiah Choir
Paul N. Craig, Director

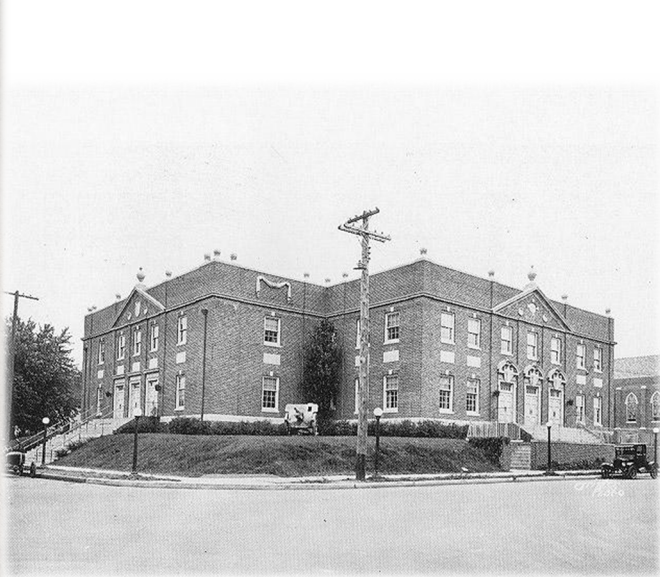
Invocation..... Rev. J. E. Alexander
Medley of Patriotic Airs..... The Choir
History..... Mayor Roger T. Sermon
Eulogy and Dedication..... Rev. Earl A. Blackman
Anthem..... The Choir
Introduction..... Col. E. M. Stayton
Address..... Col. L. J. Van Schaik, U. S. A.
"Long, Long Trail"..... The Choir
Benediction..... Rev. A. G. Clohessy
"The Star Spangled Banner"..... Entire Assemblage

CITY'S ADVISORY COMMITTEE	CITY COUNCIL
W. C. Dann, Sr.	MAYOR—Roger T. Sermon
A. L. Wilson	COUNCILMEN—1924, 1925, 1926, 1927
N. D. Jackson	W. Logan Jones
Miss Peters	T. R. Chandler
George A. Gould	E. R. Humphrey
M. H. Siegfried	R. J. Lambert
Harry A. Sturges	B. M. Houchens
Edgar Hinde	L. A. Harbin
	H. H. Davis
	Chas. C. Koehler

DEDICATION COMMITTEE
Harry S. Truman
Spencer Salisbury

Kenneth V. Bostian
Harry A. Sturges

Radiocast KLDL 440.9 Meters
Plans by T. J. Waltham Mule Company
Decorations by Wynndate Tent and Awning Company
Printed by Swan Printing Company, Independence, Missouri



THE INDEPENDENCE MEMORIAL
IS ERECTED
IN MEMORY OF THESE
WHO GAVE
THEIR TODAY FOR OUR TOMORROW
(Inscription on Corner Stone)



Rev. Joseph F. Hardy
Sgt. Tirey J. Ford Sgt. Edwin H. Brune
Sgt. Harvey E. Gold Sgt. Roy W. Jones
Sgt. Vincent M. Bowles
Corp. Amos Maupin
Norman A. Halleran Edward F. Phelps
Lester Angel Wm. H. Waggoner, Jr.
Benjamin B. Hatfield Hershel R. Smith
David M. Winton W. Riley Walston, Jr.
Myron W. Morgan Lesley C. Ash
J. Dorsey Gentry L. Dee Throyear



1914 WORLD WAR 1918

THE AMERICAN'S CREED

"I believe in the United States of America as a government of the people, by the people, for the people; whose just powers are derived from the consent of the governed; a democracy in a republic; a sovereign nation of many sovereign states; a perfect union, one and inseparable; established upon those principles of freedom, equality, justice, and humanity for which American patriots sacrificed their lives and fortunes.

"I, therefore, believe it is my duty to my country to love it; to support its constitution; to obey its laws, to respect its flag; and to defend it against all enemies."



One hundred and fifty years ago today fifty-six fearless, determined men, their hearts filled with the love of justice, freedom and democracy, endorsed a document that made the United States of America an independent Nation. Today, countless thousands of Americans are standing with bared heads in respectful commemoration of these brave men.

Let each of us pledge our lives anew to the principles for which they imperiled their lives and property.

Truman Memorial Building Project Highlights

- Exterior masonry repairs and site work to repair water infiltration
- HVAC improvements
- Roof repairs
- Replace audio/visual equipment
- Replace signage

Truman Memorial Building Projects



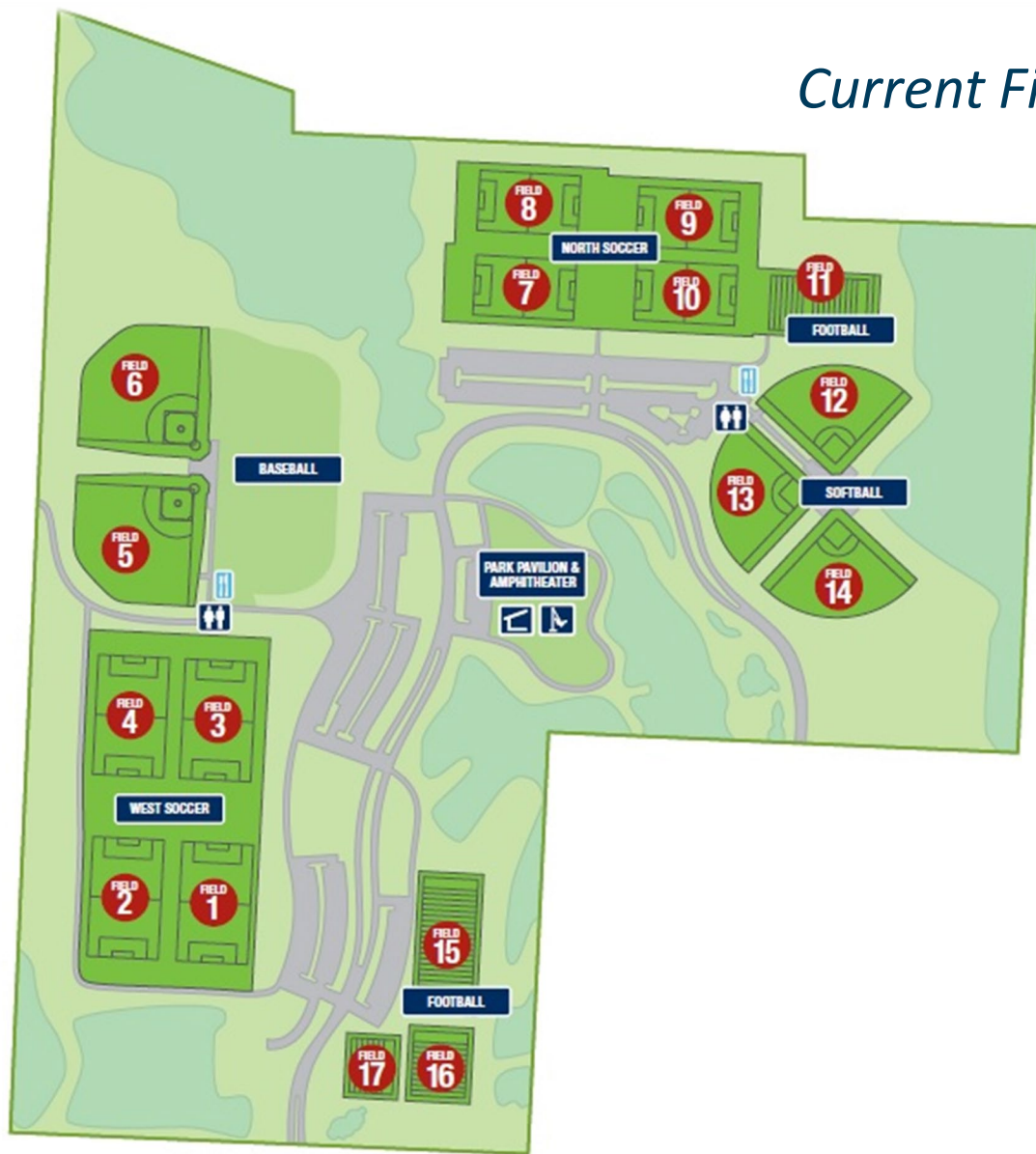
Independence Athletic Complex



Independence Athletic Complex

- Opened softball fields in 2008; opened baseball, soccer, and football fields in the fall of 2009
- 165-acre site
- Complex features 17 practice and game fields for baseball, softball, soccer and football (map on next slide)
- Amenities include a large shelter (100 people), an amphitheater (100 people), a playground, restrooms, and more than 1.5 miles of walking trails

Current Field Layout



Independence Athletic Complex Project Highlights

- 2010 Parks Master Plan recommendations:
 - Field renovations
 - Overlaying parking lot
 - New playground
 - New shelters and restrooms
 - Storage buildings
 - Spray ground
 - Replace site amenities

Athletic Complex 2010 Projects



Sports Tourism / Soccer Complex Concept

- Convert into soccer-only Complex with 17 full-size soccer fields
- Increase 752 parking stalls to 1,973 parking stalls (116 per field)
- Host local and regional tournaments
- In future phase upgrade/expand softball, baseball and football fields at other Park locations



Summary of GO Bond Question 3

- \$7,000,000 for historic sites
 - \$3,799,531 for Bingham-Waggoner Estate
 - \$2,231,361 for Vaile Mansion
 - \$969,108 for Truman Memorial Building
- \$5,000,000 for the Independence Athletic Complex
 - Sports Tourism / Soccer Complex improvements

Question	Funding	Amount	% of Total	Residential Assessed Valuation			
				\$100,000	\$200,000	\$300,000	\$400,000
3	Historic Sites, Athletic Field	\$12,000,000	6.1%	\$9.49	\$18.98	\$28.47	\$37.96

Questions?



★ A GREAT AMERICAN STORY ★

	2018 Assessment	2025 Amount
GO Bond for Historic Sites		
Vaile Mansion Maintenance & Repair	\$ 1,625,090.00	\$ 2,231,361
Bingham Waggoner Maintenance & Repair	\$ 2,879,625.00	\$ 3,799,531
Truman Memorial Building Maintenance and	\$ -	\$ 969,108
	<u>\$ 4,504,715</u>	<u>\$ 7,000,000</u>

Priority	Site	Description	2018 Assessment	2025 Amount
A	BW	Site	Mill and repave asphalt parking lot and driveways	\$ 61,540.00 \$ 87,653.50
A	BW	Site	Replace cracked/spalled concrete curbs and sidewalks on site. Includes replacement of all concrete paving adjacent to all of the outbuildings.	\$ 75,505.00 \$ 113,257.50
A	BW	Site	Replace portion of concrete driveway near Carriage House that does not drain properly, regrade to provide positive flow off driveway.	\$ 27,100.00 \$ 40,650.00
A	BW	Site	Repair/replace/repaint missing and broken ornamental iron fencing on north property line.	\$ 21,450.00 \$ 32,175.00
B	BW	Site	Install new gravel at the driveway	\$ 14,020.00 \$ 21,030.00
A	BW	Main House Exterior	Restore/repaint the 3 rd floor dormer window trim	\$ 13,650.00 \$ 20,475.00
A	BW	Main House Exterior	Repair/repaint the cupola wood windows	\$ 26,350.00 \$ 39,525.00
A	BW	Main House Exterior	Replace the cupola standing seam metal with terne coated stainless steel flashing & standing seam flat roof. The inadequate detailing at the main roof/cupola roof junction should be redesigned.	\$ 58,850.00 \$ 88,275.00
A	BW	Main House Exterior	Repair/repaint the wood windows below the 1 st floor porch and lower surrounding grade for proper drainage	\$ 26,850.00 \$ 40,275.00
A	BW	Main House Exterior	Repair/replace/repaint wood eaves, trim, soffits, fascia boards, etc..	\$ 85,150.00 \$ 127,725.00

Priority	Site	Description	2018 Assessment	2025 Amount
A	BW	Main House Exterior Replace/repair/repaint deteriorated wood posts, trim, decking, etc. on the 1 st and 2 nd floor	\$ 95,000.00	\$ 142,500.00
A	BW	Main House Exterior Replace all caulk at the flat roof areas of the porch and gutter	\$ 7,540.00	\$ 11,310.00
A	BW	Main House Exterior Repair / repaint the flat metal roof over the main entry. Repair / repaint metal balcony	\$ 18,450.00	\$ 27,675.00
A	BW	Main House Exterior Strip paint from chimneys, repoint as necessary with hydraulic lime-putty mortar, and repaint with lime-putty based paint	\$ 37,550.00	\$ 56,325.00
A	BW	Main House Exterior Refinish all exterior doors, including screen doors	\$ 21,600.00	\$ 32,400.00
A	BW	Main House Exterior Install cast concrete or stone chimney caps	\$ 15,845.00	\$ 23,767.50
A	BW	Main House Exterior Regrade at the east side of the house to provide positive drainage away from the foundation. Install landscaping.	\$ 29,000.00	\$ 43,500.00
B	BW	Main House Exterior Strip paint from house, repoint as necessary with lime- putty mortar, and repaint with lime-putty based paint	\$ 155,600.00	\$ 233,400.00
B	BW	Main House Exterior Install and paint new exterior wood storm window at all window locations, removable type, with historically compliant profiles & glazing.	\$ 150,500.00	\$ 225,750.00
C	BW	Main House Exterior Maintain the windows as required by replacing deteriorated glazing putty, broken glazing, consolidating or replacing deteriorated wood, and priming/painting	\$ 50,000.00	\$ 75,000.00
C	BW	Main House Exterior Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 125,000.00	\$ 187,500.00
B	BW	Main House Interior Repair cracked plaster in dining room and 2 nd floor rooms. Repaint.	\$ 58,000.00	\$ 87,000.00

Priority	Site	Description	2018 Assessment	2025 Amount
B	BW	Main House Interior Remove the existing knob & tube wiring and devices. Bring in new electrical feed from transformer and set new 400 amp panel in basement. Rewire house with new shielded cable wiring and devices. Work includes removal and replacement of plaster as needed to install wiring, as well as refinishing plaster to match existing conditions.	\$ 472,500.00	\$ 708,750.00
B	BW	Main House Interior Various interior improvement items	\$ 32,500.00	\$ 48,750.00
B	BW	Main House Interior Install UNICO min-duct system throughout house. Work includes removal and replacement of plaster for duct installation as well as plaster patching at vacated ducts.	\$ 275,000.00	\$ 412,500.00
A	BW	Carriage House Exterior Patch areas with broken slates. Replace flashing at the wood trim on the dormers so that it is installed correctly with counterflashing, instead of directly nailed to the wood substrate.	\$ 34,250.00	\$ 51,375.00
A	BW	Carriage House Exterior Install slate covered roof crickets at the 2 chimneys. Include metal flashing and adjustment of the adjacent slate roofing.	\$ 25,000.00	\$ 37,500.00
A	BW	Carriage House Exterior Repair/replace wood trim, siding, soffits, etc.. Repaint all wood / metal.	\$ 55,750.00	\$ 83,625.00
A	BW	Carriage House Exterior Clean efflorescence from chimneys, strip paint from chimneys, repoint as necessary with hydraulic lime-putty mortar, and repaint with lime-putty based paint	\$ 36,250.00	\$ 54,375.00
B	BW	Carriage House Exterior Repoint foundation walls	\$ 26,000.00	\$ 39,000.00
B	BW	Carriage House Exterior Strip paint from carriage house, repoint as necessary with lime-putty mortar, and repaint with lime-putty based paint	\$ 88,250.00	\$ 132,375.00

Priority	Site		Description	2018 Assessment	2025 Amount
B	BW	Carriage House Exterior	Install and paint new exterior wood storm window at all window locations, removable type, with historically compliant profiles & glazing.	\$ 69,500.00	\$ 104,250.00
C	BW	Carriage House Exterior	Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 75,000.00	\$ 112,500.00
A	BW	Stable Exterior	Replace deteriorated glazing putty, consolidate or replace deteriorated wood, and prime/paint windows.	\$ 65,200.00	\$ 97,800.00
A	BW	Stable Exterior	Repair/replace/repaint wood trim, siding, soffits, etc.	\$ 68,000.00	\$ 102,000.00
A	BW	Stable Exterior	Replace roof with new standing seam metal roof	\$ 30,000.00	\$ 45,000.00
A	BW	Stable Exterior	Replace slate tiles on roof and walls of cupola, matching existing color, size, etc..	\$ 17,500.00	\$ 26,250.00
B	BW	Stable Exterior	Install and paint new exterior wood storm window at all window locations, removable type, with historically compliant profiles & glazing.	\$ 39,500.00	\$ 59,250.00
C	BW	Stable Exterior	Repoint foundation walls	\$ 12,000.00	\$ 18,000.00
C	BW	Stable Exterior	Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 35,000.00	\$ 52,500.00
A	BW	Chicken House Exterior	Replace roof with new standing seam metal roof	\$ 12,050.00	\$ 18,075.00
A	BW	Chicken House Exterior	Replace slate tiles on roof and walls of cupola, matching existing color, size, etc..	\$ 22,500.00	\$ 33,750.00
A	BW	Chicken House Exterior	Replace deteriorated glazing putty, consolidate or replace deteriorated wood, and prime/paint windows	\$ 21,980.00	\$ 32,970.00
A	BW	Chicken House Exterior	Repair/replace/repaint wood trim, siding, soffits, etc.	\$ 29,000.00	\$ 43,500.00

Priority	Site	Description	2018 Assessment	2025 Amount
B	BW	Chicken House Exterior Install and paint new exterior wood storm window at all window locations, removable type, with historically compliant profiles & glazing.	\$ 34,500.00	\$ 51,750.00
C	BW	Chicken House Exterior Repoint foundation walls	\$ 6,000.00	\$ 9,000.00
C	BW	Chicken House Exterior Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 18,500.00	\$ 27,750.00
A	BW	Smoke House Exterior Replace roof with new standing seam metal roof	\$ 9,860.00	\$ 14,790.00
A	BW	Smoke House Exterior Repoint deteriorated mortar joints in brick foundation	\$ 3,500.00	\$ 5,250.00
B	BW	Smoke House Exterior Repair/replace/repaint wood trim, siding, soffits, etc.	\$ 21,665.00	\$ 32,497.50
C	BW	Smoke House Exterior Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 7,500.00	\$ 11,250.00
A	BW	Outhouse Exterior Replace roof with new standing seam metal roof	\$ 7,250.00	\$ 10,875.00
A	BW	Outhouse Exterior Repair/replace/repaint wood trim, siding, soffits, etc.	\$ 18,650.00	\$ 27,975.00
A	BW	Outhouse Exterior Repoint deteriorated areas of the brick foundation	\$ 3,000.00	\$ 4,500.00
C	BW	Outhouse Exterior Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 6,000.00	\$ 9,000.00
A	BW	Dog House Exterior Replace concrete curb under doghouse and concrete pad surrounding doghouse	\$ 8,900.00	\$ 13,350.00
A	BW	Dog House Exterior Replace roof with new curved standing seam metal roof	\$ 4,000.00	\$ 6,000.00
B	BW	Dog House Exterior Repair/replace/repaint wood trim, siding, etc.	\$ 4,520.00	\$ 6,780.00
			\$ 2,871,125.00	\$ 4,302,031.00

Priority	Site	Description	2018 Assessment	2025 Amount
Priority			A \$ 1,094,070.00	\$ 1,636,448.50
			B \$ 1,442,055.00	\$ 2,163,082.50
TOTAL FOR GO BOND--ONLY A & B			\$ 2,536,125.00	\$ 3,799,531.00
			C \$ 335,000.00	\$ 502,500.00

(Priority C not included in GO Bond)

Priority	Site	Description	2018 Assessment	2025 Amount
AA	Vaile	Mill and repave asphalt parking lot and driveways	\$ 30,050.00	\$ 45,075.00
AA	Vaile	Replace cracked/spalled concrete curbs and sidewalks	\$ 15,200.00	\$ 22,800.00
AA	Vaile	Lower planting beds around foundation 6-12", regrade area around west side of north elevation. Install	\$ 22,200.00	\$ 33,300.00
AA	Vaile	Repair/replace missing and broken fencing and connections, repoint/repair stone columns,	\$ 30,000.00	\$ 45,000.00
AA	Vaile	Extend downspouts to the north and south on the west slope of main cupola roof.	\$ 43,560.00	\$ 65,340.00
AA	Vaile	Replace/repair/repaint missing / deteriorated wood trim	\$ 220,000.00	\$ 330,000.00
AA	Vaile	Repoint chimneys as necessary with hydraulic lime-putty mortar	\$ 15,000.00	\$ 22,500.00
AA	Vaile	Clean areas of masonry exhibiting signs of biological growth	\$ 18,500.00	\$ 27,750.00
AA	Vaile	Repair / repoint the foundation walls on the exterior and interior at areas of moisture intrusion	\$ 25,255.00	\$ 37,882.50
AA	Vaile	Repair/repaint the wood windows.	\$ 83,000.00	\$ 124,500.00
AA	Vaile	Replace the wood windows	\$ 410,000.00	\$ 615,000.00
AA	Vaile	Repair/replace deteriorated limestone heads, sills and banding.	\$ 45,260.00	\$ 67,890.00
AA	Vaile	Replace caulk. Repair/repaint ornamental metals (ridge caps, balcony railings, finials, etc.). Patch holes	\$ 65,815.00	\$ 98,722.50
AA	Vaile	Repair/repaint the 2 deteriorated ornamental chimney caps. Replace the 3 sheet metal chimney	\$ 12,500.00	\$ 18,750.00
BB	Vaile	Install exterior wood storm windows-approximately half	\$ 134,500.00	\$ 197,226.00
CC	Vaile	Install exterior wood storm windows-approximately half	\$ 134,500.00	\$ 201,750.00
BB	Vaile	Replace/repair/repaint deteriorated wood posts, trim, decking, etc..	\$ 27,000.00	\$ 40,500.00
BB	Vaile	Repair/repoint/clean the exterior walls	\$ 72,000.00	\$ 108,000.00
BB	Vaile	Repaint/recaulk all painted exterior non-masonry surfaces (wood, metal, etc.)	\$ 70,000.00	\$ 105,000.00
AA	Vaile	Install sump pit and pump	\$ 8,250.00	\$ 12,375.00

Priority	Site	Description	2018 Assessment	2025 Amount
AA	Vaile	Install 5 new HVAC units (indoor air handlers and exterior condensing units \$55,200).		
AA	Vaile	Alternate: Install UNICO min-duct system throughout house. Work includes removal and	\$ 127,500.00	\$ 191,250.00
BB	Vaile	Replace insulation with blown-in fiberglass type. Overall	\$ 15,000.00	\$ 22,500.00
			\$ 1,625,090.00	\$ 2,433,111.00

Priority		
AA	\$ 1,172,090.00	\$ 1,758,135.00
BB	\$ 318,500.00	\$ 473,226.00
TOTAL FOR GO BOND--ONLY AA & BB		\$ 1,490,590.00
CC	\$ 134,500.00	\$ 201,750.00

(Priority CC not included in GO Bond)

Priority	Site	Description	2025 Amount
AAA	TMB	Repair water infiltration and masonry work on exterior	\$ 208,897.00
BBB	TMB	Replace AV equipment	\$ 165,000.00
CCC	TMB	Replace gym floor	\$ 125,000.00
BBB	TMB	Replace signage on Pleasant at main entrance & at corner of Maple & Pleasant	\$ 12,000.00
AAA	TMB	HVAC improvements to replace cooling tower	\$ 125,000.00
AAA	TMB	Roof repairs	\$ 458,211.00
CCC	TMB	Masonry work on exterior	\$ 450,000.00
			\$ 1,544,108.00

Priority		
AAA	\$ 792,108.00	
BBB	\$ 177,000.00	
TOTAL FOR GO BOND--ONLY AAA & BBB		\$ 969,108.00
CCC	\$ 575,000.00	

(Priority CCC not included in GO Bond)