CITY COUNCIL MEETING
May 6, 2024 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

The meeting can be viewed live on the City's website at
www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Invocation by Dave Hill, CARE Pastor at Harvest Baptist Church of Blue Springs

1. Call meeting to order and Pledge of Allegiance

2. Confirmation of a Quorum

3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the April 15, 2024 City Council Meeting #1, April 15, 2024 City Council Meeting #2, April 29, 2024 City Council Work Session and April 29, 2024 Special Meeting
   b. Resolution No. 29-2024 approving disposition of records
   c. Resolution No. 30-2024 approving an Amendment to contract for the 2023 Community Development Grant Program Sidewalk Program
   d. Resolution No. 31-2024 approving an Amendment to contract for on call electrical services
   e. Liquor License for Lookout Bar by East Forty Brewing located at 425 NE Mock Ave
   f. Resolution No. 32-2024 approving an amendment to Contract No. 2024-048 with Tandem Paving Co., Inc. for the 2024 Street Program
   g. Approve Board and Commission Appointments
   h. Resolution No. 33-2024 establishing the 2024 Downtown Master Plan Implementation Task Force and approving appointments

4. Public Hearing – Kansas City Cannabis – Conditional Use Permit (CUP-02-24-9059)

5. Introduction and readings of Bill No. 5206 approving the Conditional Use Permit for Kansas City Cannabis (CUP-02-24-9059)

6. Public Hearing – 945 NW Vesper Street – Conditional Use Permit (CUP-02-24-9058)

7. Introduction and readings of Bill No. 5207 approving the Conditional Use Permit for 945 NW Vesper Street (CUP-02-24-9058)

8. Public Hearing – Adam's Dairy Parkway Right-of-Way – Annexation (ANNX-03-24-9076)

9. Introduction and first reading only of Bill No. 5208 approving the Adams Dairy Parkway right-of-way Annexation (ANNX-03-24-9076)

10. Introduction and readings of Bill No. 5209 amending the Code of Ordinances to include portions of NE Sunnyside School Road

11. Introduction and readings of Bill No. 5210 approving a contract with Jackson County Community Backed Anti-Drug Tax for a Law Enforcement School Based Initiative

12. Introduction and readings of Bill No. 5211 approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri

13. Introduction and readings of Bill No. 5212 approving Fiscal Year 2023-24 Budget Amendment

14. Presentation – Sni-A-Bar Wastewater Treatment Facility

15. Motion to provide direction to staff on next steps on Sni-A-Bar Wastewater Treatment Facility

16. Discussion – Inoperable Vehicles

17. Motion to provide direction to staff regarding Code Amendments relating to Inoperable Vehicles

18. Visitors

19. Councilmember Comments

20. Mayoral Announcements

21. **Executive Session** – Discussion related to Litigation pursuant to Section 610.021 (1)

Miscellaneous Items

Parks Commission Meeting – Tuesday, May 7, 6:00 PM
Public Arts Commission Meeting – Wednesday, May 8, 3:30 PM
Planning Commission Meeting – Monday, May 13, 6:30 PM
City Council Meeting – Monday, May 20, 6:00 PM
Memorial Day Holiday – **City Offices Closed** - Monday, May 27
Public Safety Citizen Advisory Board Meeting – Tuesday, May 28, 6:00 PM
Planning Commission Meeting – Monday, May 28, 6:30 PM
City Council Meeting – Monday, June 3, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Friday, May 3, 2024.

Sheryl Morgan, Assistant to the City Administrator

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: May 3, 2024

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records
Adopt a Resolution to approve the disposition of Information Technology records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3c – Amendment #1 to contract for CDBG Sidewalk Program
Adopt a Resolution approving Amendment No. 1 to Contract No. 2023-110 with Walter P. Moore and Associates, Inc. in the amount of $12,470 for additional ownership information and easement descriptions necessary to complete the plans for the 2023 Community Development Grant Program (CDBG) Sidewalk Program. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3d – Amendment #2 to contract for On Call Electrical Services
Adopt a Resolution approving Amendment No. 2 to Contract No. 2020-117 with Superior Electrical Construction, Inc. in the amount of $10,000 for On Call Electrical Services. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3e – Liquor License for Lookout Bar by East Forty Brewing
Approve a new liquor license for East Forty Brewing LLC dba Lookout Bar by East Forty Brewing located at 425 NE Mock Ave, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on premises and Sunday Sales. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 3f – Amendment to Contract for 2024 Street Program
Adopt a Resolution approving an Amendment to Contract No. 2024-048 in the amount of $1,400,000 with Tandem Paving Co, Inc. for 2024 Street Program, Project 24-01-03. This amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3g – Board and Commission Appointments
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2024 appointments and reappointments will be submitted to Council for approval. Refer to Council Information Form from Sheryl Morgan, Assistant to the City Administrator, for additional information.

Item 3h – Downtown Master Plan Implementation Task Force
Adopt a Resolution establishing the 2024 Downtown Master Plan Implementation Task Force and approval of Mayoral appointments to the Task Force. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 4 & 5 – Kansas City Cannabis Conditional Use Permit
A public hearing is being held at the request of the Applicant, Dan Nelson of Kansas City Cannabis Company, on behalf of the property owner, Brandon Haverty SC Noland, LLC, for consideration to approve a Conditional Use Permit allowing extended hours of operation for the marijuana dispensary land use on a 1.28 +/- acres property generally located at NW Jefferson and NW Shaw Parkway. The applicant is requesting to operate the lobby an additional two hours to 10:00 pm and to operate the drive thru 24-hours a day on property addressed 1117 N 7 Highway. (CUP-02-24-9059) Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 6 & 7 – 945 NW Vesper Conditional Use Permit
A public hearing is being held at the request of the Applicant, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge, for consideration to approve a Conditional Use Permit allowing the Building and Construction Contractor land use on a .25 +/- acre property generally located at NW 10th and Vesper Streets. The applicant is requesting to operate their commercial carpet cleaning business on the property addressed 945 NW Vesper Street. (CUP-02-24-9058) Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 8 & 9 – Adams Dairy Right-of Way Annexation
A public hearing is being held at the request of the City of Blue Springs as the owner and applicant to approve an annexation of property that consists entirely of Adams Dairy Parkway Right-of-Way (ROW) north of Wyatt Road (approximately 1.13 +/- acres) into the City limits. (ANNX-03-24-9076) Upon conclusion of the public hearing, a Bill approving the Annexation will be ready for introduction and the first reading. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 10 – Code Amendment to add NE Sunnyside School Road
Passage of a Bill amending Schedule III. Prohibited Parking – Certain Sections of Designated Streets, Table III-E. Parking Restrictions Concerning School Locations, in Title III, Section 355.010 of the of the Code of Ordinances, City of Blue Springs, Missouri, to include portions of NE Sunnyside School Road. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 11 – Contract with COMBAT for School Based Initiative
Passage of a Bill approving a one-year contract in the amount of $225,000.00 with Jackson County Community Backed Anti-Drug Tax (COMBAT), for a Law Enforcement School Based

Initiative. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 12 – Facility Use Agreement with the Junior College District of Metropolitan Kansas City, Missouri

Passage of a Bill approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC). Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 13 – Budget Amendment

Passage of a Bill amending the 2023-24 annual budget increasing the previously adopted and amended budget of $85,746, 282 by $3,351,129 to $89,097,411.

Fund Details:	Budget Ord - 5254	Amendment - Bill	Adopted and Amended Budget
General	$ 31,568,895	$ 264,962	$ 31,833,857
Hotel/Motel Tax	$ 293,000	$ 0	$ 293,000
Public Safety Sales Tax	$ 5,697,452	$ 221,316	$ 5,918,768
Parks Sales Tax	$ 1,450,000	$ 3,560,794	$ 5,010,794
Debt Service	$ 1,710,326	$ 0	$ 1,710,326
Capital Projects	$ 8,063,400	$ 1,426,273	$ 9,489,673
TIF Capital Projects	$ 6,395,261	$ 0	$ 6,395,261
Fieldhouse/Aquatics	$ 4,832,718	($ 2,122,216)	$ 2,710,502
Golf Course	$ 2,186,940	$ 0	$ 2,186,940
Water	$ 12,179,934	$ 0	$ 12,179,934
Sewer	$ 11,368,356	$ 0	$ 11,368,356
Total Budget by Fund	$ 85,746.282	$ 3,351,129	$ 89,097,411

Refer to Council Information Form from City Administrator Christine Cates for additional information.

Items 14 & 15 – Sni-A-Bar Wastewater Treatment Facility

Matt Say, Project Manager of HDR Engineering, Inc. (HDR) will present an update on the Sni-a-Bar Wastewater Facility Plan. Upon completion of the presentation, a motion directing staff on next steps is in order. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Items 16 & 17 – Inoperable Vehicles

Councilmembers Kaylor and Culpepper would like to discuss alternatives and potential City Code Amendments to add unlicensed and unregistered motor vehicles to the definition of inoperable for vehicles on private property. Upon conclusion of the discussion a motion is in order to give staff direction for potential City Code amendments. Refer to Council Information Form from Mike Mallon, Senior Director of City Development for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING - #1
APRIL 15, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 15, 2024, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the April 1, 2024** City Council Meeting
- Declare and accept election results of the **April 2, 2024 General Municipal Election** for Mayor
- **Resolution 26-2024** approving a contract in the amount of $528,402.88 with Genesis Environmental Solutions, Inc. for the Concrete Channel Replacement NW R.D. Mize Road to NW Vesper Street, Project 24-01-01. This is CIP STM-05 and will be completed utilizing American Rescue Plan Act funding.
- **Resolution 27-2024** approving four contracts for on-call professional engineering and surveying services with (1) Affinis, (2) Geotechnology, (3) Olsson, and (4) TranSystems. The contracts are for three years, with an optional fourth and fifth year.

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

ITEM 3b – 2024 FIREWORKS PERMITS

Councilmember Edmondson requested Item 3b - 2024 Fireworks Permits be pulled from the Consent Agenda for separate vote so he could recuse himself from voting. Councilmember Edmondson is a member of the Blue Springs Citizens' Police Academy Alumni Association and they have applied for a 2024 fireworks permit.

Councilmember Edmondson left the Council Chambers at 6:01 p.m.

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Councilmember Culpepper moved to approve Item 3b - 2024 Fireworks Permits. Motion seconded by Councilmember Ericson and carried unanimously with Councilmember Edmondson being absent due to recusal.

Councilmember Edmondson returned to the Council Chambers at 6:02 p.m.

PUBLIC HEARING – COLONIAL GARDENS REZONING (RZ-10-23-8942) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-10-23-8943)

Mayor Ross opened the Public Hearing to consider a rezoning from General Business/Planned Development and Residential Estate/Planned Development and Agriculture – County to Planned Development – Mixed-Use for property located at 27610 SE Wyatt Road (RZ-10-23-8942) approval of a Planned Development Concept Plan for 39.39 +/- acres (PDC-10-23-8943) at 6:03 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Senior Planner Adair Bright reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Colonial Gardens Business Development Manager Grace Ames and Director of Colonial Gardens Paul Abogadas were available for questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:11 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5204 – COLONIAL GARDENS REZONING (RZ-10-23-8942) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-10-23-8943)

Councilmember Culpepper introduced Bill No. 5204 approving a rezoning from General Business/Planned Development and Residential Estate/Planned Development and Agriculture – County to Planned Development – Mixed-Use for property located at 27610 SE Wyatt Road (RZ-10-23-8942) approval of a Planned Development Concept Plan for 39.39 +/- acres (PDC-10-23-8943). The public hearing was continued from the December 18, 2023, City Council meeting without testimony. City Clerk Erin Ford made the first reading of Bill No. 5204 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5204 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5204

Ms. Ford made the second reading of Bill No. 5204 by title. Councilmember Edmondson moved to adopt Bill No. 5204 upon its second reading and give it **ORDINANCE NO. 5320,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Lievsay – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
Ericson – Aye	Kaylor – Aye

Mayor Ross – Aye

PUBLIC HEARING – COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

Mayor Ross opened the Public Hearing to consider the creation of the Colonial Gardens Community Improvement District at 6:13 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Sarah Granath with Gilmore & Bell reviewed the details of the proposed creation of the Colonial Gardens Community Improvement District and addressed questions from the Council.

IN SUPPORT OF

Bill Moore, attorney representative for the developer, spoke in support of the creation of the Colonial Gardens Community Improvement District.

The Mayor hearing no further comments for or against, closed the public hearing at 6:18 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5205 – COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

Councilmember Culpepper introduced Bill No. 5205 approving creation of the Colonial Gardens Community Improvement District. City Clerk Erin Ford made the first reading of Bill No. 5205 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5205 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5205

Ms. Ford made the second reading of Bill No. 5205 by title. Councilmember Edmondson moved to adopt Bill No. 5205 upon its second reading and give it **ORDINANCE NO. 5321,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

MAYORAL ANNOUNCEMENTS

Mayor Ross introduced his family in attendance, First Lady Ola Truelove-Ross, daughter Carla and husband William, daughter Diana Ross and friend John Harris, daughter Theresa Truelove and friend Pat. Mayor Ross also welcomed Stuart Haines from the Missouri Municipal League.

Thoughts to Ponder:

““Goodbye may seem forever. Farewell is like the end, but in my heart is the memory and there you will always be.”

(Walt Disney)

““The pain of parting is nothing to the joy of meeting again.”
(Charles Dickens)

“Every goodbye makes the next hello closer.”
(Unknown)

ADJOURNMENT At 6:22 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Carson Ross, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING - #2
APRIL 15, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 15, 2024, 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER

Mayor Pro Tem Ericson called the meeting to order at 6:30 p.m.

OATH OF OFFICE ADMINISTERED

City Clerk Erin Ford administered the Oath of Office to newly elected Mayor Chris Lievsay. The Mayor assumed his seat at the dais.

VISITORS

Mayor Lievsay introduced his wife Grace, son Benjamin, daughter Emily, and in-laws Don and Gwen.

ELECTION OF MAYOR PRO TEMPORE

Mayor Lievsay called for nominations from the floor for the one-year term of the Mayor Pro Tempore.

Councilmember Ericson nominated Councilmember Culpepper for the position of Mayor Pro Tempore. Motion seconded by Councilmember Kaylor. The Mayor, receiving no further nominations, declared that nominations cease and approve the nomination of Councilmember Culpepper by acclamation. Councilmember Culpepper was unanimously elected Mayor Pro Tempore by acclamation.

RESOLUTION 28-2024

Councilmember Culpepper moved to approve Resolution 28-2024 approving the naming of the Blue Springs Fieldhouse and Blue Surf Bay Waterpark to the Carson Ross Community Recreation Complex. Motion seconded by Councilmember Kaylor.

Each Councilmember spoke in turn to thank Mayor Ross and express appreciation for his many years of service. The motion carried unanimously.

MAYORAL ANNOUNCEMENTS

Mayor Lievsay presented Mayor Ross with a miniature of the sign for the Carson Ross Community Recreation Complex,

ADJOURNMENT

At 6:42 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Edmondson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

Chris Lievsay, Mayor

Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL WORK SESSION
APRIL 29, 2024

A Work Session of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 29, 2024, 6:00 p.m. in the Administrative Training Room of the Blue Springs City Hall, 903 W. Main Street with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, Assistant City Administrator Dennis Dovel, Senior Director of City Development Mike Mallon and Assistant to the City Administrator Sheryl Morgan.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. Assistant to the City Administrator Sheryl Morgan confirmed a quorum of the Council was present.

CITY COUNCIL AGENDA ORDER

Mayor Lievsay led a discussion regarding the City Council Agenda. Council discussed options for potential changes to the Council meeting agenda format.

Mayor Lievsay stated he would like to amend the Council Agenda format to add a prayer at the beginning of the meeting before the confirmation of a quorum. He has spoken with Tom Worstell of the Ministerial Alliance in this regard.

The Mayoral Thoughts to Ponder will be replaced with brief Councilmember comments. This will give Councilmembers the opportunity to share information about events in their District, and report on any Board or Commission activities.

Council discussed the best timing to hold work sessions rather than the current schedule of every month with a fifth Monday.

Council gave direction to staff to:

- Change the Agenda format to add a prayer;
- Replace the Mayor's Thoughts to Ponder to Councilmember Comments; and
- Schedule planned work sessions beginning May 6, 2024 to immediately follow a Council meeting

ECONOMIC DEVELOPMENT

Senior Director of City Development Mike Mallon presented information regarding Economic Development and addressed questions from Council. A copy of a presentation with staff's recommendation is attached to these Minutes and incorporated herein.

Council gave direction to staff to:

- Pursue the Hybrid Public/Private Economic Development Organization as outlined in the presentation and draft a contract

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for the Chamber of Commerce which outlines responsibilities and expectations for agreed upon services that may include business retention and expansion, proactive contact with existing businesses, marketing, etc.;
- Create a detailed job description for City staff for Economic Development functions;
- Arrange for Strategic Planning in summer;
- Consider contracting with grant writing professional

Mr. Mallon will send links to other cities' programs and successes to the Council.

NO TAX INCREASE BOND ISSUE

City Administrator Christine Cates presented information regarding a No Tax Increase bond issue and addressed questions from Council.

Council gave direction to staff to bring forward an Ordinance calling for an election for a No Tax Increase Bond Issue on the August ballot and schedule another work session to identify projects to be included in the ballot question.

DOWNTOWN MASTER PLAN

Senior Director of City Development Mike Mallon presented information regarding Downtown Master Plan next steps and addressed questions from Council. A copy of a presentation with staff's recommendation is attached to these Minutes and incorporated herein.

Mayor Lievsay outlined his proposal to create a downtown implementation task force with a Councilmember from each District (Ericson, Edmondson and Culpepper, a property owner, resident, DTA, CID, MCRC, CDBG for Council to vote on at the May 6, 2024 meeting. Function would be to create and prioritizing actionable items as soon as soon as possible (six months or earlier) using the Downtown Master Plan presentation.

Council gave direction to staff to create a Resolution to be presented at the May 6, 2024 Council meeting creating the Task Force and outlining responsibilities.

ADJOURN

Mayor Lievsay declared the meeting adjourned at 7:45 p.m. The Special City Council Meeting began at 7:55 p.m.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Sheryl Morgan
Assistant to the City Administrator

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF SPECIAL CITY COUNCIL MEETING
April 29, 2024

A Special Meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 29, 2024, at the conclusion of the Work Session at the Administration Training Room of Blue Springs City Hall, 903 W. Main Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE IN PERSON

Jerry Kaylor
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

CALL MEETING TO ORDER

Mayor Lievsay called the meeting to order at 7:55 p.m.

CLOSED SESSION

At 7:55 p.m., Councilmember Ericson moved for the Council go into closed session pursuant to Section 610.021(2) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Kaylor and carried with the following votes:

Kaylor – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Sheryl Morgan
Assistant to the City Administrator

DRAFT

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 10, 2024

SUBMITTED BY: Erin Ford **DEPARTMENT: Administration**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution to approve the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.

BACKGROUND/JUSTIFICATION

Exhibit A to the Resolution lists the records from the Information Technology Department to be disposed of by destruction or donation. Once the Certification of Destruction section of the disposition list has been signed, the disposition list will be filed and stored for permanent record to keep a history of all records the City destroys.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediately	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Erin Ford***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Resolution No. 29-2024

A RESOLUTION APPROVING THE DISPOSITION OF RECORDS THAT HAVE MET THE REQUIRED RETENTION PERIODS AND NO LONGER PROVIDE ANY VALUE TO THE CITY OF BLUE SPRINGS

WHEREAS, it has been determined by the Records Manager that Information Technology department records have met the required retention periods as set by the Blue Springs Records Retention Schedule within the Records Retention, Management, and Destruction Policy; and

WHEREAS, the disposition of records that have met the required retention periods provides for efficient and cost-effective management of City records, reduces physical and electronic storage costs, and reduces the liability of the City of Blue Springs for housing inactive records beyond the required retention period that may be subject to discovery during pending litigation; and

WHEREAS, a copy of the Disposition List that lists the records, the retention periods, and the allowed disposition dates is attached to this Resolution as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to direct the Records Manager or their designee to properly dispose of the records listed in the disposition list attached hereto as Exhibit "A" and incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said disposition.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Exhibit A

The City of Blue Springs Missouri

DISPOSITION LIST

The Records Manager respectfully requests authority to destroy the inactive records listed below:

BOX NO. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media, and content captured through third-party	Ongoing per policy
		cameras, excluding records that have been retained	
		for official investigative or other legal purpose.	

To be completed by Records Manager:	**Approved by Resolution _____-_____**
STATE OF MISSOURI COUNTY OF JACKSON CITY OF BLUE SPRINGS I, Erin Ford, Records Manager, City of Blue Springs, a municipal Corporation within and for said County and State aforesaid, do hereby certify that the attached is a true and complete enumeration of records which will be destroyed by recycling, throwing away, deleting, or shredding. IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Blue Springs, Missouri, at its office in Blue Springs, Missouri, on this _____ day of _____, 20____. _____	

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 26, 2024 **CONTRACT NO. 2023-110**

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving Amendment No. 1 to Contract No. 2023-110 with Walter P. Moore and Associates, Inc. in the amount of $12,470 for additional ownership information and easement descriptions necessary to complete the plans for the 2023 Community Development Grant Program (CDBG) Sidewalk Program.

BACKGROUND/JUSTIFICATION

The Public Works Department has a contract with Walter P. Moore and Associates, Inc. for design services for 2023 CDBG Sidewalk Program (RES 41-2023) in which it was assumed five (5) properties would need easement documents developed. As plans have progressed, it has been observed that one (1) additional property needs ownership information and five (5) additional easement descriptions and three (3) additional easement exhibits are required in order to complete the project design. The description of the work and hourly rate is attached to the Amendment.

FINANCIAL IMPACT

Contractor:	Walter P. Moore and Associates, Inc.
Amount of Request/ Contract:	$12,470
Amount Budgeted:	$12,470
Budget Year:	FY 2023-24
Funding Source/Account #:	100-12500-530100 CDBG
Account Balance:	$159,070 Date: 3/28/2024
Revenue Account No.	100-00000-420120 CDBG

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 2, 2024	August 1, 2024
Years and Months Contract in effect	**Number of times renewable**
4 months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Amendment No. 1 to Contract No. 2023-110 attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	Walter P. Moore and Associates, Inc. 1100 Walnut Street, Suite 1825 Kansas City, MO 64106 Attn: Daniel L. Brown DLBrown@walterpmoore.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 30-2024

A RESOLUTION AMENDING CONTRACT NO. 2023-110 WITH WALTER P. MOORE AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SIDEWALK PROGRAM (CIP ST-31)

WHEREAS, the Public Works Department has a contract with Walter P. Moore and Associates, Inc. for design services for the 2023 CDBG Sidewalk Program, and

WHEREAS, the Contractor has requested and/or identified additional ownership and easement/right-of-way documentation to be obtained by Contractor as detailed in the submitted proposal, attached here and incorporated by reference as Attachment 1; and

WHEREAS, the original contract assumed Ownership & Encumbrance Reports would be necessary for five (5) total properties and an additional one (1) Ownership & Encumbrance Report is required based on final design; and

WHEREAS, the original contract assumed five (5) temporary and/or permanent easements and/or right-of-way descriptions and exhibits would be required and an additional five (5) easement descriptions and three (3) exhibits are required based on final design;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

1. The City Administrator is hereby authorized to approve a Amendment No. 1 to Contract No. 2023-110 with Walter P. Moore and Associates, Inc. for additional design services in the amount of $12,470. A copy of the proposed Amendment No. 1 is attached hereto as Exhibit “A” and is incorporated herein.

2. City staff is directed to perform all tasks necessary to implement said Contract Amendment.

3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May, 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Rev. 02/14/2023

EFFECTIVE DATE: May 6, 2024	**TERMINATION DATE:** June 21, 2025	**CONTRACT NUMBER:** 2023-110
CITY	**CONTRACTOR**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Walter P. Moore and Associates, Inc.** **1100 Walnut Street, Suite 1825** **Kansas City, MO 64106**	
Attention: Tom Degenhardt	Attention: Daniel L. Brown	
Department: Public Works	Phone: 816.701.2109	
Phone: 816.228.0121		

AMENDMENT NO. 1 TO CONTRACT NO. 2023-110

THIS AMENDMENT is made and entered into on the __ of May, 2024, between City of Blue Springs, Missouri ("City") and Walter P. Moore and Associates, Inc. ("Contractor").

WHEREAS, the City entered into a contract with Contractor with an effective date of June 21, 2023, for services generally identified as Professional Engineering Services for the 2023 CDBG Sidewalk Program; and

WHEREAS, the Contractor has requested and/or identified additional ownership and easement/right-of-way documentation to be obtained by Contractor as detailed in the submitted proposal, attached here and incorporated by reference as Attachment 1; and

WHEREAS, the original contract assumed Ownership & Encumbrance Reports would be necessary for five (5) total properties and an additional one (1) Ownership & Encumbrance Report is required based on final design; and

WHEREAS, the original contract assumed five (5) temporary and/or permanent easements and/or right-of-way descriptions and exhibits would be required and an additional five (5) easement descriptions and three (3) exhibits are required based on final design;

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby agree to the following:

1. Scope amended as follows: Add Scope of Services for Preliminary Design and Optional Services, including associated fees as identified in Attachment 1 - 2023 CDBG Sidewalk Construction (CIP Project ST-31) – Amendment No. 1 attached hereto.

2. Terms of Original Agreement. All other terms and conditions of the original agreement not modified in this Amendment shall remain in full force and effect and be considered incorporated herein as part of the amended agreement.

IN WITNESS WHEREOF, this Amendment has been executed and delivered as of the date set forth in the caption above.

CONTRACTOR: WALTER P. MOORE AND ASSOCIATES, INC.

By: _____
Name: Daniel L. Brown
Title: Senior Principal

CITY OF BLUE SPRINGS

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

/s/ John Mullane
_____
Interim City Attorney

ATTACHMENT 1
2023 CDBG Sidewalk Program (CIP Project ST-31) - Amendment No. 1
City of Blue Springs, Missouri

SCOPE OF SERVICES

PHASE 1. **PRELIMINARY DESIGN**

CONSULTING ENGINEER'S FEE FOR PRELIMINARY DESIGN SHALL BE AMENDED FOR ADDITIONAL SERVICES REQUESTED BY CITY STAFF.

1.09. Additional Ownership and Abutting Property Information.

A. Obtain additional ownership information. The Consulting Engineer's, surveying sub-consultant shall contract with a City approved title company to obtain one (1) additional Ownership & Encumbrance Report for an additional tract of land (assuming only required for tracts where permanent easements or right-of-way is needed).

1.10. Additional Right-of-Way and Easements

A. Prepare right-of-way and easement descriptions and exhibits necessary to complete project. Original Scope of Services assumed five (5) temporary and/or permanent easements and/or rights-of-way would be required. The base bid design requires five (5) easements. The bid alternate design requires five (5) easements, so five (5) additional descriptions and three (3) additional exhibits for temporary and/or permanent easements and/or rights-of-way are required.

OPTIONAL SERVICES

Option 1. Acquisition Services – Bid Alternate

- Additional Consulting Engineer Activities.
    - Consultant will prepare and provide hardcopies of additional acquisition documentation and exhibits associated with the bid alternate design to the acquisition agent. The costs associated with the work shall be paid by the Consulting Engineer to the acquisition agent.
- Additional Acquisition Agent Activities. Acquisition Agent will perform the following activities associated with the bid alternate design:
    - Perform appropriate appraisal/valuation activities to determine market values of proposed easement and right-of-way takings.
    - Review and understand improvements and encroachments depicted in right-of-way plans, described in documentation, and shown in exhibits.
    - Contact property owners, discuss the project, improvements, and impacts on the properties.
        - Acquisition agent will meet as often as necessary to make contact, finalize documentation, and provide to City for recording.
    - Communicate any refusals for agreement and reasonings with the Consultant and City in an effort to determine potential solutions.
    - Provide signed, notarized easement and/or right-of-way documents to the City. It is assumed the City will record acquisition documents with the County prior to the construction of the project.

PROJECT SCHEDULE

Bid Documents: February 2024

2023 CDBG Sidewalk Construction (CIP Project ST-31) - Amendment No. 1

City of Blue Springs, Missouri

1/23/2024 DLB

Item of Work	Principal	Project Manager	Engineer	Senior CAD Tech.	CAD Tech.	Tot Labor Costs	Reimb. Expenses	Sub-Consultant Expenses	Total Fee
	$300	$180	$155	$140	$105				
PHASE 1. Preliminary Design									
1.09. Additional Ownership and Abutting Property Information									
A. Obtain Additional Ownership Information		2			2	$ 570	$ -	$ 450	$ 1,020
1.10. Additional Right-of-Way and Easement Documentation									
A. Prepare ROW and Easement Descriptions and Exhibits		4	4	2		$ 1,620	$ -	$ 1,200	$ 2,820
SUBTOTAL PRELIMINARY DESIGN	**0**	**6**	**4**	**2**	**2**	**$ 2,190**	**$ -**	**$ 1,650**	**$ 3,840**
TOTAL ADDITIONAL SERVICES	**0**	**6**	**4**	**2**	**2**	**$ 2,190**	**$ -**	**1,650**	**$ 3,840**
Optional Services									
Acquisition Services - Bid Alternate	3	8	4		4	$ 3,380	$ 100	$ 5,150	$ 8,630
TOTAL ADDITIONAL OPTIONAL SERVICES	**3**	**8**	**4**	**0**	**4**	**$ 3,380**	**$ 100**	**$ 5,150**	**$ 8,630**
GRAND TOTAL ADDITIONAL SERVICES	**3**	**14**	**8**	**2**	**6**	**$ 5,570**	**$ 100**	**$ 6,800**	**$ 12,470**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 29, 2024 **CONTRACT NO. 2020-117**

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving Amendment No. 2 to Contract No. 2020-117 with Superior Electrical Construction, Inc. in the amount of $10,000 for On Call Electrical Services. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

On June 17, 2020 the City of Blue Springs entered into a contract with Superior Electrical Construction, Inc. for On Call Electrical Services (Contract 2020-117). The Public Works Department uses this existing contract for evaluation and analysis of existing electrical components and facilities. Their services include providing recommendations for improvements, upgrades, repairs, providing repair or replacement of existing electrical components and systems, and providing emergency services related to electrical components and systems.

Throughout this contract term the Wastewater Treatment Plant has needed contractor assistance at their facility for repairs on numerous pieces of equipment, depleting their contract funds. This Amendment will supply the Wastewater Treatment Plant with additional funds to allow them the capability of having repairs completed by the contractor throughout the remainder of this contract term.

FINANCIAL IMPACT

Contractor:	Superior Electrical Construction, Inc.
Amount of Request/ Contract:	$10,000
Amount Budgeted:	$20,000
Budget Year:	FY 2023-24
Funding Source/Account #:	460-36030-530508
Account Balance:	$142,006.50 Date: 4/5/2024

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
May 6, 2024	July 12, 2024
Years and Months Contract in effect	**Number of times renewable**
2 Months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Amendment No. 2 attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	12780 E 40 Hwy Independence, MO 64055 khead@superior-electric.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

Resolution No. 31-2024

A RESOLUTION APPROVING AMENDMENT #2 TO CONTRACT No. 2020-117 WITH SUPERIOR ELECTRICAL CONSTRUCTION, INC. FOR ON CALL ELECTRICAL SERVICES

WHEREAS, on June 17, 2020 the City entered into a contract for On Call Electrical Services with Superior Electrical Construction, Inc.; and

WHEREAS, the City's Wastewater Treatment Plant has needed contractor assistance at their facility for repairs on numerous pieces of equipment, depleting their contract funds; and

WHEREAS, this second Amendment to contract 2020-117 will increase the amount payable under the contract for the July 11, 2023 through July 12, 2024 contract term by $10,000, for a contract total of $60,000; and

WHEREAS, this second Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to execute Amendment #2 to contract 2020-117 with Superior Electrical Construction, Inc. for On Call Electrical Services to increase the maximum amount payable in the July 11, 2023 through July 12, 2024 contract term by $10,000 for a contract total of $60,000. A copy of the proposed Contract is attached hereto as Exhibit "A" and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Rev. 01/01/2024

EXHIBIT A

EFFECTIVE DATE: May 6, 2024	**TERMINATION DATE:** July 12, 2024	**CONTRACT NUMBER:** 2020-117

CITY	**CONTRACTOR**
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Superior Electrical Construction, Inc.** **12780 E 40 HWY** **Independence, MO 64055**
Attention: Tom Degenhardt	Attention: Kevin Head
Department: Public Works	Phone: (816)-356-1163
Phone: (816)-228-0195	

AMENDMENT #2 TO CONTRACT NO. 2020-117

THIS AMENDMENT is made and entered into on the_____ of May 2024, between City of Blue Springs, Missouri ("City") and Superior Electrical Construction, Inc. ("Contractor").

WHEREAS, the City entered into a contract with Contractor with an effective date of June 17, 2020, for services generally identified as On Call Electrical Services; and

WHEREAS, the City is requesting an amendment to paragraph 7b, Total Compensation, to alter the Maximum Payment that may be made in the July 13, 2023 through July 12, 2024 term by $10,000 for a contract total of $60,000.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby agree to the following:

1. Scope amended as follows: Total Compensation amount to be increased by $10,000, for a contract total of $60,000 for the term ending July 12, 2024.

2. Terms of Original Agreement. All other terms and conditions of the original agreement not modified in this Amendment shall remain in full force and effect and be considered incorporated herein as part of the amended agreement.

IN WITNESS WHEREOF, this Amendment has been executed and delivered as of the date set forth in the caption above.

CONTRACTOR: Superior Electrical Construction, Inc.

By: _____
Name: Chris Head
Title: President

CITY OF BLUE SPRINGS

_____
Christine Cates, City Administrator

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 22, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Approve a new liquor license for East Forty Brewing LLC dba Lookout Bar by East Forty Brewing located at 425 NE Mock Ave, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on premises and Sunday Sales.

BACKGROUND/JUSTIFICATION

The Managing Agent for East Forty Brewing LLC dba Lookout Bar by East Forty Brewing is David Mann located at 1521 SW Trail Ridge Drive, Blue Springs, MO 64015.

FINANCIAL IMPACT

Contractor:	East Forty Brewing LLC dba Lookout Bar by East Forty Brewing
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A
Additional Funds Needed:	N/A
Funding Source/Account #:	N/A
Revenue to be Received:	$125.00
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 6, 2024	June 30, 2024

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION:

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director City Development) are on file in the Business Services Division. Individual statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this

license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Services Division. 2. Application for a Business License is on file with the Business Services Division

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving an Amendment to Contract No. 2024-048 in the amount of $1,400,000 with Tandem Paving Co, Inc. for 2024 Street Program, Project 24-01-03. This amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

The City Council approved Contract 2024-048 for the 2024 Street Program, Project 24-01-03 with Tandem Paving Co, Inc. in the amount of $1,891,014.64 on April 1, 2024. This project is approved as CIP ST-06 Pavement Management Program.

The Engineering Department is requesting an amendment to the 2024 Street Program contract to increase the funding for the current year program. An additional $1,226,530 is available from a fifty-percent (50%) increase in the FY 2022-23 General Fund balance. When revenue exceeds expenditures in the General Fund, 50% of the additional funds are allocated to street maintenance.

Bids received with the original contract were lower than the account balance, leaving additional funds for street maintenance. An additional $173,470 is requested from the fund to expend available funds.

Overall, Staff is requesting $1,400,000 of this additional funding to be utilized in the mill and overlay of additional street segments. These additional segments are selected based on roadway conditions and traffic volume. Staff selected streets for consideration and evaluated the repairs necessary based on actual bid costs, then identified segments for inclusion in the program which fit within the adjusted budget. New selections encompass about 4.6 miles.

The additional scope necessitates adding time to the contract. The original contract has project completion within 100 calendar days following Notice to Proceed. An additional 40 calendar days will be added to contract time, resulting in a new total of 140 calendar days.

FINANCIAL IMPACT

Contractor:	Tandem Paving Co, Inc.
Amount of Request/ Contract:	$1,400,000
Amount Budgeted:	$1,400,000
Budget Year:	FY 2023-24
Funding Source/Account #:	310-72000-543100 ST-06
Account Balance:	$1,209,760.59 Date: 4/26/2024

Additional Funds Needed:	$190,239.41
Funding Source/Account #:	Budget amendment will be complete in May for $1,226,530

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 7, 2024	September 16, 2024
Years and Months Contract in effect	**Number of times renewable**
N/A	N/A

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Amendment attached as Exhibit "A."

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	On File
Certificate of Insurance:	☒	On File
E-Verify Affidavits:	☒	On File
E-Verify proof of enrollment:	☒	On File
Bond:	☒	On File
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	On File
Wage Order, by reference	☒	Wage Order Number: On File
IRS Form W-9:	☒	On File
Bid/RFP/RFQ: (submit all)	☒	On File
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☒	On File
Contractor address and email:	☒	Tandem Paving Co, Inc. Attn: C. K. Smith P. O. Box 1417 Blue Springs, MO 64013 617 SE Industrial DR Blue Springs, MO 64014
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING AN AMENDMENT TO CONTRACT NO. 2024-048 WITH TANDEM PAVING CO, INC. FOR THE 2024 STREET PROGRAM, PROJECT 24-01-03

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site

employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Agreement; and

WHEREAS, the Engineering Department prepared specifications and secured quotations for 2024 Street Program, Project 24-01-03 and Contract 2024-048 was approved by the City Council on April 1, 2024; and

WHEREAS, an additional $1,226,530 is available from a fifty percent (50%) increase in the FY 2022-23 General Fund balance. When revenue exceeds expenditures in the General Fund, 50% of the additional funds are allocated to street maintenance; and

WHEREAS, an additional $173,470 is requested from the fund to expend available funds. Bids received with the original contract were lower than the account balance, leaving additional funds available for street maintenance; and

WHEREAS, the Engineering Department is requesting an amendment to the 2024 Street Program contract to increase the funding for the current year program Staff is requesting $1,400,000 of this additional funding to be utilized in the mill and overlay of additional street segments. These additional segments were selected based on roadway conditions and traffic volume. Staff selected streets for consideration and evaluated the repairs necessary based on actual bid costs, then identified segments for inclusion in the program which fit within the adjusted budget. New selections encompass about 4.6 miles; and

WHEREAS, the increase in scope of work necessitates adding time to the contract. The original contract has project completion within 100 days following Notice to Proceed. Staff is requesting to add 40 calendar days to the contract time, resulting in a new total of 140 calendar days; and

WHEREAS, this amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract amendment with Tandem Paving Co, Inc., 617 SE Industrial Drive, Blue Springs, MO 64014 for the 2024 Street Program, Project 24-01-03. A copy of the Contract Amendment is attached as Exhibit "A" and incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said amended contract.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

ATTEST:

Chris Lievsay, Mayor

Erin Ford, City Clerk

EXHIBIT A

EFFECTIVE DATE: May 6, 2024	**TERMINATION DATE:** September 16, 2024	**CONTRACT NUMBER:** 2024-048

CITY	**CONTRACTOR**
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Tandem Paving Co., Inc.** **P. O. Box 1417** **Blue Springs, MO 64013** **617 SE Industrial DR** **Blue Springs, MO 64014**
Attention: Tom Degenhardt	Attention: C. K. Smith, Vice President
Department: Public Works	Phone: (816) 215-1876
Phone: (816) 228-0121	

AMENDMENT TO CONTRACT NO. 2024-048

THIS AMENDMENT is made and entered into on the ___ day of May 2024, between City of Blue Springs, Missouri ("City") and Tandem Paving Co., Inc. ("Contractor").

WHEREAS, the City entered into a contract with Contractor with an effective date of April 1, 2024, for services generally identified as 2024 Street Program, Project 24-01-03; and

WHEREAS, an additional $1,226,530 is available from a fifty-percent increase in the FY 2022-23 General Fund balance. When revenue exceeds expenditures in the General Fund, 50% of the additional funds are allocated to street maintenance; and

WHEREAS, an additional $173,470 is requested to be added to the contract to expend available funds. Bids received with the original contract were lower than the account balance, leaving additional funds available for street maintenance.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby agree to the following:

1. Scope amended as follows: Add additional street segments as outlined in Attachment A for concrete repair, cold milling and asphalt overlay due to additional funding. Add 40 calendar days to contract time for a new total 140 calendar days.

2. Contract Amount amended as follows: Add $1,400,000.00 to original contract amount ($1,891,014.64) for a new total contract amount of $3,291,014.64.

3. Terms of Original Agreement. All other terms and conditions of the original agreement not modified in this Amendment shall remain in full force and effect and be considered incorporated herein as part of the amended agreement.

IN WITNESS WHEREOF, this Amendment has been executed and delivered as of the date set forth in the caption above.

CONTRACTOR: Tandem Paving Co., Inc.

By: _____
Name:
Title:

CITY OF BLUE SPRINGS

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

Attachment A

Street Name	**From**	**To**
NW 4th ST PL	Duncan RD	Roanoke DR
SW Clark Road	Luttrell Rd	19th Street
NW Vesper ST	7 HWY	10th ST
NE Sunny/T/D/G/4th ST	Adams Dairy RD	Duncan RD
SW Shadow Brook Dr	Woods Chapel	Shadow Brook Dr
SW 10th ST	Stonecreek DR	Richwood LN
NE Jacob LN	Colbern RD	Colbern RD
NE Springbrook	Field Creek Dr	Bright Ln
SW Krista CT	27th ST	CDS East

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: May 2, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2024 appointments and reappointments will be submitted to Council for approval.

BACKGROUND/JUSTIFICATION

A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:

Appearance Review Committee:
Reappoint: Bob Frost, Vice Chair

Community Development Block Grant Advisory Board:
Reappoint: Ken Korrell, Park Commission Rep.
Jaime Russell, Downtown Review Board Rep.

Development Advisory Commission:
Reappoint: Bob Frost
Orion Berridge
Travis Graham, Planning Commission Rep.
New Appointment: Orion Berridge, Chair

Downtown Review Board:
Reappoint: Jaime Russell, Vice Chair

Park Commission:
Reappoint: Nicholas Brummel
New Appointment: Nicholas Brummel, Chair
Tony Lopez, Vice Chair
Brian Markworth

Planning Commission:
New Appointment: Brian Ingersoll

Public Art Commission:
Reappoint: Taylor Beller
Kathy Cornelius

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 6, 2024	April 30, 2025

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 30, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution establishing the 2024 Downtown Master Plan Implementation Task Force and approval of Mayoral appointments to the Task Force.

BACKGROUND/JUSTIFICATION

City Council adopted the Downtown Master Plan (the Plan) on March 18, 2024, following months of public meetings and gathering stakeholder input. The Plan includes many development concepts and scenarios as well as public infrastructure and private investment ideas to help cultivate the continued redevelopment efforts in downtown. At the conclusion of the Plan, Next Steps are outlined to provide implementation strategies, including a schedule, priorities and key organizations that need to be involved in the implementation of the Plan. In order to help facilitate the implementation of the Downtown Master Plan, at the April 29, 2024 City Council Work Session the Mayor and City Council directed staff to bring forward a Resolution establishing a Downtown Master Plan Implementation Task Force.

Pursuant to Section 4.4.C of the Blue Springs Home Rule Charter, the Mayor appoints all members of committees, boards, and commissions, with the advice and consent of the majority of the Council. The list of the Mayor's appointments to the Task Force are:

Member	**Entity**
Galen Ericson	Councilmember District 1
Kent Edmondson	Councilmember District 2
Susan Culpepper	Councilmember District 3
Jon Burke	Executive Director – Blue Springs Downtown Alive!
Michael Scott	Chair - Downtown Blue Springs Community Improvement District Chair
Gailen Snyder	Chair – Main Center Redevelopment Corporation
Ken Horrell	Community Development Block Grant Representative
Pam Albarelli	Downtown Resident
Trevor Goodwin	Downtown Business Owner

The Mayor appoints Jon Burke, Executive Director of Blue Springs Downtown Alive! to serve as Chair of the Task Force.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 7, 2024	April 30, 2025
Years and Months Contract in effect	**Number of times renewable**
12	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution establishing Task Force and appointing members

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Resolution No. 33-2024

A RESOLUTION ESTABLISHING THE 2024 DOWNTOWN MASTER PLAN IMPLEMENTATION TASK FORCE AND APPROVING MAYORAL APPOINTMENTS

WHEREAS, the City Council adopted the new Downtown Master Plan on March 18, 2024, following months of public meetings and gathering stakeholder input; and

WHEREAS, the new Downtown Master Plan (the Plan) includes many development concepts and scenarios as well as public infrastructure and private investment ideas to help cultivate the continued redevelopment efforts in downtown; and

WHEREAS, a critical component of the Plan is Section 3, Next Steps, outlining implementation strategies, including a schedule, priorities and key organizations that need to be involved in the implementation of the Downtown Master Plan; and

WHEREAS, the City desires to facilitate the implementation of the Downtown Master Plan and further engage Downtown stakeholders in helping determine the implementation priorities and projects; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The 2024 Downtown Master Plan Implementation Task Force is hereby established.

Section 2. The Members of the Task Force are:

Member	**Entity**
Galen Ericson	Councilmember District 1
Kent Edmondson	Councilmember District 2
Susan Culpepper	Councilmember District 3
Jon Burke	Executive Director – Blue Springs Downtown Alive!
Michael Scott	Chair - Downtown Blue Springs Community Improvement District Chair
Gailen Snyder	Chair – Main Center Redevelopment Corporation
Ken Horrell	Community Development Block Grant Committee Member
Pam Albarelli	Downtown Resident
Trevor Goodwin	Downtown Business Owner

Section 3. The Chair shall be Jon Burke of Blue Springs Downtown Alive!

Section 4. City staff is directed to perform all tasks necessary to implement said Task Force.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
May 6, 2024

EXHIBITS FOR PUBLIC HEARING

KANSAS CITYC CANNABIS CONDITIONAL USE PERMIT (CUP-02-24-9059)

EXHIBIT #1 City Council Information Form dated April 30, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on April 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference) and Bill approving the Conditional Use Permit.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 30, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Dan Nelson of Kansas City Cannabis Company, on behalf of the property owner, Brandon Haverty SC Noland, LLC, for consideration to approve a Conditional Use Permit allowing extended hours of operation for the marijuana dispensary land use on a 1.28 +/- acres property generally located at NW Jefferson and NW Shaw Parkway. The applicant is requesting to operate the lobby an additional two hours to 10:00 pm and to operate the drive thru 24-hours a day on property addressed 1117 N 7 Highway. (CUP-02-24-9059) Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant contacted the City in early 2024 to inquire about the process to operate their marijuana dispensary business beyond the currently allowed 8:00 am – 8:00 pm per Unified Development Code Section 405.030 (34)(e). Mr. Nelson made two requests, one of which was to be allowed to operate the dispensary's lobby two additional hours at night to 10:00 pm. The second was to allow the drive-thru to operate 24-hours daily. For the applicant to make this request, the process to obtain a Conditional Use Permit is required. Kansas City Cannabis has operated in the city since 2021 and recently moved from their previous location at 1713 NW Burdett Crossing to 1117 N Highway 7.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 6, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit with the following three conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.

2. The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00 AM to 10:00 PM on any day of the week.

3. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 22, 2024
Action:	Recommended Approval by a vote 4-3

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on April 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Conditional Use Permit.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 22, 2024 City Council: May 6, 2024
Project Name:	***Kansas City Cannabis Company***
Site Location:	1117 N 7 Highway
Project Request:	CUP-02-24-9059; Conditional Use Permit with Alternative Development Standards to allow for extended hours of operation for the lobby and drive-thru beyond 8:00 AM – 8:00 PM.

Applicant: Dan Nelson | Kansas City Cannabis Company
Property Owner: Brandon Haverty SC Noland, LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to extend the current allowed hours of operation of a marijuana dispensary from 8:00 AM to 8:00 PM. Mr. Nelson is making two requests, the first of which is to extend the hours of operation for the lobby inside the store two additional hours in the evening to 10:00 PM. The second request is to allow the drive-thru to stay open 24 hours a day. The drive-thru is unique when compared to those used for a fast-food restaurant in that it operates with only a drawer and camera to provide additional security and safety measures for the business and employees working the drive-thru.

Unified Development Code (UDC) Section 407.050 (A)(34)(e) regulates a marijuana dispensary's hours of operation from 8:00 AM to 8:00 PM. It is because of this code provision the applicant is required to seek approval through a CUP. Staff has found that some cities in the metro on the Missouri side of the state line allow for longer hours of operation with the latest closing time of 10:00 PM. Furthermore, one City, Grandview, Missouri, allows a drive-thru to remain open 24 hours a day.

Staff Recommendation: Staff recommends approval of the CUP with Alternative Development Standards with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
11/13/2023	Planning Commission	Approved a Site Plan Design Review (SPDR-09-23-8902) with conditions.

Future Applications: **There are no future applications necessary with approval of this CUP request.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business District)	Retail (Westlake Ace Hardware)
South:	"GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
East:	Right-of-Way / "GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
West:	"GB" (General Business District)	(Storage)

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district but require a case-specific review to determine the compatibility in a specific context and location.

Preservation: The site is currently developed, and the applicant is not requesting to modify it further.

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has two (2) access drives along NW Jefferson Street. A previously approved Site Plan Design Review required a public sidewalk to be constructed along the north side of NW Jefferson Street across the property's frontage.

Traffic: No traffic studies or street improvements are warranted for this CUP application.

Stormwater: There is no development with the CUP request; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Open Space: The existing site will remain unchanged.

Land Use: The marijuana dispensary land use is allowed in the "GB" General Business zoning district.

Special Use Standards: Per UDC Section 405.050(A)(34) the following regulations shall apply to all Marijuana Dispensary land uses. The following standards are those relevant to the request:

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to the Special Use Standards Section of the Unified Development Code(UDC):

- Per 405.050(A)(34)(e) – Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

    1. **The applicant is requesting the hours of operation for the dispensary lobby be extended from 8:00 AM to 10:00 PM.**

2. **The applicant is also requesting that the dispensary's drive-thru be open 24 hours a day.**

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

1. That the proposed Alternative Development Standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The proposed alternative Development Standards would allow the business to provide products to the public beyond the current hours of operation regulated by the UDC, which for Marijuana Dispensaries is 8:00AM – 8:00PM.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed alternative development standards are consistent with the general land uses in the immediate area and goals/objectives of the Comprehensive Plan.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standards are consistent with other provisions of this Chapter.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: The proposed alternative development standards will have little to no impact on noise, traffic or other conditions or situations as the property this application is associated with is located on NW Jefferson Street near the intersection of I-70 and 7 Highway. Interstate 70 produces higher levels of noise when compared to other locations throughout the City away from the corridor. Furthermore, traffic is not expected to be impacted negatively by the request. Lastly, the property is located in a "GB" (General Business) zoning district away from residential land uses. A twenty-four (24) hour gas station and hardware store exist to the north of this property, outdoor storage to the west, an interstate, and state highways to the south and east. The nearest less intense zoning district is to the northwest of the property approximately 400 feet away.

   It is the opinion of staff that because of the property's location, surrounding land uses, and other conditions this criterion is met.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

STAFF RESPONSE: Staff does not believe the proposed alternative development standards will result in conditions or circumstances contrary to the public health, safety, and general welfare.

Review Criteria: *A Conditional Use Permit shall be reviewed according to the following criteria:*

1. The application furthers the intent of the proposed zoning district and supports that of any abutting districts.

   STAFF RESPONSE: The application furthers the intent of the "GB" (General Business) zoning district by allowing the commercial business to operate with extended hours to meet the needs of the public.

2. Compliance of any proposed development with the requirements of this Development Code.

   STAFF RESPONSE: No additional development is being proposed.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   STAFF RESPONSE: No additional site-specific conditions are necessary with this application.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   STAFF RESPONSE: The request for extended hours of operations for the dispensary's lobby and drive-thru will not negatively impact the public realm.

5. The adequacy of drainage, utilities, and other public facilities.

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

   STAFF RESPONSE: The proposed use is compatible in nature with the existing uses of neighboring properties. Staff does not foresee negative impacts on adjacent properties.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   STAFF RESPONSE: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

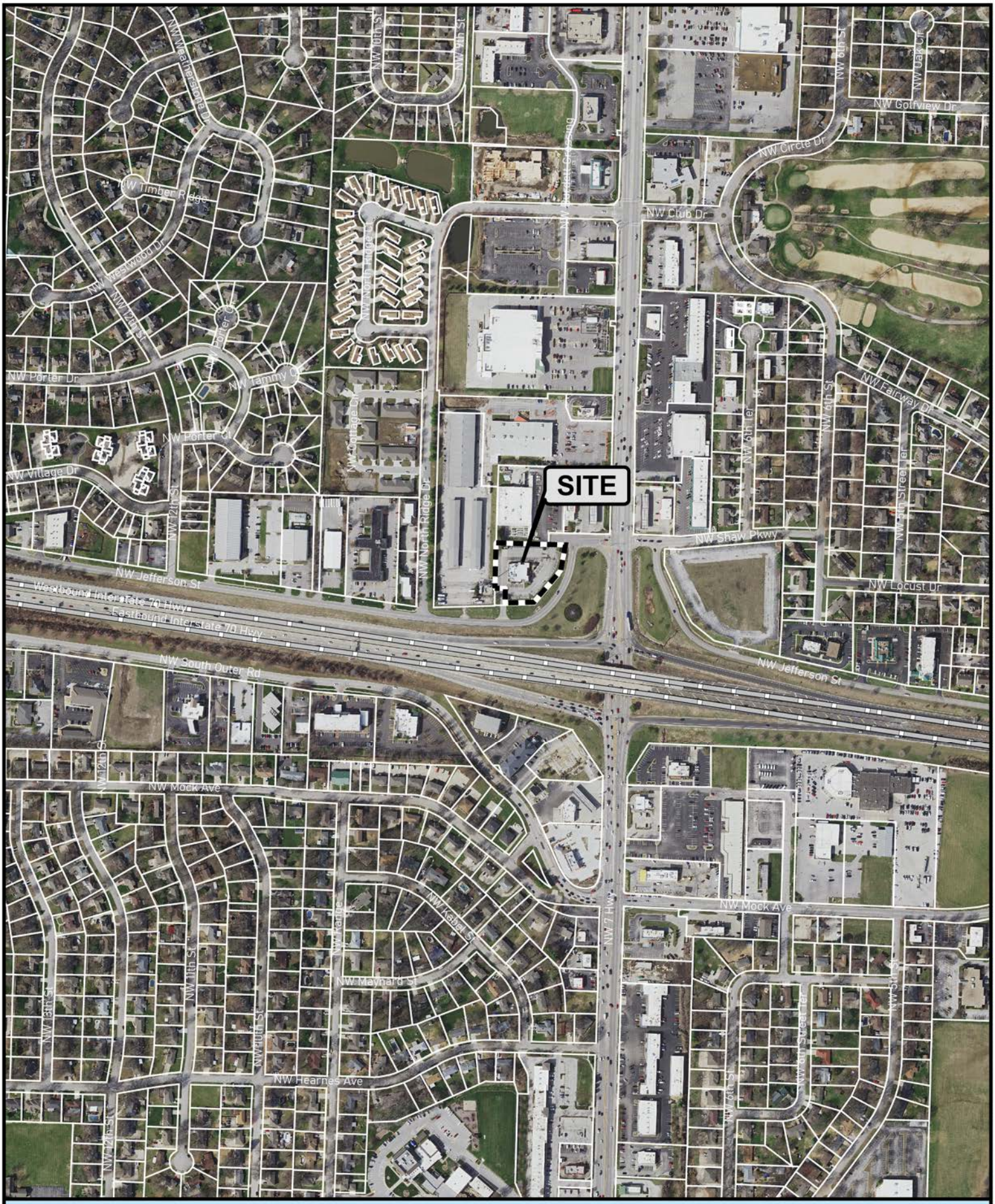
    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00AM to 10:00PM on any day of the week.
3. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

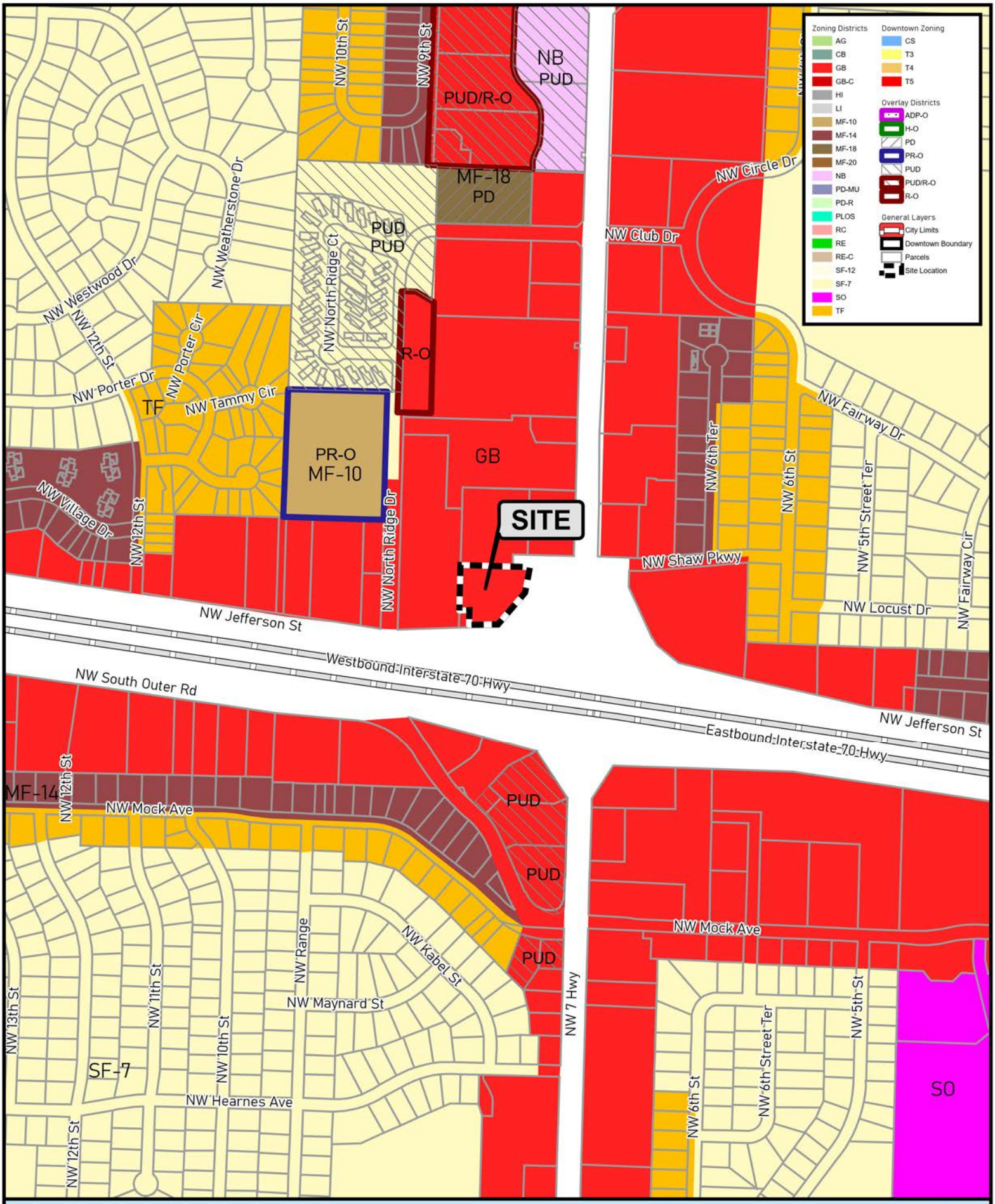


The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 2/23/2024



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet

Date: 2/23/2024

Dear Planning Commission and City Council,

I want to express my gratitude for the opportunity to speak about our project and for the continued guidance provided by the permits and codes division. Coming from a background deeply rooted in Grain Valley for over 43 years, I've witnessed the growth of Blue Springs firsthand. My family's connections to this area run deep, with my father owning a business and my mother working locally. Over the years, I've built relationships within the community and have a genuine interest in upholding our business reputation and being a responsible neighbor.

Currently, we operate four locations, employing over 80 individuals including veterans and skilled professionals. Our commitment to providing full benefits and above-average wages fosters a culture of growth and opportunity. With a new location on the I-70 corridor, we aim to continue our positive impact on the community. Our industry has played a significant role in job creation, tax revenue and supporting veterans in Missouri.

Our focus on security measures, with investments exceeding $200k just specific to the new Blue Springs location, reflects our dedication to safety and excellence. Including the first of its kind in the metro; a windowless drive-thru. I invite each of you to tour our facility to witness our practices firsthand. While I don't expect everyone to endorse our business, I believe it's essential for you to understand our operations and motivations.

As business owners and community members, we recognize the importance of accommodating our hardworking customers. Therefore, we propose extending our store hours to better serve the blue-collar demographic, allowing them greater flexibility in their shopping schedules. By requesting an extension to 10pm, we hope to align with the operational guidelines of neighboring stores in the metro with average closing hours ranging mostly between the hours of 9-10pm, while maintaining a strong security protocol.

Our goal is to facilitate easier access to essential products for our customers, contributing to a safer and regulated shopping experience. By extending our hours, we demonstrate our commitment to supporting our community members and enhancing their quality of life. We believe this initiative will not only benefit our existing customers but also attract new patrons, thereby generating increased tax revenue for the city.

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Kansas City Cannabis Company is proposing a 24 hr drive thru service only. The Sales Floor will remain closed after hours.
Framework and Security details for a pilot program would begin in June, then transition to 24hrs 7 days a week approximately July pending city approval;
1. Friday and Saturday 24 hr operation for the month of June
2. One armed guard and one employee will be on duty at all times during these hours. While the rest of the store remains locked.
3. All transactions and vehicles are recorded from 4+ angles at all times and KCC has implemented a true windowless drive thru with only a bank drawer and 2 way video communication system to complete transactions.
4. All products and orders will be fulfilled in our secure vault during these hours and add an additional layer of security and safety for our staff.
5. *Bankers Security* is our third party company that remotely monitors all security systems and alarms 24hrs a day. There are 12 panic buttons conveniently spaced throughout the facility that notify the police immediately. There is a call list and verbal password in the event of any issues.

There are approximately 10 Dispensary drive-thru's currently in operation around the metro all having operating hours closing between 9-10pm Approximately 40 in total spread across the metro.

-Except for 2;
1. Releaf Resources. Who has a 24hr drive- thru,365 days a year that never closes. Manned with only one person.
2. A location in Joplin, Missouri Made Marijuana keeps its retail floor open 24hrs a day and is manned by one employee and only video security.

-Speaking personally to both owners (Randy Black Sr. and Doug Galant) they have experienced zero major incidents. No robberies, hold ups or physical harm to staff. They did acknowledge having to call police a few times out of people just being irrational or disorderly and were asked to leave.

To add; KCC is part of a trade organization within the state '*MoCannTrade*' that connects all license holders and communicates any incidents statewide.

Convenience: A 24-hour drive-thru provides working-class community members with the convenience of being able to grab sleep or pain aids at any time, regardless of their work schedule.

Accessibility: Some individuals may have irregular working hours or may work overnight shifts, making it difficult for them to access traditional shopping

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options. A 24-hour drive-thru off I-70, a main artery for the metro, simplifies access. Instead of the need to buy illegal drugs off the streets that aren't regulated and/or unregulated products sold at 24 hr gas stations. The more access we can provide is one less bad deal at a time we can help deviate from.

Increased job opportunities: A 24-hour drive-thru would require employees to work around the clock, creating job opportunities for those looking for flexible or overnight work options and increased pay.

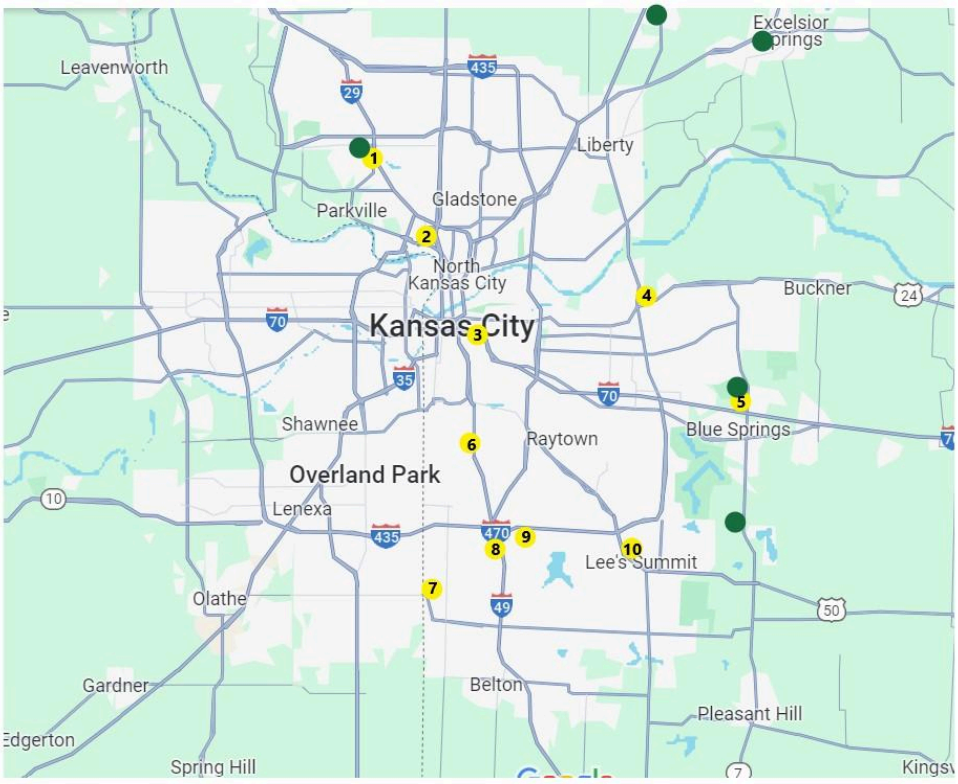
Community support: Having a 24-hour drive-thru in a working-class community demonstrates a commitment to meeting the needs of residents and supporting their daily lives.

Safety: Late-night shifts or long hours can lead to fatigue, making it potentially dangerous for individuals to drive long distances. Having a nearby 24-hour drive-thru reduces the need for individuals to travel long distances to other locations or alternative methods of purchasing.

Attached Below is an area map highlighting most of the Drive Thrus located in the metro.

Also KCCs locations and Drive Thru operations are pictured as well.

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1. Sunrise Cannabis
   6510 NW Prairie View Rd, Kansas City, MO 64151
   Drive Thru 8am-10pm
2. Riverside Wellness
   4403 NW Gateway Ave, Riverside, MO 64150
   Drive Thru 9am-9pm
3. Proper Cannabis
   1421 Wabash Ave, Kansas City, MO 64127
   Drive Thru 8am-9pm
4. Good Day Farm
   16820 E US Hwy 24, Independence, MO 64056
   Drive Thru 8am-10pm
5. Kansas City Cannabis Company
   1117 NW 7 Hwy, Blue Springs, MO 64014
   Drive Thru 10am-8pm
6. Terrabis Cannabis
   7025 Prospect Ave, Kansas City, MO 64132
   Drive Thru 9am-9pm

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7. Green Light Dispensary
   13531 Madison Ave, Kansas City, MO 64145
   Drive Thru 8am-10pm
8. Releaf Resources Dispensary
   13836 S U.S. 71 Hwy, Grandview, MO 64030
   Drive Thru 24hr
9. Good Day Farm
   10420 Blue Ridge Blvd, Kansas City, MO 64134
   Drive Thru 10am-8pm
10. Flora Farms Dispensary
    510 SW 3rd St, Lee's Summit, MO 64063
    Drive Thru 10am-730pm



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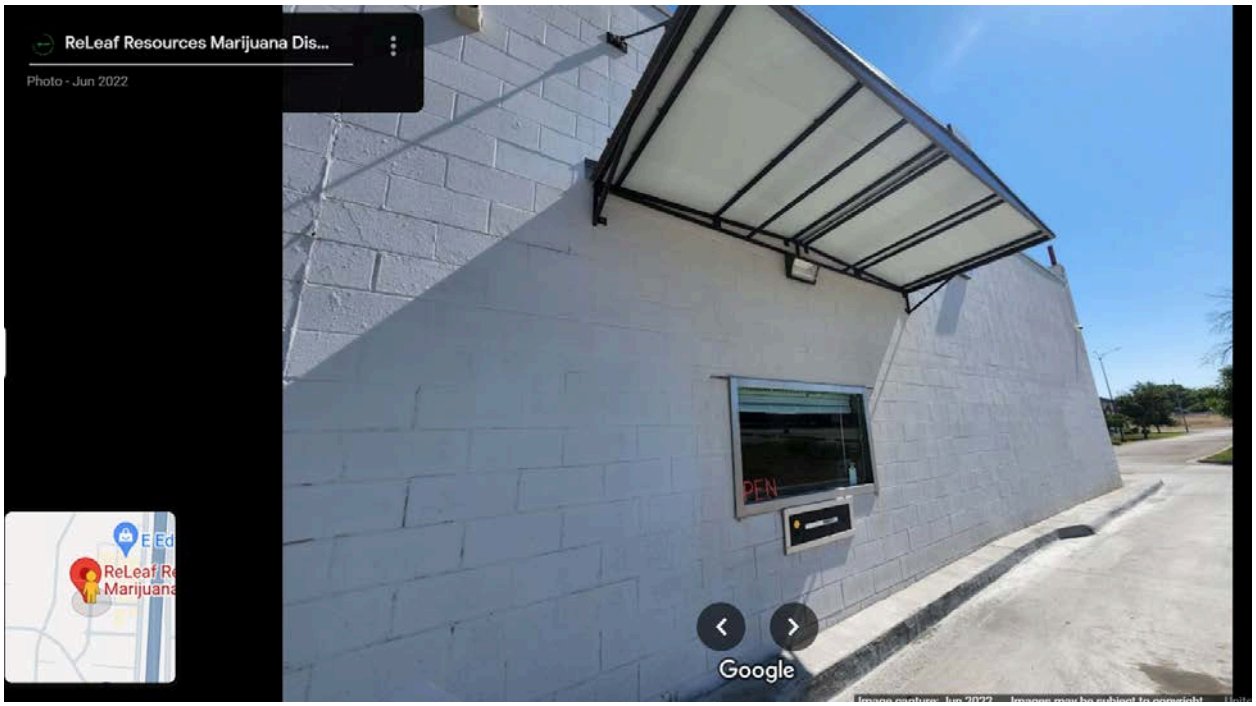


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THE EXAMINER

Notice ID: ywT3PCIbEwNa7VjuCkXz
KC Cannabis

AFFIDAVIT OF PUBLICATION: #2146050

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Apr. 6, 2024

Shalon Hartle
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $103.49

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE
Conditional Use Permit
CUP-02-24-9059
Kansas City
Cannabis Company
1117 N 7 Highway
Parcel #
36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

LOT 1 OF BOB EVANS FARM OF BLUE SPRINGS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber
Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit I CUP-02-24-9059 on **Monday, May 6, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 6, 2024

2146050

PUBLIC NOTICE

Conditional Use Permit | CUP-02-24-9059
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

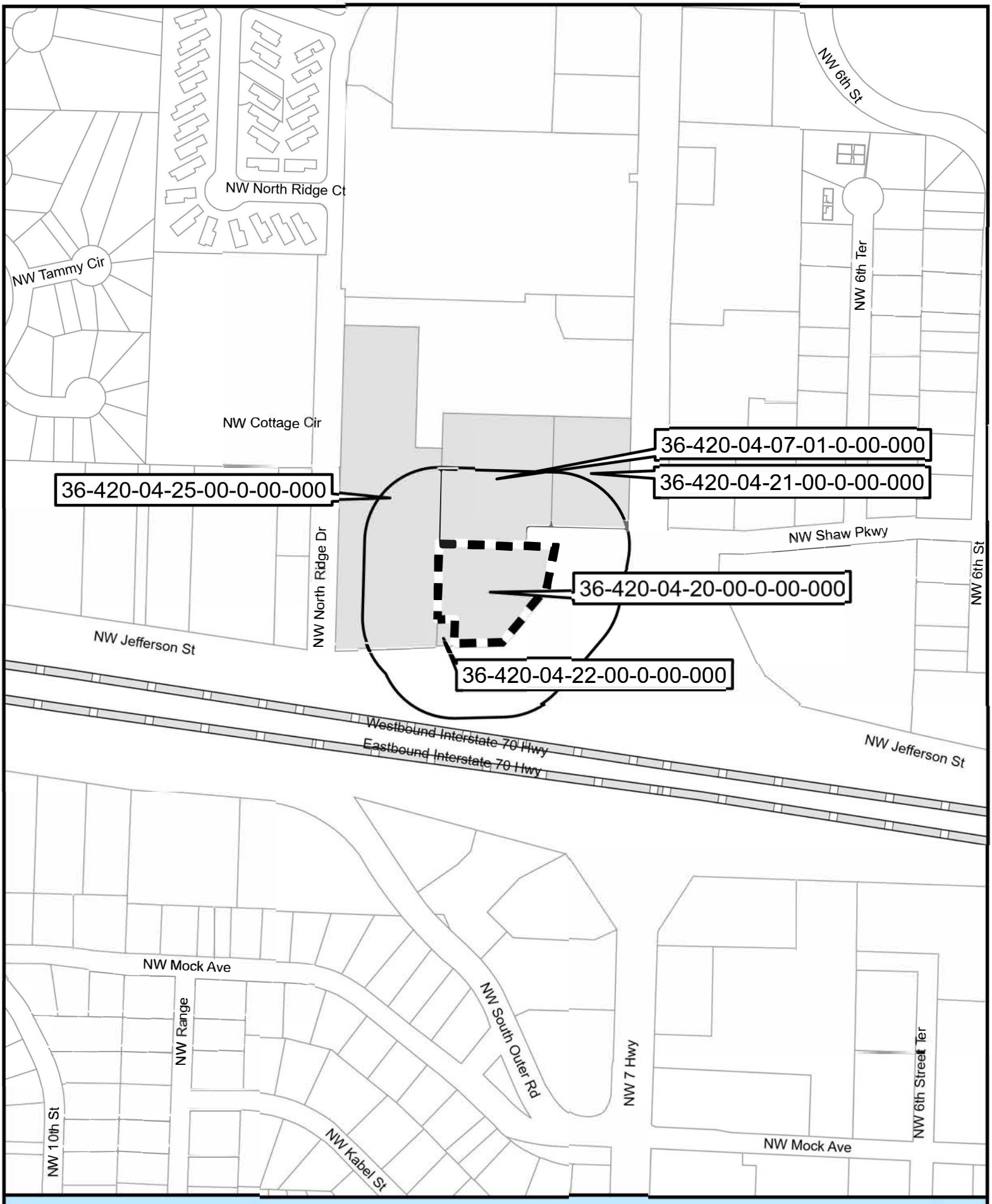
LOT 1 OF BOB EVANS FARM OF BLUE SPRINGS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber | Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit | CUP-02-24-9059 on **Monday, May 6, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/03/2024



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 300 feet
Date: 11/8/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-420-04-07-01-0-00-000	1205 NW 7 HWY	BLUE SPRINGS	MO	64015	1205 PROPERTIES LLC	20148 W 98TH ST LENEXA, KS 66220
36-420-04-21-00-0-00-000	1201 N 7 HWY	BLUE SPRINGS	MO	64015	BLUE SPRINGS QT LLC	PO BOX 3475 TULSA, OK 74101-3475
36-420-04-22-00-0-00-000	NO ADDRESS ASSIGNED	BLUE SPRINGS	MO	64015	BLUE SPRINGS QT LLC	PO BOX 3475 TULSA, OK 74101
36-420-04-25-00-0-00-000	1211 NW 7 HWY	BLUE SPRINGS	MO	64015	POINTE OF HOPE LUTHERAN CHURCH	1215 N M 7 HWY BLUE SPRINGS, MO 64015

Blue Springs, Missouri
Community Development

April 8, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-02-24-9059
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

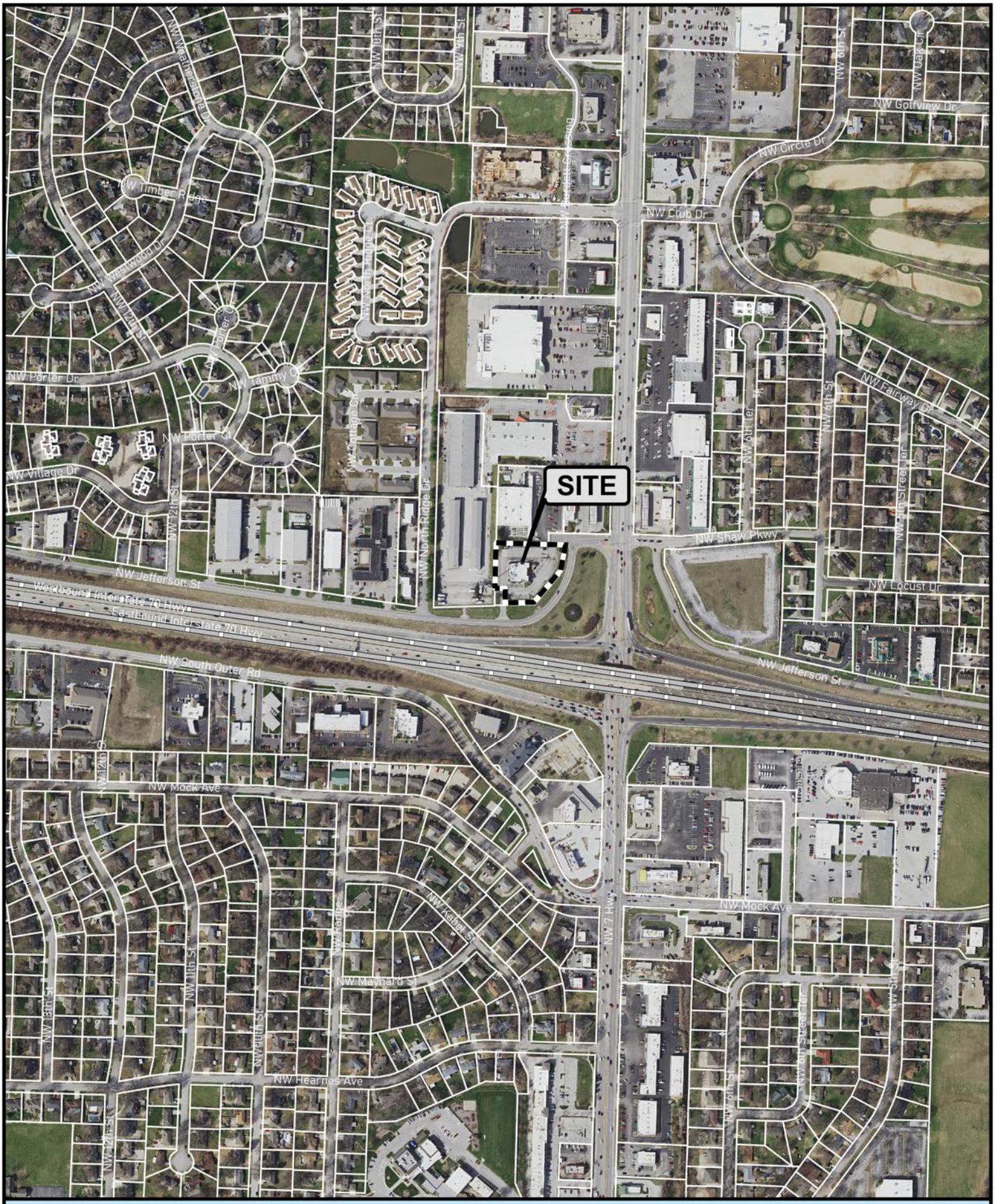
Planning Commission - Monday, April 22, 2024 @ 6:30 p.m.
&
City Council – Monday, May 6, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Dave McCumber
Development Review Manager



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 2/23/2024

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	CUP-02-24-9059
PC MEETING:	4-8-2024
CC MEETING:	4-15-2024
BOA MEETING:	n/a
NEWSPAPER:	3-23-2024
NOTICE LETTERS:	3-22-2024
PLANNER:	Jamarcus Magee

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Kansas City Cannabis Company
Project Name

1117 N Hwy7 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Comprehensive Dispensary — Legal Description (attach as a separate page if too large)

GB

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

LAND USE
- [x] Conditional Use
- [ ] Rezoning
- [ ] General Development Plan

LAND SUBDIVISION
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Administrative Plat

MASTER PLANS
- [ ] PD Concept Plan
- [ ] PD Final Plan
- [ ] PUD Concept Plan-Amended
- [ ] PUD Final Plan
- [ ] PRO Concept Plan-Amended
- [ ] PRO Final Plan
- [ ] Redevelopment Modification Plan

SITE DEVELOPMENT
- [ ] Appearance Review
- [ ] Site Plan/Design Review (SPDR)
- [ ] PD Final Plan / SPDR
- [ ] PUD Final Plan / SPDR
- [ ] Administrative SPDR

SIGNAGE
- [ ] Master Sign Plan
- [ ] Administrative Sign Plan
- [ ] Appeal for Minor Sign Adjustment

OTHERS
- [ ] Vacation
- [ ] Variance
- [ ] Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Dan Nelson	Kansas City Cannabis Co	816.674.6195	d.nelson@kccannabis.org

Address	City	State	Zip Code
1705 Burdett Crossing	Blue Springs	MO	64015

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 2/22/2024
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
Brandon Haverty SC Noland, LLC	816.560.4536	bhaverty@recorproperties.com

Address	City	State	Zip Code
5925 Beverly Avenue	Mission	KS	66202

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 2/22/2024
Property Owner Signature — Date

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REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

KC Cannabis is applying to extend its hours outside of city approved hours 8am-8pm to 8am-10pm for close of business, including the drive-thru.

KC Cannabis has proven to be a safe, postive addition to the Blue Springs community. Since the store opened in April of 2021 off Burdett Crossing. The store has only experienced one incident that was a break-in that happened overnight without harm to any persons and no product was stolen while the store was closed. Part of State Regulation and company policy is that all THC product remains in vault after close of business.

KCC understands that this will also support our cannabis business competition down the street and help generate more tax revenue for the city.

In addition, Running parallel with application of the 'Conditional Use' permit for extension of hours. KCC would like to apply for an additional 'Conditional Use' permit to utilize the Drive-Thru only for a 24 Hr service option. During this time, the sales floor and front doors will remain closed to public and there will be a security guard on premise during these hours of operation as well.

One dispensary in Grandview operates to date without incident a 24 hr drive-thru model we are proposing.

Another dispensary in Joplin runs a 24 hr open sales floor to date without incident as well.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

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FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + **Public Hearing**[1]		$ _____
DEAX	De-Annexation	$468 + **Public Hearing**[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + **Public Hearing**[1]		$ _____
RZ	Rezoning	$468 + **Public Hearing**[1]		$ _____
	General Development Plan	$0 + **Public Hearing**[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____ **lot(s)**	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____ **lot(s)**	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + **Public Hearing**[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____ **sq. ft.**	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + **Public Hearing**[1]		$ _____
VAR	Variance	$484 + **Public Hearing**[1]		$ _____
	Alternative Development Standards	$0 + **Public Hearing**[1]		$ _____
UDCT	UDC Text Amendment	$500 + **Public Hearing**[1]		$ _____
AA	Appeal of Admin. Decision	$484 + **Public Hearing**[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** **Card** **Cash** or **Check: #** _____		**$** _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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Introduced by Councilmember _____ BILL NO. 5206

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR EXTENDED HOURS OF OPERATION OF A MARIJUANA DISPENSARY LOCATED AT 1117 N HIGHWAY 7 IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR KANSAS CITY CANNABIS COMPANY

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) for property hereinafter described; and

WHEREAS, after review of the Conditional Use Permit with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development, in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 22, 2024, which Commission, after said hearing, recommended that the application for the Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on May 6, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the Conditional Use Permit approved by this Ordinance. The site is legally described as:

LOT 1; BOB EVANS FARM OF BLUE SPRINGS

Section 2. The land covered within this Conditional Use Permit and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 22, 2024, meeting and to the City Council at its May 6, 2024, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings

submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.

2. The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00AM to 10:00PM on any day of the week.

3. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
May 6, 2024

EXHIBITS FOR PUBLIC HEARING

945 NW VESPER CONDITIONAL USE PERMIT (CUP-02-24-9058)

EXHIBIT #1 City Council Information Form dated April 30, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on April 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference) and Bill approving the Conditional Use Permit.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 30, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge, for consideration to approve a Conditional Use Permit allowing the Building and Construction Contractor land use on a .25 +/- acre property generally located at NW 10th and Vesper Streets. The applicant is requesting to operate their commercial carpet cleaning business on the property addressed 945 NW Vesper Street. (CUP-02-24-9058) Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant contacted the City in February of 2024 for approval to operate their commercial carpet cleaning business at 945 NW Vesper Street. The property was developed in the mid-1990s for Print Graphics. The developer of the property was granted a variance by the Board of Adjustment for a reduced setback along NW 10th Street, which allowed them to construct the 3,500 sq-ft building. However, the site is constrained due to the building size and placement, which makes meeting the parking lot standards nearly impossible without significant reinvestment into the property. While the parking lot may be smaller than what the Unified Development Code allows, it has functioned since the development was completed with no record of circulation or safety issues.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 6, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit with the following two conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. Deviation from Section 407.010-4 be approved to allow the reduced parking lot dimensions as listed in the Parking section of this report.
    b. Deviations from 405.030 of the Building Type Standards to allow the following:
        i. A Larger frontage width (116') than what is allowed (25'-100')
        ii. Less transparency than what is required (50% - 80% at street level)
        iii. More than 20 linear feet of blank facades (west facade) along street frontage without transparency, entrances, or architectural ornamentation

2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, Or Storage)"* land use to be allowed in accordance with the Special Use Standards Section 405.050 (31) at the property addressed 945 NW Vesper Street.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 22, 2024
Action:	Recommended Approval by a vote of 7-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on April 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Conditional Use Permit.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 22, 2024 City Council: May 6, 2024
Project Name:	***Power Clean Carpet Cleaning***
Site Location:	945 NW Vesper Street
Project Request:	CUP-02-24-9058; Conditional Use Permit with Alternative Development Standards to allow for a Building or Construction Contractor (With Machinery, Equipment, Or Storage) in a "GB" General Business Zoning District

Applicant: Dan Bates | Power Clean Carpet Cleaning
Property Owner: Brett Burge
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to operate their commercial floor cleaning (Building or Construction Contractor) business, Power Clean Carpet Cleaning, at the address listed above. The applicant has stated that they have a total of fourteen (14) employees, six (6) of which will park a vehicle at the property daily. Mr. Bates has also indicated that all company vehicles and equipment will be parked or stored inside the building on the property and accessed through the overhead garage door, which is located on the east façade.

Prior to November 7, 2022, the City did not allow the Building or Construction Contractor land use to exist in the "GB" (General Business) zoning district. Ordinance 5163 was approved by the City Council, which allows the Building or Construction Contractor land uses in the "GB" General Business zoning district with an approved CUP.

Along with an approved CUP, the City's Unified Development Code (UDC) Section 405.050 provides Special Use Standards for this land use, which are outlined in the Conditional Use Permit Analysis section of this report. Additionally, the applicant is requesting Alternative Development Standards (ADS), which will be covered in the Alternative Development Standards analysis section of this report.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
05/11/1995	Board of Zoning Adjustment	Variance approval of an 8' side yard setback along 10th street from the required 15'.

Future Applications: **A Business License will be required to be approved if the Conditional Use Permit is approved.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" Single-Family District	Detached Housing
South:	"GB" General Business	Office
East:	"GB" General Business	Office

West:	"LI" Light Industrial	Office

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district but require a case-specific review to determine the compatibility in a specific context and location.

Preservation: The site is currently developed and the applicant is not requesting to modify it further.

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has one (1) drive access along NW Vesper Street. A sidewalk exists on the east side of NW 10th Street; however, NW Vesper Street currently has no public sidewalk. This CUP request is not proposing to modify the site further, thus requiring a sidewalk will not be necessary.

Traffic: No traffic studies or street improvements are warranted for this CUP application.

Stormwater: There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Open Space: The existing site will remain unchanged.

Land Use: The proposed land use, Building or Construction Contractor, is allowed in the "GB" General Business zoning district with the approval of a CUP. This land use is defined in the UDC as:

Construction contractor shall mean a person engaged in the construction of buildings, engaged in heavy construction (such as streets, bridges, or utilities), or specialized in such construction trades such as plumbing, heating and air condition, electrical wiring, masonry, roofing or gutters, well drilling, or house painting. Construction equipment shall mean a self-propelled or non-propelled equipment designed for off-road use in grading or construction, including trailers, attachments, and component parts for such equipment.

Special Use Standards: Per UDC Section 405.050(31) the following regulations shall apply to all Building and Construction Contractor land uses.

a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.

Staff Response: The applicant plans to store all materials and equipment within the existing building on the site. This criterion is not applicable to the application.

b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.

Staff Response: The applicant plans to store all materials and equipment within the existing building on the site. This criterion is not applicable to the application.

c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:

(1) Unless otherwise approved as part of the conditional use permit process;

(a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on side or rear facades of a building.

Staff Response: The applicant has no intention of modifying the building further.

(b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.

Staff Response: The applicant has stated that all equipment and company vehicles will be parked within the building.

(c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Staff Response: The applicant is not proposing alterations that alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Building Typology: The existing commercial building is classified as a Small Commercial building type in the UDC. Items highlighted indicate a legal non-conforming feature of the property.

Small Commercial Building		
Lot Size	Frontage width	25 feet to 100 feet - (116’ of frontage along NW 10th Street)
	Area	2,000 square feet to 10,000 square feet - (11,458 square feet)
Setbacks	Front	0 feet to 10 feet when fronting on a designated activity street or in the NB District generally; 0 feet to 45 feet in all other cases
	Side	5 feet minimum; 0 feet where party wall used
	Corner side	5 feet to 15 feet; except 0 feet when the first 30 feet of building frontage on the side street is designed to meet the standards of the front facade

	Rear	10 feet minimum, except 0 feet minimum for alley-loaded lots
Height		15 feet to 30 feet; up to 2 stories
Frontage Type		Terrace; frontage; plaza; enhanced streetscape frontage
Design and Performance Standards		Transparency = 50% to 80% at street level; 30% to 50% on upper story Primary entrance feature = 1 per building frontage No more than 20 linear feet of blank facades along street frontage without transparency, entrances, or architectural ornamentation. Building coverage = 90% maximum No surface parking shall be located in front of the front building line; any parking to the side shall be limited to no more than 30% of the lot frontage and screened at the front building line; all other parking shall be located behind the building or otherwise setback from the street at least 30 feet. [Note: parking for small commercial buildings shall use the following priority: (1) on-street parking; (2) shared off-site or public parking areas; (3) parking to the rear and access off an alley or side street; (4) side parking areas.] Non-residential design standards in Section **407.090** shall apply to all applications of this building type.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Warehousing and Wholesale	1 per 500 square feet, but in no case greater than 1 space per 400 square feet– Required 6	6 spaces

Required Stall Dimensions	Required Aisle Dimensions	Proposed Stall Dimensions	Proposed Aisle Dimensions
9.5 X 18.5’	25’	9’ X 14’	20’

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Warehousing and Wholesale	0 (Legal Non-Conforming)	0 (Legal Non-Conforming)

The site meets the required number of parking spaces; however, the required parking stall and drive aisle dimensions do not meet UDC standards. The applicant is asking for relief from this requirement through ADS. Staff is not requiring the addition of bike parking given this site is already constrained and is legal non-conforming.

Pedestrian Access: The applicant is not proposing to modify the site; therefore, they are asking to waive the requirement.

Architectural Character: The site includes one (1) metal building with one (1) overhead door on the east façade.

Frontage & Landscaping: The applicant is moving into the existing building on the site and is requesting to waive the requirement.

Signage: Any signs will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code.

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to the Special Use Standards Section of the Unified Development Code(UDC):

- **Per 405.030 - Deviation from the Building Type Standards to allow a larger frontage width (116') than what is allowed (25'-100').**
- **Per 405.030 - Deviation from the Building Type Standards to allow less transparency than what is required (50% - 80% at street level)**
- **Per 405.030 - Deviation from the Building Type Standards to allow more than 20 linear feet of blank facades (10th Street) along street frontage without transparency, entrances, or architectural ornamentation.**
- **Per 407.010-4 – Deviation from the Parking Area Design table to allow for reduced drive aisle and parking stall dimensions. The proposed drive aisle is twenty (20) feet wide and the parking stalls are nine (9) feet by fourteen (14) feet.**

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

1. That the proposed Alternative Development Standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The proposed ADS would allow this existing building to be utilized by a tenant now without requiring significant alterations to the site.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed ADS will allow the property to be utilized in a manner consistent with the general land uses surrounding it and proposed in the Comprehensive Plan.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standards are not consistent with other provisions of this Chapter since the site (parking lot) is existing and considered Legal Non-Conforming, however, staff does support this ADS request.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: Deviations from Section 407.010-4, provide unique challenges for this criterion. The property was developed in the mid-1990s and

was arranged in a manner that makes meeting the UDC standards extremely difficult without significant reinvestments.

A variance was requested and approved in May of 1995 regarding the reduction of the then 15' required side yard setback when abutting a side street (NW 10th). It was notated in the meeting minutes that the buildable area of the lot was not large enough to accommodate the proposed building and parking lot without asking for relief from the side yard setback through a variance. The Board of Zoning Adjustment approved the variance citing that the case was unique because NW 10th street had an unusual amount of right-of-way along this lot's frontage. The right-of-way measured from the east curb line of NW 10th Street is more than 32' wide at the intersection with NW Vesper and more than 44' wide at the NW corner of the property and NW 10th Street. The City Engineer confirmed that the placement of the building at only an 8' setback would not create a sight distance concern for vehicles at the intersection. The Board approved the request for the 8' setback from the west property line fronting NW 10th Street.

A building permit was approved, and the site was developed consistent with the permit and approved variance. A plot plan of the proposed developed was included with the building permit and showed a parking lot with a 20' wide drive aisle and 18' deep parking stalls. It appears that the parking lot dimensions did not meet the adopted UDC of that time but was still approved. Furthermore, the 18' parking stall depth was measured from the east building façade to the drive aisle, however, since the property was developed, parking blocks were installed to prevent vehicles from bumping into the building. The addition of parking blocks made the spaces even smaller and today are approximately 14' deep (to the parking blocks) with a 2' overhang. Moreover, the property has continued to be used with the smaller parking lot by tenant(s) over the years and it is unknown whether it has been an issue for vehicles to maneuver the tight parking lot.

It is the opinion of staff that since the property was developed according to the approved variance, building permit, and has operated for many years with the same parking dimension constraints, that this criterion be supported.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

   STAFF RESPONSE: Staff does not believe the proposed alternative development standards will result in conditions or circumstances contrary to the public health, safety, and general welfare.

Review Criteria: *A Conditional Use Permit shall be reviewed according to the following criteria:*

1. The application furthers the intent of the proposed zoning district and supports that of any abutting districts.

   STAFF RESPONSE: The application attempts to bring the business in conformance with the Unified Development Code (UDC). It both supports the existing zoning of the property and the abutting districts.

2. Compliance of any proposed development with the requirements of this Development Code.

STAFF RESPONSE: No additional development is being proposed.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   STAFF RESPONSE: The parking lot will be required to be striped prior to an approved business license.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   STAFF RESPONSE: Staff does believe that if the requested parking lot dimensions are approved that it will not have a negative impact on the public realm.

5. The adequacy of drainage, utilities, and other public facilities.

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

   STAFF RESPONSE: The proposed use is compatible in nature with the existing uses of neighboring properties. Staff does not foresee negative impacts on adjacent properties.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

   STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   STAFF RESPONSE: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

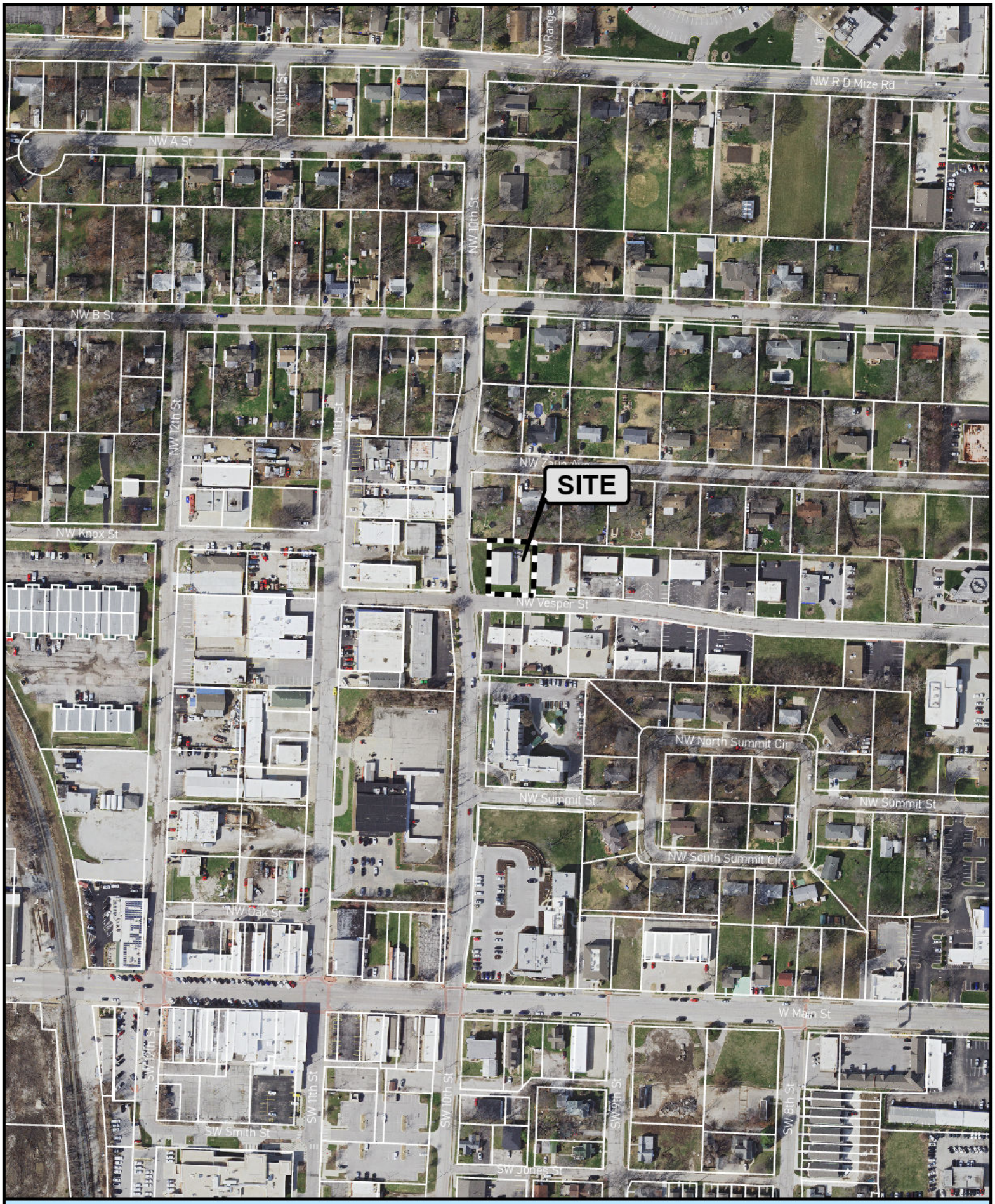
    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. Deviation from Section 407.010-4 be approved to allow the reduced parking lot dimensions as listed in the Parking section of this report.
    b. Deviations from 405.030 of the Building Type Standards to allow the following:
        i. A Larger frontage width (116') than what is allowed (25'-100')
        ii. Less transparency than what is required (50% - 80% at street level)
        iii. More than 20 linear feet of blank facades (west facade) along street frontage without transparency, entrances, or architectural ornamentation
2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, Or Storage)"* land use to be allowed in accordance with the Special Use Standards Section 405.050 (31) at the property addressed 945 NW Vesper Street.

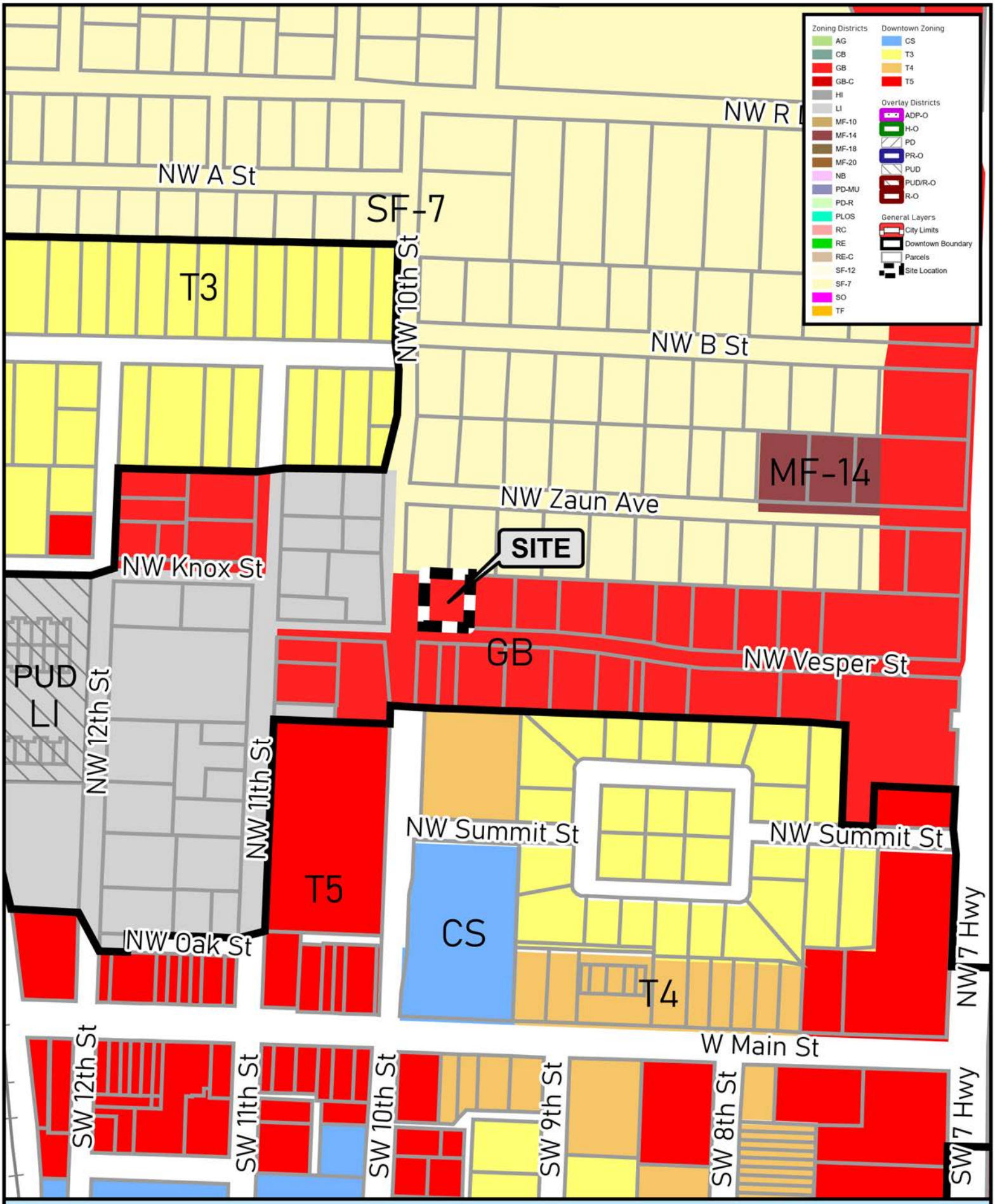


The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 265 feet
Date: 2/23/2024



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
SITE LOCATION MAP

N

1 inch = 265 feet

Date: 2/23/2024

To whom it may concern:

Power Clean Carpet Cleaning LLC is a commercial carpet cleaning business that serves the KC metro area. We have been in business for 6 years and were previously located in Independence, MO. We were voted number one carpet cleaning business by Kansas City Favorites We decided to relocate to Blue Springs due to our company growth and the need for a larger work area and are excited to bring our company to your lovely downtown business area of Blue Springs and be located at 945 NW Vesper St.

As per the Special Use Standards required noted in the zoning, land use and building standards documents we were provided, we will not be parking company equipment in the parking lot of our business and will only be parking company vehicles/equipment inside. All work-related equipment, i.e. Fans, dehumidifiers, etc. will always be stored inside and none of our company equipment will be visible from street view. We will not be altering the building, and we understand that it is very important to follow the city rules as stated in the documents provided and intend to honor those things as per city code. Our use of this property will in no way have a negative impact on the surrounding properties or businesses and we look forward to bringing more business to your city.

Sincerely,

Dan Bates

Power Clean Carpet Cleaning Owner

Received
02/22/2024 2:38:55 PM

THE EXAMINER

Notice ID: 2QYFzLw8o8VWm8JhKI5S
Power Clean Carpet Clean

AFFIDAVIT OF PUBLICATION: #2146040

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Apr. 6, 2024

Authorized Agent

Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $100.25

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE
Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel #
36-920-04-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge for a Conditional Use Permit for a Building or Construction Contractor land use at the property addresses 945 NW Vesper Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

LOT 12 OF
BLUE SPRINGS CENTER

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber
Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit I CUP-02-24-9058 on **Monday, May 6, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 6, 2024

2146040

PUBLIC NOTICE

Conditional Use Permit | CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel # 36-920-04-13-00-0-00-000

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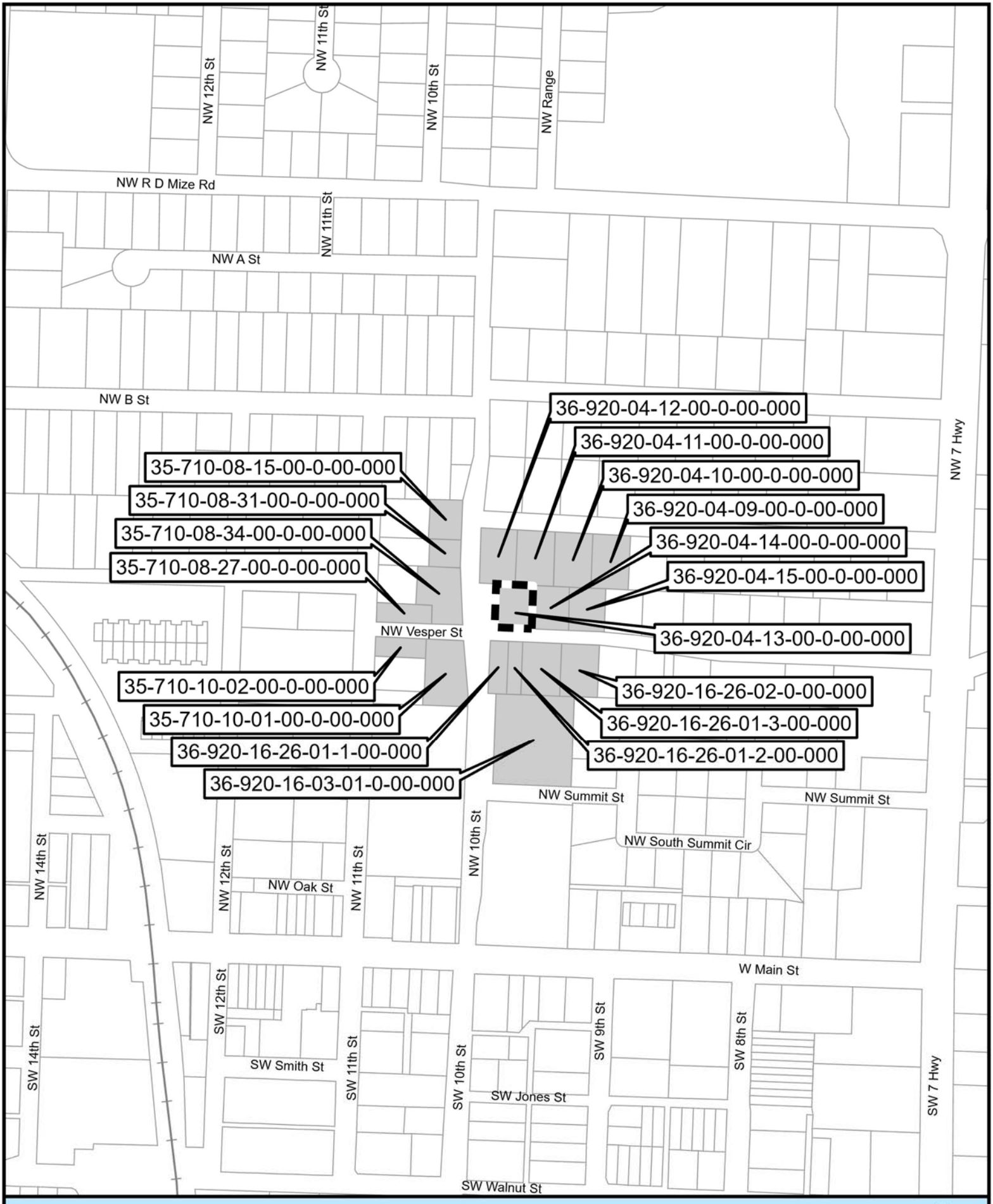
LOT 12 OF BLUE SPRINGS CENTER

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber | Development Review Manager

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CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/03/2024



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 325 feet
Date: 2/23/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-920-04-14-00-0-00-000	927 NW VESPER ST	BLUE SPRINGS	MO	64015	MILLAY PROPERTIES LLC	927 NW VESPER ST BLUE SPRINGS, MO 64015
36-920-16-26-01-3-00-000	916 NW VESPER ST	BLUE SPRINGS	MO	64015	THURMAN STEVEN P & LANA J	1201 HILLTOP DR BLUE SPRINGS, MO 64014
36-920-16-03-01-0-00-000	917 NW SUMMIT DR	BLUE SPRINGS	MO	64015	FRIENDSHIP MANOR SENIOR HOUSING LP	2335 N BANK DR COLUMBUS, OH 43220
36-920-16-26-01-2-00-000	924 NW VESPER ST	BLUE SPRINGS	MO	64015	SOMMERS SALES & SERVICES INC	924 NW VESPER ST BLUE SPRINGS, MO 64015
36-920-16-26-01-1-00-000	928 NW VESPER ST	BLUE SPRINGS	MO	64015	HICKAM TERRY L & HICKAM TODD A	928 W VESPER BLUE SPRINGS, MO 64015
36-920-04-15-00-0-00-000	915 NW VESPER ST	BLUE SPRINGS	MO	64015	OXMAN ANDREW E & JOANNE M	9001 SW 1ST ST LEES SUMMIT, MO 64064
36-920-04-12-00-0-00-000	912 NW ZAUN AVE	BLUE SPRINGS	MO	64015	GREER JOHNNIE BETH | KUMMETH LAWRENCE	3380 E FM 1430 LOT A12 MARBLE FALLS, TX 78654 | 101 N ROARING SPRINGS RD APT 3201 WESTWORTH VILLAGE, TX 76114
36-920-04-13-00-0-00-000	945 NW VESPER ST	BLUE SPRINGS	MO	64015	VESPER INVESTMENTS LLC	23410 E STRODE RD BLUE SPRINGS, MO 64015-9413
36-920-16-26-02-0-00-000	904 NW VESPER ST	BLUE SPRINGS	MO	64015	8418 PROPERTIES LLC	4001 NW HIDDEN POINTE DR BLUE SPRINGS, MO 64015
36-920-04-11-00-0-00-000	908 NW ZAUN AVE	BLUE SPRINGS	MO	64015	STREMMEL MARVIN LOUIS	908 NW ZAUN AVE BLUE SPRINGS, MO 64015
35-710-08-31-00-0-00-000	400 NW 10TH ST	BLUE SPRINGS	MO	64015	MONARCH INVESTMENT HOLDINGS	404 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-08-34-00-0-00-000	1001 NW VESPER ST	BLUE SPRINGS	MO	64015	IMPACT MEDICAL COMMERCIAL LLC	314 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-10-02-00-0-00-000	312 NW 11TH ST UNIT A	BLUE SPRINGS	MO	64015	OSBORNE CHARLES WESLEY & RUTH ZELMA	312 NW 11TH ST BLUE SPRINGS, MO 64014
35-710-10-01-00-0-00-000	309 NW 10TH ST	BLUE SPRINGS	MO	64015	BURGE INVESTMENT GROUP LLC	23410 E STRODE RD BLUE SPRINGS, MO 64015
36-920-04-10-00-0-00-000	904 NW ZAUN AVE	BLUE SPRINGS	MO	64015	LESLIE CARLENE F	2526 S 45TH KANSAS CITY, KS 66106
36-920-04-09-00-0-00-000	900 NW ZAUN AVE	BLUE SPRINGS	MO	64015	HUDSON JOHN G & PENNY L	900 ZAUN BLUE SPRINGS, MO 64015
35-710-08-27-00-0-00-000	314 NW 11TH ST	BLUE SPRINGS	MO	64015	BURGE INVESTMENT GROUP LLC	314 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-08-15-00-0-00-000	401 NW 10TH ST	BLUE SPRINGS	MO	64015	KC PROTECT PROPERTIES LLC	401 NW 10TH ST BLUE SPRINGS, MO 64015

Blue Springs, Missouri
Community Development

April 8, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel # 36-920-04-13-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge for a Conditional Use Permit for a Building or Construction Contractor land use at the property addresses 945 NW Vesper Street.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

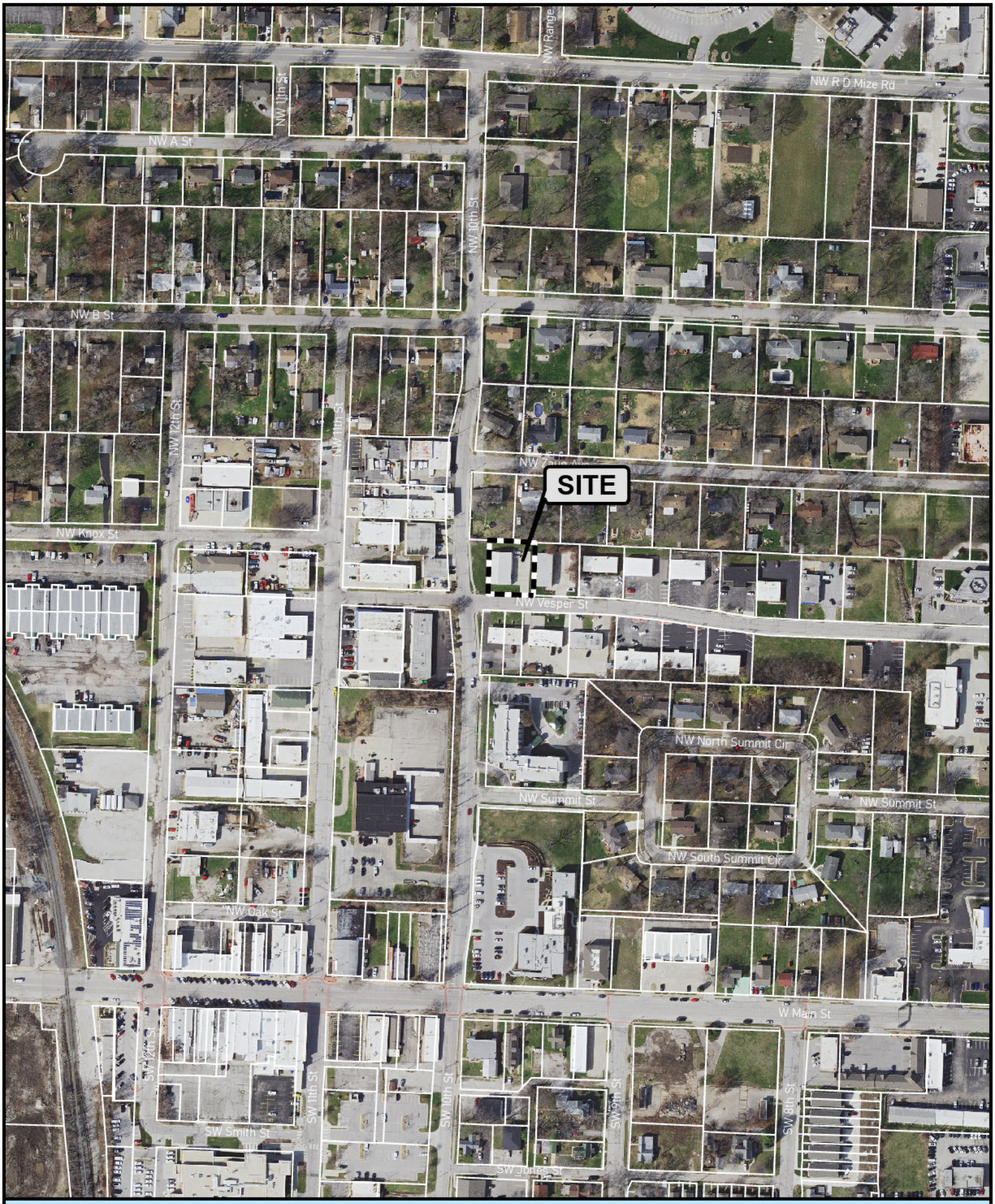
Planning Commission - Monday, April 22, 2024 @ 6:30 p.m.
&
City Council – Monday, May 6, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Dave McCumber
Development Review Manager



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 265 feet
Date: 2/23/2024

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #: CUP-02-24-9058
PC MEETING: 4-8-2024
CC MEETING: 4-15-2024
BOA MEETING:
NEWSPAPER: 3-23-2024
NOTICE LETTERS: 3-22-2024
PLANNER: Dave McCumber

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Power Clean Carpet Cleaning
Project Name

945 NW Vesper St, Blue Springs MO 64015 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Carpet Cleaning — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

LAND USE
- ☒ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Dan Bates	Power Clean Carpet Cleaning	816-585-7456	schedule.powerclean@gmail.com

Address	City	State	Zip Code
945 NW Vesper St.	Blue Springs	MO	64015

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Dan Bates — Applicant Signature — Date: 3-11-24

Name of Property Owner	Phone	Email Address
Brett Burge	816-935-3830	N/A

Address	City	State	Zip Code
945 NW Vesper St	Blue Springs	MO	64015

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X — Property Owner Signature — Date: 3-11-24

Received
02/22/2024 2:38:55 PM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

To whom it may concern:
Power Clean Carpet Cleaning LLC is a commercial carpet cleaning business that serves the KC metro area. We have been in business for 6 years and were previously located in Independence, MO. We were voted number one carpet cleaning business by Kansas City Favorites We decided to relocate to Blue Springs due to our company growth and the need for a larger work area and are excited to bring our company to your lovely downtown business area of Blue Springs and be located at 945 NW VesperSt.

As per the Special Use Standards required noted in the zoning, land use and building standards documents we were provided, we will not be parking company equipment in the parking lot of our business and will only be parking company vehicles/equipment inside. All work-related equipment, ie. Fans, dehumidifiers, etc will always be stored inside and none of our company equipment will be visible from street view. We will not be altering the building and we understand that it is very important to follow the city rules as stated in the documents provided and intend to honor those things as per city code. Our use of this property will in no way have a negative impact on the surrounding properties or businesses and we look forward to bringing more business to your city.

Sincerely,
Dan Bates
Power Clean Carpet Cleaning Owner

Received
02/22/2024 2:39:00 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

Received
02/22/2024 2:39:00 PM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____lot(s)	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____lot(s)	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____sq. ft.	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$ _____
VAR	Variance	$484 + Public Hearing[1]		$ _____
	Alternative Development Standards	$0 + Public Hearing[1]		$ _____
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$ _____
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$ _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

Received
02/22/2024 2:39:00 PM

Introduced by Councilmember _____ BILL NO. 5207

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE "BUILDING OR CONSTRUCTION CONTRACTOR" LAND USE IN THE "GB" GENERAL BUSINESS ZONING DISTRICT LOCATED AT 945 NW VESPER STREET IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR POWER CLEAN CARPET CLEANING

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) for property hereinafter described; and

WHEREAS, after review of the Conditional Use Permit with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development, in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 22, 2024, which Commission, after said hearing, recommended that the application for the Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on May 6, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the Conditional Use Permit approved by this Ordinance. The site is legally described as:

LOT 12; BLUE SPRINGS CENTER

Section 2. The land covered within this Conditional Use Permit and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 22, 2024, meeting and to the City Council at its May 6, 2024, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings

submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:

    a. Deviation from Section 407.010-4 be approved to allow the reduced parking lot dimensions as listed in the Parking section of this report.

    b. Deviations from 405.030 of the Building Type Standards to allow the following:

        i. A Larger frontage width (116') than what is allowed (25'-100')

        ii. Less transparency than what is required (50% - 80% at street level)

        iii. More than 20 linear feet of blank facades (west facade) along street frontage without transparency, entrances, or architectural ornamentation

2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, Or Storage)"* land use to be allowed in accordance with the Special Use Standards Section 405.050 (31) at the property addressed 945 NW Vesper Street.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
May 6, 2024

EXHIBITS FOR PUBLIC HEARING

ADAMS DAIRY PARKWAY AND WYATT ROAD RIGHT-OF-WAY ANNEXATION (ANNX-03-24-9076)

EXHIBIT #1 City Council Information Form dated April 15, 2024 with the following attachments: Site Location Maps; Petition of Voluntary Annexation with attachments; Affidavit of Publication in The Examiner on April 13, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners and Bill approving Annexation

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the City of Blue Springs as the owner and applicant to approve an annexation of property that consists entirely of Adams Dairy Parkway Right-of-Way (ROW) north of Wyatt Road (approximately 1.13 +/- acres) into the City limits. (ANNX-03-24-9076) Upon conclusion of the public hearing, a Bill approving the Annexation will be ready for introduction and the first reading.

BACKGROUND/JUSTIFICATION

The City of Blue Springs is the owner of unincorporated property that consists entirely of Adams Dairy Parkway ROW and is petitioning to annex the approximate 1.13 +/- acre property into City limits. All of Adams Dairy Parkway ROW from Wyatt Road north to 40 Highway is annexed into the City limits, except for this remnant piece that the City believed was still under Jackson County control. However, after further discussions with the County, it was determined the property is City-owned and has never been annexed into the City limits. The adjacent property, Colonial Gardens, was annexed into the City in 2023. This request is for the public hearing and first reading of the Bill for the proposed annexation. The second reading is scheduled for the May 20, 2024 City Council agenda.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 20, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Annexation (ANNX-03-24-9076)

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Site Location Maps; Petition of Voluntary Annexation with attachments; Affidavit of Publication in The Examiner on April 13, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners
2. Bill approving Annexation.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

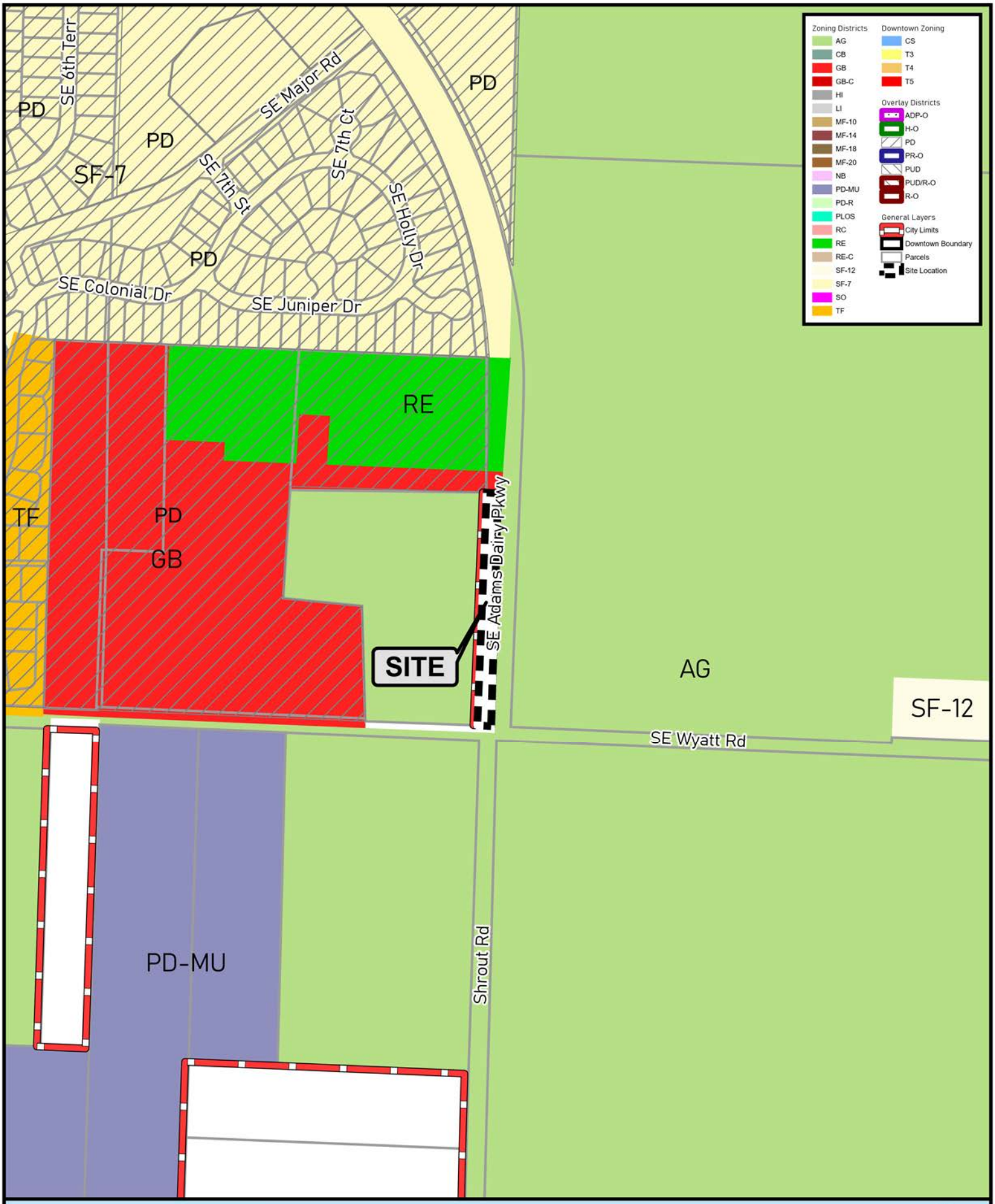


The City of Blue Springs Missouri

ANNX-03-24-9076
ADAMS DAIRY PARKWAY RIGHT-OF-WAY
AERIAL LOCATION MAP

N

1 inch = 400 feet
Date: 3/22/2024



The City of Blue Springs Missouri

ANNX-03-24-9076
ADAMS DAIRY PARKWAY RIGHT-OF-WAY
SITE LOCATION MAP

N

1 inch = 400 feet

Date: 3/22/2024

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	ANNX-03-24-9076
PC MEETING:	N/A
CC MEETING:	5-6-2024
BOA MEETING:	N/A
NEWSPAPER:	4-6-2024
NOTICE LETTERS:	4-5-2024
PLANNER:	Mike Mallon

PETITION OF VOLUNTARY ANNEXATION TO THE CITY OF BLUE SPRINGS, MISSOURI

I, on behalf of the undersigned The City of Blue Springs, Missouri, hereinafter referred to as the Petitioner, for our petition to the City Council of the City of Blue Springs, Missouri, state and allege as follows:

1. That the City of Blue Springs, Missouri is the owner of record of the real estate in Jackson County, Missouri, Adams Dairy Parkway Right-of-Way, which legal description is attached hereto and incorporated herein as Exhibit A.

2. That Petitioner agrees that the City may post one or more Public Hearing signs, provided by the City.

3. That Petitioner acknowledges the City will send notification to property owners within 185 ft. of the property. The City will also legally publish notice of the hearing.

4. That the said real estate is not now a part of any incorporated municipality.

5. That the said real estate is contiguous to the existing corporate limits of the City of Blue Springs, Missouri.

6. That there are contiguous holdings in which Petitioner has ownership interest which have already been annexed into the corporate limits of the City of Blue Springs.

7. That Petitioner requests that the said real estate be annexed to, and be included within the corporate limits of the City of Blue Springs, Missouri, as authorized by the provisions of Section 71.012 RSMo 1986.

RECEIVED
MAR 13 2024

Received
03/13/2024 9:29:43 AM

Dated this 12th day of March, 2024.

/s/ Christine Cates
Authorized Agent of Property Owner

Christine Cates, City Administrator
Please print name

903 W. Main Street
Address

Blue Springs, MO 64015
City/State/Zip

816-228-0140
Phone No.

ccates@bluespringsgove.com
E-Mail

ACKNOWLEDGEMENT AND VERIFICATION

STATE OF Missouri)
) SS
COUNTY OF Jackson)

On this 12 day of March, 2024, before me personally appeared Christine Cates, City Administrator of the City of Blue Springs, being of lawful age and after being duly sworn, to me known to be the person who executed the within Petition of Voluntary Annexation to the City of Blue Springs, Missouri in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS AND TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Blue Springs, the day and year first above written.

/s/ Christine O'Dwyer
Notary Public
My Official Term Expires:
06-20-2027

(Seal)

CHRISTINE O'DWYER
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23182162
My Commission Expires 06-20-2027

RECEIVED
MAR 13 2024
Blue Springs
Business Services

Received
03/13/2024 9:29:48 AM

EXHIBIT "A"
(Page 1 of 2)

File No. 018-33690
Wyatt & Adams Dairy Parkway
October 31, 2023
V_EXH3_183369

Property Description

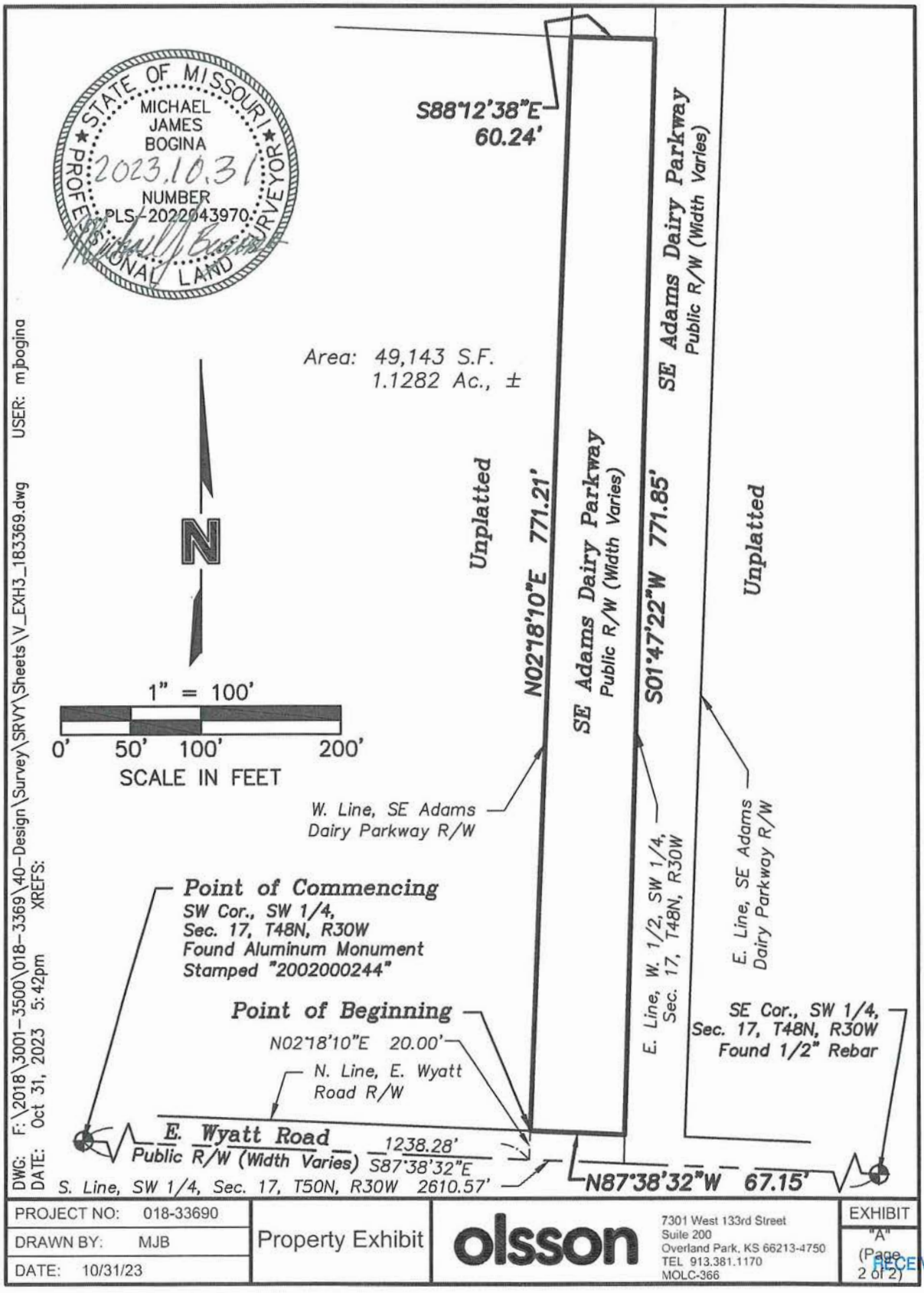
All that part of existing SE Adams Dairy Parkway right of way, as now established, lying in the Southwest Quarter of Section 17, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on October 31, 2023, as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of Section 17, Township 48 North, Range 30 West; thence South 87 degrees 38 minutes 32 seconds East, on the South line of said Southwest Quarter, a distance of 1238.28 feet to a point on the Southerly extension of the west line of SE Adams Parkway right of way, as now established; thence North 02 degrees 18 minutes 10 minutes East, departing said South line, on said Southerly extension, a distance of 20.00 feet to a point on the North line of E. Wyatt Road right of way, as now established, the POINT OF BEGINNING; thence North 02 degrees 18 minutes 10 seconds East, departing said North line, on said West line, a distance of 771.21 feet to a point; thence South 88 degrees 12 minutes 38 seconds East, departing said West line, a distance of 60.24 feet to a point on the East line of the West Half of said Southwest Quarter; thence South 01 degree 47 minutes 22 seconds West, on said East line, a distance of 771.85 feet to a point on the Easterly extension of said North line; thence North 87 degrees 38 minutes 32 seconds West, departing said East line, on said Easterly extension, a distance of 67.15 feet to the POINT OF BEGINNING, containing 49,143 Square Feet or 1.1282 Acres, more or less.



RECEIVED
MAR 13 2024
Blue Springs
Business Services

Received
03/13/2024 9:29:48 AM



RECEIVED
MAR 13 2024
Blue Springs Business Services

Received
03/13/2024 9:29:48 AM

THE EXAMINER

Notice ID: fZw9kF4WRhLZQCunbU91
ADP ROW

AFFIDAVIT OF PUBLICATION: #2167290

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Apr. 13, 2024

Shalon Hartle
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $158.47

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

ANNEXATION
ANNX-3-24-9076
"Adams Dairy Parkway Annexation"
Adams Dairy Parkway Right-of-Way north of Wyatt Road

Notice is hereby given that a public hearing will be held by the City Council of the City of Blue Springs on **Monday, May 6, 2024**, at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by The City of Blue Springs, Missouri, to annex approximately 1.13 +/-acres of property that consists of the right-of-way for Adams Dairy Parkway north of Wyatt Road into the corporate boundary of the City of Blue Springs. The property is City-owned and developed with Adams Dairy Parkway. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

All that part of existing SE Adams Dairy Parkway right of way, as now established, lying in the Southwest Quarter of Section 17, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on October 31, 2023, as follows:

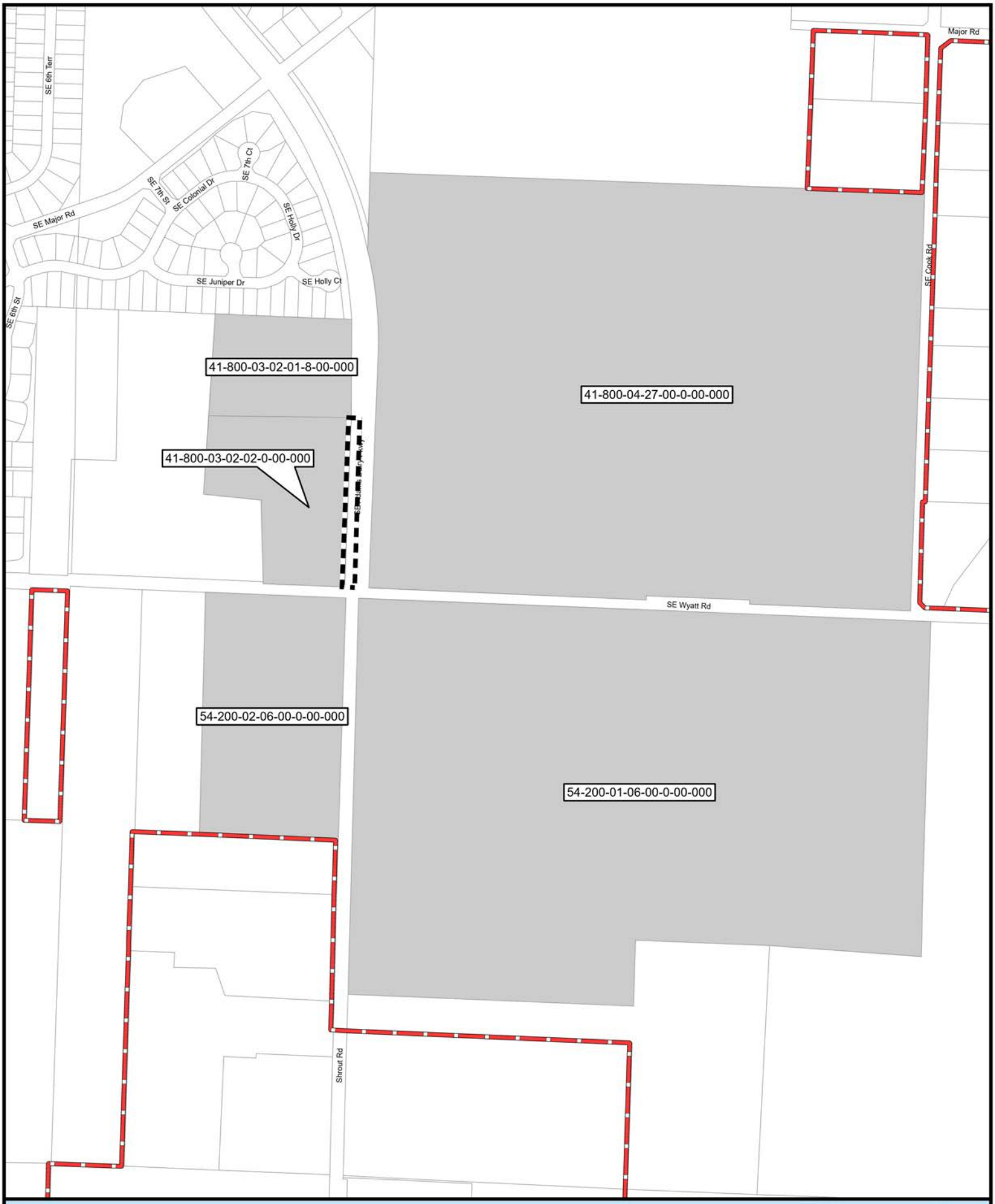
COMMENCING at the Southwest corner of the Southwest Quarter of Section 17, Township 48 North, Range 30 West; thence South 87 degrees 38 minutes 32 seconds East, on the South line of said Southwest Quarter, a distance of 1238.28 feet to a point on the Southerly extension of the west line of SE Adams Parkway right of way, as now established; thence North 02 degrees 18 minutes 10 minutes East, departing said South line, on said Southerly extension, a distance of 20.00 feet to a point on the North line of E. Wyatt Road right of way, as now established, the POINT OF BEGINNING; thence North 02 degrees 18 minutes 10 sec-

onds East, departing said North line, on said West line, a distance of 771.21 feet to a point; thence South 88 degrees 12 minutes 38 seconds East, departing said West line, a distance of 60.24 feet to a point on the East line of the West Half of said Southwest Quarter; thence South 01 degree 47 minutes 22 seconds West, on said East line, a distance of 771.85 feet to a point on the Easterly extension of said North line; thence North 87 degrees 38 minutes 32 seconds West, departing said East line, on said Easterly extension, a distance of 67.15 feet to the POINT OF BEGINNING, containing
49,143 Square Feet or 1.1282 Acres, more or less.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 13, 2024

2167290



The City of Blue Springs Missouri

ANNX-03-24-9076
ADAMS DAIRY PARKWAY RIGHT -OF-WAY
185' NOTIFICATION MAP

N

1 inch = 550 feet

Date: 3/25/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-200-01-06-00-0-00-000	27801 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J - TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-800-04-27-00-0-00-000	28000 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J-TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-800-03-02-01-8-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	COLONIAL GARDENS DEVELOPMENT LLC	5609 N BLUE VALLEY RD INDEPENDENCE, MO 64014
54-200-02-06-00-0-00-000	27711 E WYATT RD	BLUE SPRINGS	MO	64014	HAWES JAMES T	27711 E WYATT RD BLUE SPRINGS, MO 64014
41-800-03-02-02-0-00-000	27800 E WYATT RD	UNINCORPORATED	MO	64014	COLONIAL GARDENS DEVELOPMENT LLC	5609 N BLUE VALLEY RD INDEPENDENCE, MO 64014

Blue Springs, Missouri
Community Development

April 15, 2024

Ref: Public Hearing: Annexation | ANNX-3-24-9076
"ADP and Wyatt ROW Annexation"
Adams Dairy Parkway Right-of-Way north of Wyatt Road

Dear Property Owner:

A public hearing will be held by the City Council of the City of Blue Springs on **Monday, May 6, 2024** at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO to receive comments from interested parties and citizens relative to a request by the property owners, Claudia and Rodney Baker, to annex approximately 1.13 +/-acres of City-owned property that entirely consists of Adams Dairy Parkway Right-of-Way north of Wyatt Road into the corporate boundary of the City of Blue Springs. The property is currently developed with the Adams Dairy Parkway roadway.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question. A general site location map is enclosed for your information. Interested parties may view the application materials on file by submitting a request via e-mail to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information.

Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Mike Mallon
Sr. Director City Development
Enc.

Introduced by Councilmember _____ BILL NO. 5208
(ANNX-03-24-9076)

ORDINANCE NO. _____

AN ORDINANCE ANNEXING 1.13 +/- ACRES OF PROPERTY CONSISTING ENTIRELY OF ADAMS DAIRY PARKWAY RIGHT-OF-WAY NORTH OF WYATT ROAD TO THE CITY OF BLUE SPRINGS, MISSOURI

WHEREAS, pursuant to the Revised Statutes of Missouri and Ordinances of the City of Blue Springs, Missouri, a Voluntary Annexation Petition requesting annexation for the Adams Dairy Parkway Right-of Way (ROW) north of Wyatt Road Annexation was filed with the City of Blue Springs by the City of Blue Springs, the owners of all fee interests of record, in the lot of real estate described hereafter; and

WHEREAS, said real estate described herein is adjacent and contiguous to the present corporate limits of the City of Blue Springs, Missouri; and

WHEREAS, on May 6, 2024, a public hearing concerning the matter was held before the City Council of the City of Blue Springs, timely and proper notice of said hearing having been duly published; and

WHEREAS, the City Council of the City of Blue Springs has determined that the general criterion for annexation exists as mentioned in the Revised Statutes of Missouri and finds that said annexation is reasonable and necessary to the proper development of the City and that the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That, pursuant to Section 71.012, RSMo, the described lot of land of real estate, described below, is hereby annexed into the City of Blue Springs, Missouri, to wit.

All that part of existing SE Adams Dairy Parkway right of way, as now established, lying in the Southwest Quarter of Section 17, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on October 31, 2023, as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of Section 17, Township 48 North, Range 30 West; thence South 87 degrees 38 minutes 32 seconds East, on the South line of said Southwest Quarter, a distance of 1238.28 feet to a point on the Southerly extension of the west line of SE Adams Parkway right of way, as now established; thence North 02 degrees 18 minutes 10 minutes East, departing said South line, on said Southerly extension, a distance of 20.00 feet to a point on the North line of E. Wyatt Road right of way, as now established, the POINT OF BEGINNING; thence North 02 degrees 18 minutes 10 seconds East, departing said North line, on said West line, a distance of 771.21 feet to a point; thence South 88 degrees 12 minutes 38 seconds East, departing said West line, a distance of 60.24 feet to a point on the East line of the West Half of said Southwest Quarter; thence South 01 degree 47 minutes 22 seconds West, on said East line, a distance of 771.85 feet to a point on the Easterly extension of said North line; thence North 87 degrees 38 minutes 32

seconds West, departing said East line, on said Easterly extension, a distance of 67.15 feet to the POINT OF BEGINNING, containing 49,143 Square Feet or 1.1282 Acres, more or less.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Blue Springs.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 19, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Schedule III. Prohibited Parking – Certain Sections of Designated Streets, Table III-E. Parking Restrictions Concerning School Locations, in Title III, Section 355.010 of the of the Code of Ordinances, City of Blue Springs, Missouri, to include portions of NE Sunnyside School Road.

BACKGROUND/JUSTIFICATION

The requested change modifies the Municipal Code list of locations with "No Parking 8:30 AM to 9:30 AM and 3:30 PM to 4:30 PM On School Days" signage by adding:

NE Sunnyside School Road – West side from Knox Street to a point 500 feet south.

This signage promotes safety, provides emergency access and alleviates concerns within the City. Temporary no parking has been effective since December 4, 2023, for NE Sunnyside School Road with good success and no issues raised by local residents.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 15, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

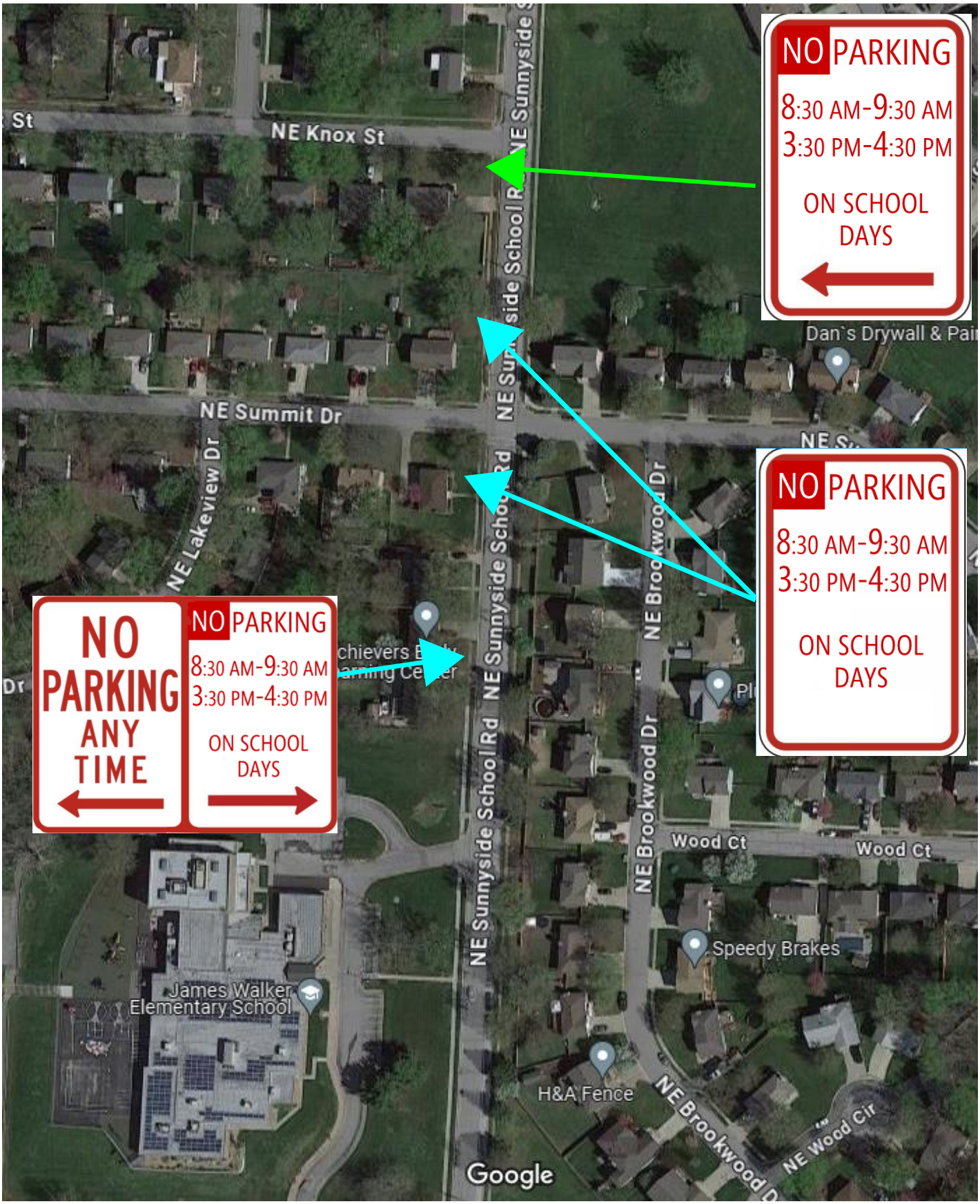
N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Map of Sunnyside School Road
2. Bill approving Code Amendment

REVIEWED BY

Requesting Director: ***Tom Degenhardt***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***


NO PARKING
8:30 AM-9:30 AM
3:30 PM-4:30 PM
ON SCHOOL DAYS
NO PARKING
8:30 AM-9:30 AM
3:30 PM-4:30 PM
ON SCHOOL DAYS
NO PARKING
ANY TIME
NO PARKING
8:30 AM-9:30 AM
3:30 PM-4:30 PM
ON SCHOOL DAYS
NE Knox St
NE Summit Dr
NE Lakeview Dr
NE Sunnyside School Rd
NE Brookwood Dr
Wood Ct
Wood Ct
Dan`s Drywall & Pai
Speedy Brakes
James Walker Elementary School
H&A Fence
NE Wood Cir
Google

Introduced by Councilmember _____ BILL NO. 5209

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE III, SCHEDULE III. PROHIBITED PARKING – CERTAIN SECTIONS OF DESIGNATED STREETS, TABLE III-E. PARKING RESTRICTIONS CONCERNING SCHOOL LOCATIONS, OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO ADD A NEW PARAGRAPH PROHIBITING PARKING ON NE SUNNYSIDE SCHOOL ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Title III, Schedule III "Prohibited Parking – Certain Sections of Designated Streets", Table III-E "Parking Restrictions Concerning School Locations", of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by **adding** the following paragraphs that shall read as follows, which shall be inserted alphabetically into Table III-E:

NE Sunnyside School Road – West side from Knox Street to a point 500 feet south. No Parking 8:30 AM to 9:30 AM and 3:30 PM to 4:30 PM On School Days.

Section 2. That in all other respects Title III, Schedule III, Table III-E of the Code of Ordinances, City of Blue Springs, Missouri, shall remain as presently enacted.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 26, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving a one-year contract in the amount of $225,000.00 with Jackson County Community Backed Anti-Drug Tax (COMBAT), for a Law Enforcement School Based Initiative.

BACKGROUND/JUSTIFICATION

The City is requesting authorization to enter into an agreement with Jackson County, Missouri. Jackson County Missouri, through the COMBAT fund, will provide funding in the amount of $225,000.00 to the City of Blue Springs to pay for the full salary and benefits of one Blue Springs Police Department officer and the partial salary and benefits of one other officer. The officers will be assigned as School Resource Officers to teach drug prevention education in the Blue Springs School District (BSSD) elementary schools that are located within the City limits of Blue Springs or within the BSSD.

FINANCIAL IMPACT

Contractor:	Jackson County Community Backed Anti-Drug Tax (COMBAT)
Amount of Request/ Contract:	$225,000
Amount Budgeted:	$225,000
Budget Year:	FY 23-24
Funding Source/Account #:	Personal Accounts
Account Balance:	N/A Date: 4/5/2024
Revenue to be Received:	$225,000
Revenue Account No.	100-00000-420100 Combat-Dare

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
January 1, 2024	December 31, 2024
Years and Months Contract in effect	**Number of times renewable**
One year	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ordinance with Agreement attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☐	N/A
Certificate of Insurance:	☐	N/A
E-Verify Affidavits:	☐	N/A
E-Verify proof of enrollment:	☐	N/A
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	N/A
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Introduced by Councilmember _____ BILL NO. 5210

ORDINANCE NO. ____

AN ORDINANCE APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND JACKSON COUNTY COMMUNITY BACKED ANTIDRUG TAX FOR A LAW ENFORCEMENT SCHOOL BASED INITIATIVE

WHEREAS, Jackosn County Missouri, through the Community Backed Anti-Drug Tax (COMBAT) fund will provide funding to the City of Blue Springs Police Department to pay for the full salary and benefits of one officer and the partial salary of another officer; and,

WHEREAS, the officers will be assigned as School Resource Officers to teach drug prevention education in the Blue Springs School District Elementary Schools; and,

WHEREAS, in the past the Bue Springs Police Department has provided these officers to the Schol District and in turn COMBAT has annually provided the funding to support the school based initiative of drug prevention education.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract between the City of Blue Springs and Jackson County Missouri for a Law Enforcement School Based Initiative in the amount of $225,000.00. A copy of the Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said contract.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____

ATTEST: Chris Lievsay, Mayor

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Rev. 01/01/2024

EXHIBIT A

R. 21520

AGREEMENT

(2024 COMBAT Law Enforcement School Based Initiative (LESBI))

AN AGREEMENT by and between Jackson County, Missouri, hereinafter referred to as “County”, and, **City of Blue Springs, 903 Main Street, Blue Springs, MO 64015,** hereinafter referred to as "the City" made and entered into this _____ day of ___May_____, 2024.

WHEREAS, the City has requested funding from County’s Anti-Crime Sales Tax Funds to assist the City in defraying certain costs of its Law Enforcement School Based Initiatives (LESBI) or similar anti-drug; and anti-violence programs and,

WHEREAS, the County’s Jackson County Drug Commission recommended and the County Legislature approved the City’s request as an appropriate expenditure of Anti-Crime Sales Tax Funds; and,

WHEREAS, this Agreement provides a suitable mechanism by which the designated County funds shall be disbursed to the City;

NOW THEREFORE it is agreed by and between the parties as follows:

1. The County agrees to pay to the City a total amount not to exceed **$225,000.00**. Upon execution of this Agreement, City may submit an invoice for 50% of the award. Prior to September 30, 2024, and upon receipt and approval of the previous LESBI Semester Report, the final payment shall be made. This award is contingent upon collection of sales taxes as budgeted at the time of the contract award. If COMBAT funds are reduced, contractor will be informed of necessary contract revisions, as provided for in this Agreement. City agrees to submit semester program reports on forms provided by COMBAT Administration. All payments will be processed within 45 days of receipt of invoice, if the invoice is complete and accurate. Payments will be withheld until the semester program reports are received and accurate. Any reports that are incorrect will delay payment.

2. The County agrees and acknowledges that the City shall use the proceeds of this Agreement, together with City funds and any federal or state grant funds which may have been awarded, to cover certain expenses of its LESBI or similar anti-drug and anti-violence programs, all as is more fully set out in the funding request and other documents attached hereto as Exhibit A, Program Budget Page attached hereto.

3. The City agrees that all proceeds of this Agreement shall be subject to audit by the County's Legislative Auditor or such other auditor as the County may designate. Additionally, the City agrees to contract for the performance of a comprehensive audit in conformance with the Single Audit Act of 1984, and to forward two copies of the audit report to the Jackson County COMBAT Commission, one of which will be forwarded to the County's Department of Finance and Purchasing.

4. The City shall provide an annual program report at the end of each calendar year summarizing all activities of its LESBI or similar anti-drug and anti-violence programs to the Jackson County COMBAT Commission containing such particulars as said Commission might specify.

5. City must follow COMBAT on Twitter and Facebook.

6. City must provide a high-resolution version of its logo.

7. City must provide a minimum of two (2) "success stories" of clients served through the COMBAT-funded services the City provides. These success stories can come in the form of an article, first-person stories/letters, videos, poems, a link to a story posted on the agency's website, etc.

8. The organization must have a representative participate in the regularly scheduled monthly COMBAT STRIVIN Hub meeting that is near their funded program(s).

9. Chapter 93, section 9304 of the Jackson County Code provides "Any proceeds from the Anti-Drug Sales Tax creating jobs and employment shall have a twenty percent goal for minority hiring and employment." City recognizes this goal and shall use its best efforts to achieve it.

10. City agrees that evaluative outcomes shall be given priority status. COMBAT Administration or its designee will monitor the Organization to assure that not only are the terms of this Agreement being fulfilled, but also to monitor the treatment program's impact on drug use. City agrees to participate in an effectiveness evaluation of the City's program objectives and an overall evaluation of specific core items, as required by COMBAT Administration. City further agrees to utilize an agency specific evaluation document. City agrees to participate in and respond to periodic COMBAT Administration evaluations, assessments, and data inquiries.

    The COMBAT Administration will evaluate City's performance periodically based on the City's semester performance reports and compliance with contractual provisions. The County reserves the right to terminate this Agreement pursuant to paragraph 17 if the City does not meet stated performance measures and

contractual requirements. COMBAT will conduct unannounced site visits to any and all agencies.

11. If the City receives or obtains any media attention because of this project, the City is required to acknowledge that funding for the project is from COMBAT funds. Printed material involving this program shall contain the COMBAT logo and a COMBAT sign shall be posted at the program site(s) for the duration of the contract.

12. This Agreement shall be effective as of January 1, 2024, and extend through December 31, 2024, for expenses incurred during the same time period.

13. The City shall indemnify, defend, and hold the County harmless from any and all claims, liabilities, damages, and costs (including reasonable attorney's fees directly related thereto) to the extent allowable by law caused by the negligence or willful misconduct of the City or its employees, agents or representatives.

14. If the City shall default in the performance or observation of any term or condition herein, the County shall give the City ten (10) days' written notice setting forth the default. If said default shall continue for ten (10) days after the City receives written notice thereof, the County may at its election terminate the Agreement and withhold any payments not yet made to the City. Said election shall not in any way limit the County's or the City's right to sue for breach of contract.

15. The City warrants that no officer or employee of the County, whether elected or appointed, shall in any manner whatsoever be interested in or receive any benefit from the profits or emoluments of this Agreement.

16. Pursuant to §285.530.1, RSMo, City assures that it does not knowingly employ, hire for employment, or continue to employ an undocumented immigrants to perform work within the State of Missouri and/or Jackson County, and shall affirm, by sworn affidavit and provision of documentation, its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Further, City shall sign an affidavit, attached hereto and incorporated herein as Exhibit A, affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

17. This Agreement may be terminated for any reason or no reason by either of the parties upon thirty (30) days written notice to the party's designated fiscal representative. All services and payments shall continue through the effective date of termination. Termination of this Agreement shall not constitute a waiver of the rights or obligations which the County or the City may be entitled to receive as provided in this Agreement, or be obligated to perform under this Agreement for services prior to the date of termination. Should this Agreement terminate, all

County written materials of any kind must be delivered and returned by the City to the County within ten (10) days of the termination of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, 2024.

APPROVED AS TO FORM:

_____
Bryan O. Covinsky
County Counselor

JACKSON COUNTY, MISSOURI

By: _____
Jean Peters Baker
Prosecuting Attorney

ATTEST:

_____
Mary Jo Spino
Clerk of the County Legislature

City of Blue Springs

By: _____
Christine Cates
Title: City Administrator

APPROVED AS TO FORM:
By: _____
John Mullane, Interim City Attorney

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation of **$225,000.00** which is hereby authorized.

_____
Date

_____
Director of Finance and Purchasing
Account No.008-4407-56007

Exhibit A - LESBI Program Budget

City of Blue Springs PD

(January 1, 2024– December 31, 2024)

NOTE: The budget categories listed below are examples only. The categories should be changed as needed to appropriately reflect spending based on the proposed scope of work.

Budget Categories	COMBAT Program Budget
Personnel – Salaries	$152,500
Fringe Benefits (max 10% of salaries)	$ 15,250.00
Training (local)	$ 5,000.00
Clothing	$ 35,000.00
Name tags/certificates	$ 4,125.00
Medals/Give aways	$ 2,000.00
Teacher Appreciation Gifts	$ 4,125.00
Shipping	$ 2,000.00
Unforseen/other	$ 5,000.00
Total Direct Costs	$ 225,000.00
Indirect Administration (max 7% of total)	
TOTAL BUDGET	**$ 225,000**

Funds may not be used:

***To purchase, improve, refurbish, or repair land, building, or capital equipment (Sec. 9304).**

***For capital improvements (Article 6, Section 23 of the Mo. Constitution).**

***For functions that have traditionally been performed by volunteers.**

***Computers.**

***Alcoholic Beverages.**

R. 21520
Exhibit B

WORK AUTHORIZATION AFFIDAVIT

As a condition for any service provided to the County, a business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Business entity, as defined in section 285.525, RSMo pertaining to section 285.530, RSMo, is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term "business entity" shall include but not be limited to self-employed individuals, partnerships, corporations, contractors, and subcontractors. The term "business entity" shall include any business entity that possesses a business permit, license, or tax certificate issued by the state, any business entity that is exempt by law from obtaining such a business permit, and any business entity that is operating unlawfully without such a business permit.

Every such business entity shall complete the following affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. The completed affidavit must be returned as a part of the contract documentation.

This affidavit affirms that **City of Blue Springs,** is enrolled in, and is currently participating in, E-verify or any other equivalent electronic verification of work authorization operated by the United States Department of Homeland Security under the Immigration Reform and Control Act of 1986 (IRCA); and, **City of Blue Springs**, does not knowingly employ any person who is an undocumented immigrant in conjunction with the contracted services.

In Affirmation thereof, the facts stated above are true and correct. (The undersigned understands that false statements made in this filing are subject to the penalties provided under section 575.040, RSMo.)

_____	_____
Authorized Representative's Signature	Printed Name
_____	_____
Title	Date

Subscribed and sworn before me this _____ day of _____, 2024. I am commissioned as a notary public within the County of _____, State of _____, and my commission expires on _____.

_____	_____
Signature of Notary	Date

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 5, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri a/k/a the Metropolitan Community College (MCC).

BACKGROUND/JUSTIFICATION

The Police Department has previously used the Emergency Vehicle Operations Course (EVOC) for high-speed emergency vehicle operation training located at the Precision Driving Center operated by MCC. The Department conducts this training biennially to satisfy training requirements. MCC requires a Facility Use Agreement to use the EVOC for training purposes for this one-day event. This type of training is essential for Officers in the handling of police patrol vehicles at high speeds.

FINANCIAL IMPACT

Contractor:	Junior College District of Metropolitan Kansas City, Missouri a/k/a the Metropolitan Community College
Amount of Request/ Contract:	$ 1,240
Amount Budgeted:	$ 154,800
Budget Year:	FY 2023-24
Funding Source/Account #:	100-20050-530300
Account Balance:	$82,061.07 Date: 4/23/2024

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
May 31, 2024	May 31, 2024
Years and Months Contract in effect	**Number of times renewable**
1 day	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ordinance with Facility Use Agreement attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☐	N/A
Certificate of Insurance:	☐	N/A
E-Verify Affidavits:	☐	N/A
E-Verify proof of enrollment:	☐	N/A
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	N/A
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	3200 Broadway Kansas City Mo 64111
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Introduced by Councilmember _____ BILL NO. 5211

ORDINANCE NO. ____

AN ORDINANCE APPROVING A FACILITY USE AGREEMENT BETWEEN THE CITY OF BLUE SPRINGS AND THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI

WHEREAS, the Blue Springs Police Department requires use of the Precision Driving Center operated by the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC) for one day for training purposes; and,

WHEREAS, the MCC requires the completion of a Facility Use Agreement and subsequent payment for use of the Precision Driving Center.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College for use of the Precision Driving Center in the amount of $1,240.00. A copy of the Facility Use Agreement is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said agreement.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

FACILITY USE AGREEMENT

This Facility Use Agreement (Agreement) is made by and between the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC), a public community college district and political subdivision of the State of Missouri, whose principal office is located at 3200 Broadway, Kansas City, Missouri 64111, and **City of Blue Springs** (Lessee), whose principal office is located at **903 W. Main St. Blue Springs, MO 64015**.

For good and valuable consideration as described herein, the parties hereto agree as follows:

1. Use and Condition of Premises and Equipment

1.1. Use and Condition of Premises. MCC agrees to grant to Lessee the use of **Precision Driving Track/Course** (PDC) at **Blue River East, located at 21227 E. 78 Highway, Independence, MO 64057** (Premises), for the express purpose of **Blue Springs Police Department would like to use the Precision Driving Center for training on multiple dates** (Event). Lessee shall not use the Premises for any other purpose nor shall it use any other part of the Premises other than as stated hereunder. Lessee accepts the Premises in present condition and agrees to keep and maintain the same in as good condition as at present, free from debris, danger of fire or any nuisance, to commit no acts of destruction or other acts tending to injure or deface the property, or which may invalidate the insurance or increase the rates thereon, and at the expiration of this Agreement will deliver the same without notice to MCC in as good condition as when it received the same, ordinary wear and tear excepted. MCC does not permit alcoholic drinks to be sold or provided on the Premises under any circumstance.

1.2. Use and Condition of Equipment. MCC agrees to grant to Lessee the use of the equipment as standard to the Premises, and additional equipment that may be mutually agreed upon by the parties as described herein. Lessee understands and agrees that during the term of this Agreement, it shall be solely responsible for all equipment used or present in the Premises. **Lessee further agrees to these additional terms of use:**

- Only one vehicle is permitted on the active track at a time unless vehicles are spaced a safe distance apart as to avoid any chance of a collision;
- Reckless activity is not allowed;
- The “Track Safety Officer” with MCC’s Public Safety Institute in coordination with the MCC Police Department is ultimately responsible for safety at the PDC and can determine if an activity needs to be stopped or modified for the safety of participants;
- Spectators are not allowed in close proximity to the track when vehicles are at heightened speeds;
- All traffic must be fully stopped before pedestrians are allowed on the track area; and
- No third-parties to this Agreement, *e.g.*, other organizations, vendors, (including food trucks) or other types of subcontractors of Lessee, will be allowed on MCC property during this event without prior approval of MCC and a separate facility use agreement between MCC and the third party.

2. Term and Termination.

2.1. Term. The term of this Agreement shall be from **May 31st 2024** through **May 31st 2024**, unless terminated earlier in accordance with the terms and conditions set forth herein. The term may be extended upon the mutual written agreement of the parties.

2.1. Termination. Each party reserves the right to terminate this Agreement with or without cause upon seven (7) days' written notice to the other party. Each party reserves the right to terminate this Agreement immediately if the other party fails to comply with any of the terms and conditions herein. **In the event that MCC is made aware that the proposed use of the PDC may potentially violate MCC's safety guidelines, MCC reserves the right, at its sole discretion, to immediately cancel the event, with or without cause, in accordance with the Agreement and local, state and federal laws and ordinances.**

2.2. Campus Closures. If MCC campuses are closed due to inclement weather or another emergent event necessitating campus closure at MCC's discretion due to security or safety or related logistical concerns, the Event will be cancelled and rescheduled at another mutually agreeable date and time. In addition, the presence of snow and ice on the track and/or parking lots may require Event rescheduling at MCC's discretion.

3. Schedule. MCC shall grant Lessee use of the Premises on the dates and times as **per Exhibit A**. Such use of Premises excludes holidays, inclement weather closings, closures due to emergencies, or for any reason that use of the Premises is impracticable.

4. Minors. Each party acknowledges that if the Event activities involve minors, each party agrees to inform the other party if they have any knowledge of any injuries, or suspected abuse, or neglect of any minor Participant. Lessee will bear responsibility for reporting the same to the appropriate authorities, advise MCC that such a report was made, and provide verification of the same.

5. Fees. For and in consideration of the Use of the Premises and Equipment, Lessee shall pay MCC a total sum of **One Thousand Two Hundred and Forty Dollars and zero cents** (**$1,240.00)**, payable no later than two weeks prior to the event **(Friday May 17th 2024)**. Payments shall be made payable to Metropolitan Community College in the care of Auxiliary and Contract Services at MCC's address in section 8 herein.

6. Liability Requirements.

6.1. Insurance. Lessee agrees to maintain the following insurance throughout the term of this Agreement: a) workers' compensation and employer's liability for its employees in amounts as required by Missouri law; b) automobile insurance, to include uninsured and underinsured motorists, in the minimum amounts of $1,000,000 per occurrence and $3,000,000 in the aggregate; and c) general liability in the amounts of $1,000,000 per occurrence and $3,000,000 in the aggregate, which shall cover employees, students, participants, volunteers, property damage, and contractually assumed liability and name MCC as an additional insured listed as follows: **Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College; 3200 Broadway, Kansas City, MO 64111.** Upon the execution of this Agreement, Lessee agrees to provide MCC proof of insurance which shall include the stipulations hereunder and state that such coverage will not be cancelled

without thirty (30) days written notice. Failure to so provide or maintain any insurance as requested hereunder will not relieve it of any contractual obligation or responsibility herein.

6.2. No Waiver. The foregoing provisions shall not be deemed a relinquishment or waiver of any kind of applicable limitations of liability provided or available to MCC under applicable Missouri governmental immunities law.

7. Order of Precedence. In the event of a conflict or inconsistency between the terms and conditions of this Agreement and the terms and conditions of any exhibit, invoice, purchase order, website or other document attached hereto or incorporated herein by reference, the terms and conditions of this Agreement shall govern.

8. Notices. All communications relating to this Agreement shall be in writing and may be (i) hand delivered, (ii) sent by overnight courier, (iii) shall be deemed received within five (5) business days after mailing if sent by registered or certified mail, return receipt requested, or (iv) upon confirmation of receipt when sent by electronic mail to the parties at the addresses written below.

Notices to MCC shall be sent to:

Attn: Auxiliary and Contract Services
Metropolitan Community College
3200 Broadway
Kansas City, MO 64111
Email address for notices: Auxiliary.Services@mcckc.edu

Notices sent to Lessee shall be sent to:

Attn: Teri Horton-Sandlin
City of Blue Springs
903 W Main St.
Springs, MO 64015
Email address for notices: tsandlin@bluespringsgov.com

9. No Solicitation. MCC does not permit on MCC's Premises the solicitation of products and/or services. Lessee acknowledges and agrees that solicitation is prohibited and warrants that Lessee shall not do any Solicitation.

10. Compliance with Law. Lessee will comply with all statutes, rules, regulations, and codes of the governmental agencies having jurisdiction over the property, project, and/or the Services; in addition, Lessee represents and warrants it will comply with all applicable local, state, and federal laws, rules, regulations, directives, and orders pertaining to the operations and activities undertaken by Lessee, including but not limited to those pertaining to public health, safety, and welfare.

11. Non-Discrimination. Lessee agrees not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, sexual orientation, gender identity, disability, national origin, veteran status or any other status protected by applicable law. **Lessee shall also abide by the requirements of 41 CFR § 60-300.5(a), and 41 CFR § 60-741.5(a). These regulations prohibit discrimination against qualified protected veterans**

and qualified individuals on the basis of disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

12. Anti-Discrimination Against Israel. In accordance with Missouri Revised Statute Section 34.600, titled the "Anti-Discrimination Against Israel Act," each party certifies it is not currently actively or indirectly engaged in and shall not, for the duration of this agreement, actively or indirectly engage in a boycott of goods or services from the State of Israel and shall otherwise comply with the provisions of R.S.Mo. § 34.600.

13. No Debarment. Lessee represents that it is not debarred or suspended from doing business with the federal government and/or any state government, and shall notify MCC if it becomes debarred or suspended during the Term of this Agreement.

14. Powers and Authority. Neither party may sign any document, perform any act, or make any commitment nor undertaking on behalf of the other party without such other party's express written consent.

15. No Agency. Nothing in this Agreement shall create an agency, partnership, or joint venture between MCC and Lessee.

16. Tobacco-Free Policy. Lessee agrees to strictly abide by MCC's tobacco-free policy, meaning all types of smoking and smokeless tobacco products are prohibited. At all times, MCC shall have the right to enforce such policy pursuant to the terms of this Agreement and under law.

17. Governing Law. This Agreement is governed by and constructed in accordance with the substantive laws of the State of Missouri, without regard to choice of law principals. The forum for all disputes, claims, causes, and actions arising under this Agreement shall be Kansas City, Jackson County, Missouri.

18. Severability. If, for any reason, any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.

19. Waiver. Failure of either party to insist upon strict performance of the terms of this Agreement shall not be construed as a waiver of such party's rights to later enforce any provision thereof.

20. Remedies. All rights and remedies of the parties, in law or equity, are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be an election of that remedy to the exclusion of other remedies.

21. Successors and Assignments. This Agreement shall not be assigned by either party without the prior written consent of the other party and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

22. Force Majeure.

(a) If a Force Majeure Event occurs, the party that is prevented by that Force Majeure Event from performing any one or more obligations under this Agreement (the "Nonperforming Party") will be excused from performing those obligations, on condition that: (1) the Nonperforming Party used reasonable efforts to perform its obligations; (2) the Nonperforming Party's inability to perform its obligations is not due to its failure to take reasonable measures to protect itself against the event or circumstances giving rise to the Force Majeure Event, and (3) the Nonperforming Party complies with its obligations under Subsection (c).

(b) "Force Majeure Event" means, with respect to a party, any event or circumstance, regardless of whether it was foreseeable, that was not caused by that party and that prevents a party from complying with any of its obligations under this Agreement.

(c) Upon occurrence of a Force Majeure Event, the Nonperforming Party shall promptly notify the other party of occurrence of the Force Majeure Event, its effect on performance, and how long that party expects it to last. Thereafter the Nonperforming Party shall update that information as reasonably necessary. During a Force Majeure Event, the Nonperforming Party shall use reasonable efforts to limit damages to the other party and to resume its performance under this Agreement.

23. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all offers, negotiations, discussions, and other agreements that occurred prior to the date of the execution of this written Agreement. Any amendments to this Agreement must be in writing and executed by both parties.

24. Execution. This Agreement may be executed in counterparts, which together constitute one and the same Agreement. If a party sends a signed copy of this Agreement via digital transmission, such party will, upon request by the other party, provide an originally signed copy of this Agreement. No member or officer of MCC incurs personal liability by the execution or default of this Agreement. All such liability is released by Lessee as a condition of and consideration of the execution of this Agreement.

The parties have caused this Agreement to be executed by their authorized representatives on the day and year written below.

APPROVED

Junior College District of Metropolitan Kansas City, Missouri	**City of Blue Springs**
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Exhibit A

Blue Springs Police Department Event Schedule for 2024			
Precision Driving Center (PDC) Track Rental	**Dates**	**Hours**	**Total**
	5/31/2024	7am - 6pm(with a one hour lunch break making it 8hrs.)	$ 1,000.00
Sub-total Track Rental:			**$ 1,000.00**
Security and Safety (required)	1 Track Safety Officer	$30.00 per hour/per day	$ 240.00
			$ 240.00
Sub-total Required Officers:	No Additional Equipment Requested		$ -
Equipment			**$ -**
Sub-total Equipment:			
			$ 1,240.00
GRAND TOTAL:			

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 18, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Bill amending the 2023-24 annual budget increasing the previously adopted and amended budget of $85,746, 282 by $3,351,129 to $89,097,411.

Fund Details:	Budget Ord - 5254	Amendment - Bill	Adopted and Amended Budget
General	$ 31,568,895	$ 264,962	$ 31,833,857
Hotel/Motel Tax	$ 293,000	$ 0	$ 293,000
Public Safety Sales Tax	$ 5,697,452	$ 221,316	$ 5,918,768
Parks Sales Tax	$ 1,450,000	$ 3,560,794	$ 5,010,794
Debt Service	$ 1,710,326	$ 0	$ 1,710,326
Capital Projects	$ 8,063,400	$ 1,426,273	$ 9,489,673
TIF Capital Projects	$ 6,395,261	$ 0	$ 6,395,261
Fieldhouse/Aquatics	$ 4,832,718	($ 2,122,216)	$ 2,710,502
Golf Course	$ 2,186,940	$ 0	$ 2,186,940
Water	$ 12,179,934	$ 0	$ 12,179,934
Sewer	$ 11,368,356	$ 0	$ 11,368,356
Total Budget by Fund	$ 85,746.282	$ 3,351,129	$89,097,411

BACKGROUND/JUSTIFICATION

GENERAL FUND

The expenditures in the General Fund will be increased by **$264,962** for several items detailed in the table below:

Department/Program	Project/Item	Amount
Information Technlogy	Cybersecurity Audit	$ 120,000
Legal	Legal Services – Jackson County Lawsuit	$ 60,000
Police Operations	Command College Training - POST	$ 9,500
Police Operations	Gator UTV	$ 35,000
Parks Administration	Art Commission	$ 6,035
Parks Maintenance	Dog Park Improvements	$ 20,534
Vesper Hall	Kitchen Equipment	$ 13,893
	TOTAL	**$ 264,962**

The additional expenditures include $120,000 for a cybersecurity audit, $60,000 for the lawsuite against Jackson County, $35,000 for a UTV donated to the Police Department, $9,500 for Police Command College, $6,035 for the Art Commission, $20,534 for dog park improvements and $13,893 for kitchen equipment at Vesper Hall.

These additonal General Fund expenditures will be funded in the following manner:

Funding Source	Amount
Donations	$ 69,427
Fund Balance – Art Commision	$ 6,035
Fund Balance - POST	$ 9,500
Fund Balance - Unassigned	$ 180,000
TOTAL	**$ 264,962**

An additional transfer of $1,226,530 will be made from the General Fund to the Capital Projects Fund for the Pavement Management Program that represents 50% of the increase in General Fund balance for FY 2022-23.

PUBLIC SAFETY SALES TAX FUND

The expenditures in the Public Safety Sales Tax Fund will be increased by **$221,316** for maintenance of the public safety radio syste payable to the City of Independence. The maintenance we budget for in FY 2022-23 but not billed until this fiscal year.

PARKS SALES TAX FUND

The expenditures will be increased by **$3,560,794** to account for the debt service payments for the aquatics facility and the final costs incurred in this fiscal year for the opening of Blue Surf Bay. The debt service payments were budgeted in the Fieldhouse/Aquatics fund and a s a result of the annual audit, staff learned these bonds should be paid from the fund that generates the revenues to repay the bonds.

CAPITAL PROJECTS FUND

The expenditures will be increased by **$1,426,273** which includes $1,226,530 for the Pavement Management Program ST-06 and $199,743 for the reloaction of an electric service line required by Ordinance 2663 – approved 11/20/1995.

FIELDHOUSE/AQUATICS FUND

The expenditures will be **decreased** by **$2,122,216.** This decrease is a combination of an increase of $88,578 for concession supplies and additional strength equipment and a decrease of $2,210,794 to remove the debt service payments for the aquatics facility back to the Parks Sales Tax fund.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 7, 2024	September 30, 2024

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending budget with Budget Amendment Details attached as Exhibit A Details

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5212

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2023-24 ANNUAL BUDGET OF THE CITY OF BLUE SPRINGS, MISSOURI

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Annual Budget of the City of Blue Springs, Missouri, for the fiscal year commencing October 1, 2023, and ending September 30, 2024, is hereby amended in the amounts and in the funds as shown on the Council Information Form as follows:

Adopted and Amended Budget: **$85,746,282**

Amendment Details:		
General Fund	$	264,962
Public Safety Sales Tax Fund	$	221,316
Parks Sales Tax Fund	$	3,560,794
Capital Projects Fund	$	1,426,273
Fieldhouse Fund	$	(2,122,216)
Total Amendment	**$**	**3,351,129**

Amended Budget: **$89,097,411**

A spreadsheet outlining the budget amendment details is attached hereto as Exhibit A and incorporated herein.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of May 2024.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Rev. 02/14/2023

City of Blue Springs, Missouri
Exhibit A - Budget Amendment Details
2023-24 Budget Amendment

Account #	Project	Account Name	Debit	Credit	Description
General Fund					
100-14000-530100		Professional Services - Information Technology	$ 120,000		Cybersecurity Audit
100-12300-530100		Professional Services - Legal Services	60,000		Ordinance 5263 approved - 10/02/23
100-00000-300500		Fund Balance - Unassigned		1,406,530	Fund Balance - Unassigned
100-20030-530300		Training	9,500		Command College for two Officers - Using POST Funds
100-20030-300300	FB-POST	Fund Balance - Restricted - POST		9,500	Command College for two Officers - Using POST Funds
100-45000-540400		Operating Equipment	10,481		New Dishwasher - Vesper Hall
100-45000-540400		Operating Equipment	3,412		New Food Warmer - Vesper Hal
100-00000470100	Donate-Parks	Donations - Truman Heartland Fund		13,893	Truman Heartland Funds/Donations
100-40050-520189		Parks Maintenance Materials & Supplies	20,534		Dog Park Improvements
100-00000-470100	Donate-Parks	Donations - RUFF		20,534	Dog Park Improvements
100-40000-530100	DONATE-ART	Professional Services	6,035		Renovate and repain Jet Stream and Quasarc
100-00000-300500	FB-PUBLIC AR	Fund Balance - Assigned		6,035	Renovate and repain Jet Stream and Quasarc
100-20030-540325	Donate-PS	Purchase of UTV	35,000		2024 John Deere Gator
100-00000-470100	Donate-PS	Donations - Lambert Foundation		35,000	Donation of UTV from Lambert Foundation
100-90000-590310		Transfers Out - Capital Projects Fund	1,226,530		
		Total General Fund	**$ 1,491,492**	**$ 1,491,492**	
Public Safety Sales Tax Fund					
155-21000-530500		Contracted Repair - Equipment	221,316		Annual Motorola Maintenance - budgeted and not billed in FY 2022-23
155-00000-300600		Fund Balance - Unassigned		221,316	Fund Balance - Unassigned
		Total Public Safety Sales Fund	**$ 221,316**	**$ 221,316**	
Parks Sales Tax Fund					
158-82022-530100		Professional Services	100		Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
158-82022-550100		Debt - Principal	550,000		Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
158-82022-550200		Debt - Interest	1,658,694		Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
158-82022-550300		Debt - Bank Fees	2,000		Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
158-73000-544100	PR-40	CIP - Parks Projects	1,350,000		Blue Springs Aquatics
158-90000-590410		Transfers Out - Fieldhouse Fund		2,210,794	
158-00000-300600		Fund Balance - Unassigned		1,350,000	
		Total Parks Sales Tax Fund	**$ 3,560,794**	**$ 3,560,794**	
Capital Projects Fund					
310-72000-543100	ST-06	CIP - Public Works Projects - Pavement Management	1,226,530		Pavemenet Management - 50% of Increase in General Fund Balance from FY 2022-23
310-72000-543100	CIP-Misc.	CIP - Public Works Projects	40,605		Electric Service Line Relocation - Evergy - Ordinance 2633 - approved 11/20/1995
310-72000-543100	CIP-Misc.	CIP - Public Works Projects	159,138		Electric Service Line Relocation - Evergy - Ordinance 2633 - approved 11/20/1995
310-90000-490100		Transfers In - General Fund		1,226,530	
310-00000-300600		Fund Balance - Unassigned		199,743	
		Total Capital Projects Fund	**$ 1,426,273**	**$ 1,426,273**	
Fieldhouse Fund					
410-43000-520610		Food and Beverage for Resale	50,000		Concession Supplies
410-00000-436210		Concession Fees		50,000	Blue Surf Bay Concession Revenues
410-73000-544500	FH-01	CIP - Parks Equipment	38,578		Advanced Exercise - Additional Strength Equipment for Expanded Recreation Center
410-82022-530100		Professional Services		100	Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
410-82022-550100		Debt - Principal		550,000	Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
410-82022-550200		Debt - Interest		1,658,694	Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
410-82022-550300		Debt - Bank Fees		2,000	Debt Service Payment budgeted in Fund 410 s/h/b Fund 158 - Parks Sales Tax
410-90000-490158		Transfers In - Parks Sales Tax Fund	2,210,794		
410-00000-300600		Fund Balance/Net Position		38,578	
		Total Fieldhouse Fund	**$ 2,299,372**	**$ 2,299,372**	
		Total Debits and Credits	**$ 8,999,246**	**$ 8,999,247**	
		Less Transfers In/Out	$ (3,437,324)	$ (3,437,324)	
		Less Debt Service for Blue Surf Bay	$ (2,210,794)	$ (2,210,794)	
		Total Budget Amendment	**$ 3,351,128**	**$ 3,351,129**	

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 19, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Matt Say, Project Manager of HDR Engineering, Inc. (HDR) will present an update on the Sni-a-Bar Wastewater Facility Plan. Upon completion of the presentation, a motion directing staff on next steps is in order.

BACKGROUND/JUSTIFICATION

HDR has been retained as the City of Blue Springs Sni-A-Bar wastewater treatment facility design and consulting engineer. New regulatory requirements for nutrient removal and future growth projections of Blue Springs and Grain Valley necessitate improvements to the existing facility equipment and processes to improve treatment and expand plant capacity. HDR has been developing a facility plan which describes upgrades and enhancements to the existing plant.

Funding is available from SRF sources at a favorable interest rate. The City needs to authorize an individual to submit an application for funding. The application submittal does not commit the City to any obligations.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 27, 2024	June 28, 2024

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. PowerPoint Presentation

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Sni-A-Bar Facility Plan Presentation to City Council

The City of Blue Springs, Missouri

The City of Blue Springs Missouri

May 6, 2024



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Agenda

- Project Overview
- Recommended Improvements
- Estimated Cost and Proposed Schedule
- Funding Options and Next Steps
- Request for Resolution of Governing Body
  - SRF Application with No Funding Obligation
  - Fiscal Year 2025 Planning List

Project History

- November 21, 2022 – Blue Springs City Council Approved Contract with HDR
- February 24, 2023 – Kick-Off Meeting
- August 22, 2023 – Flow and Loading Memorandum
- December 1, 2023 – Effective Date of New Discharge Permit
- March 4, 2024 – Alternatives Analysis Memorandum
- June 1st, 2024 – Tentative Date for Submission of Facility Plan



Primary Drivers for the Wastewater Treatment Plant Improvements

- New MO State Operating Permit (Effective Date 12/01/2023)
  - Nutrient Limits
- Permitted average design flow: 10 million gallons per day (MGD).
  - Improvements are needed to existing processes to meet this capacity

C. SCHEDULE OF COMPLIANCE

The facility shall attain compliance with final effluent limitations as soon as possible but in no case later than **seven (7) years** of the effective date of this permit.

1. Within six months of the effective date of this permit, the permittee shall report progress made in attaining compliance with the final effluent limits for Ammonia, Total Phosphorus, and Total Nitrogen.
2. The permittee shall submit interim progress reports detailing progress made in attaining compliance with the final effluent limits every 12 months from the effective date of this permit.
3. Within **seven (7) years** of the effective date of this permit, the permittee shall attain compliance with the final effluent limits for Ammonia, Total Phosphorus, and Total Nitrogen.

Please submit progress reports to the Missouri Department of Natural Resources via the Electronic Discharge Monitoring Report (eDMR) Submission System.

STATE OF MISSOURI

DEPARTMENT OF NATURAL RESOURCES

MISSOURI CLEAN WATER COMMISSION

MISSOURI STATE OPERATING PERMIT

In compliance with the Missouri Clean Water Law (Chapter 644 RSMo, hereinafter, the Law), and the Federal Water Pollution Control Act (Public Law 92-500, 92nd Congress) as amended,

Permit No.:	MO-0028886
Owner: Address:	City of Blue Springs 903 W. Main Street, Blue Springs, MO 64015
Continuing Authority: Address:	Same as above Same as above
Facility Name: Facility Address:	Sni-A-Bar WWTP 4600 block of South Seymore Rd, Grain Valley, MO 64029
Legal Description: UTM Coordinates:	See Page 2 See Page 2
Receiving Stream: First Classified Stream and ID: USGS Basin & Sub-watershed No.:	See Page 2 See Page 2 See Page 2

authorizes activities pursuant to the terms and conditions of this permit in accordance with the Missouri Clean Water Law and/or the National Pollutant Discharge Elimination System; it does not apply to other regulated activities.

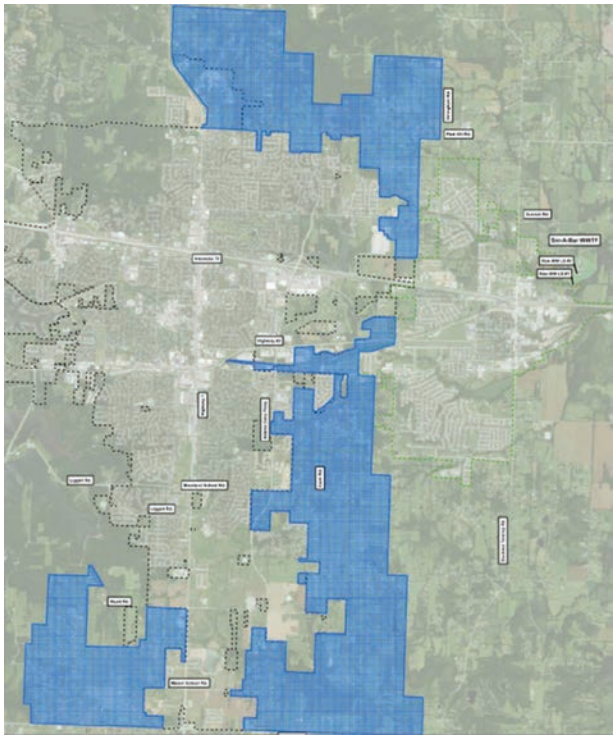
FACILITY DESCRIPTION

See Page 2

December 1, 2023
Effective Date

November 30, 2028
Expiration Date

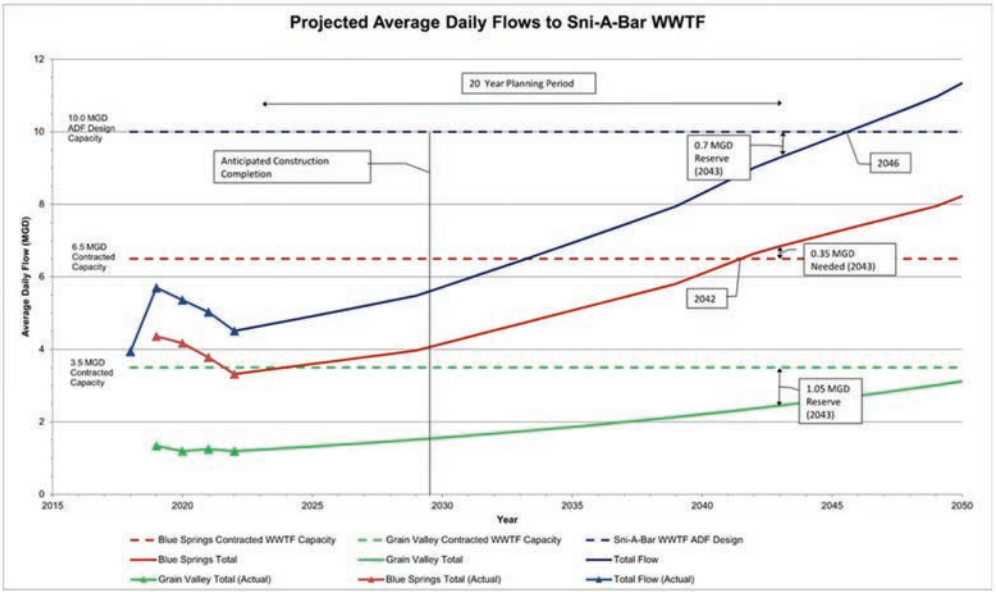
John Hoke, Director, Water Protection Program



Flow and Loadings Analysis

- Historical flow and loading data (2018-2022)
- Projected flows and loads
- Population growth and flow projections
- Existing influent pumping capacity of 47 MGD is projected to be exceeded in 2035

Build Upon Current Infrastructure to Meet Future Regulations



Liquids/ Solids Existing Processes



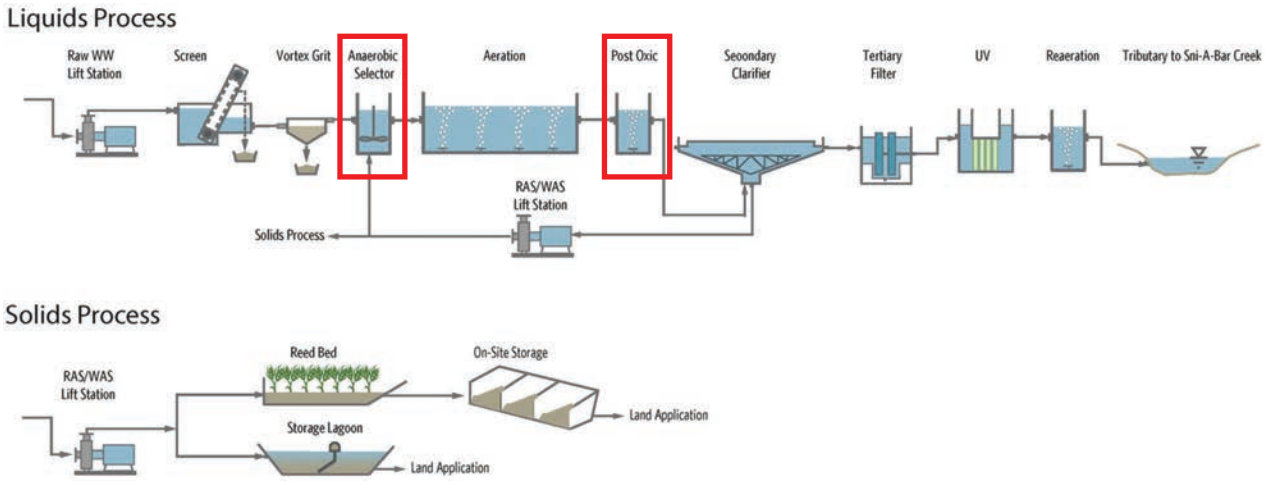
Alternatives Analysis

Workshops:

1. Alternative Analysis Development Criteria
2. Aeration Basin #1 and Post Oxic Process
3. RAS/WAS Pump Station and Secondary Clarifier Flow Splitter
4. UV Disinfection and Solids Process



Liquids/ Solids Process Improvements



Liquid Process Improvements

RAW Wastewater Lift Station #2

- Electrical and Ventilation Improvements
- Pump Replacement

Headworks

- Address items that show degradation due to corrosive environment


Grit Removal


Headworks Building


Raw Wastewater Lift Station #2 – Dry Pit

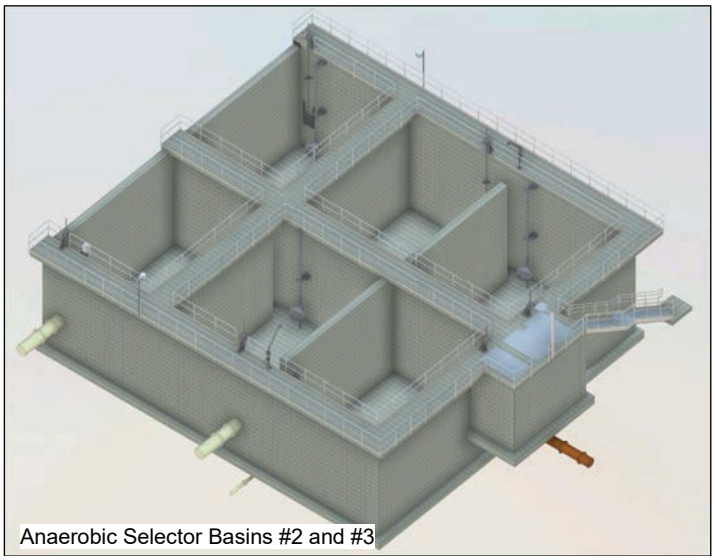
Liquid Process Improvements

Anaerobic Selector Basins

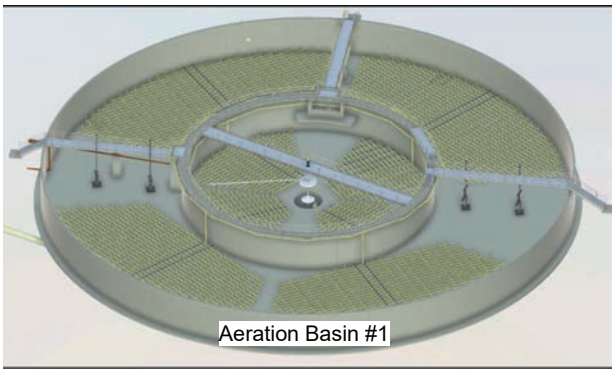
- Biological phosphorous removal
- Improved sludge settling
- Planned for in 2009 project



Anaerobic Selector Basin #1



Anaerobic Selector Basins #2 and #3



Aeration Basin #1



Aeration Basin #1

Liquid Process Improvements

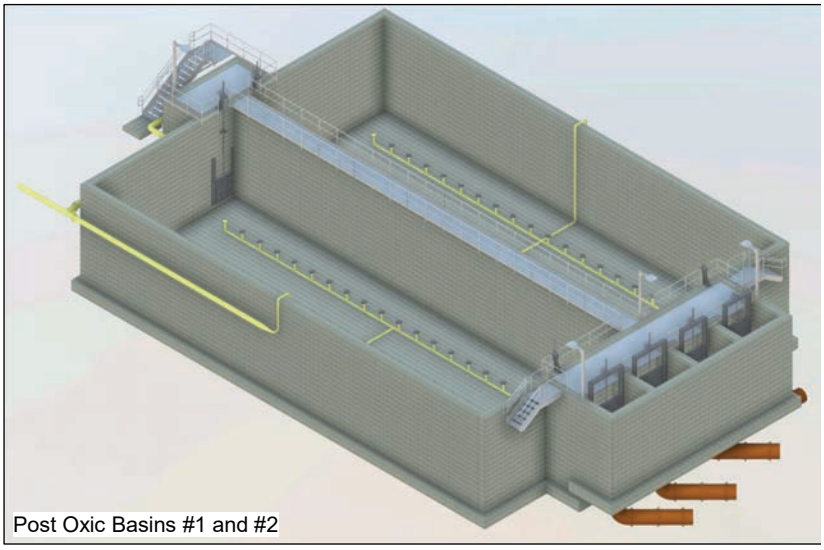
Aeration Basin #1 Modifications

- Demo existing equipment
- Fine bubble aeration system and mixers
- Blowers and air piping
- Improve biological oxygen demand
- Promote floc formation for better settling during clarification

Liquid Process Improvements

Post Oxic Basins

- Nitrogen removal and ammonia polishing
- Fine bubble aeration system
- Blowers and air piping
- Secondary Clarifiers Splitter Box



Post Oxic Basins #1 and #2

Liquid Process Improvements

Secondary Clarifiers

- Sludge settling and removal
- Replace equipment in Secondary Clarifiers #1 and #2
- Paint Bridges in Secondary Clarifiers #3 and #4



Secondary Clarifier #2

Tertiary Filtration Building

- Filters liquid process flow for better transmissivity for UV disinfection process
- Ventilation Improvements
- Replace electric gate actuators

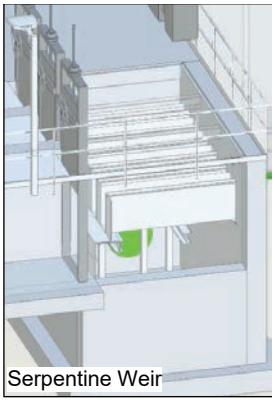


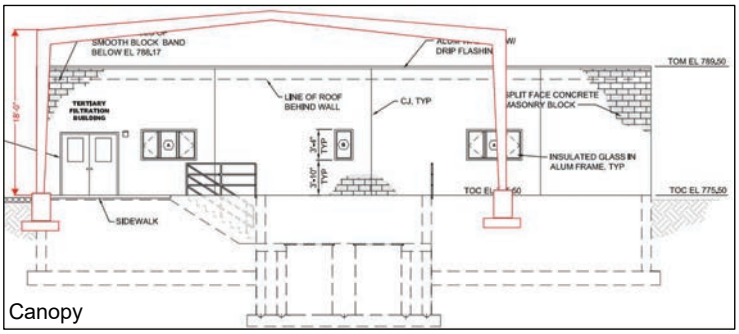
Tertiary Filters

Liquid Process Improvements

- Replace UV disinfection equipment
- Add canopy for weather protection and prevent algae growth
- Replace weighted gates with serpentine weir


Weighted Gate


Serpentine Weir



Canopy


UV Modules

Liquid Process Improvements

Chemical Building

- Store and pump alum to Post Oxic Basins
- Phosphorous removal polishing


Chemical Building

Liquid Process Improvements

RAS/ WAS Lift Station #1

- Demo existing station
- Construct new station to match RAS/ WAS Lift Station #2
- Provide greater depth for dewatering of Secondary Clarifiers
- Install piping to connect RAS/ WAS wetwells to improve plant flexibility


RAS/ WAS Lift Station #1


RAS/ WAS Lift Station #2

Solids Process Alternative Evaluation



Solids Process Alternative Evaluation

Existing Sludge Storage Lagoons and Reed Beds

- Estimated Average Annual O&M Cost over 25 Years ($/ Year) = $775,000
- Risk – Available Neighboring Land Impacts Future Disposal Cost

Potential Future Reed Bed Expansion

- Land acquisition would be required
- Estimated Capital Cost = $19,300,850
  - Estimated Average Annual O&M Cost over 25 Years ($/ Year) = $335,000
  - Higher 25-Year NPV due to capital cost
- Not recommended



Engineer's Opinion of Conceptual Construction Cost

Anticipated Cost Split:

- Based on Contracted Capacities
- Blue Springs (65%) - $39,180,980
- Grain Valley (35%) - $21,097,450

Item Description		Capital Cost
Sni-A-Bar WWTF Improvements		
Liquids Process Improvements	$	47,488,070
Site Civil, Piping, Electrical and SCADA	$	12,790,360
Total	**$**	**60,278,430**

Notes:
1. Mobilization, general conditions/ overhead, bonding and insurance, contractor markup, contingency, inflation, engineering and SRF closing costs are included.
2. Escalated to mid-point of construction (October 2028).

Proposed Schedules

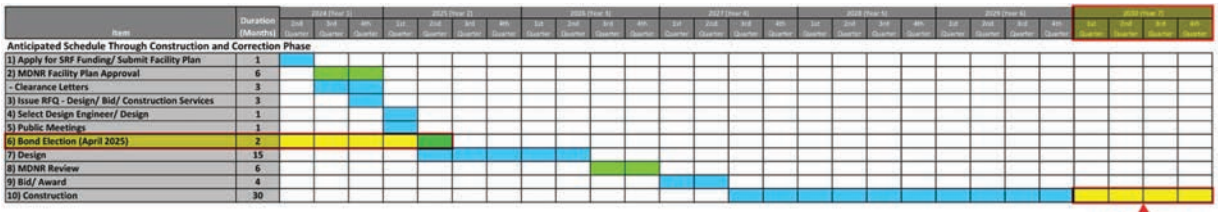
C. SCHEDULE OF COMPLIANCE

The facility shall attain compliance with final effluent limitations as soon as possible but in no case later than **seven (7) years** of the effective date of this permit.

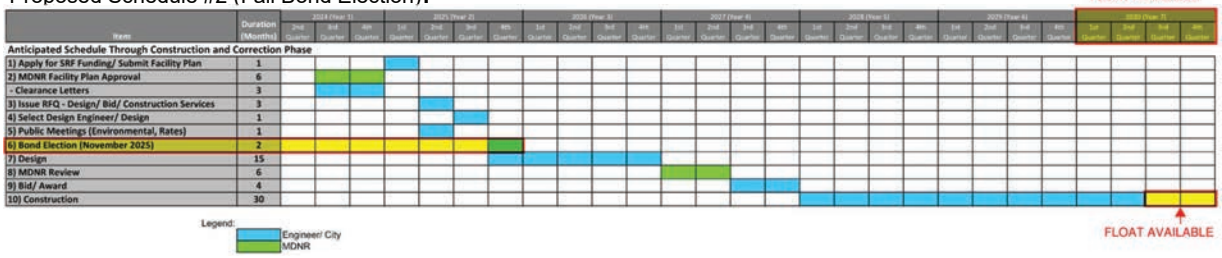
1. Within six months of the effective date of this permit, the permittee shall report progress made in attaining compliance with the final effluent limits for Ammonia, Total Phosphorus, and Total Nitrogen.
2. The permittee shall submit interim progress reports detailing progress made in attaining compliance with the final effluent limits every 12 months from the effective date of this permit.
3. Within **seven (7) years** of the effective date of this permit, the permittee shall attain compliance with the final effluent limits for Ammonia, Total Phosphorus, and Total Nitrogen.

Please submit progress reports to the Missouri Department of Natural Resources via the Electronic Discharge Monitoring Report (eDMR) Submission System.

Proposed Schedule #1 (Spring Bond Election):



Proposed Schedule #2 (Fall Bond Election):

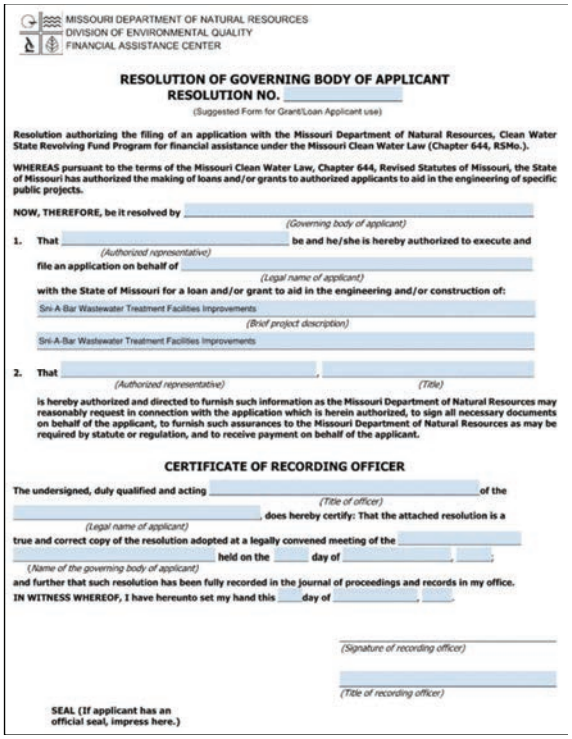


City Has Successfully Used SRF Funding for Past Projects

- Davis-Bacon and Build America Buy America Act (BABA) apply
- Low-interest loan (70% below market rate)
- City must hold bond election
- Typical 20-year repayment period, longer terms available
- Intended Use Plan
  - Planning List - Submitted SRF Application
  - Contingency List - Submitted Approvable Facility Plan
  - Fundable List - Acceptable Debt Instrument in Place

Next Steps

- Adoption of Resolution of Governing Body
  - SRF Application Submission (June 1st, 2024)
  - No Funding Obligation
  - Fiscal Year 2025 SRF Planning List
- Coordination of Cost Share with the City of Grain Valley
- RFQ for design/ bid/ construction phase services
  - 4th Quarter of 2024 (Spring Bond Election)
  - 2nd Quarter of 2025 (Fall Bond Election)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL QUALITY
FINANCIAL ASSISTANCE CENTER

RESOLUTION OF GOVERNING BODY OF APPLICANT
RESOLUTION NO. _____
(Suggested Form for Grant/Loan Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Clean Water State Revolving Fund Program for financial assistance under the Missouri Clean Water Law (Chapter 644, RSMo.).

WHEREAS pursuant to the terms of the Missouri Clean Water Law, Chapter 644, Revised Statutes of Missouri, the State of Missouri has authorized the making of loans and/or grants to authorized applicants to aid in the engineering of specific public projects.

NOW, THEREFORE, be it resolved by _____
(Governing body of applicant)

1. **That** _____ **be and he/she is hereby authorized to execute and file an application on behalf of** _____
(Authorized representative) *(Legal name of applicant)*
with the State of Missouri for a loan and/or grant to aid in the engineering and/or construction of:
Sni-A-Bar Wastewater Treatment Facilities Improvements
(Brief project description)
Sni-A-Bar Wastewater Treatment Facilities Improvements

2. **That** _____, _____
(Authorized representative) *(Title)*
is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by statute or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

The undersigned, duly qualified and acting _____ **of the**
(Title of officer)
_____, **does hereby certify: That the attached resolution is a**
(Legal name of applicant)
true and correct copy of the resolution adopted at a legally convened meeting of the _____
_____ **held on the** _____ **day of** _____, _____;
(Name of the governing body of applicant)
and further that such resolution has been fully recorded in the journal of proceedings and records in my office.
IN WITNESS WHEREOF, I have hereunto set my hand this ____ **day of** _____, _____.

_____
(Signature of recording officer)

_____
(Title of recording officer)

SEAL (If applicant has an official seal, impress here.)

Questions



Matt Say, PE
Project Manager
Matthew. Say@hdrinc.com
816.347.1385

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 29, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Councilmembers Kaylor and Culpepper would like to discuss alternatives and potential City Code Amendments to add unlicensed and unregistered motor vehicles to the definition of inoperable for vehicles on private property. Upon conclusion of the discussion a motion is in order to give staff direction for potential City Code amendments.

BACKGROUND/JUSTIFICATION

Concerns related to the parking and storage of unlicensed and/or unregistered motor vehicles on private property and the City's enforcement of such situations have been raised numerous times over the past several years. The current City Code does not include provisions that make it a violation to store or park a motor vehicle on private property that does not have a current State of Missouri registration or current license plates and tags.

The Cities of Gladstone and Independence have city codes that require vehicles parked on private property to be currently registered and display valid state license plates/tags. The City of Lee's Summit does not have a regulation requiring vehicles to be licensed or registered.

The Public Safety Citizens' Advisory Board (PSCAB) discussed the topic at the March 23, 2021 meeting, including the City's current Codes related to inoperable motor vehicles. Information from then City Attorney Jackie Sommers and Community Development Director Mike Mallon was presented related to the potential impacts and issues with changing the Code to include definitions to include language to make parking unlicensed and unregistered motor vehicles on private property a City Code violation. No vote was taken on the issue at that PSCAB meeting to have staff pursue the matter further.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 7, 2024	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Public Safety Citizens' Advisory Board
Date:	March 23, 2021
Action:	No vote was taken

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Blue Springs, Gladstone, Independence, and Lee's Summit Code relating to Inoperable Vehicles

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

BLUE SPRINGS CITY CODES PERTAINING TO INOPERABLE VEHICLES

245.160 **Enumeration Of Nuisances.**

12. All partially dismantled, non-operating, wrecked, junked or discarded vehicles, motor vehicles and trailers allowed to remain on property other than City property within the City for a continuous period of longer than thirty (30) days, except that this Section shall not apply with regard to a vehicle in an enclosed building, or a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the lawful operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the City.

Section 380.050**State Vehicle License Plates Required.**

No person shall operate or park any motor vehicle or trailer upon any street or highway of this City, unless such motor vehicle or trailer has properly displayed a valid license plate or plates or temporary permit issued to the lawful owner of the vehicle by the Department of Revenue of the State of Missouri, except that any person who is a non-resident of the State of Missouri may operate or park any motor vehicle or trailer upon any street or highway of this City, provided the motor vehicle or trailer has been duly registered for the current year in the State, country, or other place of which the owner is a resident, provided that at all times such motor vehicle or trailer is being operated or parked upon the streets or highways of this City, the valid license plate or plates or temporary permit is properly displayed on such vehicle or trailer. In addition, it shall be unlawful to park a trailer or other motor vehicle on any street or highway of this City on which or in which is located an inoperable motor vehicle or an unlicensed motor vehicle that, if in an operable condition, is capable of being licensed. If this latter situation occurs, the owner or person parking said vehicle or trailer shall be given notice, by affixing said notice to the motor vehicle or trailer, which notice so affixed shall constitute constructive notice, that the offending situation must be corrected within the forty-eight (48) hours of said notice being affixed to the motor vehicle or trailer, or charges will be filed against the owner or person parking said vehicle or trailer for violation of this Section.

411.040{57} **INOPERABLE VEHICLE**

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially dismantled condition.

CITY OF GLADSTONE CODES RELATED TO INOPERABLE VEHICLES

MOTOR VEHICLE, INOPERABLE. A *motor vehicle*, which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, a flat tire or incapable of being moved under its own power.

Sec. 2.110.100. - Public nuisances defined and prohibited: penalties for violations of prohibition.
SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION
(a)It shall be unlawful for any person to cause, allow, or permit any of the following objects or conditions to exist upon property owned, leased, rented, controlled or occupied by such person, (unless such objects are within an enclosed structure; i.e.: garage) or on or along any public street, all of which are hereby declared to be public nuisances:

(1)Junk, as defined in this article;
(2)Any motor vehicle which is not immediately operable under its own power;
(3)Any partially dismantled motor vehicle, whether or not operable;
(4)Any parts or components of motor vehicles, including but not limited to tires, wheels, motor vehicle bodies, frames or parts, or motor vehicle motors and engines;
(5)Any motor vehicle, which is not immediately operable under its own power or which does not have displayed on it a current state registration or license plate, remaining on a street for more than 72 hours;
(6)Any motor vehicle parked on the unpaved surface of any property; and
(7)Any unlicensed motor vehicle on private property.

(b)Every person convicted of violating this section shall be punished for a municipal ordinance violation as provided for in section 1.100.140(e)(2) of this Code.

CITY OF INDEPENDENCE CODES INOPERABLE VEHICLE

Inoperable Motor Vehicle

A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

LEE'S SUMMIT CODE INOPERABLE VEHICLE

Sec. 15.3360. - Vehicle, inoperative.

Vehicle, inoperative shall mean any wrecked, disabled or damaged vehicle. Any one of the following conditions shall be deemed prima facie evidence that a vehicle is inoperable:

A. Placement of the vehicle or parts thereof upon jacks, blocks, chains or other supports;

B. Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle upon the streets and highways;

C. Storage of a vehicle with one or more deflated tires**.**