



AGENDA
CITY OF AUGUSTA
Council Work Session
Monday, May 8, 2023
6:00 P.M.

“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. BUSINESS

1. 2024 BUDGET PREVIEW AND ECONOMIC TRENDS

Discuss the economic trends impacting the 2024 Budget and any priorities of the City Council.

- a) Staff Report
- b) **Council Discussion / Direction**

2. IGNITE AUGUSTA FUNDING REQUEST

Ignite Augusta has requested assistance with the construction cost estimate for electrical improvements in Garvin Park to bring back the Christmas lights display.

- a) Staff Report
- b) **Council Discussion / Direction**

3. DOWNTOWN AUGUSTA VISION AND DEVELOPMENT

Downtown business owners will be present to discuss current development project and future ideas for development in Augusta’s downtown.

- a) Staff Report
- b) **Council Discussion / Direction**

D. ADJOURNMENT

2024 City Manager's Recommended Budget

*Work Session #1 – Special Purpose Funds,
Economic Trends, and Federal Legislation*

May 8, 2023



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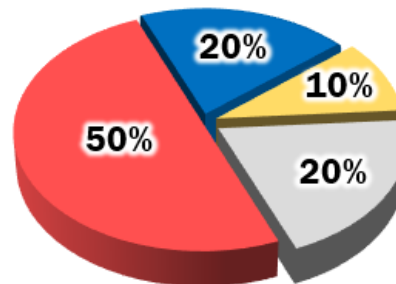
Section I. Economic Trends Affecting Budget Creation

- ✓ **Sales tax revenue** through the end of March is trending at record highs near \$1.65 million per 1-cent, which is up 17.0% compared to the prior three-year average. With the [recent legislative changes pertaining to internet sales](#), sales tax collections are likely to remain at these elevated levels as they have for the past several years. However, the legislature is routinely considering bills that could dramatically reduce these collections this year or in the future. For example, they are considering numerous sales tax exemption bills that would make items like food, toiletries, etc. exempt from state sales tax as well as local city sales taxes. Such bills could move us from boom to bust as these items likely make up a substantive portion of our annual collections. This makes sales tax hard to forecast from year to year until each legislative session wraps up.

The legislature failed to override Governor Kelly’s veto of the flat tax proposal including elimination of local sales taxes on food. The legislature did pass a bill creating sales and property tax exemptions for private businesses in competition with government operations with wide-ranging implications. The Governor has not yet acted on this bill so no indication if it will be vetoed or if a veto will be overturned.

1% Local Option Sales Tax – 2022 Performance

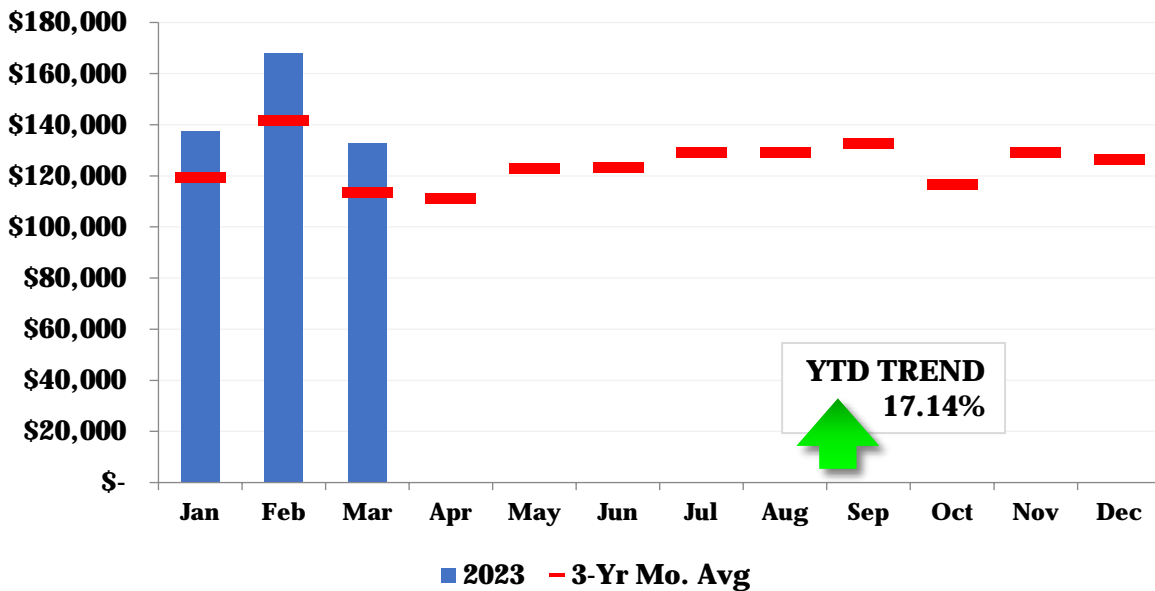
Sales Tax % by Usage		100%
■	Street Maintenance	50%
■	Capital Improvements	20%
■	General Fund	10%
■	Property Tax Reduction	20%



2022 Sales Tax Collections Est.		\$1,646,370
■	Street Maintenance	\$823,185
■	Capital Improvements	\$329,274
■	General Fund	\$164,637*
■	Property Tax Reduction	\$329,274*

* This is equivalent to **6.89 mills** of property tax reduction.

2023 Monthly Sales Tax Revenues vs. Historical Averages



Commodities prices are expected to remain above pre-pandemic levels as a result of the global growth slowdown, high inflation, and the Russian war in Ukraine. Gasoline prices are forecasted to average about \$3.50/gallon through September 2023, decreasing to an average of \$3.18 in 2024. Diesel is forecasted to average \$4.23 in 2023 and decrease to \$3.70 in 2024 (www.eia.gov).

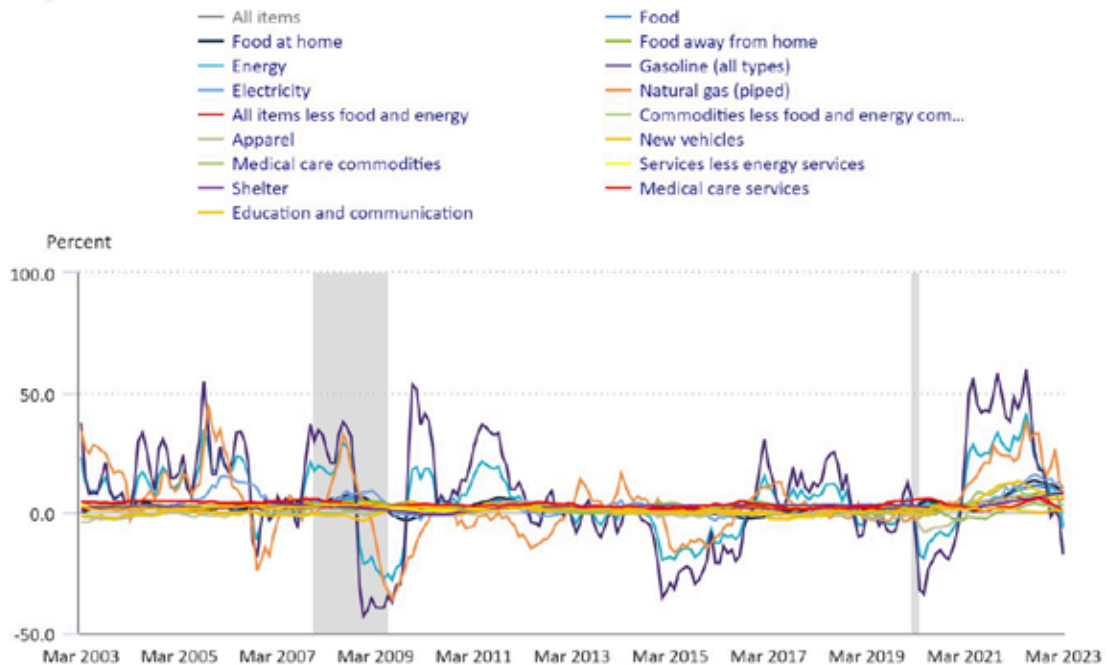
Overview				
	2021	2022	2023	2024
Brent crude oil (dollars per barrel)	70.89	100.94	85.01	81.21
Gasoline retail price (dollars per gallon)	3.02	3.97	3.42	3.18
U.S. crude oil production (million barrels per day)	11.25	11.88	12.54	12.75
Natural gas spot price (dollars per million BTU)	3.91	6.42	2.94	3.71
U.S. LNG exports (billion cubic feet per day)	9.76	10.59	12.08	12.73

Staff budgets conservatively for all fuel and diesel line items to provide sufficient buffer in case fuel returns to the peak pricing from 2011-2013 when gasoline was over \$4.00 per gallon. At the current \$3.55 per gallon, the City is not likely to realize any savings across the general fund and utility operating budgeted fuel line items. This means that each operating fund will experience significantly higher than normal expenditures for fuel and reduce the ending cash balances compared to what would typically be expected.

- ▼ **Property tax collections** are expected to spike this year with widespread valuation increases for most residential and commercial properties across the County. For budgeting purposes, therefore, we currently forecast an increase in assessed valuation of approximately 8.2%, raising our total assessed valuation from \$71.64 million to \$77.5 million. We expect delinquency rates to remain relatively normal despite these higher valuations given they have been normal throughout the pandemic, but we should monitor closely to see if the higher valuations create any issues for people making payments.

- ▼ **Inflation** projections from the past several years have been consistently incorrect as the economy catches up and adjusts to federal policy and world events. There is no consensus on where CPI is expected to fall in 2023 and 2024 but it is currently hovering around 4.5-5% in March 2023. The recent major drivers in inflation, energy, gasoline, and natural gas have fallen considerably in the latter parts of 2022 going into 2023. As we have seen from the past year, however, the world is highly volatile, and it is not clear that we can rely on these forecasts.

12-month percentage change, Consumer Price Index, selected categories, not seasonally adjusted



Source: U.S. Bureau of Labor Statistics.



The CPI is not a great metric for cities as many of our costs are not mainly driven by the purchase of consumer goods. The Municipal Cost Index (MCI) developed by *American City and County* is a more accurate representation of inflation for cities that includes the costs of large equipment purchases, construction projects, commodities, etc. In March 2023, the MCI is up about 3.05% up from this time last year, which is performing better than CPI because of declines in construction costs and producer inputs (mostly energy commodities).

- ✓ **Construction bids.** According to recent research from Jones Lang LaSalle, “The latter half of 2022 saw a prolonged decline in construction materials prices, winding down a period of overheated inflation and extreme volatility. The easing of supply chain issues for some categories and the end of the few remaining global COVID measures has returned a feeling of normal. However, the return to “normal” is proving to be complicated... economic indicators point to broader uncertainty. A brief contraction is predicted, and ongoing geopolitical conflicts imbue the outlook with more volatile swings in supply chain and pricing.” JLL’s report notes the following features of construction industry in 2023:

Materials Prices. U.S. construction materials prices declined in the second half of 2022, particularly for steel and lumber, but average prices over the course of 2022 were 16% higher than in 2021... several materials have returned to historical pre-pandemic volatility and we expect overall price changes to stay more reasonably paced in 2023. Steel and lumber prices have seen significant declines due to numerous factors, including rising interest rates affecting residential development and automobile purchases. However, other materials are still at peak prices and climbing. U.S. steel mills announced price increases in January, and some sawmills on both sides of the border have reduced capacity or closed permanently in response to falling prices.”

Lead times and availability for most materials showed mixed improvement over the year, with finished products for specialty trades such as mechanical, engineering, and plumbing items still experiencing lead time increases or stabilization of extended lead times. Geopolitics and COVID-19 are still significantly impacting supply chains and materials.

Labor Shortages. In 2023, the U.S. construction industry still faces structural challenges with its labor force due to shifting demographics, limited immigration, domestic migration and education preferences. The issues are particularly acute in the skilled trades, project management, and heavy and civil engineering.

[READ THE FULL CONSTRUCTION INDUSTRY REPORT HERE.](#)

Asphalt prices through the first quarter in 2023 ([asphalt oil market prices](#)) are the highest we have seen since at least 2006 (KDOT's published online records do not go back further). The [National Highway Construction Costs Index \(NHCCI\)](#) in Q3 2022 was up nearly 41% compared to the beginning of the pandemic. This will have an impact on any planned road construction projects in 2023-2024 (at this time, this is basically just the roads repairs after the dam construction project).

- ✓ **Health Insurance** renewals for 2023 are unknown at this point. 2022 total net costs exceeded the prior year by about 14.86%, but performed just over 11.6% under the budget projections for 2022. In the four prior years (2019-2022) the city paid \$1,391,986 for stop loss insurance premiums, but had total stop loss claims of \$1,797,249. This means the insurance company paid out \$405,263. In anticipation of major rate increases from our stop loss carrier to make their money back, the city moved forward with joining a health insurance captive two years ago.
- ✓ **Equipment, Vehicles, and Electronics** Vehicle prices peaked in late 2022 and are expected to decline by 2.5-5.0% for new cars and perhaps 10% for used cars in 2023. Supply constraints are expected to slowly ease over the course of the year but not resolve completely. The industry has seen declining prices for commodities like synthetic rubber, and steel with J.P. Morgan estimating a 24% reduction in materials prices to produce automobiles in 2023. The City has entered into a new fleet management arrangement with Enterprise so it is too early to tell the budgetary impacts.

The global shortage of microchips is expected to persist into 2024 resulting in production delays for everything from cell phones, computers, vehicles, to heavy equipment. However, the shortage is expected to ease over the course of 2023.

- ✓ **Unemployment Insurance** tax rate for 2024 is currently unknown, although the rate dropped between 2022 to 2023.

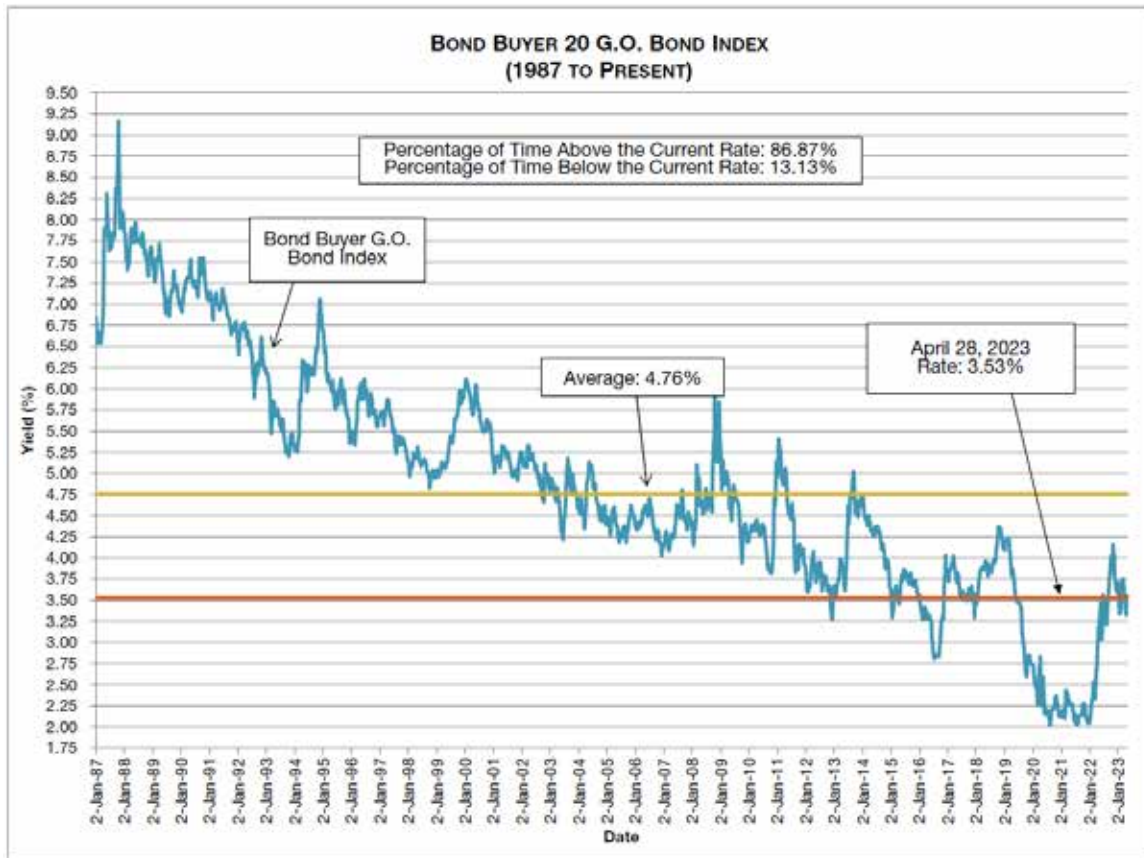
Preliminary estimates reported by the Labor Market Information Services (LMIS) division of the Kansas Department of Labor (KDOL) and the Bureau of Labor Statistics (BLS) show a seasonally adjusted unemployment rate of 2.9% in March. This was unchanged from 2.9% in February and an increase from 2.4% in March 2022. "The Kansas unemployment rate remained steady at 2.9% throughout the first quarter of 2023," said Secretary of Labor Amber Shultz. "This is an increase from a series low of 2.4% last year, but still one of the lowest recorded unemployment rates for the state." Seasonally adjusted job estimates for Kansas indicate total nonfarm payroll employment decreased by 2,200 from February. Total nonfarm includes private sector and government employers. Private sector jobs decreased by 2,900 over the month, while government increased by 700. According to Labor Economist Nathan Kessler, Kansas average hourly wages rose 3.1% over the year; however, inflationary pressures continue to weigh on wages with real hourly earnings declining 2.4% over the year. Since March 2022, Kansas' seasonally adjusted total nonfarm jobs have

increased by 37,100. This change is due to an increase of 33,200 private sector jobs and an increase of 3,900 government jobs.

Preliminary estimates reported by the Labor Market Information Services (LMIS) division of the Kansas Department of Labor (KDOL) and the Bureau of Labor Statistics (BLS) show a seasonally adjusted unemployment rate of 3.1 percent in March for Butler County.

- ✓ **Retirement Benefits.** KPERS city contribution rates are slated to increase from 9.43% to 10.26% for the 2023 Budget year. KP&F city contribution rates are slated to increase from 22.99% to 23.10%. This will result in higher costs to our Employee Benefit Fund 9 and various utility funds. These percentages may not seem like much, but if we utilize the exact same staffing and pay levels from last year for illustrative purposes, these percentage changes amount to an increase of \$19,215 or 0.27 mills of property tax.

- ✓ **Interest rates.** The era of rock-bottom interest rates is over as the Federal Reserve continues to make interest rate hikes to combat inflation and an overheated economy. Nonetheless, interest rates are still beating 87% of recorded historical rates going all the way back to 1987. Debt is still an affordable option for financing capital needs. Higher interest rates will have an effect on credit card rates, home equity lines of credit, and adjustable rate mortgages and other loans. High interest rates will impact the city in a variety of ways, both positive and negative. On the positive side, interest-based returns on city bank accounts and investments will generate greater interest income (a supplemental revenue that assists with covering budget gaps). On the other hand, municipal bond yields are increasing meaning that city debt issuances are going to be more expensive in the future.



Source: The Bond Buyer

- v **State Legislature Property Tax Lid.** The property tax lid was repealed and replaced with a new process beginning with the 2023 Budget. Instead of a hard cap or indexed cap on property tax revenues, the new process requires a public hearing with notice to taxpayers if the city plans to exceed the Revenue Neutral Rate (RNR). The decision about whether to exceed the RNR rests with the Governing Body, which respects the City’s home rule authority and leaves decision-making to elected officials at the local level. The RNR is designed to decrease the mill levy whenever the city’s assessed valuation grows for any reason, unless the city council takes affirmative action with public notices to approve a budget with a mill levy higher than the RNR. The City Council has not run into any issues under this process adjusting property tax collections when budgetary needs require it.

The Basics of SB 13/HB 2104: Legislation Requiring a Hearing to Exceed the Revenue Neutral Rate

What are SB 13 and HB 2104?

During the 2021 legislative session, the tax lid was removed and the legislature enacted SB 13 and HB 2104. This legislation establishes new notice and public hearing requirements if the proposed budget will exceed the property tax levy’s revenue neutral rate. These requirements take effect this year (2021), for a city’s 2022 budget.

What is a Revenue Neutral Rate (RNR)?

The tax rate in mills that would generate the same property tax revenue in dollars as levied the previous tax year using the current tax year’s total assessed valuation.

How is the Revenue Neutral Rate Calculated?

To calculate the revenue neutral rate, the County Clerk shall divide the property tax revenue for such taxing subdivision levied for the previous tax year by the total of all taxable assessed valuation in such taxing subdivision for the current tax year, and then multiply the quotient by 1,000 to express the rate in mills. (SB 13 Sec. 1(e)(2))

What is a Tax Rate Hearing?

A Tax Rate Hearing is a hearing to exceed the Revenue Neutral Rate (RNR).

$$\text{RNR} = \frac{\text{Last year's total property tax raised in dollars}}{\text{This year's assessed valuation as of June 15}} \times 1,000$$

Year-to-Year RNR Sample Calculation

2021 Budget	2022 Budget
• City Levied \$900,000 in property tax	• In 2021 budget, City levied \$900,000
• Assessed Valuation of property = \$29,000,000	• Assessed Valuation changes to \$31,000,000
• Value of one mill = \$29,000	• Value of one Mill = \$31,000
• Mill Rate = $\left(\frac{\$900,000}{\$29,000,000} \right) \times 1,000$	• Revenue Neutral Rate = $\left(\frac{\$900,000}{\$31,000,000} \right) \times 1,000$
31.034 mills	29.032 Mills

What is the Process to Exceed the RNR (setting a mill levy higher than the RNR)?

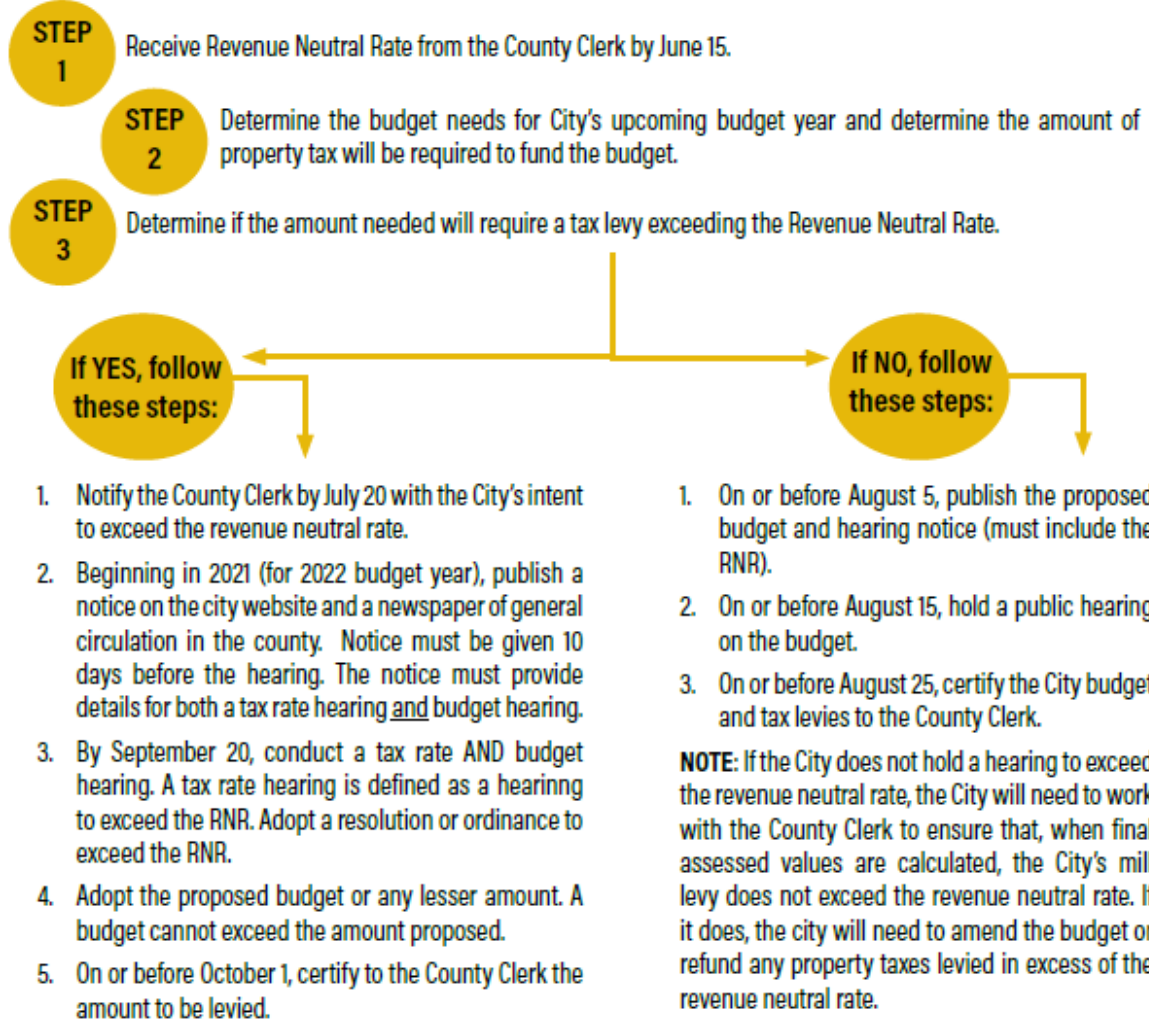
1. Notify the County Clerk by July 20 with intent to exceed the revenue neutral rate.
2. Place a notice on the city website and in a newspaper of general circulation in the county by September 10 (and 10 days prior to the hearing).
3. By September 20, conduct a tax rate and budget hearing giving taxpayers an opportunity to comment on the budget.
4. Adopt a resolution or ordinance to exceed the revenue neutral rate.
5. Adopt the proposed budget.
6. By October 1, certify to the County Clerk the amount of ad valorem tax to be levied by the City.



1. The tax lid was about actual dollars. The revenue neutral rate is about the MILL LEVY not total dollars!
2. If the City does not hold a hearing to exceed the revenue neutral rate, the City will need to work with the County Clerk to ensure that, when final assessed values are calculated, the City’s mill levy does not exceed the revenue neutral rate. If it does, the city will need to amend the budget or refund any property taxes levied in excess of the revenue neutral rate.



Applying SB 13/HB 2104 to the Budget Process



Beginning in 2022, the County Clerk will mail Revenue Neutral Rate notifications to all taxpayers.



Find this infographic, and other League infographics visit our website, www.lkm.org/infographics.

Section II. Project Discussion 2023-2024

- ✓ **Public Works Complex.** City staff and the city engineer are nearing completion of the plat for the new public works complex on Grove east of the tracks. This plat will correct existing deficiencies and outline the development plan for the new complex, including the maintenance shop for water distribution, and new buildings for parks, streets, and solid waste to relocate their operations. The existing solid waste facility at the electric complex will become the new electric line distribution building. The plat will correct existing lot lines, outline road right of ways and utility easements, and identify storage areas for stormwater detention/retention to help mitigate flooding. Staff intends for the complex to be fenced in with access control. Additionally, we would like to consider a vehicle/equipment wash bay and fueling farm. Currently, this complex is estimated to cost at least \$5 million, but we do not have any refined estimates at this time. Paying for these improvements will require a long-term bond issue of 15-20 years to spread costs out in a feasible manner.

- ✓ **Shryock Park Playground.** Staff's first attempt at grant funding for replacement of the playground in Shryock Park in 2022 fell through, although we were selected as a top 200 finalist from across the nation (top 100 got funded). The ARPA grant money that was going to be utilized for the grant match is still available but has been committed to other projects and needs in the 2023 Budget. As you may recall, vendors estimated the replacement cost of a playground of similar caliber to what previously existed to be at least \$500,000, but that number is based on a volunteer build model. It could cost up to a \$1 million to have a contractor install it. If the city is going to do a bond issue for the Public Works Campus, you could roll this project into the financing.

- ✓ **Downtown Master Planned Park.** The downtown master planned park project concept (see attachment) has been sitting idle for a couple of years now. The veterans are making slow progress on the memorial, but that project has started. The master planned park is a new landmark intended to draw more activity and interest in the downtown. The park should enhance event offerings downtown and function as a trailhead for the Redbud Trail once complete. The cost to complete this park is estimated to be in the \$400,000 - \$500,000 range and could be rolled into a bond issue with other projects.

- ✓ **Streetlights Upgrade.** Citizens and council members have made numerous inquiries about the streetlights around town. According to staff, the streetlights are run by controllers that are all reaching a point of obsolescence and need to be replaced. This cost ranges from \$15,000 to \$20,000 per intersection. With seven total streetlight intersections, the cost to replace these units is estimated around \$100,000 - \$120,000.

- ✓ **Downtown Parking Lot Repairs.** Our street superintendent has secured a price quote of \$100,000 to rehabilitate the two large parking lots downtown with asphalt mill and overlay. Reconstructing the parking lots out of concrete would have better long-term performance but would cost significantly more upfront. This cost could be rolled into a bond issue with larger projects.

Section III. Attachments

The following attachments are provided in this packet for supplemental information and reference purposes:

1. Ignite Augusta Proposal
2. Downtown Park Master Plan



CITY OF AUGUSTA CITY COUNCIL AGENDA REPORT

Meeting Date: May 8, 2023
 Department: Administration
 Submitted By: Josh Shaw, City Manager
 Prepared By: Josh Shaw, City Manager
 Agenda Title: **IGNITE AUGUSTA FUNDING REQUEST FOR GARVIN PARK
ELECTRICAL IMPROVEMENTS**

RECOMMENDED ACTION:

Consider request from Ignite Augusta regarding funding assistance for construction costs for electrical improvements in Garvin Park to bring back the Christmas lights display.

BACKGROUND:

Ignite Augusta approached the City Council at the May 1, 2023 meeting with a request for the City Council to assist financially with an estimated \$32,700 worth of electrical upgrades at Garvin Park to provide the necessary infrastructure to jump start the Christmas lighting display once again. Council asked staff to evaluate different options for financing the improvements and for those options to be discussed at the May 8th Budget Work Session.

FISCAL IMPACT / ANALYSIS:

Staff has identified five (5) potential funding sources in the 2023 Budget to pay for these improvements (either solely or in combination with other sources):

1. **General Fund 1-10-4402 (p. 85 of Budget Document)** – The general fund has a capital improvements reserve that the City budgets every year but from which it rarely expends funds. With the extended length of time the Assistant City Manager position has been open this year, there should be additional budget authority in the general fund to help cover some or all these expenses. This option will reduce year end cash carryover and have a minor impact on the mill levy for 2024.
2. **Electric Utility 40-63-4323 (p. 185 of Budget Document)** – The electric distribution fund has a large annual allocation in the Electric Repairs Supplies line item that we utilize for improvements to the electric distribution system. The improvements in Garvin are electrical improvements for city property, so this source could ultimately be utilized for the project. Given the recent electric rate increase to combat funding levels in the

utility and the demands placed on our customers in the electric utility, staff does not believe this is the best funding source and would recommend that it be avoided.

3. **Convention & Tourism 5-32-4420 (p. 116 of Budget Document)** – The Convention & Tourism fund revenues have been accumulating over the past decade from guest tax collections from transient lodging. This funding is utilized by the Convention & Tourism Committee to fund tourism activities in the city. The lights in Garvin Park have a potential tourism draw that would justify use of this funding, although the explicit goal is geared towards events that have the potential to generate overnight stays in our local lodging facilities. CTB fund had a cash balance of \$84,855 at the end of 2022. There is not sufficient budget authority in the 2023 Budget to utilize this source of funding, so the City Council will likely have to do a budget amendment regardless of the amount applied towards the electrical improvement project.
4. **Special Parks 6-33-4420 (p. 118 of Budget Document)** – The Special Parks fund had a balance of \$152,237.31 at the end of 2022. This fund is the primary revenue source outside of the general fund for parks division equipment (i.e. mowers, trucks, etc.) and small construction projects throughout the parks system. While there are a variety of revenue sources that contribute to this fund, our annual park system maintenance needs typically exceed the available resources. For example, the city is currently searching for a resolution to our slope mower maintenance problems. A new slope mower can cost between \$125,000 - \$150,000. This fund also pays for playground maintenance and tree placement throughout the city. If this fund is utilized for the Garvin Park electrical improvements, staff would recommend that it be utilized as little as possible. There may not be sufficient budget authority in the 2023 Budget to utilize this source of funding, so the City Council will likely have to do a budget amendment regardless of the amount applied towards the electrical improvement project.
5. **Capital Improvement 16-42-4400 (p. 133 of Budget Document)** – Sales tax has been greatly overperforming for the past several years resulting in a cash balance in the CIP Fund 16 of \$541,583.30 at the end of 2022. However, much of the cash balance has been committed to other projects. Once all other budgeted projects (and non-budgeted additions like the Township funding for Dike Rd. and Shumway) are accounted for, Fund 16 is forecasted to finish with an ending balance of \$213,583. This is all of the cash available for miscellaneous or emergency project, grant matches, etc. There may not be sufficient budget authority in the 2023 Budget to utilize this source of funding, so the City Council will likely have to do a budget amendment regardless of the amount applied towards the electrical improvement project.

Of the five funds that would have some logical connection to the proposed electric improvement project in Garvin, staff would only recommend three of them for consideration: General Fund, CTB Fund 5, and Capital Improvement Fund 16. Each of these three funds is capable of absorbing the full cost with tradeoffs. Splitting the project cost across all three funds minimizes some of the risks. An example would be as follows:

\$12,750 to General Fund
\$12,750 to CIP Fund 16
\$7,200 to CTB Fund 5

In addition to these costs, the city will have labor costs associated with our electric crews performing bores under the park roads for underground conduit (although staff had already previously committed to this expense). The city will utilize its new boring machine and use this project as a training activity. Additionally, the city will have an ongoing annual cost for free electricity provided to operate the displays.

If the Council is concerned about the expenditure for the project installation or ongoing costs, you might consider some sort of financing arrangement with Ignite Augusta to reimburse these funds over time. For example, you could consider a revenue sharing agreement from any donations received until the construction costs are recouped.

Department Head Approval Date:

City Manager Approval Date: 5/2/2023

City Attorney Approval Date:

Attachments (*list in packet assembly order*):

1. *Ignite Augusta Proposal*
2. *Electrical Improvements Cost Estimate (Quote)*
3. *City Fund Balance Sheet*

Emprise

Crown Exteriors

DJ Engineering

Kevin Unrein

Walmart

Apple Market

Start-up Intake 1994-1996

Winter Wonderland for TARC (Topeka,KS)

Re-Ignite Augusta Projected 2019-2021 Financials

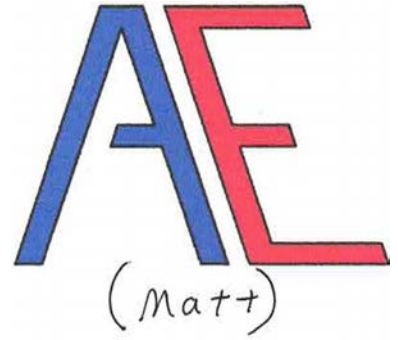
Cash out-flow

City and Community Benefit

Conclusion

Alternative Electric, LLC
1522 E Us Highway 54 # B
Andover, KS 67002
316-364-4062
Altelectric01@gmail.com
www.altelectricks.com

Estimate



ADDRESS
Christmas Lights In Gravin Park

ESTIMATE # **DATE**
1306 03/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Contract Bid		32,700.00	32,700.00
-Update all power needed for lights			
-Fix underground feeds in three locations (Verified runs) \$16,350			
-Pull in feeds on repaired locations (5,100ft) \$8,175			
-build rack for new electrical on west side \$2,725			
-Rework electrical to bring it up to code at 4 locations (3x335) (1x285) \$2,725			
-Replace two panels that are damaged and need updated \$2,725			
	SUBTOTAL		32,700.00
	TAX		0.00
	TOTAL		\$32,700.00

Accepted By

Accepted Date



Date Printed: 2/27/2023
 Time Printed: 4:27:24 PM

FUND BALANCE REPORT FOR
 1/1/2023 THROUGH 12/31/2023
 CITY OF AUGUSTA

Fund Description	Beginning Balance	Expenses	Revenues	Ending Balance
01 GENERAL	(\$1,490,344.03)	\$1,177,331.17	(\$1,915,055.31)	(\$2,228,068.17)
02 LIBRARY	(\$11,696.01)	\$187,665.13	(\$187,665.13)	(\$11,696.01)
04 SPECIAL ALCOHOL FUND	(\$12,380.62)	\$12,000.00	\$0.00	(\$380.62)
05 GUEST TAX	(\$84,855.38)	\$29.95	\$0.00	(\$84,825.43)
06 SPECIAL PARK	(\$152,237.31)	\$16,344.94	(\$200.00)	(\$136,092.37)
08 LIBRARY EMPL BENEFIT	(\$9,657.06)	\$43,570.78	(\$43,570.78)	(\$9,657.06)
09 EMPLOYEE BENEFIT	\$0.00	\$400,215.79	(\$897,046.76)	(\$496,830.97)
10 SCATTERING GARDEN	(\$7,500.00)	\$0.00	\$0.00	(\$7,500.00)
11 CEMETERY ENDOWMENT	(\$87,283.41)	\$0.00	(\$1,200.00)	(\$88,483.41)
12 STREET SALES TAX	(\$1,901,272.86)	\$75,556.01	(\$152,796.53)	(\$1,978,513.38)
13 CID	(\$5,595.53)	\$0.00	(\$450.00)	(\$6,045.53)
14 INDUSTRIAL DEVELOPME	(\$288,531.05)	\$0.00	(\$1,063.56)	(\$289,594.61)
15 SPECIAL CITY/COUNTY	(\$278,852.69)	\$46,233.89	(\$65,917.99)	(\$298,536.79)
16 CAPITAL IMPROVEMENTS	(\$541,583.30)	\$241,000.00	(\$201,118.61)	(\$501,701.91)
17 E-COMM/API LOANS	(\$305.36)	\$0.00	(\$1,634.47)	(\$1,939.83)
18 EMPLOYEE INSURANCE	(\$15,015.98)	\$10,876.40	(\$3,483.47)	(\$7,623.05)
19 INTEREST	\$0.00	\$0.00	(\$653.13)	(\$653.13)
20 REFUSE	(\$986,887.18)	\$225,284.91	(\$150,887.77)	(\$912,490.04)
21 OPIOD FUNDS	(\$2,285.45)	\$0.00	(\$21,553.57)	(\$23,839.02)
23 FAA PARALLEL TXWY	(\$11,247.39)	\$0.00	(\$65,000.00)	(\$76,247.39)
24 EMERG COMM (2012)	(\$107,687.45)	\$20,085.84	(\$4,651.25)	(\$92,252.86)
26 EQUIP RESERVE	(\$314,358.72)	\$1,212.50	(\$50,950.00)	(\$364,096.22)
28 EMERG COMM	(\$18,854.87)	\$819.80	\$0.00	(\$18,035.07)
29 WTR BND DEPREC/RSRV	(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
30 WATER	(\$831,931.93)	\$305,404.68	(\$267,572.22)	(\$794,099.47)
31 WATER SALES TAX FUND	(\$7,804,662.83)	\$175,000.00	(\$275,033.74)	(\$7,904,696.57)
33 WTR BONDS P & I	(\$75,003.19)	\$0.00	(\$255,039.16)	(\$330,042.35)
34 WTR SYST IMPROV BDS	\$187,385.02	\$0.00	\$0.00	\$187,385.02
35 STORM WATER PROJECT	(\$24,500.00)	\$0.00	\$0.00	(\$24,500.00)
36 SALES TAX WTRLN IMPS	(\$3,581,131.70)	\$0.00	\$0.00	(\$3,581,131.70)
37 P/R CLEARING FUND	\$0.00	\$0.00	(\$14.40)	(\$14.40)
39 EMP HEALTH INSURANCE	(\$1,359,197.42)	\$190,966.59	(\$422,427.94)	(\$1,590,658.77)
40 ELECTRIC	(\$715,560.65)	\$1,382,339.68	(\$1,439,600.35)	(\$772,821.32)
41 ELECTRIC RESERVE	(\$1,875,784.58)	\$0.00	(\$50,000.00)	(\$1,925,784.58)
45 2002 ELECTRIC P&I	(\$760.35)	\$0.00	(\$110,500.00)	(\$111,260.35)
46 KDHE SEWER LOAN	(\$3,499.90)	\$0.00	\$0.00	(\$3,499.90)
47 WASTWTR RESERVE	(\$105,886.57)	\$0.00	(\$50,000.00)	(\$155,886.57)
49 WASTWTR TREATMENT	(\$783,192.89)	\$50,000.00	(\$61,771.94)	(\$794,964.83)
50 WASTE WATER	(\$569,594.07)	\$136,216.55	(\$144,931.41)	(\$578,308.93)
51 MAUSELEUM	(\$3,437.06)	\$0.00	(\$0.44)	(\$3,437.50)
53 SALES TAX	(\$16,185.73)	\$24,543.78	(\$44,239.35)	(\$35,881.30)
54 ARPA ACCOUNT	(\$1,426,669.61)	\$0.00	(\$50.58)	(\$1,426,720.19)
55 BASE GRANT-CAP PROJ	(\$1,017,720.76)	\$48,608.24	(\$42.58)	(\$969,155.10)
56 2016 BOND PROJECTS	(\$1,472,989.02)	\$0.00	(\$241,000.00)	(\$1,713,989.02)
60 BOND & INTEREST	(\$86,821.68)	\$0.00	(\$195,259.97)	(\$282,081.65)
64 STONELK 2-SAN SWR	(\$72.23)	\$0.00	\$0.00	(\$72.23)
65 SKATE PARK	(\$34,361.38)	\$0.00	(\$1.46)	(\$34,362.84)
67 ENTRANCE SIGN	(\$20,000.00)	\$0.00	\$0.00	(\$20,000.00)
69 WAYFINDING SIGNS	(\$12,058.43)	\$0.00	\$0.00	(\$12,058.43)
70 AIRPORT	(\$276,366.13)	\$79,349.06	(\$81,382.01)	(\$278,399.08)
71 UTIL BILL DONATIONS	\$0.00	\$0.00	(\$54.00)	(\$54.00)
74 DAM SPILLWAY	(\$74,795.01)	\$0.00	\$0.00	(\$74,795.01)
77 7TH STR ARRA PROJ	(\$740.19)	\$0.00	\$0.00	(\$740.19)
81 MARSH/DOG DONATION	(\$2,462.02)	\$0.00	\$0.00	(\$2,462.02)
82 DOWNTOWN PROJECTS	(\$400.00)	\$0.00	\$0.00	(\$400.00)
84 FAA LAND ACQUISITION	\$21,518.99	\$0.00	\$0.00	\$21,518.99
88 DISC GOLF	(\$645.00)	\$0.00	\$0.00	(\$645.00)
Totals:	(\$28,320,957.97)	\$4,850,655.69	(\$7,403,819.88)	(\$30,874,122.16)



**CITY OF AUGUSTA
CITY COUNCIL AGENDA REPORT**

Meeting Date: May 8, 2023
 Department: Administration
 Submitted By: Josh Shaw, City Manager
 Prepared By: Josh Shaw, City Manager
 Agenda Title: **Downtown Augusta Vision and Development**

RECOMMENDED ACTION:

Listen to presentations from business owners and Go! Augusta regarding downtown vision and development and discuss.

BACKGROUND:

During the City Council’s feedback session with the city manager, one of the items discussed was the desire to be more knowledgeable about developments in downtown Augusta. Downtown is one of Augusta’s unique assets and it has experienced a renaissance of sorts since the COVID pandemic began. Several business owners have been crafting a vision for a retail/shopping/entertainment district and have been gradually redeveloping one project at a time. There are currently four major redevelopment projects in progress in the downtown:

1. **Free State Cycle Works** – Shawn Davis secured a HEAL grant to assist with purchase of a new building to relocate his cycle shop. The project includes restoration of the original building façade and renovation to the interior for a bike shop as well as the three upper-level apartments.
2. **Sarah Chance Building** – Shane Scott acquired the old Sarah Chance building adjacent to the restaurant and began rehabilitating it a few months back. He has now secured a deal for a new brewery to develop in the space and also plans to redevelop the upstairs apartments.
3. **Bowling Alley** – Lonny Pace purchased the bowling alley and worked with the City to implement a CID district to help with renovations and redevelopment. The bowling alley was recently featured in the Wichita Business Journal and is expected to reopen Summer 2023.
4. **Harold’s Barbershop** – The small barbershop building just to the west of city hall was recently purchase and plans are to redevelop the property with a bar (including rooftop bar), outdoor seating areas, and food truck court.

Department Head Approval Date:

City Manager Approval Date:

5/5/2023

City Attorney Approval Date:

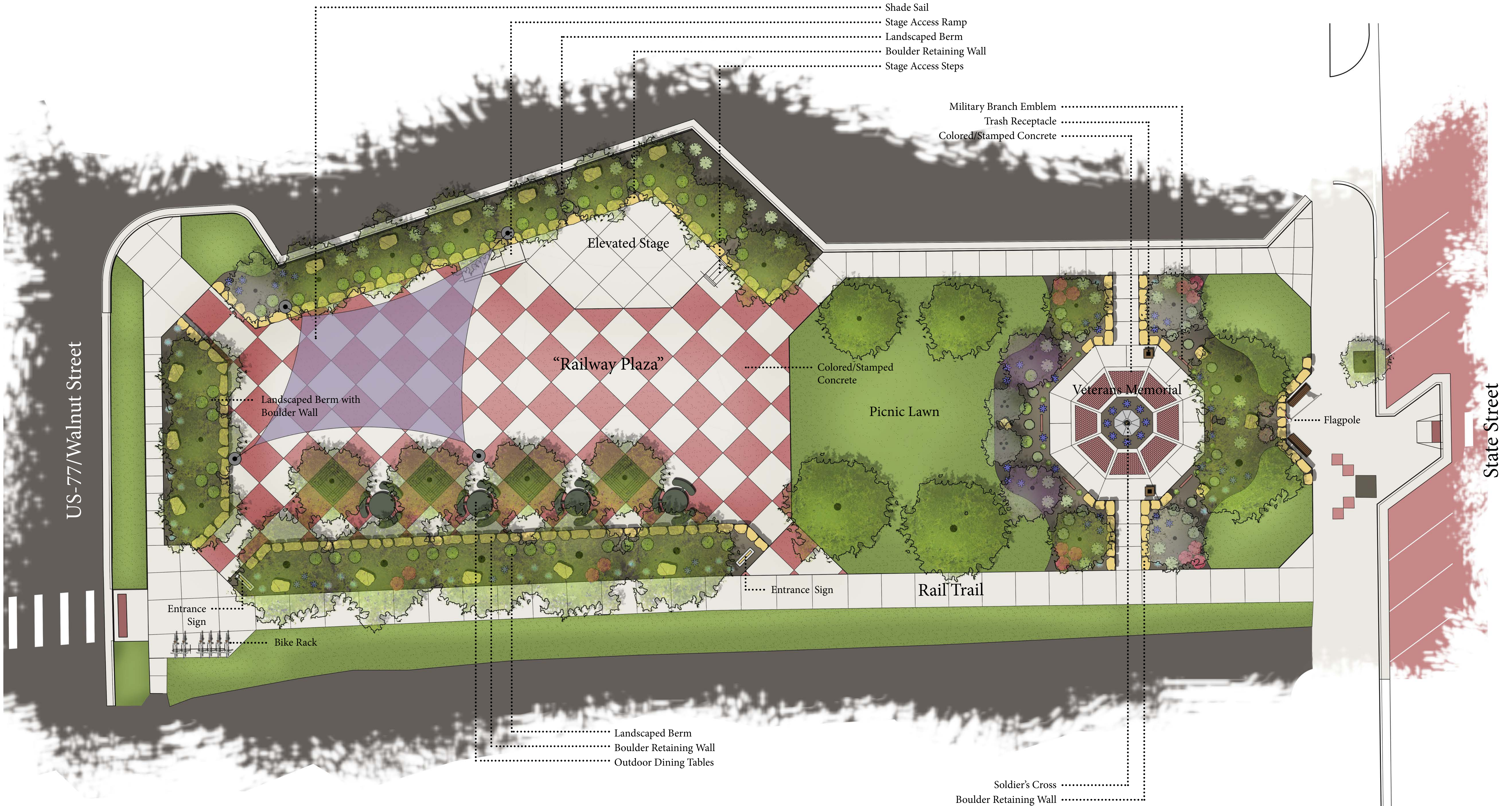
Attachments *(list in packet assembly order):*

AUGUSTA, KANSAS
AUGUSTA PARK
MASTER PLAN

BUDGET OPINION

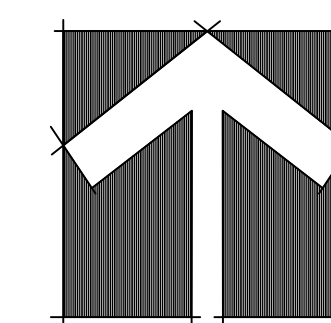
Prepared by: Schwab Eaton
 Date 10/16/2020

SITE PREPARATION					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	Mobilization	1	L. Sum	\$30,000	\$30,000
2	Removals	1	L. Sum	\$5,000	\$5,000
3	Earthwork Excavation	530	Cu. Yds.	\$7	\$3,710
4	Earthwork Compaction	735	Cu. Yds.	\$4	\$2,940
5	Earthwork Import (Berms)	450	Cu. Yds.	\$15	\$6,750
					\$48,400
SITE UTILITIES					
6	Storm Sewer - Manhole	2	Each	\$3,000	\$6,000
7	Storm Sewer - Curb Inlet	1	Each	\$4,000	\$4,000
8	Storm Sewer - Pipe	140	Lin. Ft.	\$50	\$7,000
9	Storm Sewer - 8-inch Trench Drain	50	Lin. Ft.	\$220	\$11,000
10	Water Service Line, Meter, and Connection	1	L. Sum	\$3,500	\$3,500
11	Yard Hydrant	4	Each	\$500	\$2,000
12	Bury Existing Overhead Electric	1	L. Sum	\$15,000	\$15,000
13	Trail Light Poles	4	Each	\$3,000	\$12,000
14	Misc. Site Lighting & Electrical (Allowance)	1	L. Sum	\$35,000	\$35,000
SUBTOTAL:					\$95,500
COMMON AREAS					
15	Concrete walks and plaza space (6" thick)	625	Sq. Yds.	\$55	\$34,375
16	Concrete Plaza (6" Colored Stamped Conc.)	625	Sq. Yds.	\$90	\$56,250
17	Trail Add Alternate (6" Standard Conc.)	260	Sq. Yds.	\$55	\$14,300
18	Trail Add Alternate (6" Color Stamped Conc.)	30	Sq. Yds.	\$90	\$2,700
19	Concrete steps	1	L. Sum	\$2,500	\$2,500
20	Elevated Stage Conc. Stemwall @ Perimeter	115	Lin. Ft	\$80	\$9,200
21	Ramp	1	L. Sum	\$3,500	\$3,500
22	Bench	2	Each	\$1,820	\$3,640
23	Trash Receptacles	2	Each	\$1,600	\$3,200
24	Picnic Tables	4	Each	\$3,500	\$14,000
25	Flag Pole	7	Each	\$500	\$3,500
26	Monument Signs	2	Each	\$2,500	\$5,000
27	Shade Sail Structure	1	L. Sum	\$30,000	\$30,000
28	Trees	35	Each	\$500	\$17,500
29	Shrubs/Perennials	220	Each	\$60	\$13,200
30	Landscape Bed Material (edging, mulch, etc.)	670	Sq. Yds.	\$27	\$18,090
31	Decorative Boulders	18	Each	\$250	\$4,500
32	Boulder Wall	1420	F.S.F.	\$40	\$56,800
33	Bike Rack	1	L.S.	\$2,600	\$2,600
34	Turf Irrigation	880	Sq. Yds.	\$10	\$8,800
35	Planting Bed Irrigation	710	Sq. Yds.	\$8	\$5,680
36	Irrigation Point of Connection Equipment	1	L. Sum	\$2,000	\$2,000
37	Seeding (Miscellaneous)	0.18	Acre	\$3,000	\$540
SUBTOTAL:					\$311,875
CONSTRUCTION TOTAL:					\$455,775
38	Contingencies & Soft Costs (30%)				\$136,733
GRAND TOTAL:					\$592,508



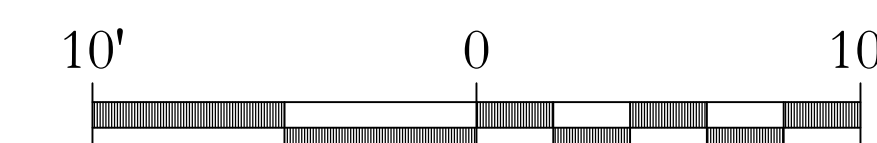
AUGUSTA PARK MASTER PLAN

Augusta, KS



Project Owner: City of Augusta

October 16th, 2020



US Hwy 77



State St







RAILWAY PLAZA

