CITY COUNCIL MEETING
August 4, 2025 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 during the meeting must fill out a Speaker's Appearance Form and give to the City Clerk prior to the start of the Council meeting. Forms are available online or located at the entrance of the Council Chambers. Speakers are subject to Council Rules of Procedure.

Invocation and Pledge of Allegiance

1. Call meeting to order

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 July 21, 2025 City Council Meeting
   b. Resolution No. 54-2025 approving a Change Order with CAMM Construction Inc for additional electrical, exterior window, and floor leveling work for the Pink Hill Park Maintenance Shop Renovation project
   c. Resolution No. 55-2025 approving Task Order #16 to Contract No. 2024-166 with Cochran for Highway AA Improvements Project
   d. Resolution No. 56-2025 approving Disposition of Records
   e. Resolution No. 57-2025 approving a contract with Eagles Ridge Homeowners Association for ornamental streetlights
   f. Resolution No. 58-2025 approving the Construction Manager at Risk approach for Southwest Park
   g. Resolution No. 59-2025 approving an amendment with SFS Architecture Inc., for construction of the Public Works Operation building project
   h. Resolution No. 60-2025 approving a second amendment with Martin Mechanical, Inc. for McQuay Split System repairs at Adams Pointe Conference Center

4. Public Hearing – Rampage Athletics Rezoning (RZ-06-25-9604) – **Continued from July 21, 2025 and Withdrawn by Applicant**

5. Public Hearing – Boulder Springs Rezoning (RZ-06-25-9614) and General Development Plan (GDP-06-25-9615)

6. Introduction and readings of Bill No. 5337 approving a Boulder Springs Rezoning (RZ-06-25-9614)

7. Introduction and readings of Bill No. 5338 approving a Boulder Springs General Development Plan (GDP-06-25-9615)

8. Public Hearing – Community Development Block Grant Annual Action Plan

9. Adopt Resolution No. 61-2025 approving the Community Development Block Grant Annual Action Plan

10. Public Hearing – Sewer and Water Rates Fiscal Year 2025 through 2028

11. Introduction and readings of Bill No. 5339 approving a Code Amendment for sewer rates

12. Introduction and readings of Bill No. 5340 approving a Code Amendment for water rates

13. Public Comment **– This section is reserved for public comment on Ordinances being considered at this meeting that do not require a public hearing.**

14. Introduction and readings of Bill No. 5341 approving a Code Amendment regarding attorney review of contracts

15. Introduction and readings of Bill No. 5342 accepting temporary construction and permanent utility Easements for the NW South Outer Road watermain project

16. Visitors **– This section is reserved for public comments on topics not on the Agenda. While no immediate action will be taken, comments will be noted.**

17. Councilmember Comments

18. Mayoral Comments

19. **Executive Session** - Discussion related to Real Estate and Employee Groups pursuant to Sections 610.021 (2) and (9)

Miscellaneous Items

Main Center Redevelopment Corporation – August 5, 1:00 PM
Park Commission Meeting – Tuesday, August 5, 6:00 PM
Planning Commission Meeting – Monday, August 11, 6:30 PM
Public Arts Commission Meeting – Wednesday, August 13, 4:00 PM
City Council Budget Work Session – Wednesday, August 13, 6:00 PM
Land Bank Meeting – Monday, August 18, 3:00 PM
City Council Meeting – Monday, August 18, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, July 31, 2025.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: July 31, 2025

SUBJECT: Agenda Explanations

Item 3b – Change Order with CAMM Construction for Pink Hill Park Renovation
Adopt a Resolution approving a Change Order in the amount of $8,741.40 with CAMM Construction Inc for additional electrical work, exterior window work, and floor leveling work for the Pink Hill Park Maintenance Shop Renovation Project. This Change Order exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Parks Director Justin Stuart for additional information.

Item 3c – Task Order #16 with Cochran for Highway AA Improvements Project
Adopt a Resolution approving Task Order #16 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the Surface Transportation Block Grant 9901(448) Hwy AA Improvements Project for a total amount fee of $854,704. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3d – Disposition of Records
Adopt a Resolution to approve the disposition of Information Technology, Public Works, Law and Finance 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. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3e – Eagles Ridge Ornamental Streetlight Agreement
Adopt a Resolution approving a contract with Eagles Ridge Homeowners Association II, Inc. for ornamental streetlights, nullifying and superseding the prior Contract 2021-198.1 R for the installation and maintenance costs for a total of 13 ornamental streetlights. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information

Item 3f – Construction Manager at Risk for Southwest Park
Adopt a Resolution approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Southwest Park project. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3g – Amendment with SFS Architecture for Public Works Operation Building Project
Adopt a Resolution approving an amendment to Contract 2024-135 with SFS Architecture Inc., for an increase in Basic Services and Supplemental Services related to the construction of the Blue Springs Public Works Operation Building Renovation and Expansion project. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information

Item 3h – Amendment with Martin Mechanical for Split System Repairs
Adopt a Resolution approving a second amendment in the amount of $10,579.43 with Martin Mechanical, Inc. for repair to McQuay Split System for contract 2025-058. 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 Parks Director Justin Stuart for additional information.

Item 4 – Rampage Athletics Rezoning - WITHDRAWN
The public hearing for the consideration of the Rezoning 1.74+/- acres property located at 2001 SW 9th Street (RZ-06-25-9604) has been withdrawn by the applicant, Michael Scott.

Items 5, 6 & 7 – Boulder Springs Rezoning and General Development Plan
A public hearing is being held at the request of the applicant, Derek Kennedy, The Calara Group, for consideration, to rezone property from “AG-County” (Agriculture-County) to “SF-7” (Single-Family Residential District) (RZ-06-25-9614) for the Boulder Springs with a General Development Plan (GDP-06-25-9615) located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway. Upon conclusion of the public hearing, a Bill rezoning Boulder Springs and a Bill approving the General Development Plan will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 8 & 9 – Community Development Block Grant Annual Action Plan
A Public Hearing is being held at the request of the City of Blue Springs for consideration to approve the 2025-2026 Community Development Block Grant (CDBG) Annual Action Plan. Upon Conclusion of the Public Hearing, a Resolution approving the 2025-2026 CDBG Annual Action Plan will be ready for adoption. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 10, 11 & 12 – Water and Sewer Rates
A public hearing is being held, in compliance with Missouri Statute 250.233, to hear public comments on the City’s proposed 2026- 2028 fiscal year sewer rates. At the conclusion of the public hearing, Council will be asked to vote on a Bill that will amend Section 705.130 of the Code of Ordinances, City of Blue Springs, Missouri to set new sewer rates for fiscal years 2026 through 2028. In addition, Council will be asked to vote on a Bill to amend Section 705.010 to set new water rates for these same three years. Refer to Council Information Form from Senior Director of Finance Karen Van Winkle for additional information.

Item 14 – Code Amend – Attorney Review of Contracts
Passage of a Bill amending Section 115.240 Approval of Form Required regarding the City Attorney’s review of Contracts under $75,000. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 15 – Easements for the NW South Outer Road watermain project

Passage of a Bill accepting temporary construction and permanent utility Easements form the abutting property owners for the NW South Outer Road watermain project (Project 24-08-03; CIP WA-19). Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
July 21, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 21, 2025, 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 Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen - ABSENT
Nick Brummel
Galen Ericson
Kent Edmondson
Jeremy Rowan

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

PLEDGE

Councilmember Rowan led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Brummel.

- Minutes of the July 7, 2025 City Council Meeting
- **Resolution No. 50-2025** approving a contract with McConnell & Associates Corp. in the amount of $956,328 for tennis court renovations at Baumgardner Park
- **Resolution No. 51-2025** approving a purchase in the amount of $578,706.69 from Key Equipment & Supply Co. for a Combination Flusher Vac Truck, CIP Project SAN-10
- **Resolution No. 52-2025** approving a contract in the amount of $131,181.00 with Reinhold Electric Inc. to relocate electrical lines feeding the electronic billboard off of Coronado
- **Resolution No. 53-2025** approving a purchase in the amount of $294,719.22 from Key Equipment & Supply Co. for a camera van, CIP Project CIP-MISC

The Consent Agenda was approved with the following vote:

Kaylor – Aye
Brummel – Aye
Ericson– Aye
Edmondson – Aye
Rowan – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

PUBLIC HEARING – RAMPAGE ATHLETICS REZONING (RZ-06-25-9604) – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing and advised the Council that the Applicant, Michael Scott, on behalf of the owner, Saint Peter United Methodist Church, requested the public hearing for consideration of a Rezoning be continued to the August 4, 2025 City Council. Councilmember Kaylor moved to continue the public hearing on July

DRAFT

21, 2025 to the August 4, 2025 Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PRESENTATION – HERO FUND USA DONATION

Darrell Smith of Hero Fund USA presented a donation in the amount of $8,733.00 to the Blue Springs Police Department.

MAYORAL ANNOUNCEMENTS

- The Wall That Heals will be in Buckner, Missouri from July 31 – August 3. They will be driving through Blue Springs on July 29 at approximately 2:00 p.m. if people want to show support by lining 7 highway.
- Life Sports and Girls on Fire programs were successful and are over for the year.
- Councilmember Ericson was named Rotarian of the Year by the Rotary Club.
- Music in the Park will be offered on July 25 and August 1.

CLOSED SESSION

At 6:15 p.m., Councilmember Kaylor 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 Ericson and carried with the following votes:

Brummel – Aye
Ericson – Aye
Edmondson – Aye
Rowan – Aye
Kaylor – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 15, 2025 **CONTRACT NO. 2025-004**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

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

ISSUE/REQUEST

Adopt a Resolution approving a Change Order in the amount of $8,741.40 with CAMM Construction Inc for additional electrical work, exterior window work, and floor leveling work for the Pink Hill Park Maintenance Shop Renovation Project. This Change Order exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances

BACKGROUND/JUSTIFICATION

On January 7, 2025 the City Council approved Resolution No. 03-2025, a contract (Contract No. 2025-004) in the amount of $615,021 with CAMM Construction Inc for the demolition and renovation of the Pink Hill Park Maintenance office and breakroom areas. This project was approved as CIP PR-81 in the FY 2024/25 budget.

The Pink Hill Park Maintenance Shop is a 50-year-old building and updates were needed in the staff area to make it a more functional space for staff. SFS Architecture was hired to provide architectural services for demolition and renovation work for the facility. The work includes demolition of the entire office, locker room, restrooms and breakroom areas. Walls will be removed and a new configuration will be constructed to provide cubical workspaces and private office space, improved locker rooms and restroom facilities, and a new breakroom that will be utilized for training and staff meetings. Bid documents were developed and CAMM Construction was identified as the most cost effective and preferred bid.

Through the course of the renovation work, several unforeseen issues were discovered that had to be addressed. These issues were unknown until demolition began and the reconstruction of the space had started. There was additional electrical work that was needed for the new sign on the front of the building, the existing windows were leaking and needed to be resealed to protect the inside from water getting in, and the existing concrete floor had to be leveled in order for the resilient flooring product to be installed correctly. These items came up at the end of the project and had to be addressed to complete the project by the June 30 deadline. Throughout the course of the project there were $60,366.84 in Change Orders that were approved. This final Change Order of $8,741.40 takes the contract amount over the 10% of the original contract amount that exceeds staff approval limits. The original contract amount was $615,021. Previous Change Orders totaled $60,366.84 and this Change Order totals $8,741.40. The total of these Change Orders will bring the contract amount to $684,129.24. The funds to complete this Change Order are available in CIP PR-81.

Staff recommends the approval of this Change Order.

FINANCIAL IMPACT

Contractor:	CAMM Construction Inc
Amount of Request/ Contract:	$ 8,741.40
Amount Budgeted:	$750,000
Budget Year:	FY 2024-25
Funding Source/Account #:	158-73000-544100 PR-81
Account Balance:	$25,953 Date: 7/15/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
January 13, 2025	June 30, 2025
Years and Months Contract in effect	**Number of times renewable**
6 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	NA

ECONOMIC DEVELOPMENT PROJECT

NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Change Order attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	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:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	
Bid/RFP/RFQ: (submit all)	☐	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	CAMM Construction Inc 406 E. 137th Terr Grandview, MO 64030 Susan Hughes 816-927-6701 susan@cammconstructioninc.com
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CHANGE ORDER IN THE AMOUNT OF $8,741.40 WITH CAMM CONSTRUCTION INC FOR ADDITIONAL ELECTRICAL WORK, EXTERIOR WINDOW WORK AND FLOOR LEVELING WORK AT THE PINK HILL PARK MAINTENANCE SHOP RENOVATION PROJECT CONTRACT #2025-004

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 Contract; and

WHEREAS, on January 7, 2025 the City Council approved Resolution No. 03-2025 entering into a contract for Pink Hill Park Maintenance Shop Renovations with CAMM Construction Inc and

WHEREAS, the City experienced additional work to be performed as a result of the existing conditions at the Pink Hill Park Maintenance Shop

WHEREAS, the previous Change Orders totaled $60,366.84 and this most recent Change Order of $8,741.40 will increase the amount payable under the contract by $69,108.24 for a contract total of $684,129.244

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 approve Change Order to contract 2025-004 with CAMM Construction Inc for additional electric work, exterior window work, and floor leveling work. A copy of the Change Order is attached as Exhibit “A” and 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, 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 4th day of August 2025.

CITY OF BLUE SPRINGS

ATTEST:

Chris Lievsay, Mayor

Erin Ford, City Clerk

EXHIBIT A

The City of Blue Springs Missouri

CITY OF BLUE SPRINGS
CHANGE ORDER REQUEST FORM

DATE: July 15, 2025

SUBMITTED BY: Justin Stuart **DEPARTMENT:** Parks and Recreation

☐ Ordinance # _____	☐ Resolution #: 0003-2025
☐ Administrative Contract #_____	☐ Product Purchase

ISSUE/REQUEST

Change Order Request.
Purchase Order # 25-1088

BACKGROUND/JUSTIFICATION

The purchase order referenced above is hereby Increased **(use drop down)** by **$** 8,741.40. Describe below the reason for the change order.

Change order for additional electrical work for sign installation, trim boards added to exterior windows and floor leveling for resilient floor installation.

FINANCIAL IMPACT (Finance Use Only)

Contractor/Vendor Name:	CAMM Construction Inc
Amount of Change Order Request:	8,741.40
Amount Available in Budget:	$ 12,398.19
Budget Year:	FY2024-25
Funding Source/Account #	158-73000-544100 Project # PR-81
Additional Funds Needed: Budget Transfer Request Form.xlsx	$ 0.00
Funding Source/Account #	

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Change Order Request Camm Document

REVIEWED BY

Requesting Director: Dennis Dovel	City Administrator:
Council:	Finance: Melissa Braun **Assistant Director of Finance** *By Melissa Braun on Jul 22, 2025*

FOR FINANCE USE ONLY:
Council Contract:

Budget Availability **Yes** X **No**_____

Original Purchase Order Amount: $ 615,021.00

10% of Original Purchase Order Amount $ 61,502.10

Amount of Previous Change Orders #: 1 through 1 : - $ 60,366.84

Amount of This Change Order Request: - $ 8,741.40

Total Amount Remaining Before *Council* Approval Is Needed: $ -7,606.14

FOR FINANCE USE ONLY:
Administrative Contract (Part 1 of 2): Do total change orders equal 1% or greater?

Budget Availability Yes_____ No_____

Original Purchase Order Amount: $ _____

1% of Original Purchase Order Amount $ _____

Amount of Previous Change Orders #: ____ through ____ : - $ _____

Amount of This Change Order Request: - $ _____

Total Amount Remaining Before *City Administrator* Approval Is Needed: (not required if less than $100) $ _____

FOR FINANCE USE ONLY:
Administrative Contract (Part 2 of 2): Do total change orders cause the total contract amount to exceed $75,000?

Maximum Contract Amount prior to Council:	$75,000	
Original Purchase Order Amount		- $
Amount of Previous Change Orders #: ____ through ____:		- $
Amount of This Change Order Request:		- $
Total Amount Remaining Before *Council Approval* Is Needed:		$

CHANGE ORDER REQUEST

PROJECT:
City of Blue Springs - Parks Maintenance Offices
Contract number 2025-004

CHANGE REQUEST NUMBER: 5

INITIATION DATE: 3/3/25

TO : Dennis Dovel
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

PROJECT NO: SFS Project Number 231202

CONTRACT DATE: 12/12/24

Electrical requests for the new sign that will be lit. The sign itself is going to be paid for and coordinate directly by the City of Blue Springs. Our contract includes an allowance of $1,500 for the exterior sign. The overage below is the amount for the change request.

Additional of 20 amp circuit, digital time clock next to electrical panels, exterior photocell for override control, disconnect means above ceiling behind sign location.

Total for above	$1,644.00
Allowance in contract.	-$1,500.00
Difference	$144.00
Overhead/Proffit	$14.40
Grand Total	**$158.40**

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract time.

The original Contract Sum was	$	0.00
Net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	0.00
The Contract Sum will be Increased by this Change Order	$	0.00
The new Contract Sum including this Change Order will be	$	0.00

The contract Time will be ~~Changed~~ by ~~(10 15)~~ **Working Days**
The Date of substantial Completion as of the date of this Change Order therefore is

no change to contract time

Authorized:

ARCHITECT	CONTRACTOR	OWNER
	Camm Construction, Inc	
Address	4006 E 137th Terr Address	Address
	Grandview MO 64030	
By	By Russ Schuster	By
Date	Date 3-26-25	Date

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 2006

Change Order Request

P.O. Box 300198
Kansas City, MO 64130
Phone 816-861-6600 Fax 816-861-6606

Dated: March 19, 2025

Attention: **Russ**
Camm Construction

RE: Blue Springs Maintenance – Sign Power
2715 NW Park Dr, Blue Springs, MO 64015

We are pleased to quote the electrical installation per plans, specs, and scope checklist with the following qualifications and exclusions:

Qualifications:

- Install new 20 amp circuit for sign
- Install analog time clock next to panels
- Install photocell for override control
- Provide disconnecting means above ceiling, behind sign location

Exclusions:

- Bid is good for 30 days on labor and workmanship.
- Commodity pricing (Conduit, wire, etc.) valid for 7 Days.
- Based upon non-union and non-prevailing wage labor only.
- No permit
- Backfill, fill rock, and concrete by others.
- No utility charges.
- If rock hit, hourly rate and haul off charges will apply
- No low voltage wiring (stat, fire alarm, CCTV, access, CATV, BMS, etc) unless specifically listed.

BID PRICE - $1,394.00

Alt #1 - Add for digital time clock with battery backup - $250.00

(Continued on next page)

We would like to thank you for the opportunity to quote this project. If you have any questions, please call us.

Respectfully Submitted: Kory Brinton - Estimator

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Date:_____ **Signature:**_____

Title:_____

CHANGE ORDER REQUEST

PROJECT:
City of Blue Springs - Parks Maintenance Offices
Contract number 2025-004

CHANGE REQUEST NUMBER: 6

INITIATION DATE: 3/25/25

TO : Dennis Dovel
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

PROJECT NO: SFS Project Number 231202

CONTRACT DATE: 12/12/24

Additional labor, concrete and epoxy for the new footings were the structural steel is being installed at the new entry. This additional money is related to the extra excavation, concrete and epoxy work that was an unforeseen condition once the concrete was remove. We are not charging any overhead/profit for this item as discussed on site at this weeks OAC meeting.

Total for above	$617.00
Overhead/Proffit	$0.00
Grand Total	**$617.00**

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract time.

The original Contract Sum was	$	0.00
Net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	0.00
The Contract Sum will be Increased by this Change Order	$	0.00
The new Contract Sum including this Change Order will be	$	0.00

The contract Time will be ~~**Changed**~~ by ~~**(10 - 15)**~~ **Working Days**
The Date of substantial Completion as of the date of this Change Order therefore is

no change to contract time

Authorized:

ARCHITECT	CONTRACTOR	OWNER
	Camm Construction, Inc	
Address	4006 E 137th Terr Address	Address
	Grandview MO 64030	
By	By Russ Schuster	By
Date	Date 3-26-25	Date

AIA DOCUMENT G701 * CHANGE ORDER * APRIL 1978 EDITION * AIA® * © 1978 G701—1978
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 2006

Beacon Contracting LLC
PO Box 1927
Lee's Summit, MO 64063
P 816-524-4230
www.beaconcontracting.com

Change Order 2

ID: SQ2025-06802
Date: 3/14/2025

BS Maintenance Bldg

Client	Camm Construction, Inc. 4006 E 137th Street Grandview, MO 64030 USA	Point of Contact	Russ Schuster
Jobsite Address	2715 Northwest Park Drive Blue Springs, MO 64015-7743	Salesperson	Tabor Zimmerman (816) 377-5668 tzimmerman@beaconcontracting.com

Scope of Work

We propose to furnish labor, materials and equipment to perform the following additional work.

099.2: Additional Slab Infill

- Add for additional concrete and labor for slab infill.

#	Product	Rate	Hours	Quantity	Cost	Markup	Subtotal
1	Concrete	0.00	0	0.5	98.00	4.9% / 5.01	103.01
2	Epoxy	0.00	0	1	65.00	4.9% / 3.32	68.32
3	Prep/Pour	106.00	4		424.00	5.1% / 21.67	445.67
4	KS Remodel	0.00	0	1	0.00	0.0% / 0.00	~~0.00~~

Signatures

Signature	Print Name & Title	Date		
			Total	**617.00**

Terms & Conditions

Additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

CHANGE ORDER REQUEST

PROJECT:
City of Blue Springs - Parks Maintenance Offices
Contract number 2025-004

CHANGE REQUEST NUMBER: 7

INITIATION DATE: 3/17/25

TO : Dennis Dovel
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

PROJECT NO: SFS Project Number 231202

CONTRACT DATE: 12/12/24

Credit to reduce full wall height framing and drywall as directed.

Credit for above <$-2,915.00>

Added cost to install 2 supply air vents and one return air vent in the "attic" space above ceiling.

Cost for above $300.00

Grand Total **<$-2,615.00>**

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract time.

The original Contract Sum was	$	0.00
Net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	0.00
The Contract Sum will be Increased by this Change Order	$	0.00
The new Contract Sum including this Change Order will be	$	0.00

The contract Time will be **Changed** by(**0**) **Working Days**
The Date of substantial Completion as of the date of this Change Order therefore is

Authorized:

ARCHITECT	CONTRACTOR	OWNER
	Camm Construction, Inc	
Address	4006 E 137th Terr Address	Address
	Grandview MO 64030	
By	By *Russ Schuster*	By
Date	Date 4-3-25	Date

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MID-WEST INTERIORS, INC.

711 NE Pilgrim Way Lee's Summit, MO 64086 PH. 816-918-5548

March 17, 2025

Camm Construction
4006 E 137th Terr
Grandview, Missouri 64030

Attn: Russ,

Project: Blue Springs Maintenance **Credit- Interior Bathroom Walls To 6" Above Ceiling Instead of To Deck**

SCOPE OF WORK

We propose to furnish the labor and material to complete the project mentioned above:

#1

1. Take bathroom walls to 6" above ceiling instead of take to the deck.
2. Insulation not used.

CREDIT FOR THIS WORK WILL BE .....$2,165.00 **INITIALS: _____**

#2

1. Deduct cost from not installing insulation above ceiling in staff lounge (011) and locker room (006).

COST FOR THIS WORK WILL BE .....$750.00 **INIITIALS: _____**

EXCLUSIONS: Anything not mentioned above.

Terms: This proposal will expire 30 days after the date listed above. Our terms are payment in full of invoices sent during the construction period. Invoices are due in full within fifteen days of the invoice date.

AGREED AND ACCEPTED

_____
(Signature)

_____
(Date)

Balance Point Heating & Cooling, Inc.
PO Box 1233
Raymore, MO 64083
816-265-0448
Email: info@balancepointcomfort.com

PROPOSED CHANGE ORDER NO: 4

CHANGE ORDER

DATE: April 3, 2025

CONTRACTOR: CAMM CONSTRUCTION, INC.

CONTRACTOR: BALANCE POINT HEATING & COOLING, INC.

PROJECT: BLUE SPRINGS PARK MAINTENANCE

SCOPE OF WORK FOR THIS CHANGE ORDER:

Install two supply air vents and one return air vent in the attic space.

ADD: $300.00

Balance Point Heating & Cooling, Inc.

By: _____

CAMM CONSTRUCTION, INC.

By: _____

CHANGE ORDER REQUEST

PROJECT:
City of Blue Springs - Parks Maintenance Offices
Contract number 2025-004

CHANGE REQUEST NUMBER: 9

INITIATION DATE: 4/8/25

TO : Dennis Dovel
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

PROJECT NO: SFS Project Number 231202

CONTRACT DATE: 12/12/24

Added cost to install 1" x 4" foam bands as decorative trim at the 3 new windows on the east elevation. These will have a smooth base coat finish that will be painted the same as the building color. The area around southern most window next to the new entry will also get some patch work to clean up the appearance of the existing pre-cast wall.

Cost for above	$2,500.00
Overhead and Profit	$ 275.00
Grand Total	**$2,775.00**

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract time.

The original Contract Sum was	$	0.00
Net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	0.00
The Contract Sum will be Increased by this Change Order	$	0.00
The new Contract Sum including this Change Order will be	$	0.00

The contract Time will be **Changed** by(**0**) **Working Days**
The Date of substantial Completion as of the date of this Change Order therefore is

Authorized:

ARCHITECT	CONTRACTOR	OWNER
	Camm Construction, Inc	
Address	4006 E 137th Terr Address	Address
	Grandview MO 64030	
By	By Russ Schuster	By
Date	Date 5-9-25	Date

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HOLT CONTRACTORS LLC

Stucco-EIFS
Veneer Stone-Brick
Pressure Washing

Proposal

Date: 5-8-25
Proposal #: 1
CAMM

Rusty Holt (816) 985-1510
PO Box 76
Greenwood, MO 64034
Holt.contractorsllc@gmail.com

To:

Craig Naler Parks & Buildings Maintenance Facility

Job Location: 2715 NW Park Drive., Blue Springs, MO 64015

Date of Plans: N/A

Description

We hereby propose to furnish the materials and perform the labor necessary for the completion of the following work:

Pricing based on Dryvit products. www.dryvit.com

1.) Exterior Eifs 4" X 1" bands with standard mesh, base coat, and smooth base coat finish painted by others.

*#3 windows only at North East corner to receive 4" X 1" eifs bands.

*Southern most window only next to door to have patch work from old awning to pavement on window wall only.

Exclusions: No weather protection, prime coat, seal coat, caulking, sealants, flashing, flashing tape, moisture/vapor barrier, tyvek/tar paper building wrap, drainage mat/board, rigid insulation, high impact mesh, plastic/metal components, vents, cement board, cast stone, cement block, wood rot repair, sheathing, framing, blocking, demo, painting, lids/ceilings/soffits, retaining/foundation walls, landscaping features, monument signs, trash enclosure, Interior work, water, power, dumpster/trash haul-off, permits, prevailing wage. *Non Union Shop

* This proposal should be included as an exhibit with the contract.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike matter for the sum of:

Total: $2,500.00

Payments to be made as follows: Monthly Draws

Quotation prepared by: Rusty Holt

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

*Note this proposal maybe withdrawn by Holt Contractors, LLC if not accepted within 30 days.

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. Holt Contractors, LLC is authorized to do the work as specified. Payments to be made are outlined above. Please sign and return.

Signature/Date: _____

Respectfully

CHANGE ORDER REQUEST

PROJECT:
City of Blue Springs - Parks Maintenance Offices
Contract number 2025-004

CHANGE REQUEST NUMBER: 10

INITIATION DATE: 5/19/25

TO : Dennis Dovel
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

PROJECT NO: SFS Project Number 231202

CONTRACT DATE: 12/12/24

Added cost to prep and self-level (flatten) approximately 1,350 square feet of existing concrete slab where the RF-1 flooring will be install. This process involves grinding of tall peaks, installation of 2 coats of primer followed by a self leveling application. The primer that will be used also serves as a moisture barrier which we believe for this age of concrete slab and the fact that it does not have a vapor barrier adds some value to this process.

Cost for above	$6,496.00
Overhead and Profit	$ 714.00
Grand Total	**$7,210.00**

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract time.

The original Contract Sum was	$	0.00
Net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	0.00
The Contract Sum will be Increased by this Change Order	$	0.00
The new Contract Sum including this Change Order will be	$	0.00

The contract Time will be **Changed** by(**1**) **Working Days**
The Date of substantial Completion as of the date of this Change Order therefore is

Authorized:

ARCHITECT	CONTRACTOR	OWNER
	Camm Construction, Inc	
Address	4006 E 137th Terr Address	Address
	Grandview MO 64030	
By	By Russ Schuster	By
Date	Date 5-20-25	Date

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Interior Surface Enterprises L.L.C.
S-Net
19940 W. 161st St.
Olathe, KS 66062

May 19, 2025

Camm Construction, Inc.
7216 Maple
P.O. Box 1417
Raytown, MO 64063

Re: Blue Springs Park Maintenance
Bid # Q0023541 CO— 001
Fix Concrete and Flatten
Floors

Dear :Todd Hinken

Thank you for the opportunity to submit the following proposal for the above referenced project.

We propose to furnish material and labor to complete in accordance with the plans, drawings, and specifications for said building.

Scope of Work:

REPAIR	1,350 SF	Concrete REPAIR in areas with NORA	$6,496
		Total Price	$6,496

* * *
I hope you find this proposal complete and to your satisfaction.

Sincerely,

Jacob Porter

Terms & Conditions

NOTE: This proposal may be withdrawn by us if not accepted within 30 days from letting date. All material is guaranteed to be as specified. All work to be completed in a workman like manner according to industry standards. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and beyond the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. All installation to be by independent contract labor. Standard floor prep includes filling construction joints either poured or sawed and minor imperfections. Major floor prep is excluded from this bid. Cleaning or removal of oil, grease, solvents, sealers, paints, plaster or other foreign substances, and Asbestos control or abatement is excluded from this bid. In addition floor and/or work area must be free of other trades, supplies, equipment & debris. HVAC must be fully operational, and electricity and water must be readily available at worksite. No additional work will be performed without written or signed authorization. Client is subject to payment for stored materials. If a manufacture requires a deposit to manufacture/ship certain items, client will pay that amount.

BONDING & INSURANCE SOLUTIONS, LLC
108 Eastridge St
Lees Summit, MO 64063
8169442233
Nikki.Johnson@Bondingsolutionsllc.com

Bonding & Insurance Solutions

INVOICE

BILL TO
CAMM Construction, Inc
4006 E 137th Terrace
Grandivew, MO 64030

INVOICE # 8259
DATE 07/15/2025
DUE DATE 08/14/2025
TERMS Net 30

ACTIVITY	QTY	AMOUNT
Sales GSA01400041-City of Blue Springs-Park Maintenance Building-Final Contract $683,533.24 (Increase $7,210)	1	596.00

GSA01400041-City of Blue Springs-Park Maintenance Building-Final Contract $683,533.24 (Increase $7,210)

BALANCE DUE **$596.00**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 8, 2025 **CONTRACT NO. 2024-166 Task Order #16**

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Adopt a Resolution approving Task Order #16 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the Surface Transportation Block Grant 9901(448) Hwy AA Improvements Project for a total amount fee of $854,704.

BACKGROUND/JUSTIFICATION

In October of 2023, Mid-America Regional Council (MARC) awarded the City of Blue Springs two grants through MARC's Missouri Surface Transportation Program (STP) Priorities Committee in November 2022: $6,560,000 as part of the 2026 Surface Transportation Block Grant Program (STBG) funds; and $900,000 as part of the 2025 Missouri Transportation Alternatives Program (TAP).

The Hwy AA improvements were set to involve complete street upgrades, turn lanes, sidewalks, and roadway modifications to enhance capacity for pedestrians and motorists along Hwy AA between U.S. 40 Highway to the eastern City Limits.

On October 21, 2024, City Council approved an On-Call Consulting Services Contract with SC Engineering, LLC dba Cochran (Cochran) for engineering consulting services.

Due to significant challenges identified during preliminary engineering of the Hwy AA Improvements Project—namely, limited right-of way, topographical impacts to adjacent properties, and costly utility relocations—the City is proposing to revise the project scope to remain within existing right-of-way and eliminate the need for property acquisition and major transmission line relocation. This is due to budgetary constraints that would have pushed the overall cost of the project to an estimated $16 million.

The revised scope will include:
- Pavement widening and resurfacing
- ADA-compliant shared use path and sidewalks (locations where no pedestrian facilities currently exist)
- Curb and gutter on both sides
- Storm sewer and water main replacement
- Street lighting and pavement striping

This change will ensure the corridor becomes fully ADA compliant and improves multimodal safety while remaining cost-effective and feasible.

The City and Cochran have now met with MARC with the proposed scope changes to ensure that the STBG Grant Funds can still be used for the project. MARC was receptive to the City's presentation and the City does not currently foresee any difficulties with being granted a project scope change for the awarded grant funding.

Cochran will be providing Professional Engineering and Inspection services for the Hwy AA Improvement Project in five Phases. Phases A through D will consist of a Topographic Survey Phase, a Preliminary Design Phase, a Final Design Phase, and a Bidding Phase, whereby Cochran will be providing Design and Bidding Phase Services to service the project. Phase E will be the Construction Phase, where Cochran will serve as the City's representative for administering the terms of the construction contract alongside other Construction Phase Services that are outlined in the Task Order.

As a result of these adjustments, the project design and environmental phases are now expected to begin in summer 2025, with construction scheduled for 2027.

FINANCIAL IMPACT

Contractor:	SC Engineering, LLC, dba Cochran
Amount of Request/ Contract:	$ 854,704
Amount Budgeted:	$1,625,000
Budget Year:	FY 2024-25
Funding Source/Account #:	310-72000-540100 ST-52
Account Balance:	$1,625,000 Date: 7/15/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
August 4, 2025	December 31, 2028
Years and Months Contract in effect	**Number of times renewable**
3 Years, 4 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 Task Order #16 attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	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:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	On File
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	On File
Bid/RFP/RFQ: (submit all)	☐	N/A – Task Order
Bid/RFP/RFQ Tabulation:	☐	N/A – Task Order
Bid Waiver: (less than three bids)	☐	N/A – Task Order
Contractor address and email:	☒	SC Engineering, LLC, dba Cochran ATTN: David Christensen 618 SW 3rd Street Lee's Summit, MO 64063 david@cochraneng.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 55-2025

A RESOLUTION APPROVING TASK ORDER #16 TO CONTRACT NO. 2024-166 WITH SC ENGINEERING, LLC DBA COCHRAN FOR PROFESSIONAL ENGINEERING AND INSPECTION SERVICES FOR HWY AA IMPROVEMENTS PROJECT

WHEREAS, the City of Blue Springs identified roadway improvements that were needed along Hwy AA; and

WHEREAS, In October of 2023, Mid-America Regional Council (MARC) awarded the City of Blue Springs two grants through MARC's Missouri Surface Transportation Program (STP) Priorities Committee in November 2022: $6,560,000 as part of the 2026 Surface Transportation Block Grant Program (STBG) funds; and

WHEREAS, The Hwy AA improvements were set to involve complete street upgrades, turn lanes, sidewalks, and roadway modifications to enhance capacity for pedestrians and motorists along Hwy AA between U.S. 40 Highway to Moreland School Road; and

WHEREAS, on October 21, 2024, City Council approved an On-Call Consulting Services Contract with SC Engineering, LLC dba Cochran (Cochran) for engineering consulting services; and

WHEREAS, significant challenges were identified during the preliminary engineering of the Hwy AA Improvements Project involving limited right-of-way, topographical impacts to adjacent properties, and costly utility relocations; and

WHEREAS, the City has since amended the scope of the project to ensure the AA corridor becomes fully ADA compliant and improves multimodal safety while remaining cost-effective and feasible; and

WHEREAS, the revised scope of the project will include pavement widening and resurfacing, ADA-compliant share use path and sidewalks, curb and gutter on both sides, storm sewer,, street lighting and pavement striping; and

WHEREAS, Cochran will be providing Professional Engineering and Inspection Services for the STBG 9901(448) Hwy AA Improvements Project for a total amount fee of $854,704.

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 with SC Engineering, LLC dba Cochran for Professional Engineering and Inspection Services for the Hwy AA Improvements Project in the amount of $854,704. 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, 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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

CONTRACT NO.	TASK ORDER NO. 16	TASK ORDER EFFECTIVE DATE: AUGUST 4, 2025	TASK ORDER TERMINATION DATE: DECEMBER 31, 2028
CITY		**CONSULTANT**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**		**SC Engineering, LLC, dba Cochran** **618 SW 3rd Street** **Lee's Summit, MO 64063**	
Attention: Dennis Dovel		Attention: David Christensen, Vice President	
Department: Administration		Phone: (314) 220-7016	
Phone: (816) 228-0111			

TASK ORDER

This Task Order is entered into as the date last signed by the parties and is between SC Engineering, LLC, dba Cochran ("Consultant") and the City of Blue Springs, Missouri ("City").

WHEREAS, the City has engaged Consultant to provide engineering services pursuant to an Agreement for On-Call Consulting Services, pursuant to which the City may task the Consultant to provide additional professional engineering services on a project-specific basis by acknowledging a separate Task Order.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows:

1. **Incorporation of Base Agreement**. This Task Order is subject to all terms and conditions contained in the Agreement for On-Call Consulting Services, that are not inconsistent with the specific terms contained herein, and the Agreement for On-Call Consulting Services between the parties is incorporated herein as if set forth in full by this reference.

2. **Scope of Services**. The Scope of Services pursuant to this Task Order are as contained in **Exhibit 1**.

3. **Term**. Consultant shall begin work pursuant to this Task Order upon its Effective Date and all work shall be completed by December 31, 2028.

4. **Compensation**. Unless compensation is set forth in this Task Order, compensation shall be as provided in the Agreement for On-Call Consulting Services between the parties.

5. **Additional Terms and Conditions**. If any, attached to this Task Order as **Exhibit 2**.

IN WITNESS WHEREOF, the Consultant and the City have executed this Task Order as of the Effective Date.

SC ENGINEERING, LLC, DBA COCHRAN



David Christensen, Vice President

CITY OF BLUE SPRINGS, MISSOURI

Christine Cates, City Administrator

Approved as to form:

Jennifer M. Baird

Jennifer Baird, City Attorney

EXHIBIT 1
Task Order #16 - Scope of Services

Hwy AA Improvements – Lump Sum Proposal:

The purpose for this Lump Sum Proposal is to provide Professional Engineering and Inspection Services for the **STBG 9901(448) Hwy AA Improvements Project** [from Hwy 40 to the City's East City Limits], in accordance with the attached Project Cost Estimate, dated 7-3-25.

SCOPE OF SERVICES:

A. Topographic Survey Phase:

1. Topographic survey covering sufficient area to develop water main, sidewalk, street lighting and roadway plans for the project.
2. A survey baseline shall be established.
3. Roadway and sidewalks cross-sections shall be obtained at 50-foot intervals, a sufficient distance beyond the anticipated construction limits, to determine removal and replacement quantities. All drainage structures and courses shall be identified and included with flow line elevations. Additional cross-sections as required for clarity shall be taken as needed.
4. Existing utilities shall be located and plotted.

B. Preliminary Design Phase:

1. Preliminary plans to include: field survey data, topographic information of the existing intersection and roadways, existing utilities, proposed improvements in accordance with the attached proposed cross section, site plan improvement plans, preliminary roadway profiles existing and proposed changes, and roadway cross-sections.
2. Submit preliminary roadway drawings to the City for review and comment.
3. Provide the City with preliminary estimate of construction cost.

C. Final Design Phase:

1. Easement Document Preparation - after notification of approval of the preliminary plans from the City, Cochran shall prepare temporary easement and/or permanent easement documents, as needed.
2. The final design shall include at a minimum the following information, and shall include the other actions as described:
   - Cover sheet with location map, sheet index, and legend of symbols.
   - Plan and profile sheet showing existing topography, the proposed improvements, existing utilities and relocations, if required, construction limits, profile grade line, and incorporate all review comments from the City.
   - Typical ADA compliant shared use path and roadway cross sections.
   - Storm sewer plans and specifications
   - Streetlighting plans and specifications.
   - Final cross-sections of the proposed improvements at 50 foot intervals.
   - Traffic handling and detouring plan with signage.

- A complete set of contract documents and technical specifications including tabulation of bid quantities and current prevailing wage rates.

3. Submit final sidewalk and roadway plans and specifications to the City for review and approval.
4. Incorporate final comments from the City into the plans and specifications.
5. Utilities: we will contact all utilities that may be affected by this project and provide them with the roundabout and roadway improvement plans to help facilitate the utility relocations if needed.
6. Provide a final estimate of anticipated construction costs.

D. Bidding Phase:

1. Provide Project Manuals and Plans to the City for bidding purposes. Plans shall be half size (11" x 17").
2. Make copies and distribute bid packages to contractors.
3. Answer contractor's questions during bidding and issue addenda (if required)
4. Conduct the bid opening and review submitted contractor bids, investigate low bidder(s) as required to evaluate their competency, and consult with the Owner on award of bid.
5. Review shop drawings when submitted for compliance with the drawings and specifications.

E. Construction Phase:

1. Serve as the City's representative for administering the terms of the construction contract.
2. Attend a preconstruction conference to discuss project details with the successful contractor.
3. Provide on-site inspection services to inspect the Contractor's progress and quality of work and to determine if the work conforms to the contract documents.
4. Reject work not conforming to the project documents.
5. Prepare change orders for issuance by the City as necessary and assure that proper approvals are made prior to work being performed.
6. Measure and document quantities, and review monthly estimates for payments due the Contractor.
7. Inspect materials, review material certifications furnished by the Contractor, perform field testing, sample materials as required, and provide laboratory testing.

FEE:

1. The total amount of fee to be paid for the Scope of Services, Items A thru D – "Design and Bidding Phase Services" as outlined in this proposal shall be a lump sum fee of $488,402.00.

2. The total amount of fee to be paid for the Scope of Services, Item E – "Construction Phase Services" as outlined in this proposal shall be a lump sum fee of $366,302.00.

Project Cost Estimate

City of Blue Springs

Hwy AA Improvements - Hwy 40 to East City Limits

No.	Description	Unit	Quantity	Unit Cost	Cost
1	Construction Mobilization	LS	1	560,000.00	$560,000.00
2	Removal of Improvements	LS	1	420,000.00	$420,000.00
3	Linear Grading	STA	47	4,500.00	$211,500.00
4	Storm Sewer	LF	4,500	125.00	$562,500.00
5	Full Depth Pavement Widening	SY	4,178	115.00	$480,444.44
6	Water Main (fire hydrants, valves, water service connections, etc.)	LF	4,800	210.00	$1,008,000.00
7	ADA compliant Shared Use Path - south side (Hwy 40 to E. CL)	SF	89,050	10.00	$890,500.00
8	Retaining Walls	SF	3,575	55.00	$196,625.00
9	Concrete Curb & Gutter, both sides (ADP to E. CL)	LF	9,400	45.00	$423,000.00
10	Driveway Approaches/Entrances	SF	11,275	15.00	$169,125.00
11	Pavement Repair	SY	500	150.00	$75,000.00
12	Pavement Milling	SY	32,000	4.00	$128,000.00
13	Asphalt Pavement	TON	8,200	110.00	$902,000.00
14	Street Lighting	EA	56	8,500.00	$476,000.00
15	Pavement Striping	LF	50,400	1.50	$75,600.00
16	Construction Traffic Control	LS	1	260,000.00	$260,000.00
17	Restoration	LS	1	240,000.00	$240,000.00

Project Notes:

1. Project total length - approx. 1.6 miles (Hwy 40 to E. CL)
2. Existing minimum ROW @ 60' (ADP to E. CL)
3. Existing Pavement @ 22' wide min. (ADP to E. CL))
4. Proposed Lane Widths = 12' driving, 2.5' gutter (ADP to E. CL)

Construction Sub-Total	$7,078,294
15% Contingency	$1,061,744
STP Project Total =	**8,140,039**
Federal Share =	**6,500,000**
Local Share @ 20+% =	**1,640,039**
Surveying/Design Engineering Services	**$488,402**
Const. Admin./Inspection/Testing	**366,302**
City Expenditure (STP 20% Share + Engineering) **=**	**$2,494,743**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 24, 2025

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, Public Works, Law and Finance 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 and Finance Departments 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. 56-2025

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 Public Works, Law and Finance 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 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.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of August 2025.

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.	
Electronic: FIN-ID898	2018-2024	Payroll ACH, Liability Account Recon, Utility AR & Deposit Recon	8/5/2025
Electronic: FIN-ID897	2022-2023	Grain Valley Sewer Usage Reports, AR Outstanding Invoices,	8/5/2025
	2023	ROW Financial Reports, Public Records Requests,	
	2019-2020	Unclaimed property	
	2023-2024	Dangerous Building Escrow Reports, Accounts Payable Reconciliations	
Electronic: FIN-ID896	2019	Month End Journal entries	8/5/2025
	2023-2024	Procurement card activity, cash receipts records, payroll vouchers	
	2023	Reconciliations - FH Revenue, Payroll Liability Acct, Utility deposit & AR	
Electronic: FIN-ID895	2019	Vehicle Use Taxable Fringe Files, BSI Tax Files,	8/5/2025
	2019	ICMA Files, Biweekly Payroll Records, VOYA Files,	
	2023-2024	Kronos Invoices, Fieldhouse Revenue Reports	
Electronic: FIN-ID894	2019	Surplus forms, Utility Sales Tax Records, Work Comp Audit	8/5/2025
	2019	Independence Sewer Billings, Garnishment notifications	
	2009-2019	Garnishment orders, Child Support Orders	
Electronic: FIN-ID893	2007-2019	Released: Ltr of Credit, Perf. Bonds, Maintenance Guar.	8/5/2025
	2013-2018	Fuel & Repairs Reports, JC Wkly Tax Distr. Reports	
Electronic: IT-email	2023-2024	All employee emails In Sent Items, Deleted Items, Junk, and Clutter Folders	8/5/2025
PW	1970-2004	Correspondence, and misc.	8/5/2025
L-290	2017	Ridgewood Place at Chapman Farms	8/5/2025

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: May 2, 2025 **CONTRACT NO.**

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Engineering**

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

ISSUE/REQUEST

Adopt a Resolution approving a contract with Eagles Ridge Homeowners Association II, Inc. for ornamental streetlights, nullifying and superseding the prior Contract 2021-198.1 R for the installation and maintenance costs for a total of 13 ornamental streetlights.

BACKGROUND/JUSTIFICATION

The City Council has approved several agreements to allow homeowner associations to provide ornamental lights in a subdivision. On December 6, 2021, the City Administrator approved an agreement with Eagles Ridge Homeowners Association II, Inc. The street light upgrade agreement gives developers a mechanism to have Evergy install ornamental fixtures, which increases the subdivision aesthetics and allows placement of additional streetlights within subdivisions.

The Eagles Ridge Homeowners Association II, Inc. (HOA) currently has an agreement with the City for the installation and maintenance of 19 decorative (ornamental) streetlights within the subdivision. Upon review, only eleven ornamental streetlights should be included in the agreement.

With this amendment, the HOA is requesting the addition of two additional decorative streetlights, bringing the total number of ornamental lights to 13. The HOA will be responsible for the incremental cost difference between the City's standard streetlight fixtures and the decorative fixtures for 13 of the streetlights.

Eagles Ridge Homeowners Association II, Inc. will be responsible for the costs of the Eagles Ridge Estates PR-O Plats 1-4 and the single-family portion of Eagles Ridge PR-O 1st Plat ornamental poles and fixtures. The City of Blue Springs will invoice the HOA annually.

The amount to be paid to the City for the remainder of fiscal year 2025 is $259.38. That is payment for two additional lights for three months of usage. Eagles Ridge Homeowners Association II, Inc. has already paid their bill for the existing lights for fiscal year 2025.

FINANCIAL IMPACT

Contractor:	Eagles Ridge Homeowners Association II, Inc.
Amount of Request/ Contract:	$259.38
Amount Budgeted:	N/A
Budget Year:	FY2024/25
Funding Source/Account #:	100-00000-435275
Account Balance:	$ Date: Click or tap to enter a date.

Revenue to be Received:	$259.38
Revenue Account No.	100-00000-435275

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
June 6, 2025	June 6, 2045
Years and Months Contract in effect	**Number of times renewable**
20 Years	Perpetual – in one-year automatic renewals.

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 Street Light Upgrade Agreement attached as Exhibit "A"

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Karen Van Winkle***
Legal: ***James Newell***	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:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	
Bid/RFP/RFQ: (submit all)	☐	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	EAGLES RIDGE HOMEOWNERS ASSOCIATION II, INC. **ATTN: DAVID L. WARD** 1120 EAGLES RIDGE BLVD. GRAIN VALLEY, **MO** 64029 DAVID@SAFETYMINISTORAGE.COM
Project Exemption Certificate needed:	☐	
Other:	☐	

Resolution No. 57-2025

A RESOLUTION APPROVING A STREET LIGHT UPGRADE AGREEMENT WITH EAGLES RIDGE HOMEOWNERS ASSOCIATION II, INC.

WHEREAS, on December 6, 2021 by Resolution No. 110-2021 the City Administrator approved Contract No. 2021-198.1R with Eagles Ridge Homeowners Association II, Inc. for a streetlight upgrade; and

WHEREAS, the Eagles Ridge Homeowners Association II, Inc. is responsible for the placement of ornamental streetlights within Eagles Ridge Estates PR-O 1st - 4th Plat, and the single-family portion of Eagle's Ridge PR-O 1st Plat; and

WHEREAS, the Engineering Department recommends that the City enter into an agreement with Eagles Ridge Homeowners Association II, Inc. to add two additional ornamental streetlights for a total of 13 ornamental light poles.

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 with Eagles Ridge Homeowners Association II, Inc., for the installation and maintenance costs related to Street Light Upgrade Agreement for two additional ornamental streetlights for a total of 13 ornamental streetlights. A copy of the proposed agreement 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, 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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Effective Date: October 1, 2025	Termination Date: Perpetual one-year terms	Contract Number:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Eagles Ridge Homeowners Association II, Inc.** **1120 Eagles Ridge Blvd.** **Grain Valley, MO 64029**
Attention: Dennis Dovel	Attention: Bryan Wohlgemuth
Department: Public Works	Phone: 816-429-8186
Phone: 816-228-0265	Tax ID Number: 83-1053963

STREET LIGHT UPGRADE AGREEMENT
NON-METERED

WHEREAS, it is the policy of the City of Blue Springs, Missouri, to encourage homeowners and Homeowners Associations within the City to improve and beautify their neighborhoods; and

WHEREAS, it is desirable that the City of Blue Springs, Missouri have agreements with Homeowners Associations that choose to beautify their neighborhoods setting forth the responsibilities of each and;

WHEREAS, Evergy has available a decorative fixture at a higher monthly fee than for the standard City provided light; and

WHEREAS, the Eagles Ridge Homeowners Association II, Inc., a Missouri Corporation (hereinafter referred to as "Homeowners Association") entered into an agreement for the installation and maintenance of six (6) ornamental street lights for Eagles Ridge Estates PR-O 1st Plat, and three (3) ornamental street lights for Eagles Ridge Estates PR-O 2nd Plat, and two (2) ornamental street lights for Eagles Ridge Estates PR-O 3rd Plat, and there are eight (8) existing street lights within the single family portion of Eagles Ridge PR-O 1st Plat, desires to enter into a street light agreement to include the installation and maintenance of a grand total of two (2) ornamental street lights for Eagles Ridge PR-O 4th Plat.

WHEREAS, the Eagles Ridge Homeowners Association II, Inc. (hereinafter referred to as "Homeowners Association") desires to enter into a street light agreement to include the installation and maintenance of a grand total of twenty (20) ornamental streetlights, and one (1) additional ornamental streetlight over the City's standard allowance.

NOW, THEREFORE, BE IT AGREED by the City and Homeowners Association that:

1. The Homeowners Association shall be a Missouri corporation in good standing and shall keep on file with the City the name of a contact person, their address, day and evening telephone numbers.

2. Although it shall have no responsibilities other than designating the lights involved and paying the cost differential between the charge for a standard City light and any upgraded pole, decorative pole, and upgraded fixtures or increased illumination fixture, collectively referred to as upgraded and/or decorative lights(s), the Homeowners Association shall hold the City harmless from any actions taken, or failure to take a required action, by the Homeowners Association with regard to the construction, installation, upkeep, replacement and maintenance of the street light poles and fixtures referenced herein. This agreement shall not be construed as a waiver of sovereign or any other immunity available to the City, its agents, officers or employees. The covenants or deed restrictions for the Homeowners Association shall include a provision that the association shall be responsible for the increased cost of the poles and fixtures and pay for the additional cost related to them above the standard City light. Evergy may charge the Homeowners Association for installation.

3. The Homeowners Association shall submit a payment equal to the expected cost difference to the City of Blue Springs from said date of installation to September 30 of said year with the application. The amount of the bill shall be for the increased cost of each pole per year pro-rated to cover the time left until September 30. Payment must be received prior to the installation of the lights. On October 1 of each year, the City of Blue Springs Finance Department will bill the Homeowners Association for the cost differential for the entire year from October 1 until September 30 of the next year. The City's fiscal year begins on October 1. Adjustments will be made to the amounts billed as adjustments are made by Evergy for the rate charged for the standard City street lights and the upgraded pole/fixture selected.

4. The Homeowners Association may add additional lights but will be responsible for the entire differential costs resulting from any additional non-standard lights.

5. The lights shall be installed by Evergy upon the approval by the City that they be installed.

6. The City has the right to install a temporary standard City light pole and fixture whenever and wherever it deems necessary.

7. Either party may cancel this agreement by giving thirty (30) days' written notice to the other. If the Homeowners Association cancels the agreement, it must, if the City so elects, pay the City the cost of installing standard light poles and fixtures or continue to pay the extra costs associated with the ornamental and/or decorative lights until such time that Evergy will replace the ornamental and/or decorative lights with standard City light poles and fixtures. If the City cancels the agreement, the City must maintain the ornamental street lights or install, or have installed, standard City street lights and fixtures.

8. If the Homeowners Association desires to change the design of the street light(s), it shall submit a new application. The pole, light and fixture do not become the property of the Homeowners Association and the City, and the utility shall be responsible to maintain the same as if they were standard City lights and fixtures.

9. This agreement shall remain in effect for twenty years from and after the first October 1st after its execution. Thereafter, the agreement shall renew automatically for one year

increments (October 1 to September 30) unless either party chooses not to renew said agreement and gives a minimum thirty (30) day notice of its intent not to renew by providing written notice to the name and address shown above.

10. This agreement shall not cover or apply to lighting other than street lighting, e.g. lights on signs, subdivision entrance lighting, etc.

11. This amendment contains the entire agreement of the parties. No modification, amendment or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto and signed by both parties.

The foregoing agreement is entered into this ___ day of _____ 2025. This agreement has been approved and authority to enter into this agreement granted by the Board of Directors of the Homeowners Association to the undersigned individual on the ____ day of _____2025.

City of Blue Springs

By_____
Christine Cates, City Administrator

ATTEST:

_____
City Clerk

Approved as to Form:

_____
James Newell, Assistant City Attorney

Eagles Ridge Homeowners Association II, Inc., a Missouri Corporation

By_____
Bryan Wohlgemuth, President

ATTEST:

_____
Secretary of the Corporation

APPLICATION FOR STREET LIGHT UPGRADE

NAME OF ORGANIZATION:	Eagles Ridge Homeowners Association II, Inc.
Mailing Address	1120 Eagles Ridge Blvd.
City	Grain Valley, MO 64029
Phone Number	816/229-8115
ORGANIZATION PRESIDENT:	Bryan Wohlgemuth
Mailing Address	118 N. Conistor Lane, Suite B #322
City	Liberty, MO 64068
Phone Number	816/429-8186
MAINTENANCE PERSON:	Evergy
Mailing Address	P.O. Box 219703
City	Kansas City, Mo. 64121-9703
Phone Number (days)	816/471-5275
Phone Number (nights)	816/471-5275
PERSON APPLYING FOR UPGRADE:	David L. Ward
Mailing Address	1120 Eagles Ridge Blvd.
City	Grain Valley, MO 64029
Phone Number	816/229-8115

Standard Light Information

CODE	LUMENS	TYPE OF FIXTURE	ANNUAL RATE	MONTHLY RATE
	4,400-27,440	MOMLL - LED, Arm Mounting Style (OF), Wood Pole or Non-Wood Pole (WP or SP), Underground Circuit Extension (UG)	244.40	20.37

Decorative Light Information

CODE	LUMENS	TYPE OF FIXTURE	ANNUAL RATE	MONTHLY RATE
L0LDG	10,000	MOMLL - LED, Post-Top Mounting Style (Acorn), Non-Wood Pole (SP), Underground Circuit Extension (UG)	763.20	63.60

The ongoing annual fees for the new Eagles Ridge Multi Family HOA will be figured as shown below. The figures will change as Evergy adjusts their rates, as allowed by the Public Service Commission. The fees are straight pass-through costs.

Fees due at agreement execution

1	Subtract the standard annual cost from L0LDG upgrade annual rate and divide by 12 to reach a monthly charge. Multiply that by the number of months left until September 30.	$763.20 – 244.40 = $518.80 annually $518.80/12 = $43.23 monthly

2	Multiply the above total by the number of L0LDG light poles.	$518.80 x 2 = **$1037.60**

List of street light locations and ownership	Meets City Requirements
Eagles Ridge Estates PR-O 1	
1) SW 5th Street and SW Chelmsford Drive	Yes
2) SW 4th Street and SW Chelmsford Drive	Yes
3) SW 3rd Street and SW Chelmsford Drive	Yes
4) SW 5th Street and SW Newport Drive	Yes
5) SW 4th Street and SW Newport Drive	Yes
6) SW 3rd Street and SW Davenport Drive	Yes
Eagles Ridge Estates PR-O 2	
7) SW 2nd Street and SW Davenport Drive	Yes
8) SW 2nd Street and SW Eagles Ridge Drive	Yes
9) SW 2nd Terrace and SW Eagles Ridge Drive	Yes
Eagles Ridge Estates PR-O 3	
10) SW 3rd Street and SW Nelson Drive	Yes
11) SW 5th Street and SW Nelson Drive	Yes

Eagles Ridge Estates PR-O 4	Meets City Requirements
12) SW Nelson Drive and SW 2nd Street	Yes
13) SW Chelmsford Drive and SW 2nd Street	Yes

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 18, 2025

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Adopt a Resolution approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Southwest Park project.

BACKGROUND/JUSTIFICATION

The Parks and Recreation Department is in the process of beginning the development of conceptual design and construction documents for Southwest Park. City Council entered into a contract with Stantec Consulting Services, Inc. to complete the design and construction documents on May 19, 2025, by Resolution 35-2025. The selection of Stantec was completed by utilizing a Request for Qualifications process. Stantec Consulting Services was awarded the contract to complete architectural and design development and, the City will bring forward a contract soon for a Construction Manager.

With Stantec developing the construction documents, the design team has chosen to use the Construction Manager at Risk (CMaR) method of delivery. This delivery method has been used successfully with renovations to City Hall and the Blue Surf Bay Waterpark. The CMaR is a delivery method which entails a commitment by the Construction Manager to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP, plus any reasonably inferred items or tasks. The CMaR provides professional services and acts as a consultant to the owner in the design development and construction phases by providing design input on construct ability and cost estimates to construct the design. Often, the CMaR also provides some of the actual construction of the project depending on the availability of bidders and the expertise the company has. In addition to acting in the owner's interest, the CMaR must manage and control construction costs to not exceed the GMP because contractually any costs exceeding the GMP that are not change orders are the financial liability of the CMaR.

There are specific benefits to this type of delivery method such as:

1. A higher level of cost control from the start. CMaR provides cost estimates at contractually established points. If these cost estimates are in line with the established budget, the architect then moves on to the next phase of design. If not, the CMaR, Owner, and Architect assess the cost estimate and make design changes to bring the design back into budget alignment. This process helps ensures budget success.
2. The Owner’s risk is limited by the CMaR process providing that the construction documents are complete, and proper allowances and contingencies are built into the GMP.
3. Constructability and value to the Owner are afforded by the Value Engineering expertise brought to the process by the CMaR.

4. Since the CMaR is at risk and gives the GMP prior to bid, it does not have to select the low bid. Generally, the thorough prequalification process minimizes the number of low bidders that get disqualified and generally leads to lower long term costs, higher quality, and fewer claims because only pre-qualified contractors are performing work.

Bringing the Construction Manager on early in the process also helps reduce construction costs by helping with selection of materials, construction method and construction schedule and order of specific construction trades.

To use this method of construction delivery, it is required to provide notice in a public meeting of the intent to utilize this method and the selection criteria to used prior to publishing the request for qualifications. Sec. 67.5050 RSMo. The selection criteria are attached to the Resolution.

Staff recommends using the CMaR method for renovation and expansion of the Public Works Operation Building.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
October 1, 2025	October 30, 2028
Years and Months Contract in effect	**Number of times renewable**
3 years, 1 month	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. Resolution with selection criteria attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

Resolution No. 58-2025

A RESOLUTION APPROVING AND DISCLOSING THE INTENT TO USE THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE CONSTRUCTION OF SOUTHWEST PARK

WHEREAS, the City of Blue Springs Parks and Recreation Department intends to utilize the Construction Manager at Risk (CMaR) method for the construction work associated with the construction of Southwest Park; and

WHEREAS, Section 67.5050 RSMo. requires the City to disclose at a public meeting its intent to utilize the CMaR method for project; and

WHEREAS, the selection criteria that the City will utilize is attached and incorporated into this Resolution as Exhibit A; and

WHEREAS, the City has utilized this method in the past with success.

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 utilize the CMaR method for the constructing of Southwest Park.

Section 2. The criteria for selection of the CMaR is attached hereto and incorporated herein as Exhibit A.

Section 3. City staff is directed to perform all tasks necessary to implement said construction delivery method.

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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

BLUE SPRINGS MISSOURI, USA

2020
SEPTEMBER 15

MASTER PLAN FOR TWO PARKS

SOUTHWEST PARK AND ROSCOE RIGHTER PARK

PREPARED FOR: **Blue Springs Missouri**
Parks And Recreation
425 Ne Mock Avenue
Blue Springs Missouri 64014

Contact: Dennis Dovel *816.228.0265*

PREPARED BY: **Stantec**
Landscape Architecture and Park Planning
6800 College Boulevard, Suite 750
Overland Park, Kansas 66211

Contact: Kelly VanElders *913.905.3415*
Josh Cheek *913.905.3425*

In Collaboration with: **SFS Architecture**
Wilson & Company
Ballard*King
ETC

INTRO TO TWO PARKS

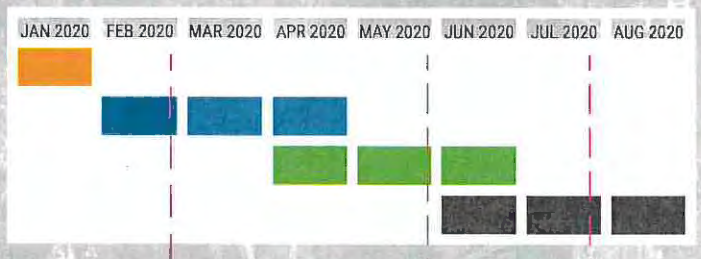
The master plans in this document are related to the two undeveloped parcels of land currently owned by the City of Blue Springs. These two parcels, referred to in this document at Southwest Park and Roscoe Righter Park, are located in the southern portion of Blue Springs adjacent to Highway 7.

The design of each park takes maximizes the unique physical characteristics of th sites, opportunities for public engagement and the relationships of proposed uses to adjacent properties.

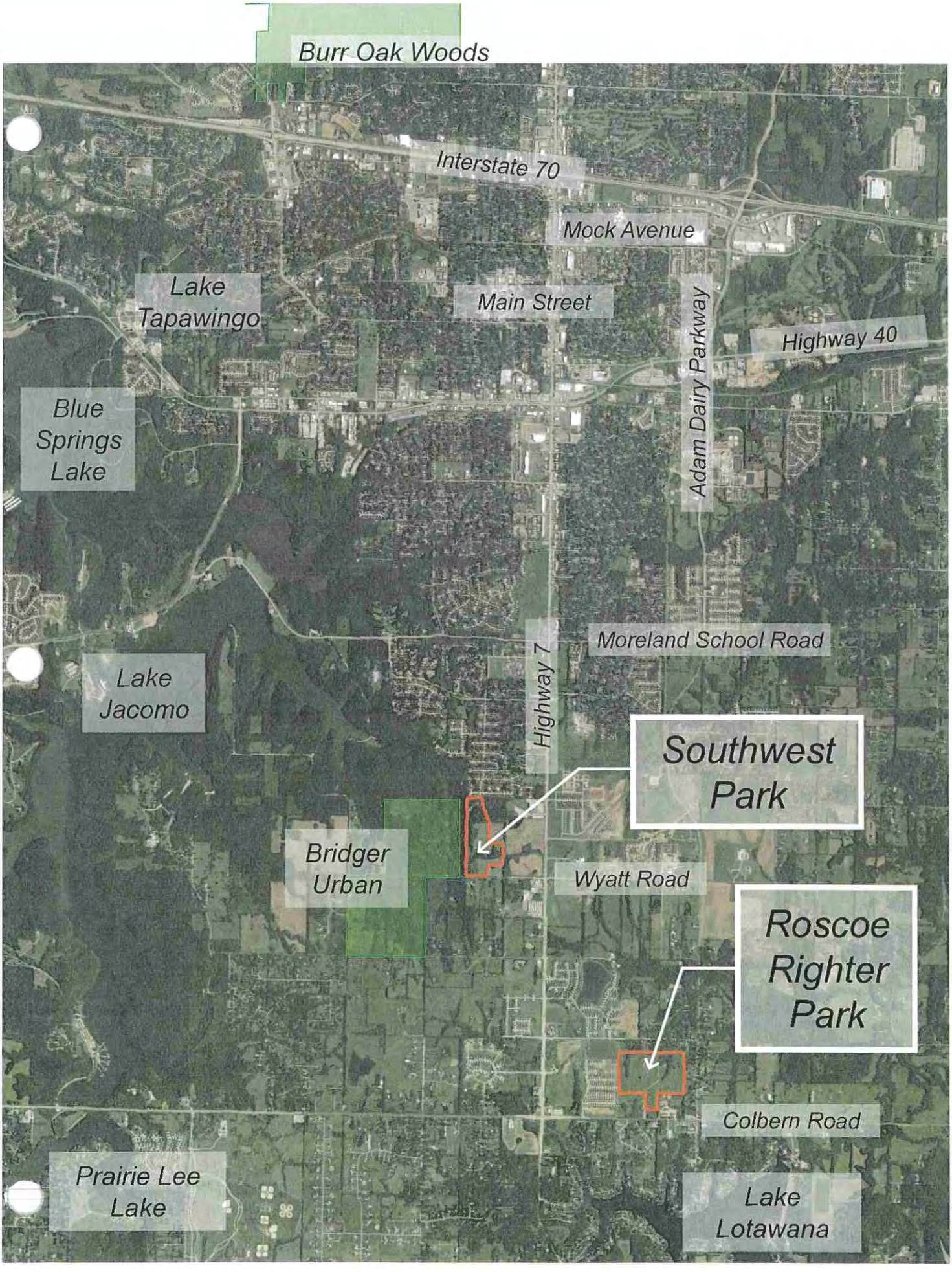


PROJECT SCHEDULE

TASK 1 - PRE DESIGN KICKOFF
TASK 2 - DISCOVERY AND DREAM
TASK 3 - MASTER PLAN DEVELOP-
TASK 4 - SHOWCASE



Public Meeting 01
Public Meeting 02
Public Meeting 03


Burr Oak Woods
Interstate 70
Mock Avenue
Lake Tapawingo
Main Street
Adam Dairy Parkway
Highway 40
Blue Springs Lake
Moreland School Road
Lake Jacomo
Highway 7
Southwest Park
Bridger Urban
Wyatt Road
Roscoe Righter Park
Colbern Road
Prairie Lee Lake
Lake Lotawana

COMMUNITY INPUT

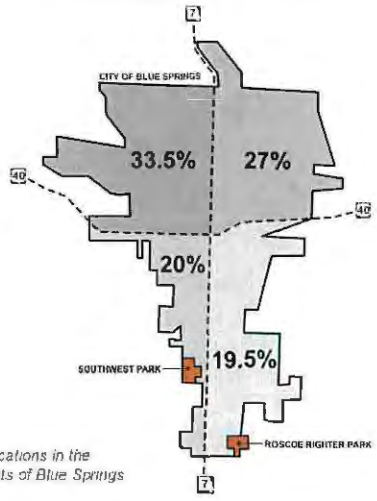
Community input is an important component of every park project. The city and design team conducted multiple public meetings, online surveys, statistically valid survey, created a project website and held virtual presentations in an effort to gain as many comments and ideas as possible. Each engagement point provided valuable input that the design team utilized in generating ideas, refining the concepts and ultimately crafting a final vision for each park.

Survey Monkey: Public Survey

Online open survey open to all community members

- Available February through April 2020
- Used in comparison to statistically valid survey
- 12 questions related to parks and aquatics

191
Number of respondents



Respondent locations in the geographic quadrants of Blue Springs

ETC Institute: Statistically Valid Survey

Statistically Valid Survey

- Data collected online and with mail-in packets during March and April of 2020
- 32 questions related to parks and aquatics

502

Number of respondents

95% Level of Confidence





Public Survey – Blue Springs Parks

56%

Percent of respondents that use passive parks **outside** the cities

59%

Percent of respondents that use active parks **outside** the city

87%

Percent of respondents that stated **families** are the most important user group for the park design

Why respondents visit parks

- Walking trails (73%)
- Nature areas (55%)
- To relax (53%)
- Playgrounds (52%)
- Shelter/Picnic areas (51%)

53%

Respondents who indicated that city parks **mostly** meet their needs

52%

Respondents who stated they would use a new park **weekly** if it had the preferred amenities

Desired Activity Ranking



1. Paved Walking Paths (62%)
2. Nature Paths (56%)
3. Picnic Facilities (41%)
4. Festivals and fairs (41%)
5. Playgrounds (40%)

SOUTHWEST PARK











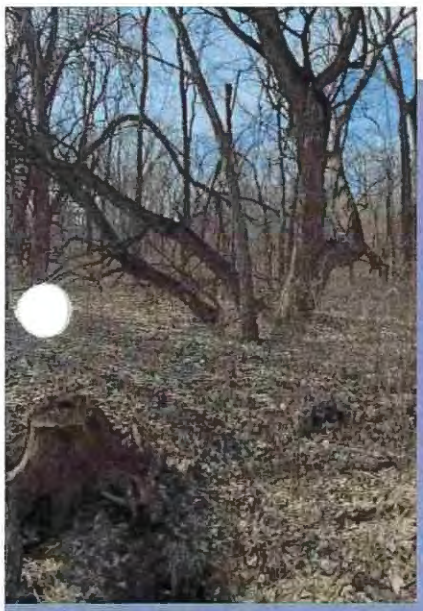
EXISTING CONDITIONS

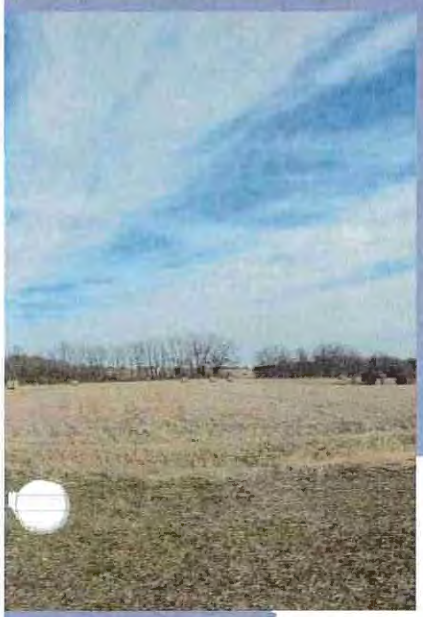
Southwest Park is an incredible piece of property that has a wide variety of natural character that allows for discovery and encourages exploration. The natural character of the site should be maintain and enhanced to allow all visitors to experience the site in a variety of activities.

Existing tree cover, topography and storm water drainage ways create some opportunities to re-imagine the previous vehicular corridor alignment through the site and create a more park like aesthetic and maximum site potential.

The proximity of the site to Bridger Urban Conservation Area and Lake Jacomo should be maximized to create a collaborative system of trails and linkages to connect these park and conservation assets.



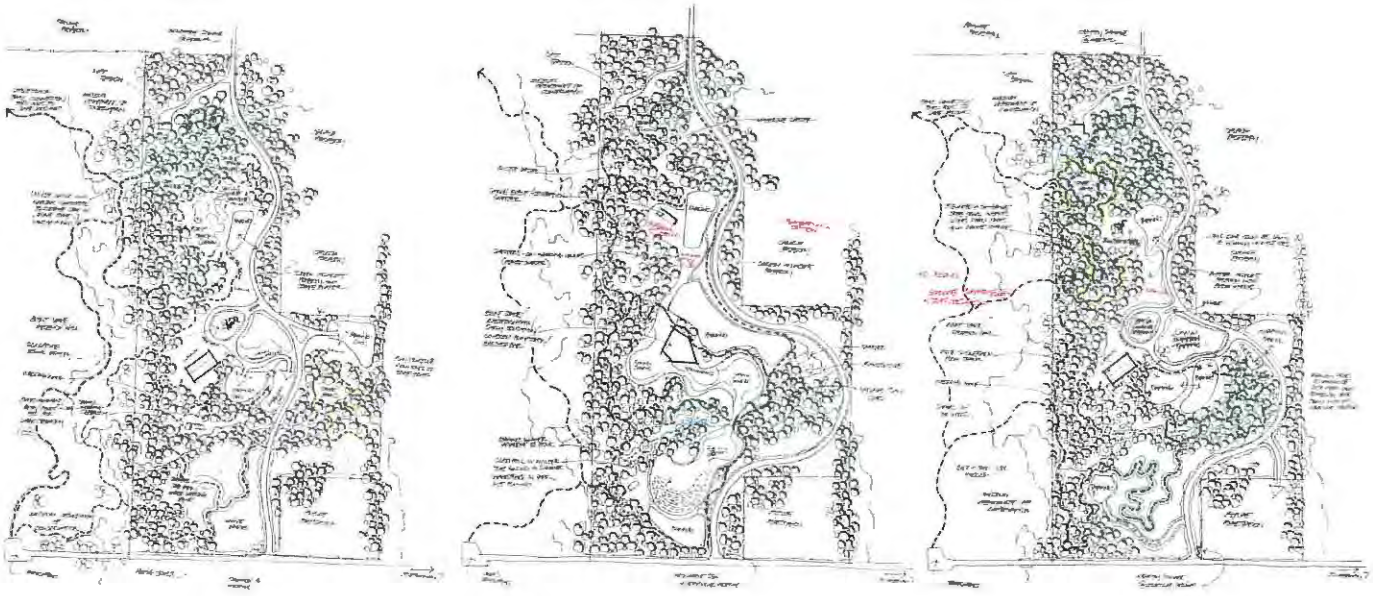


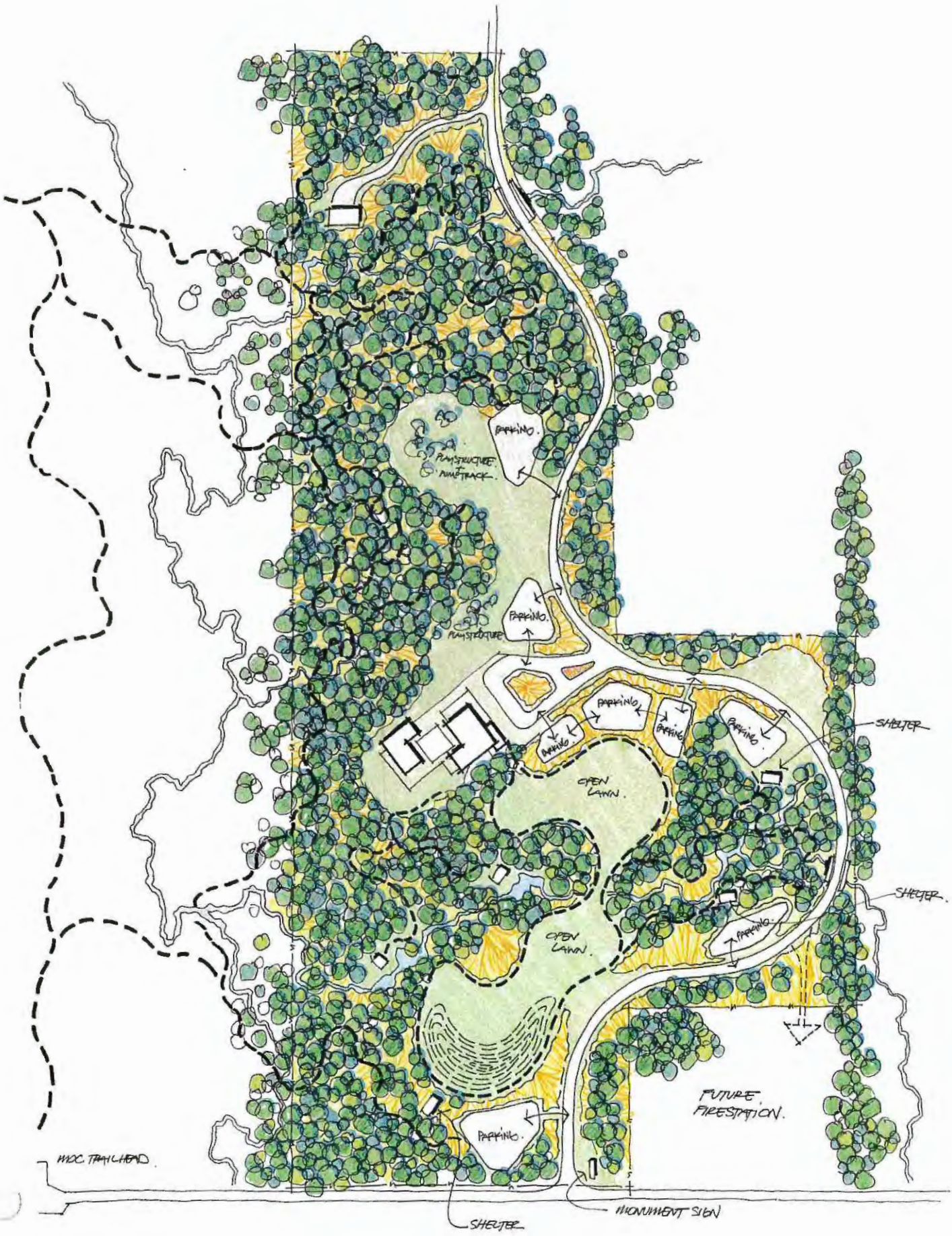



Bridger
Urban
Conservation
Area
HIGH
POINT
HIGH
POINT

EXPLORING CONCEPTS

After gaining public feedback on the type of park and activities desired at each park, the design team created a series of concept alternatives that explored a variety of ways of engaging visitors with the park. The alternatives focused on the creation of dynamic spaces and circulation patterns that allowed the natural character of the park to remain and located park elements and amenities in locations that promoted the interaction of pedestrian walks, bike trails and gathering nodes.




PARKING.
PLAYSTRUCTURE
MINI TRACK.
PARKING.
PLAYSTRUCTURE
PARKING.
PARKING.
PARKING.
PARKING.
SHELTER
OPEN LAWN.
SHELTER.
PARKING.
OPEN LAWN.
FUTURE FIRESTATION.
PARKING.
HYDC. TRAILHEAD.
SHELTER
MONUMENT SIGN

VISION PLAN

The final vision plan was a result of the merging of concepts to create a design that weaves proposed green park amenities and built structures with the natural setting.

The park drive was aligned to maximize the site potential for pedestrian space that was uninterrupted by vehicular drive and reduce the potential conflict between the two.

Large serpentine open lawn spaces were positioned in current agriculture land maintaining as much of the existing tree cover as possible. These spaces were linked across stormwater drainage ways to create iconic Instagram moments in the park and a site narrative that embraces the natural environment.

The event structure was placed tucked into the tree line on a small ridge to maximize views, create a dynamic sense of place and unique setting. This location also minimizes any potential disturbance to surrounding neighborhoods and homes.

The north edge of the property includes the primary play components of the park and is positioned in this location to have the most direct access to the neighborhood north.

The following pages look at the park in more detail and describe the utilization and experience of each zone.





CRESCENT HILL

Visitors at the south arrival to the park are welcomed by a park monument sign that identifies the park as part of the Blue Springs park system.

The park drive swings to the east creating the opportunity for a large open lawn space to the south of the existing creek. The Crescent Hill feature establishes the southern edge of the lawn space and creates a dynamic play opportunity. This sculpted, not scripted landform encourages visitors to use their imagination and develop a variety of ways to engaging the slope. Multi-season use is encouraged to maximize park engagement throughout the year, sled hill in winter, star gazing in summer, amphitheater in spring, etc

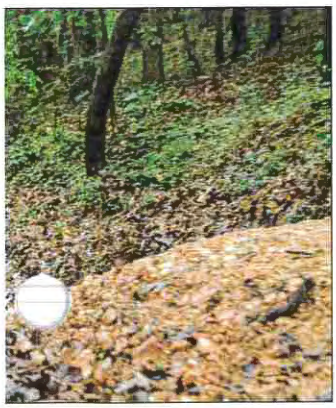
A shared use path establishes an accessible route through the park that allows all users the ability to view the park for different vantage points. This path ties into a more natural series of trails through the treeline for hiking and biking.

A shelter and parking to the south of crescent hill provide users with close accessible parking and quick access to the trails and sled hill.






ENHANCE EXISTING CREEK
SHELTER
SHARED USE PATH
FLEX LAWN / AMPHITHEATER / SLED HILL
SHELTER
PARKING
SW 12TH STREET
PARK MONUMENT SIGN
SW WYATT ROAD



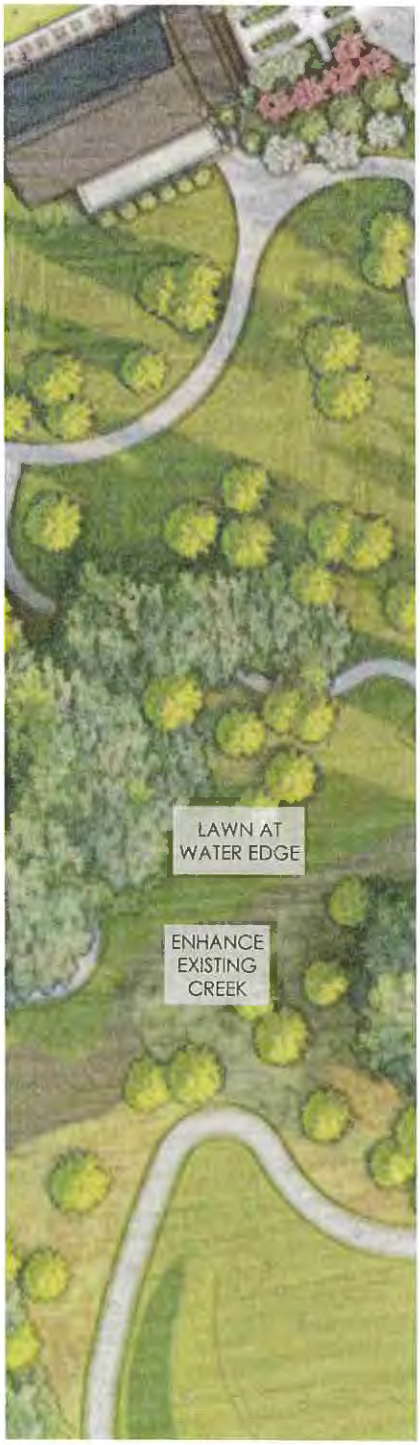


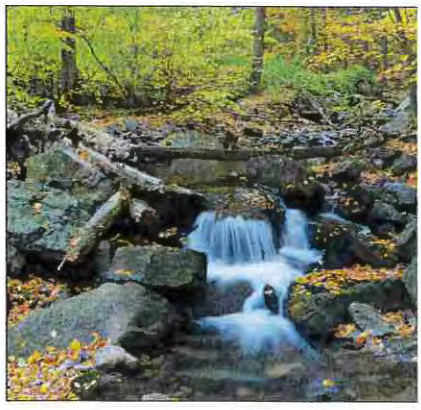


GREEN AND BLUE ZONE

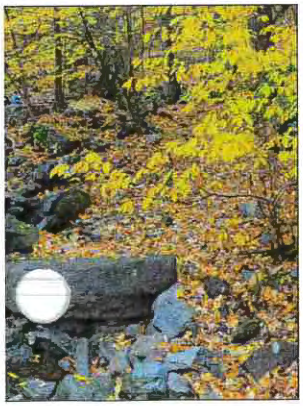
The interconnection and weaving of the open space, trails and creek corridor is most evident in this zone. The open lawn spaces constrict and expand to allow existing trees to remain while maximizing flexible open lawn space. The bridge is a identity element for the park and an opportunity to gain a different perspective of the creek. The existing creek will be enhance to provide a series of ponds and falls increasing the aesthetics and place making of the park. The lawn at the creek edge provides a great opportunity to relax or have a picnic by water edge.

All these spaces are connected by the shared use path and trail system to establish an inclusive, accessible environment for all users.

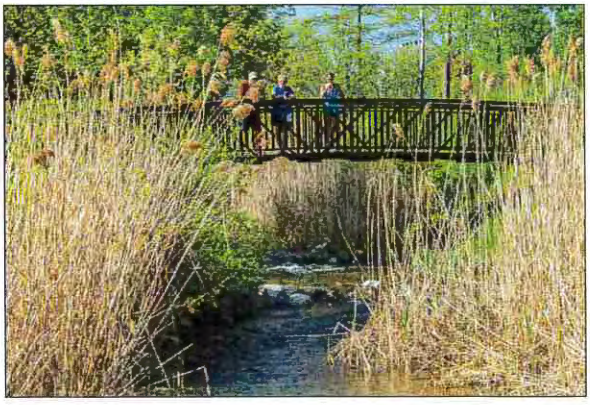





PARKING
PARKING
SHELTER
PLAYSTRUCTURE
OPEN LAWN
SHARED
USE PATH
SHELTER
BRIDGE
ENHANCE
EXISTING
CREEK
SHELTER
PARKING
OPEN LAWN
SHARED
USE PATH
SW 12TH STREET





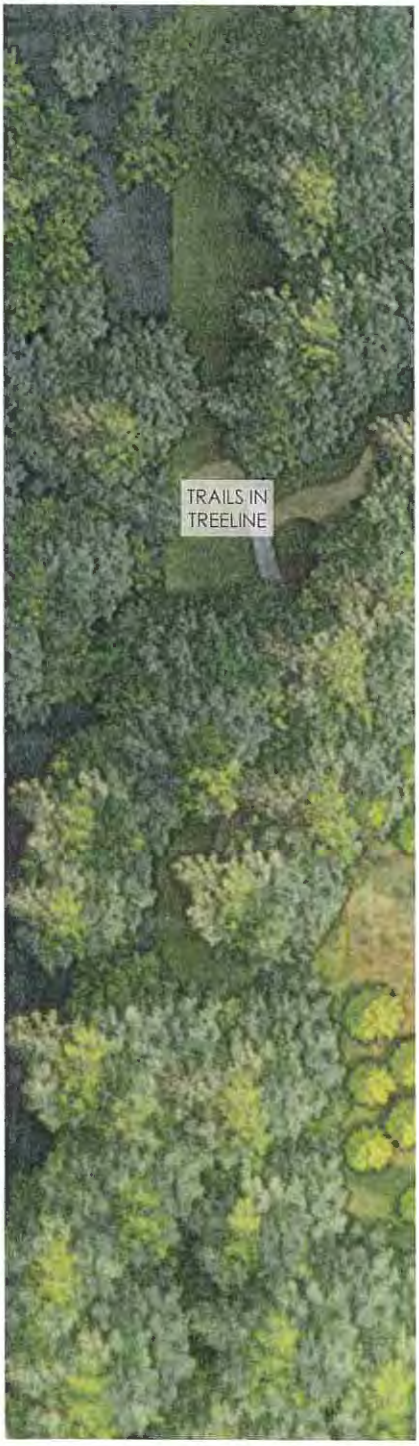


CELEBRATION EVENT SPACE

The event space creates a special venue and location that can be utilized for a variety of occasions. The key to this space is flexibility and the opportunity to create a space that has form and place without dictating a specific use or function. The space could be arranged for a business retreat, then converted to a graduation party and followed the next day by a wedding. Simple structures that are well designed and constructed with appropriate HVAC and audio visual infrastructure from the beginning.

The grounds of the event complex are just as important to establish place and appropriate arrival sequence to give guest the sense of arriving at a special space, and not just a building in a park. The vehicular arrival sets up the approach with a landscape statement and drop-off separate from the main vehicular travel. The pedestrian drop-off is connected to the arrival garden that creates the foreground for the Main House and Event Barn. This garden is important in setting a stage for any prefunction area that may be needed. The Main House and Event Barn work in collaboration with the Conservatory and Lawn Panel to establish multiple staging and setup options allowing patrons to personalize their event.

Along with the visitors to the event, it is important to allow park visitors to access the park without disrupting the event. A path allows for visitors to easily move around the event and drop-off without entering the arrival garden or prefunction space.






PARKING
SW 12TH STREET
MAIN HOUSE
DROP-OFF
CONSERVATORY
ARRIVAL GARDEN
LAWN PANEL
PARKING
EVENT BARN
PLAYSTRUCTURE
OPEN LAWN
TRAILS
SHARED USE PATH
SHELTER
BRIDGE





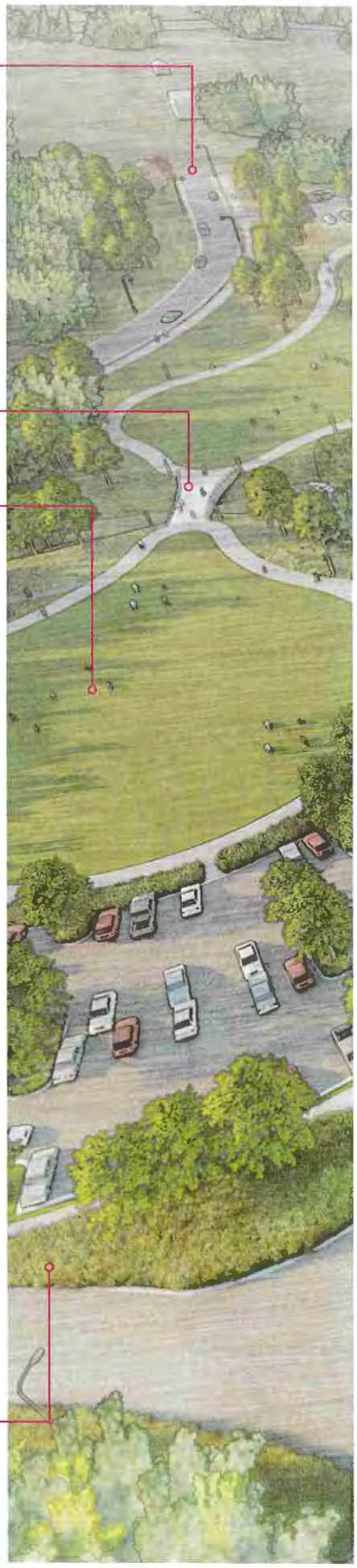


VENUE SETTING

The landscape and gardens of the venue should be easily maintain, low maintenance, drought tolerant species and utilize native plant material where appropriate. Irrigation should be included in the landscape statement, drop-off, arrival gardens, and lawn panel to ensure vigorous growth and healthy plant material year round.

The strong central axis creates a formal approach and arrival that places prominence on the event barn and arrival gardens. The main house is a support building for meeting rooms, bridal suite, kitchen and offices for administration. The conservatory creates an enclosed link between the Main House and Event Barn, as well as creating a unique dining and cocktail setting overlooking the lawn panel.

In addition to the structure of the complex, additional wedding ceremony spaces should be established in the wooded area adjacent to the structures. These venues in the trees can be illuminated and programmed to be one of a kind backdrops for events.




SHELTER
LANDSCAPE BERM / SLEDDING
TRAIL CONNECTION
EVENT BARN
SHELTER
LAWN PANEL
PLAYGROUND
CONSERVATORY
MAIN HOUSE
ARRIVAL GARDEN
DROP-OFF
LANDSCAPE STATEMENT
FACILITY ARRIVAL

FLEXIBLE STRUCTURE

Providing flexibility in the design of the structure to allow for multiple events, staging and setup is key to the success of the venue. Simple forms with muted neutral colors and wood tones will allow the patrons to individualize the space in their own way.

It is critically important for the structure and complex to embrace the topography and vegetation of the site. The views from the event spaces into the tree line will be a signature feature of the complex and create a unique experience for the users.









NORTH WOODS

The north woods zone of the park provides a variety of ways for visitors to experience the tree line and creates a site narrative that can evolve over the seasons.

The shared use path connects to the neighborhood to the north along the park drive before extending to and connecting to the greater park trail system. This connection is critical to providing a safe, accessible pedestrian connection to the community.

The playstructure should be an extension of the tree line and be primarily ropes and climbing with amenities added for inclusion and diversity of play.

A pump track and bike trail with skill obstacles provide an opportunity for beginner and experience riders to engage in close proximity helping to establish a bike community. A rider can learn on the pump track, practice on the obstacles and eventually grow into a greater single track experience that connects to Lake Jacomo.

The Tree Walk is the crescendo of this zone. A unique experience that elevates the visitor into the tree line. The existing topography allows for the creation of the walk without the need for vertical movement towers or long ramps. The weaving of the elevated walk and bike trails below create a point of view relationship that would be a talking point and identifier for the park. The Tree Walk could be programmed throughout the year for holiday lights, Halloween walk, spring light fest, etc providing consistent revenue stream.






TREE WALK
BIKE TRAILS
SHARED USE PATH
PLAYSTRUCTURE EXPERIENCE / PUMP TRACK
PARKING
SW 12TH STREET
SHELTER
TREE WALK
SHARED USE PATH
PARKING





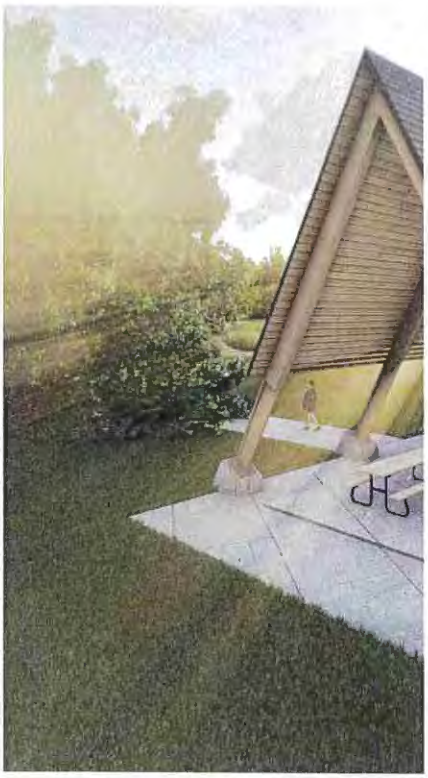


A-FRAME SHELTERS

The shelters at Southwest Park draw inspiration from utilizing a simple architectural form and altering the materiality, porosity and roof line to frame views of the site. These framed views to and from the shelters allow for dynamic photos that create memory moments throughout the park.

The position of the shelter and the adjacent natural environment inform how the roof line resolves its form. When adjacent to an open space the roof line can open and allow views or when adjacent to a creek the roof line can create the support for a deck.

The simplicity of the form also allows for the addition of enclosed space for restrooms and storage allowing the structure to be repeated throughout the site in a variety of ways and applications.





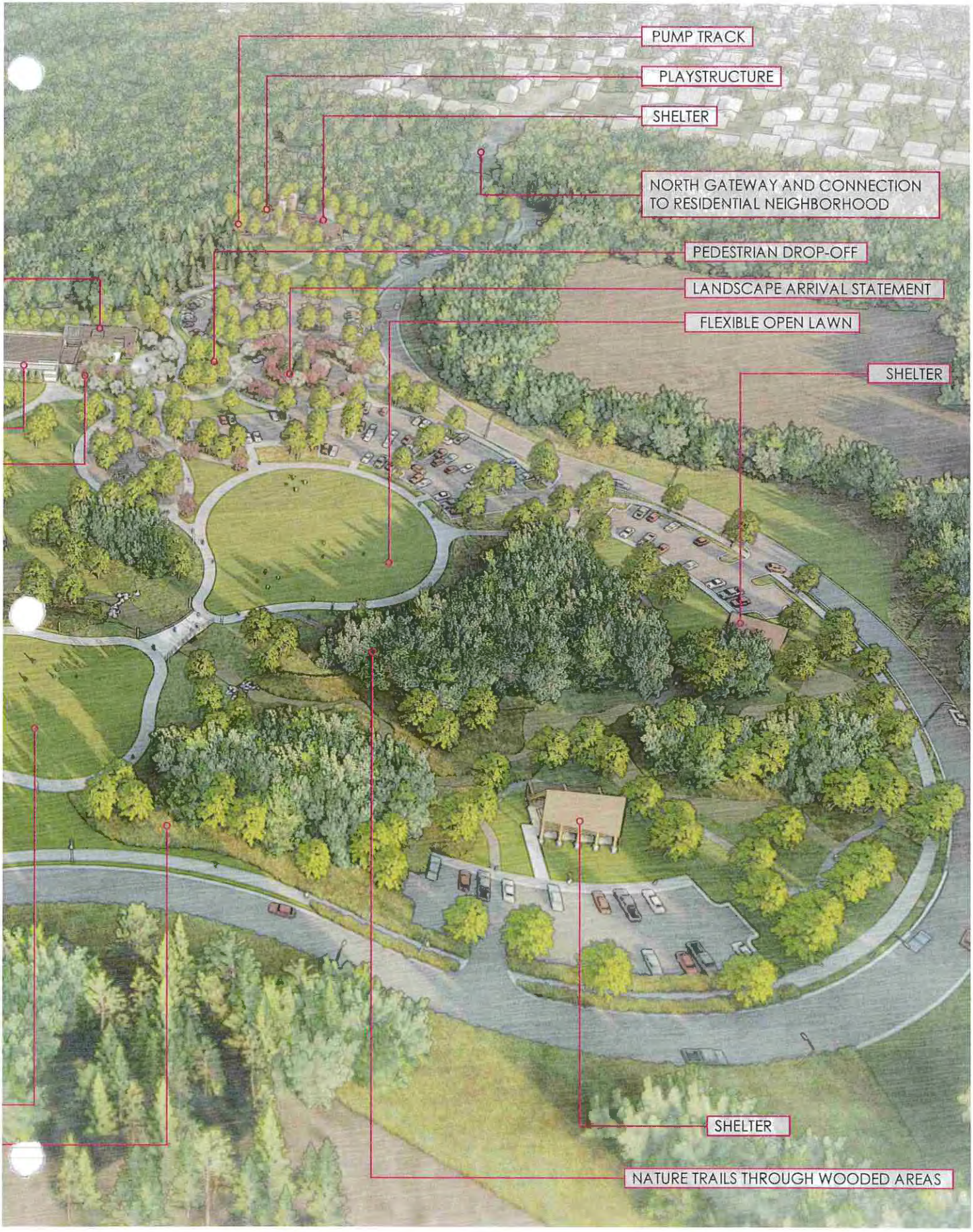






PARK AERIAL


TRAIL NETWORK CONNECTS PARK TO BRIDGER URBAN CONSERVATION AREA AND LAKE JACOMO
MAIN HOUSE
EVENT BARN
EVENT FACILITY ARRIVAL GARDENS
SHELTER
ENHANCE EXISTING WATER WAY TO CREATE A SERIES OF SMALL FALLS AND WATER POOLS ACCESSIBLE BY PEDESTRIANS
LAWN AREAS ADJACENT TO WATER ALLOW FOR SHADED PICNIC AND SPECIAL EVENTS
SHELTER
10 FOOT TRAIL
FLEXIBLE OPEN LAWN
NATIVE GRASS MIX
SCULPTED LAWN FORM / SLED HILL


PUMP TRACK
PLAYSTRUCTURE
SHELTER
NORTH GATEWAY AND CONNECTION TO RESIDENTIAL NEIGHBORHOOD
PEDESTRIAN DROP-OFF
LANDSCAPE ARRIVAL STATEMENT
FLEXIBLE OPEN LAWN
SHELTER
SHELTER
NATURE TRAILS THROUGH WOODED AREAS

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 16, 2025

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Public Works**

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

ISSUE/REQUEST

Adopt a Resolution approving an amendment to Contract 2024-135 with SFS Architecture Inc., for an increase in Basic Services and Supplemental Services related to the construction of the Blue Springs Public Works Operation building renovation and expansion project.

BACKGROUND/JUSTIFICATION

On September 3, 2024, the City entered into an agreement with SFS Architecture Inc., to provide architectural services for the Public Works Operation Building Renovation and Expansion project. Since September 2024 SFS Architecture, Newkirk Novak Construction, and staff have been working on developing the design and construction documents.

During the development of the conceptual design phase, estimating was provided by Newkirk Novak Construction along with SFS Architecture using raw order of magnitude pricing. Based on the current and future needs of the facility, the cost of the project was determined to be significantly higher than the budgeted amount of the building. While the project scope did not change, the budget was never updated to reflect current square footage cost, thus creating a funding gap of today's construction cost. The scope of the project requires additional services and time dedicated to the project by SFS Architecture. By the terms of the contract, SFS Architecture is entitled to additional fees of 9.5% of the construction cost. SFS Architecture is requesting an increase of fees based on a $13,000,000 construction budget, or $617,500. Additionally, during the design work the additional scopes of supplemental services required for the project, which were noted in the original agreement as a future amendment, are now included at a value of $170,366 for a total increase cost to the contract of $787,866.00. This brings the total contract price to $1,546,016.

Staff recommends approval of the amendment for the additional scopes outlined for a total additional fee of $787,866.00.

FINANCIAL IMPACT

Contractor:	SFS Architecture, Inc
Amount of Request/ Contract:	$787,866.00 Increase for total contract of $1,546,016
Amount Budgeted:	$2,233,000
Budget Year:	FY2024-25
Funding Source/Account #:	430-75000-543200 BF-19 $315,146.40 460-75000-543300 BF-19 $472,719.60
Account Balance:	430-75000-543200 BF-19 - $1,305,250 460-75000-543300 BF-19 - $1,954,330

	$1,474,850 Date: 7/15/2025

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 6, 2024	August 30, 2027
Years and Months Contract in effect	**Number of times renewable**
3 years	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. Resolution with contract amendment attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***James Newell***	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:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	SFS Architecture, Inc. 2100 Central Street Suite #31 Kansas City, MO 6410 Kelly Edinger Stindt kstindt@sfsarch.com 816-541-2270
Project Exemption Certificate needed:	☒	
Other:	☐	

Resolution No. 59-2025

A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT WITH SFS ARCHITECTURE, INC. FOR ADDITIONAL SERVICES AND FEES FOR THE BLUE SPRINGS PUBLIC WORKS OPERATION BUILDING RENOVATION AND EXPANSION

WHEREAS, the City of Blue Springs entered into an agreement for architectural services related to the renovation and expansion of the Public Works Operation Building with SFS Architecture, Inc.; and

WHEREAS, during the conceptual design of the facility, estimating was completed to verify rough order of magnitude cost by SFS Architecture, Inc. and Newkirk Novak Construction identifying a funding gap; and

WHEREAS, the increased construction cost allows SFS Architecture, Inc. to request additional fees for basic services based on the construction cost and scope of service; and

WHEREAS, there are additional supplemental services required related to civil engineering design, telecommunication / data design, and record documentation; and

WHEREAS, the additional cost for the scope of service with SFS Architecture, Inc. is $787,866.

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 with SFS Architecture Inc., 2100 Central Street, Suite #31, Kansas City, MO 64108 for an increase in Basic Services and Supplemental Services related to the construction of the Public Works Operations Building Renovation and Expansion project for an additional amount of $787,866.00. 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, 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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EFFECTIVE DATE: August 5, 2025	TERMINATION DATE: August 30, 2027	CONTRACT NUMBER: **2024-135**

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**SFS Architecture, Inc** **2100 Central, Suite #31** **Kansas City, MO 64108**
Department: Public Works	Attention: Kelly Edinger Stindt
Phone: 816-228-0265	Phone: 816-474-1397

AMENDMENT TO CONTRACT NO. 2024-135

THIS AMENDMENT is made and entered into on the _____ of _____ 2025, between City of Blue Springs, Missouri ("City") and SFS Architecture, Inc ("Contractor").

WHEREAS, the City entered into Contract No. 2024-135 with Contractor with an effective date of September 6, 2024, for services generally identified as architectural design services for the renovation and expansion of the Public Works Operation building; and

WHEREAS, the City has requested and/or identified additional services to be performed by Contractor, due to budget increase, changes in the project scope and contract terms as outlined in the scope.

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

1. Scope amended as follows:

Modifications to the City Agreement for Professional Services, Contract No. 2024-135, effective date September 6, 2024, are as follows:

Contract Header:

- Revise Termination Date to be August 30, 2027.

Section 4. Exchange of Data and Ownership of Work Product:

- Amend paragraph b to read: "Consultant agrees that any documents, materials and work products produced in whole or in part through it under this contract, and any intellectual property rights of consultant therein (collectively the "Works") are intended to be owned by the City. Accordingly, Consultant hereby assigns to the City all of its right, title, and interest in and to such Works, provided Consultant has unrestricted rights to their use. In the event the Owner uses Works prepared by Consultant for another project without retaining the Consultant, the Owner releases the Consultant from all claims and action arising from such uses."

Section 9.b, Total compensation not to exceed:

- Revise the Total compensation not to exceed sum to be $1,546,016.00

Section 22, Insurance:

- Revise the last sentence of the main paragraph as follows: “(If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Consultant shall assure that the sub Consultant has the insurance set forth below and that the City and Consultant are listed as an additional insured on all of sub Consultant’s applicable policies).”

Section 23, Liability and Indemnity:

- Revise paragraph b. as follows: “The Consultant shall indemnify, and hold the City and its elected or appointed officials, officers, and employees harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and reasonable attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the negligent acts of Consultant or the Consultant’s agents, employees, sub-Consultants or by others for whom Consultant is liable arising out of performance of, or failure to perform, this contract.”

Exhibit 1 to Contract, Scope of Work:

- Revise Final Completion Deadline to be August 30, 2027.
- Revise the Maximum annual amount to be paid to consultant to be $1,526,016.00
- Revise the Total maximum amount to be paid to consultant to be $1,546,016.00.

Modifications to the AIA B133-2019 Agreement between the Owner and Architect, dated August, 2024 are as follows:

Section 1.1.3, Cost of the Work:

- Revise as follows: “Owner’s total project budget is $16,000,000. Owner’s budget for the Cost of the Work is estimated to be $13,000,000. This is based on cost estimating performed by the Architect’s Cost Estimating consulting and the Owner’s Construction Manager after the conclusion of the Concept Design phase.”

Section 1.1.4,1 Design phase milestone dates:

- Substitute the following language: “Design Completion by February 5, 2026.”

Section 1.1.6 Owner’s requirements for accelerated or fast-track design:

- Substitute the following language: “None.”

Section 1.1.10.1, Construction Manager:

Newkirk Novak Construction Partners
15345 W 87th St Pkwy,
Lenexa, KS 66219
Phone: 913.312.9535

Section 1.1.10.2, Land Surveyor:

Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Phone: 913.381.1170

Section 11.1.1, Compensation for Basic Services:

- Request approval of additional Basic Services fee of $617,500.00. Replace the last sentence with the following: “Stipulated sum fee based on Owner’s budgeted cost of the work: One Million Two Hundred Thirty-Five Thousand Dollars and zero cents ($1,235,000.00).”

Section 11.2 of AIA B133-2019 Agreement – Supplemental Services Descriptions:

- Request approval of modifications to the following Supplemental Services descriptions and fees

4.1.1.9 Civil Engineering & 4.1.1.10 Landscape Architecture

- Substitute the following language: “Stipulated Sum fee of One Hundred Twenty-three Thousand Seven Hundred Sixty-nine Dollars and zero cents ($123,769.00) for civil engineering and landscape design services, combined.”

4.1.1.13 Cost Estimating

- Revise last sentence to read “Cost Estimating for Basic Services work will be provided by Owner’s Construction Manager.”

4.1.1.17 Record Documents

- Substitute the following language: “Stipulated Sum fee of Seventeen Thousand Nine Hundred Sixty-two Dollars and zero cents ($17,962.00).”

4.1.1.22 Telecom and Data Design

- Substitute the following language: “Stipulated Sum fee of Eight Thousand Six Hundred Thirty-five Dollars and zero cents ($8,635.00).”

4.1.1.27 FFE Design

- Revise last sentence to read “Specification of new Maintenance Equipment and coordination of reused maintenance equipment is included in Basic Services. The fee for the selection and procurement of non-maintenance-related fixtures, Furniture, and Equipment shall be a Stipulated Sum of Twenty Thousand Dollars and zero cents ($20,000.00).”
- This is based on the office, workstation and meeting space quantities identified in the final conceptual plan.

Exhibit A to AIA B133-2019 Agreement – SFS Proposal

- Replace Exhibit A in its entirety with the attached Revised Exhibit A.

All work shall be performed in accordance with Contractor’s **Blue Springs Public Works Renovation & Expansion | Architectural Services P.O. No. 24-0975 / Resolution No. 65-2024 / Contract No. 2024-135 Amendment No. 1** Dated July 1, 2025 attached hereto and incorporated herein as Attachment A.

2. Amended cost. This amendment adds an additional cost of $787,866.00, bringing the total contract cost for the 2024-25 fiscal year, including this amendment, to $1,546,016.00.

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.

SFS ARCHITECTURE, INC

By: _____
Name: GERRY NEWMAN, AIA
Title: PRINCIPAL

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
Jennifer Baird, City Attorney

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 22, 2025 **CONTRACT NO. 2025-058**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

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

ISSUE/REQUEST

Adopt a Resolution approving a second amendment in the amount of $10,579.43 with Martin Mechanical, Inc. for repair to McQuay Split System at Adams Pointe Conference Center for contract 2025-058. This amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

In April 2025, City entered a contract with Martin Mechanical Inc. (Contract No. 2025-058) for the replacement of HVAC equipment at the Adams Pointe Conference Center. The repairs required the replacement of condensers, fan motors, contactors, and multiple electrical components on the Rooftop Units (RTU) of the Conference Center.

The existing split systems at the Adams Pointe Conference Center have reached the end of their service life and are no longer functioning reliably. The equipment has suffered component failures, including defective fuse blocks and multiple worn contactors, and is no longer cooling the facility effectively. Due to the age of the systems and the deteriorated condition of critical components, continued repairs are no longer a viable long-term solution. Replacement is necessary to restore consistent and efficient cooling throughout the facility.

FINANCIAL IMPACT

Contractor:	Martin Mechanical, Inc.
Amount of Request/ Contract:	$10,579.43
Amount Budgeted:	$0
Budget Year:	FY 2024-25
Funding Source/Account #:	150-00000-530100
Account Balance:	$59,031 Date: 7/25/2025

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 25, 2025	January 30, 2026
Years and Months Contract in effect	**Number of times renewable**
5 months	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. Resolution with contract amendment attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***James Newell***	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:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☒	Martin Mechanical Inc. Travis Volz travisv@martinkc.com 11632 Grandview Rd. Kansas City, MO 64137
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT AMENDMENT WITH MARTIN MECHANICAL, INC. FOR HEATING, VENTILATION, AND AIR CONDITIONING REPAIRS AT ADAMS POINTE CONFERENCE CENTER

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 Contract; and

WHEREAS, the Parks and Recreation Department secured a quotation for replacement of the McQuay Split System at the Adams Pointe Conference Center; and

WHEREAS, the Department now recommends that the City amend a contract with Martin Mechanical, Inc., for work based on scope of services in the amount of $10,579.43.

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 Martin Mechanical Inc. for Heating, Ventilation, and Air Conditioning repair and replacement in the amount of $10,579.34. 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, 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 4th day of August, 2025.

CITY OF BLUE SPRINGS

ATTEST: Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: August 25, 2025	TERMINATION DATE: January 30, 2026	CONTRACT NUMBER: **2025-058**
CITY	**CONTRACTOR**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Martin Mechanical Inc.** **11632 Grandview Rd.** **Kansas City, MO 64137**	
Department: Parks and Recreation	Attention: Travis Volz	
Phone: 816-228-0105	Phone: 816-842-2900	

AMENDMENT TO CONTRACT NO. 2025-058

THIS AMENDMENT is made and entered into on the 30th of July 2024, between City of Blue Springs, Missouri ("City") and Martin Mechanical ("Contractor").

WHEREAS, the City entered into Contract No. 2025-058 with Contractor with an effective date of ,April 28, 2025, for services generally identified as replacement of HVAC equipment at Adams Pointe Conference Center; and

WHEREAS, the City has requested and/or identified additional services to be performed by Contractor, due to the discovery by the service tech which found the McQuay split system, part of the HVAC system, was aged and had failed and needs replacement to be able to cool the area behind the ballrooms.

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

1. Scope amended as follows: This contract is for additional HVAC repairs at the Adams Pointe Conference Center (APCC) located at 1400 NE Coronado Drive, Blue Springs, MO 64014. All work will be performed by Martin Mechanical Contractors and is based on the scope outlined in Quote #1473. The contractor shall provide all labor, materials, tools, and equipment necessary to complete the work described below.

   Martin Mechanical Contractors will replace key components of the McQuay split systems at the Adams Pointe Conference Center to restore proper cooling functionality. This includes removing and replacing two three-phase fuse blocks and installing six new 30-amp contactors that serve the condenser fan motors. The contractor will also replace one 90-amp and one 75-amp contactor that support the system's primary compressor. In addition, refrigerant will be adjusted or added as needed to circuit two, with up to 90 pounds of R-22 refrigerant included. All labor, materials, rigging, demolition, disposal, coordination with site personnel, and new equipment startup are included. The work will be performed during regular business hours and comes with a 90-day labor warranty.

   The contractor will be responsible for all hoisting, rigging, demolition, and disposal of any removed equipment. Coordination with site personnel is included, and proper start-up of all new equipment is included in the scope of work. A 90-day labor warranty will be provided for all work performed under this contract. All work will be completed

during regular business hours, Monday through Friday, 7:00 AM to 4:30 PM. Pricing is subject to parts availability, and all work will be scheduled so that parts and labor can be performed concurrently.

All work shall be performed in accordance with Contractor's quote dated 7/16/2025 attached hereto and incorporated herein as Attachment A.

2. Amended cost. This amendment adds an additional cost of $10,579.34, bringing the total contract cost for the 2024-2025 fiscal year, including this amendment, to $77,204.89.

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.

MARTIN MECHANICAL, INC.

By: Travis Volz Digitally signed by Travis Volz DN: C=US, E=travisv@martinkc.com, O=Martin Mechanical, OU=Martin Mechanical, CN=Travis Volz Date: 2025.07.30 11:38:12-05'00'

Name: _____

Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____

Christine Cates, City Administrator

APPROVED AS TO FORM

_____

James Newell, City Attorney

Martin Mechanical Contractors
4009 E 138th St, Grandview, MO 64030
816-842-2900

Jul 16, 2025
Quote # 1473

Contact
Adams Pointe Conference Center
1400 NE Coronado Dr, Blue Springs, MO 64014

Created By
Justin Pessetto
justinp@martinkc.com

Resolution to JOB 2808- McQuay Split Systems Repair

Adams Point Conference Center
McQuay
Model: RCS070C
Serial: FB0U991000291 01

Scope of Work;
Replace two three phase fuse blocks
Replace six 30amp contactors (serves the condenser fan motors)
Replace one 90amp and one 75amp contactor (serves compressor1)
Adjust / add refrigerant to circuit2

Material Required;
Three Phase Fuse Block (compatible withFRN-R-20 Fuses) Qty:2
FRN-R-20 Fuses Qty:6
Three Pole 30amp 110vac Coil Contactors Qty:6
Three Pole 90amp 120vac Coil Contactor Qty:1
Three Pole 75amp 120vac Coil Contactor Qty:1
Up to 90lbs R22 Refrigerant for circuit2

Default Section	$10,579.43

Sub Total	$10,579.43
Tax	$0.00
Quote Total	$10,579.43

Included in Quote:

- All labor and materials are included in this proposal.
- All hoisting, rigging, demolition and disposal is included in this proposal.
- Coordination with site personnel is included in this proposal.
- New equipment start up is included in this proposal.
- A 90-day labor warranty on the work performed is included in this proposal

Notes:

- Job to be completed during regular hours 7:00am - 4:30pm Monday to Friday
- Pricing is subject to parts availability and all items being done concurrently

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
August 4, 2025

EXHIBITS FOR PUBLIC HEARING

BOULDER SPRINGS
REZONING AND GENERAL DEVELOPMENT PLAN

(RZ-06-25-9614) AND (GDP-06-25-9615)

EXHIBIT #1 City Council Information Form dated July 29, 2025 with the following attachments: Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on July 12, 2025; 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 Ordinance (by reference); 2014 Comprehensive Plan (by Reference), Bill approving the Rezoning and Bill approving the General Development Plan

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 29, 2025

SUBMITTED BY: Mike Mallon **DEPARTMENT: City 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, Derek Kennedy, The Calara Group, for consideration, to rezone property from "AG-County" (Agriculture-County) to "SF-7" (Single-Family Residential District) (RZ-06-25-9614) for the Boulder Springs with a General Development Plan (GDP-06-25-9615) located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway. Upon conclusion of the public hearing, a Bill rezoning Boulder Springs and a Bill approving the General Development Plan will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval to rezone the subject property from "AG-County" (Agriculture-County) to "SF-7" (Single-Family Residential District) for the property located south of SE Sunnyside School Road and West of SE Adams Dairy Parkway.

The applicant is also requesting approval of a General Development Plan to allow for 92 single-family homes, neighborhood lots, a walking trail, and a pocket park. The subdivision will consist of various elevations, color schemes, and masonry materials. The single-family homes will be a minimum of 1,200 square feet of livable floor area. The development will have a total of three access points with one off SE Adams Dairy Parkway and two through the adjacent neighborhood, Keystone Estates, which has direct access to SW 7 Highway. The plan includes front-loaded garages with one to two story conceptual elevations. Boulder Springs will be completed in one single phase.

Spanning a total of 35.6 +/- acres, the subdivision has a density of 2.62 units per acre, lower than the achievable densities if the property was developed in accordance with the Comprehensive Plan's C2: Specific Area Plan, which designates it as a small-scale multi-family development type. A minimum 25-foot landscape easement will be placed along the adjacent lots to SE Adams Dairy Parkway. The applicant intends to maintain as many of the trees as possible along this buffer. The existing foliage surrounding Blue Branch Creek and all the land south of the creek is proposed to remain untouched. The applicant is also leaving the property south of the creek undeveloped and as a tract, which will require additional approvals prior to development.

On July 28, 2025, the Planning Commission held a public hearing where the Rezoning and General Development Plan was recommended for approval with conditions. There was one member of the public who spoke in opposition regarding traffic concerns.

The Planning Commission approved the Preliminary Plat for Boulder Springs.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 1, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-06-25-9614).

Staff recommends approval of the General Development Plan (GDP-06-25-9615) with the following condition:

1. Approval by the City Council 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.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	July 28, 2025
Action:	Recommended Rezoning: 8 Aye 0 No Recommended General Development Plan with conditions: 8 Aye 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on July 12, 2025; 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 Ordinance (by reference); 2014 Comprehensive Plan (by Reference)
2. Bill approving the Rezoning
3. Bill approving the General Development Plan

REVIEWED BY:

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

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 28, 2025 City Council: August 4, 2025
Project Name:	***Boulder Springs***
Site Location:	South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Project Request:	**RZ-06-25-9614**; Rezoning from "AG" (Agriculture – County) to "SF-7" (Single-Family Residential District). **GDP-06-25-9615**; General Development Plan for a development of 92 single-family homes, a walking trail, and a pocket park. **PP-06-25-9516**; Preliminary Plat for 92 single-family lots and four (4) open space tracts on 35.06 +/- acres.

Applicant: Derek Kennedy | The Calara Group
Property Owner: Jim Rand & Carrie Siems
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture-County) to "SF-7" (Single-Family Residential District) for the property located south of SE Sunnyside School Road and West of SE Adams Dairy Parkway. The applicant is also requesting approval of a General Development Plan for 92 single-family homes, a walking trail, and a pocket park. The final request is for approval of a Preliminary Plat for 92 single family lots and four (4) open space tracts on 35.06 +/- acres.

Staff Recommendation: Staff recommends approval of the Rezoning, and approval of the General Development Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/16/2023	City Council	Approved the Annexation (ANNX-09-23-8877) of 51.06 +/- acres by Ord. No 5267.
03/25/2024	Planning Commission	Recommended for Denial for Adam's Ridge Rezoning
03/25/2024	Planning Commission	Recommended for Denial for Adam's Ridge Planned Development Concept Plan
05/20/2024	City Council	Applicant withdrawn Adam's Ridge RZ/PDC

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family)	Assembly, Neighborhood

South:	"SF-7/PR-O"(Single Family/Planned Residential Overlay)	Detached Housing
East:	Unincorporated Jackson County & "AG" (Agriculture – County) & "SF-12/PR-O" (Large Lot Single-Family/Planned Residential overlay)	Undeveloped and Detached Housing
West:	"SF-7" (Single-Family)	Detached Housing

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "SF-7" Single-Family Residential District
Proposed Land Use: Detached Housing

Comprehensive Plan: According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The Comprehensive Plan designates the subject property as a *Neighborhood*, which is defined as:

Areas for residential living arranged in a connected pattern of streets and blocks to provide access to civic and neighborhood amenities. Neighborhoods are primarily detached houses, but can include integration of different housing types, institutional/civic uses and spaces, or micro-commercial uses that support the neighborhood pattern and scale. Connection to Gathering Places or Neighborhood Centers is important to access daily services and meet daily needs.

Additionally, the 2014 Comprehensive Plan provided a list of Frameworks, Goals, & Targets centered around the four (4) themes of *Places, Connection, City Image, and Investment*. The Goal and Targets most closely aligned with this development proposal are found under the "IMAGE" Framework:

- *IMAGE – GOAL 4: Promote development that reinforces the importance of the public realm*
  - *Improve design quality and orient projects to the public realm at **Distinct Destinations, Business Hubs, Neighborhood Center,** and **Gathering Places.***

The C2 (Central 2) Area Plan designates the subject property as *Detached/Small Scale Mix,* which is defined as:

Detached Housing: Areas appropriate for detached houses on small to medium lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 10,890 square foot (1/4 acre range). Larger lots may be integrated into the pattern in limited

application to add variety of housing types of transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distances to Gathering Places and Neighborhood Center.

Small Scale Multi-Unit Housing: Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units / 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all building types retain a similar scale and relationship to the neighborhood streetscapes. Appropriate locations are typically the corners of important intersections, along block faces that front civic space, the end caps of blocks on larger streets, or on transition blocks between Neighborhoods and corridors or centers.

Rezoning: The intent of the "SF-7" zoning district is defined in Section 404.080, as follows:

The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. Application of this district should include appropriate transitions to other complimentary zoning districts that provide neighborhood services and amenities and other housing options that are part of larger mixed-density neighborhoods.

Review Criteria: *In reviewing any application for an amendment to the Official Zoning Map (zoning change / rezoning), the Planning Commission and City Council shall review the proposed amendment considering the Comprehensive Plan, the general requirements of the Unified Development Code, and the following considerations:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as providing Neighborhoods with Distinct Destinations and Gathering Places. The C2 (Central 2) area plan designates the area as a mix of detached housing and small-scale multi-unit housing. The proposed rezoning supports detached single-family detached housing-neighborhood lot size.

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

   STAFF RESPONSE: The proposed development is on a major arterial, SE Adams Dairy Parkway, and is relatively close to the intersection at Moreland School Road. The proposed development would help set a guide and influence the development of other vacant properties along Adams Dairy Parkway as an area with unique and innovative development. Staff finds the rezoning to "SF-7" (Single-Family Residential District) supports the intent of any abutting zoning districts by providing a greater variety of housing choices within the city.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

   STAFF RESPONSE: Approval of the rezoning application would set a precedent that could encourage the development of vacant property along the parkway. As the proposed development is unique and pedestrian-oriented, it would also help create a precedent for site design. Denial of the rezoning application would result in the property remaining undeveloped and maintaining a county zoning district that is not permitted by right in the City. Furthermore, the denial could discourage unique and innovative development of vacant sites that require rezoning due to the changing conditions from when the original zoning was enacted.

4. Compliance of any proposed development with the requirements of the UDC.

   STAFF RESPONSE: The subject property cannot be developed under the current “AG-C” (Agriculture – County) zoning district. Prior to any development activity on the site, a rezoning application would need to be submitted for review and approval.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

   STAFF RESPONSE: City utilities and services will be able to serve the proposed development. A 24” water main runs along the west side of Adams Dairy Parkway and there is sanitary sewer to the south of the proposed development that flows to the east. Staff believes other utilities and services will be able to serve the proposed development as well (Central Jackson County Fire Protection District).

6. The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Comprehensive Plan.

   STAFF RESPONSE: Approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The investment in the site and in the city is likely to have a positive impact on the surrounding area by providing additional residents and housing options.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

   STAFF RESPONSE: The requested zoning district is justified by a change in conditions since the property was recently annexed into the city. The property is currently zoned “AG” (Agriculture – County) and was recently annexed into City Limits. For development to occur, the property must be rezoned to a City zoning district.

8. The consistency of the application with other adopted policies of the City.

STAFF RESPONSE: Staff finds this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

STAFF RESPONSE: Based on the review criteria above, staff recommends approval of this rezoning.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

Requirements: The proposed Preliminary Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Preservation: The 35.06 +/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees. The applicant intends to maintain as many of the trees as possible along SE Adams Dairy Parkway during the development process. The existing foliage surrounding Blue Branch Creek and all the land to the south of the creek is proposed to remain untouched. The existing creek and stream buffer running east-west through the property will be maintained by the Developer.

Phasing: The site is proposed to be developed as a single-phase.

Streets & Sidewalks: The total site includes three (3) access points with one (1) of those being off SE Adams Dairy Parkway and two (2) being through the adjacent neighborhood, Keystone Estates, which has direct access to SW 7 Highway and SE AA Highway. The access onto SE Adams Dairy Parkway will include three lanes with one being for traffic entering the neighborhood, one for traffic turning left (northbound) onto SE Adams Dairy Parkway, and one for traffic turning right (southbound) onto SE Adams Parkway.

The 10-ft. wide multi-use path along SE Adams Dairy Parkway will remain and the applicant will be required to install 5-ft. wide ADA compliant sidewalks on both sides of the proposed streets. The UDC states that single-family subdivisions are only required a 5-ft. wide ADA compliant sidewalk along one side of the street; therefore, the proposal of sidewalks on both sides exceeds the UDC requirement.

Traffic: A Traffic Impact Study has been completed to determine how the development of this area will influence traffic along Adams Dairy Parkway, Sandstone Drive and Rockwood Street.

Access to this development will remain as shown. The site will be accessed via three locations. A new access point on Adams Dairy Parkway will be located north of Pine Gate Drive and will be full access. The development will tie-in to existing Rockwood Street and Sandstone Drive to the west. Based on the trip generation of the proposed development site and review of the site plan with regard to City requirements, traffic for the updated 2025 site plan is expected to operate comparably or better when compared to the 2024 site plan and traffic study.

Stormwater: A preliminary stormwater management plan has been submitted that includes multiple detention basins and BMPs to control runoff and water quality. A final stormwater management plan will need to be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: Gravity sanitary sewer is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: Per the "SF-7" (Single-Family Residential District), the applicant is require to provide a minimum of 10% open space meeting the Open Space Standards of Section 406.030. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	0.28 +/- acres	Overhead Powerline Easement
B	2.03 +/- acres	Overhead Powerline Easement
C	1.40 +/- acres	Park/Amenity Area
D	5.51 +/- acres	Preserve/Trail/Detention Area
Total Open Space:	9.22 +/- acres	

Land Use: The proposed land use is "Detached Housing" which is defined as "the use of a lot for only one (1) principal dwelling unity that is not connected to any other dwelling unit." The residential density for the site is approximately 2.62 units per acre.

Building Typology: The "Detached House-Neighborhood Lot" is the most appropriate building type for the development. The standards are listed in the table below.

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	66 feet minimum frontage width
Area	7,200 square feet to 21,780 square feet	7,521.46 square feet minimum
Front setback	25 feet minimum	25 feet minimum

Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	25 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback	Yard and setback
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Parking: Single-Family, Detached housing requires two off-street parking spaces per dwelling unit. The elevations provided show two-car garages which will meet the off-street parking requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Off-Street Parking	2 required per unit	4 spaces per unit

Pedestrian Access: All homes will have direct access to the public sidewalk from the front door. Front-loaded garages will have a sidewalk from the front door to the driveway that connects to the public realm. Staff believe the emphasis on connectivity reinforces the intent of the development.

Architectural Character: The applicant has provided conceptual elevations of houses which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements.

Minimum Livable Floor Area: Since there is no adjacent established minimum livable floor area, the UDC states the Planning Commission shall designate a minimum livable floor area. The applicant is proposing a minimum livable floor area classification of 1,200-sf. for all the proposed lots. The UDC also states the Planning Commission shall not classify the subdivision more than one (1) step lower than the classification of the abutting subdivision. Subdivisions may include multiple classifications and step downs; however, no more than one (1) classification may be imposed on a single block. The minimum livable floor area must be noted on the Final Plat.

The property to the west, Keystone Estates, does not have an established minimum livable floor area, but the block directly adjacent to the proposed development has an average building area of 1,107-sf. per Jackson County.

Although the applicant is not developing directly adjacent to Parkway Estates, south of the proposed development, and staff believed the stream buffer is a substantial buffer, Parkway Estates does have a minimum livable floor area of 1,600-sf. (Class “F”)

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan for the site. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.**

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to “SF-7” zoning / No buffer required	**N/A**
East buffer: Adj. to SE Adams Dairy Parkway (arterial) / Buffer C (25-ft. min.) & 6-ft. tall fence	25-ft. min. / 60 PUs/100-ft. (1,297 x 0.60) = **778 PUs & 6-ft. tall solid masonry wall or 6-ft. tall double-sided wood, vinyl, or composite fence with masonry columns a maximum of 75-ft. on center.***

North buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
West buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (401,623-sf.) = **803 PUs**
Total Plant Units:	**1,581 PUs**

*Section 407.040, Site & Landscape Design, requires that developments utilizing "SF-7" (Single-Family) zoning are required to install a fence when adjacent to an arterial road

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

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Review Criteria: *A General Development Plan shall be reviewed according to the following criteria:*

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said modifications shall generally be minor and shall be clearly noted in the staff report.

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan as the property is designated for single-family residential development. The general development plan is consistent with all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

2. The proposed general development plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a Zoning Map amendment.

   STAFF RESPONSE: The proposed general development plan is conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "SF-7" (Single-Family Residential)

3. The general development plan is in compliance with all applicable use, development and design standards set forth in this Code, unless alternative design standards have been approved for the development.

   STAFF RESPONSE: The general development plan complies with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed.

4. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.

   STAFF RESPONSE: The existing facilities and services are in place to serve the development. The applicant will be required to make some public improvements to serve the development.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

STAFF RESPONSE: The General Development Plan is compatible with the existing adjacent land uses. Staff believes the proposed design is also sensitive to the adjacent uses by proposing a reasonable density and lot size. The development will be required to comply with all buffering and landscaping requirements to minimize impacts.

6. The general development plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

   STAFF RESPONSE: Staff finds the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development. The applicant is also providing a walking trail.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

   STAFF RESPONSE: The plan is proposed to be developed in one phase.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

   STAFF RESPONSE: The project provided reports for stormwater and traffic generation. The stormwater and water quality will be mitigated, and the generated traffic will have a minimal impact to the surrounding traffic network. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

6. The design does not impede the construction of future public infrastructure within the area.

   STAFF RESPONSE: The design of the site does not impede the construction of future public infrastructure within the area.

7. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Staff Recommendation:

Staff recommends approval of the Rezoning application with the following conditions:

Staff recommends approval of the General Development Plan application with the following conditions:

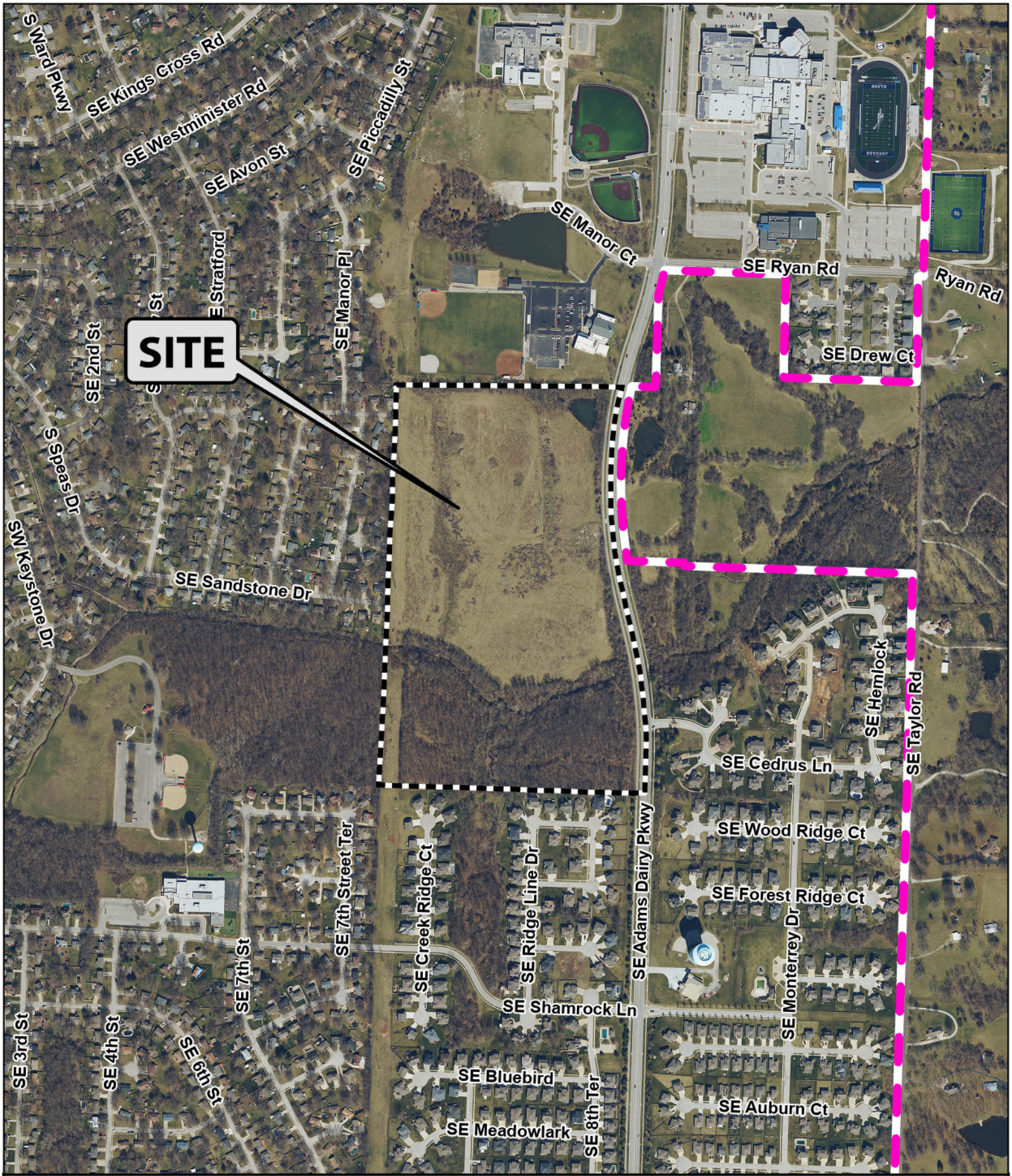
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

Staff recommends approval of the Preliminary Plat application with the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9614) or General Development Plan (GDP-06-25-9615) is denied by the City Council.
3. A limit of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to SE Adams Dairy Parkway.
4. Prior to Final Plat approval and recording, the following must occur:
   a. An Administrative Site Plan Design Review must be completed to ensure landscaping and buffering complies with the UDC.
   b. All open space Amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located.
   c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts, amenities, and the minimum livable floor area classification.
   d. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the following must occur:
   a. The approved Final Plat must be recorded at Jackson County.
   b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.

c. Prior to the issuance of a Certificate of Occupancy, the following must occur:

a. All required landscaping and buffers shall be installed or financially guaranteed.
b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate Occupancy.
c. The minimum livable floor area classification must be noted on each Final Plat.
d. All public improvements, unless stated otherwise, shall be completed.
    e. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.



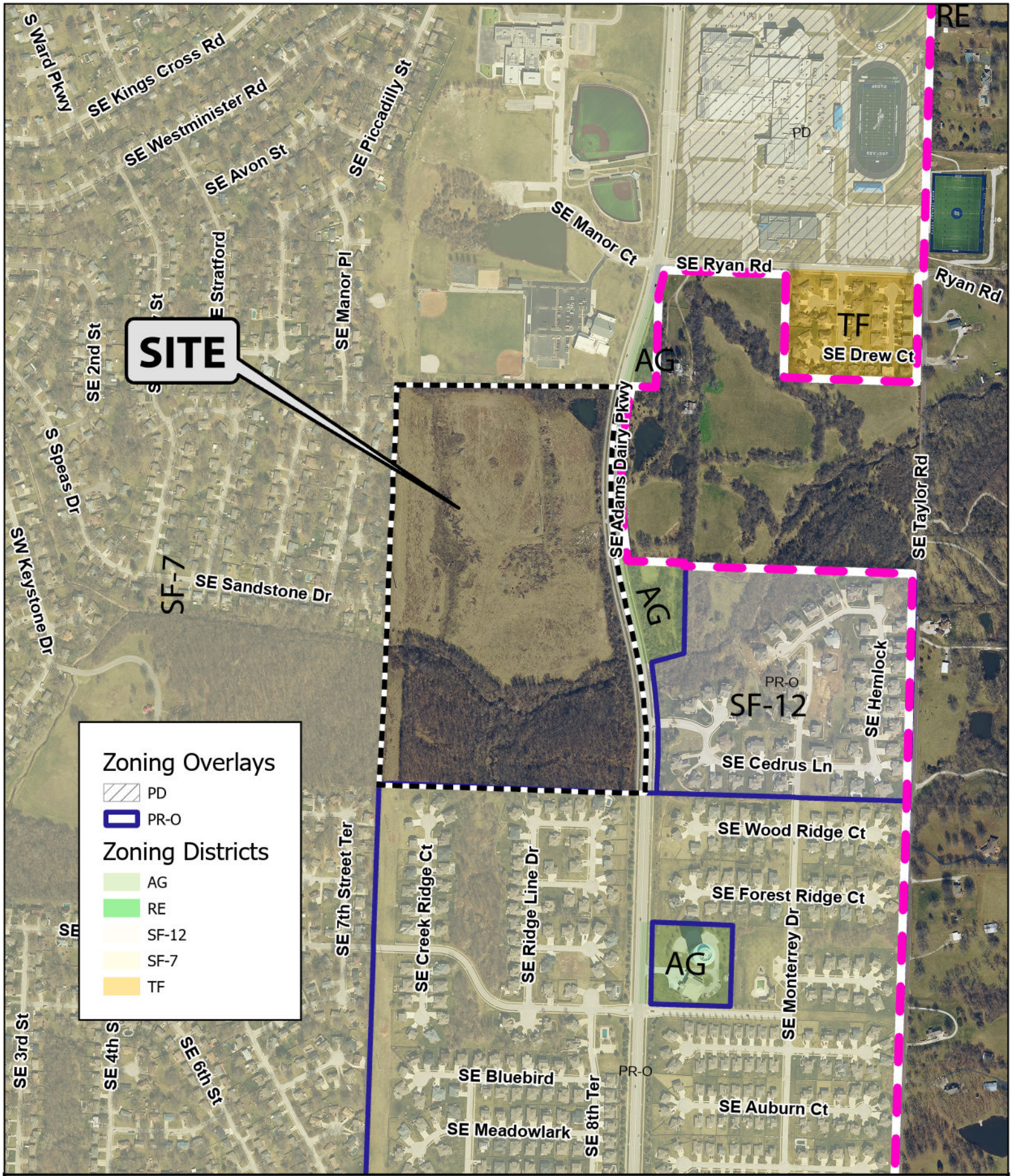
The City of Blue Springs Missouri

RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
AERIAL LOCATION MAP

N

1" = 600'

Date: 07/09/25



RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 600'

Date: 07/09/25

DESCRIPTION:
All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.

BOULDER SPRINGS NARRATIVE

Project Description:

Boulder Springs is a 35.6 acre tract located off Adam's Dairy Parkway just south of the ADP Sports Park. The community will offer a mix of one & two story single family homes.

Rezoning Request:

The application includes a request to rezone the parcel from AG-Agricultural to SF-7 and approval of a preliminary plat and development plan. The SF-7 zoning requested is the same zoning of the parcels adjacent to the project on the north and west. The current AG zoning is typically a temporary zoning for parcels that have not been developed. The proposed land use meets the land use identified on the Future Land Use map. The adjacent land uses are single family uses.

Comprehensive Plan Compatibility:

The proposed plan meets the land use identified on the Future Land Use map. The development incorporates several goals of The City of Blue Springs Comprehensive Plan. First, Boulder Springs includes preservation of the vegetation along Adam's Dairy Pkwy and Blue Branch Creek to promote the green and natural amenities that the site offers. Additionally, Boulder Springs development will accomplish another goal set out in the Comprehensive Plan by providing an easement for a new section of trail that connects Keystone Park to Adam's Dairy Parkway. The trail will improve the community connectivity of Keystone Park, Daniel Young Elementary School, and Adam's Dairy Parkway as well as enhance the area through the additional green space located within Boulder Springs.

Proposed Land Use:

The proposed single family land use meets the land use identified on the Future Land Use map and is compatible with the adjacent uses. The land use to the north is SF-7 church. The land use to the south is an undeveloped AG parcel. The land use to the west is a SF-7 single family, Keystone Estates. The proposed minimum floor area for the homes in this project is 1,200 s.f. which is step up from the 950 s.f. minimum floor area for Keystone Estates.

Amenity Features:

The project includes an amenity area located adjacent to Adam's Dairy Parkway in order to provide park views along the Parkway. Additionally, there will be preserved open space and an easement for a future trail along the south boundary to help connect Adams Dairy Parkway to Keystone Park.

Landscaping:

In addition to the neighborhood park area, the project includes open space tracts along the west and east boundaries of the project. The west tract will include landscaping along the rear lot lines of the homes. The east tract along Adam's Dairy Parkway will include preserved trees, planted shade, ornamental and evergreen trees and a berm. The landscape will meet the requirements of the City ordinances.

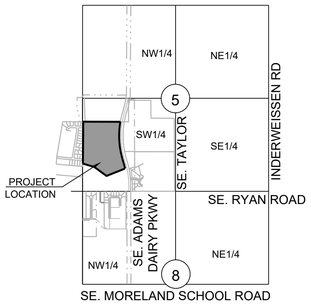
Street trees will be provided along all public streets as required by City ordinances.

Received
07/08/2025 3:51:47 PM



DESCRIPTION:
All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	SF-7
SITE AREA	35.6 ACRES (1,550,866.92 S.F.)
ROW AREA	1.69 ACRES (73,597.76 S.F.)
NET AREA	33.91 ACRES (1,477,269.16 S.F.)
BUILDING TYPE PROPOSED	SINGLE FAMILY DETACHED HOUSE-NEIGHBORHOOD LOT(405.020)

LOT DATA:

LOT QUANTITY	92
LOT WIDTH MIN. PER SEC 405.020	65'
LOT WIDTH PROPOSED	66' MINIMUM
LOT DEPTH	105' MINIMUM
MINIMUM LOT AREA PER SEC 405.020	7,200 S.F.
MINIMUM LOT AREA PROPOSED	7,521.46 S.F.
MAXIMUM LOT AREA PER SEC 405.020	21,789 S.F.
MAXIMUM LOT AREA PROPOSED	12,404.69 S.F.
FRONTAGE TYPE (407.030)	YARD SETBACK
BUILDING HEIGHT ALLOWED & PROPOSED	35'
BUILDING COVERAGE MAX ALLOWED & PROPOSED	40%
DRIVEWAY WIDTH (407.020.D.2.b)	50% COVERAGE
DRIVEWAY SPACING (407.020.D.1)	25' FROM INTERSECTION PROPOSED; DEVIATION REQUESTED FROM 50'

SETBACK DATA (NEIGHBORHOOD LOT):

FRONT SETBACK REQUIRED & PROPOSED	25'
INTERIOR SIDE SETBACK REQUIRED & PROPOSED	8'
CORNER SIDE SETBACK REQUIRED & PROPOSED	25'
REAR SETBACK REQUIRED & PROPOSED	15'

OPEN SPACE DATA

MINIMUM ACTIVE OPEN SPACE REQUIRED	3.39 ACRES (147,726.9 S.F.) (10% NET AREA)
ACTIVE OPEN SPACE PROVIDED	5.32 ACRES (231,943.41 S.F.)(15.7% NET AREA) (EXCL POWER EASEMENT, DETENTION AREA, ADAMS DAIRY PKWY BUFFER AND AREA SOUTH OF CREEK)

TRACT NOTES

1. TRACTS A & B TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR OPEN SPACE.
2. TRACT C TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR A POCKET PARK, STORMWATER DETENTION, AND OPEN SPACE.
3. TRACT D TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR TRAIL, STORMWATER DETENTION, AND OPEN SPACE.

SITE DATA TABLE

		EXISTING	PROPOSED
ZONING DISTRICT		AG	SF-7
LAND USE		AGRICULTURAL	SINGLE-FAMILY RESIDENTIAL
		ALLOWED BY CODE SEC 405.020	PROPOSED
MIN. LOT WIDTH SEC 405.020		65'	66'
LOT SIZE MAXIMUM SEC 405.020		21,780 S.F.	12,404.69 S.F.
LOT SIZE MINIMUM SEC 405.020		7,200 S.F.	7,521.46 S.F.
BUILDING FLOOR AREA		1,200 S.F. OR GREATER (ADJ. NEIGHBORHOOD IS	
BUILDING CONSTRUCTION TYPE		SF-7 SINGLE FAMILY DETACHED	NEIGHBORHOOD LOT
BUILDING HEIGHT		35' MAXIMUM	35' MAXIMUM
FLOOR AREA RATIO		40% MAXIMUM BLDG COV. OF LOT	40% MAXIMUM BLDG COV. OF LOT
SETBACKS	FRONT	25'	25'
	INTERIOR	8'	8'
	CORNER	25'	25'
	REAR	15'	15'
OFF-STREET PARKING		REQUIRED PER SEC 407.010.C.1	PROPOSED
	REGULAR SPACES	2 PER UNIT	4 PER UNIT
	GARAGE SPACES	NOT SPECIFIED	184 SPACES
	DRIVEWAY SPACES	NOT SPECIFIED	184 SPACES
	GUEST SPACES*	NOT SPECIFIED	DRIVEWAY AND ON STREET

Sheet List Table	
Sheet Number	Sheet Title
C1.0	PRELIMINARY PLAT
L1.0	PRELIMINARY LANDSCAPE PLAN

LEGEND:

B/B	-	BACK TO BACK OF CURB
CC	-	CONCRETE
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
RCB	-	REINFORCED CONCRETE BOX
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
U/E	-	UTILITY EASEMENT
(D)	-	DEEDED
(M)	-	MEASURED
(C)	-	CALULATED
(P)	-	PLATTED
(S)	-	PROVIDED SURVEY FROM COMMITMENT

- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- FENCE - CHAIN LINK
- SANITARY SEWER MAIN
- STORM SEWER
- OVERHEAD POWER LINE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHT OVERHEAD
- POWER POLE
- WATER VALVE
- FIBER OPTIC STRUCTURE
- SIGN
- FOUND 1/2" REBAR WITH 2134 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED

GENERAL NOTES:

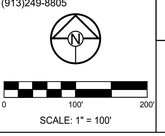
1. Basis of bearings is the PLAT OF SURVEY. Recorded as Instrument 2001 I 15706 in book I13 at page 74, Jackson County, Missouri.
2. Address Note: Parcel # 41-200-03-05-01-0-00-000 No address was disclosed in record documents, observed while conducting the survey or shown on Jackson County parcel viewer.
3. FLOOD NOTE: Part of this Property lies within Zone X, defined as Area of Minimal Flood Hazard and part of this property lies within ZONE A, Special Flood Hazard Area without Base Flood Elevation. As shown on the Flood Insurance Rate Map 29095C0319G effective date 1/20/2017. The limits of ZONE A as shown have been scaled from this map.
4. Total area: 35.6 acres more or less.
5. Zoning: No zoning report or letter provided. Zoning is shown as AG/FARM OUTBUILDING on Jackson County parcel viewer.
6. Parking: There are no parking spaces, areas, lots or structures on subject property.
7. Utilities are shown from the best available information. Above ground structures were field located. All utilities that exist may not be shown.
8. There were NO buildings observed on subject property.
9. There was NO observed evidence of current earth moving work, building construction or building additions on the subject property.
10. There was NO observed evidence of site use as a solid waste dump, sump or sanitary landfill.
11. Wetland Area Note: There is a 0.23 acre Freshwater Pond habitat is classified as a PUBGh, a 0.34 acre Freshwater Pond habitat is classified as a PUBGh, and a Riverine habitat (Blue Branch Creek and Tributary) classified as a R4SBC, creek centerlines shown approximately on the Subject Property per the National Wetlands Inventory Map. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Based on current government regulations, these are not considered jurisdictional and will not require a permit to remove.
12. The 92 lots shown on this plan will be constructed in a single phase.

OWNER:

RAND JIM L &
SIEMS CARRIE B

DEVELOPER:

CALARA LAND (KC), LLC
.
5750 W 95TH STREET, SUITE 134
OVERLAND PARK, KS 66207
p (913)249-8805



SCALE: 1" = 100'

LOT #	AREA (SF)
1	11,387.90
2	11,043.31
3	9,650.75
4	11,030.48
5	9,746.10
6	7,590.00
7	7,590.00
8	9,745.38
9	11,809.38
10	9,704.49
11	9,470.25
12	9,412.39
13	9,993.26
14	10,276.78
15	7,590.00
16	7,842.03
17	9,319.02
18	9,258.54
19	8,476.69
20	8,451.46

LOT #	AREA (SF)
21	8,426.22
22	8,400.98
23	8,375.75
24	8,350.51
25	8,325.27
26	8,300.04
27	9,745.37
28	7,589.99
29	7,590.00
30	9,745.35
31	9,745.35
32	7,590.00
33	7,590.00
34	9,744.76
35	9,744.75
36	8,380.37
37	8,050.00
38	8,050.00
39	8,050.00
40	8,050.00

LOT #	AREA (SF)
41	8,050.00
42	8,050.00
43	8,050.00
44	8,050.00
45	8,050.00
46	9,948.46
47	9,399.94
48	7,706.24
49	7,920.00
50	7,920.00
51	7,920.00
52	7,920.00
53	7,920.00
54	7,920.00
55	7,920.00
56	7,920.00
57	9,161.72
58	10,517.90
59	10,077.47
60	8,298.13

LOT #	AREA (SF)
61	8,967.38
62	10,570.95
63	8,307.59
64	10,665.48
65	10,170.35
66	7,920.00
67	7,920.00
68	7,920.00
69	10,168.83
70	10,244.54
71	7,977.60
72	7,977.60
73	7,977.60
74	10,244.54
75	8,720.12
76	7,590.00
77	7,590.00
78	7,590.00
79	7,590.00
80	9,745.35

LOT #	AREA (SF)
81	9,745.35
82	7,590.00
83	7,590.00
84	7,590.00
85	7,590.00
86	9,798.77
87	10,548.91
88	12,404.69
89	9,893.83
90	11,228.73
91	8,891.60
92	10,886.95
TRACT A	12,527.73
TRACT B	88,520.13
TRACT C	61,200.46
TRACT D	240,357.34
ROW	257,172.52

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:



07/08/2025

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE STREET
BLUE SPRINGS, MISSOURI

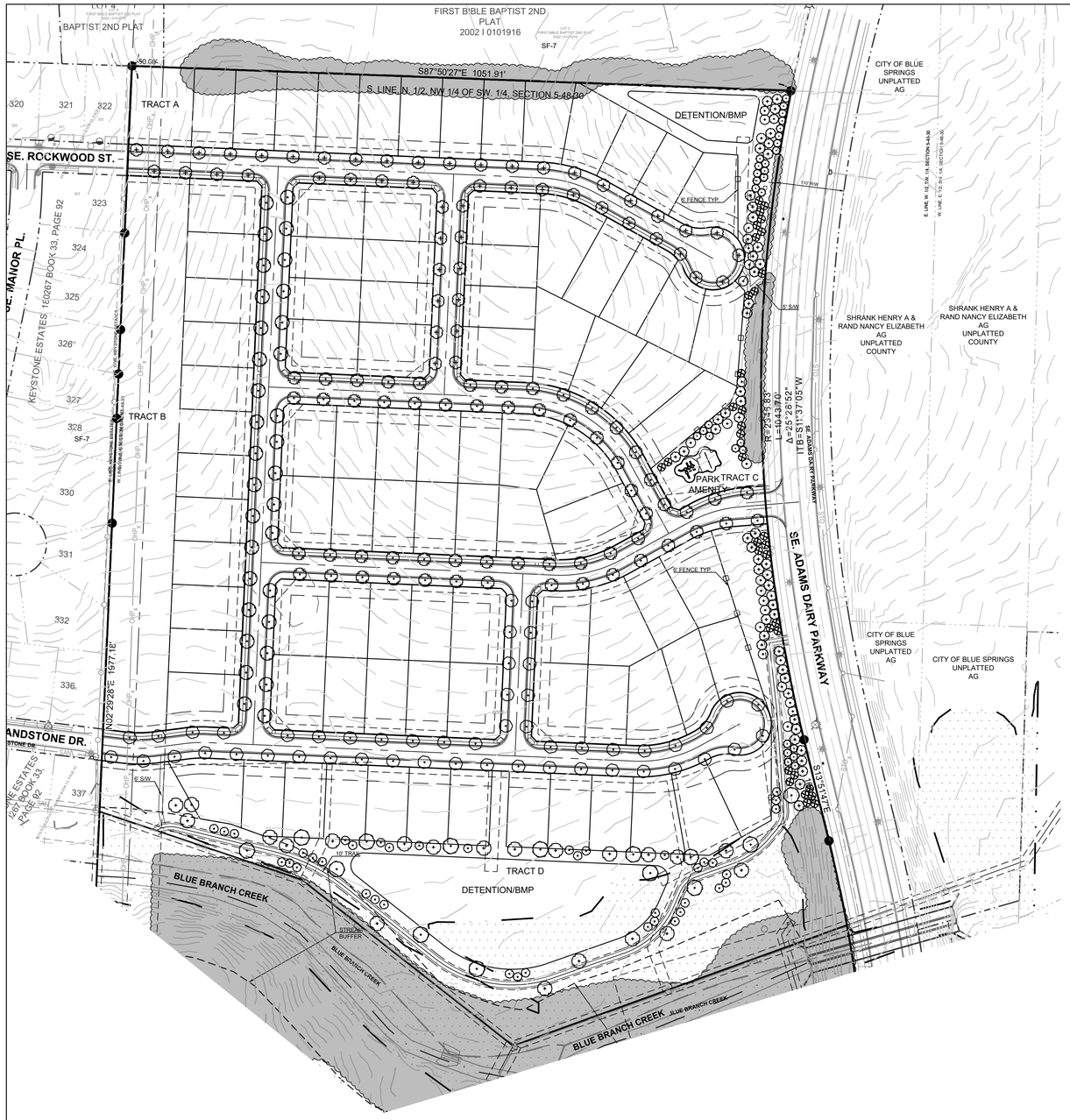
REVISION DATE	DESCRIPTION
7-8-2025	CITY COMMENTS

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 6-12-2025
PROJ. NUMBER: 23-173

PRELIMINARY PLAT

SHEET
C1.0

I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 PP 66' LOTS.dwg, C2.0 OVERALL PRELIMINARY PLAN, 1:1



TRACT LANDSCAPE REQUIREMENTS:

OVERALL DATA

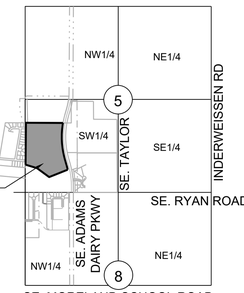
TRACT A,B, C & D AREA	409,001.29 S.F.
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT.(Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(409,001.29/500)	818 PU
MINIMUM SHADE TREES REQUIRED(30% MIN.)(818X.3/8)	31 TREES
MINIMUM ORNAMENTAL TREES REQUIRED(10% MIN.)(818X.1/5)	16 TREES
TRACT D, E & F TOTAL PU PROVIDED	

TRACTS WITH TRAIL

TRACT D:	
TRACT AREA	5.67 AC (247,326.07 S.F.)
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT.(Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(247,326.07/500)	495 PU
SHADE TREES REQUIRED(30% MIN.)(495X.3/8)	19 SHADE TREES
ORNAMENTAL TREES REQUIRED(10% MIN.)(495X.1/5)	10 ORNAMENTAL TREES
SHADE TREES PROVIDED	19 SHADE TREES ??? PU(19X8)
ORNAMENTAL TREES PROVIDED	10 ORNAMENTAL TREES ??? PU(10X5)
TOTAL PLANT UNITS PROVIDED	202 PU(EX. TREES TO PROVIDE REMAINING PLANT UNITS)
DESIGN STANDARD PER OPEN SPACE TYPE	
OPEN SPACE TYPE	TRAIL
CODE REQUIREMENT(406.030.E)	1 LARGE SHADE TREE & 2 SMALL SHADE OR ORNAMENTAL TREE PER 100' OF TRAIL
TRAIL LENGTH	1,480.79'
SHADE TREES REQUIRED(1,480.79/100)	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES REQUIRED(1,479/100X2)	30 SMALL SHADE OR ORNAMENTAL TREES
SHADE TREES PROVIDED	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES PROVIDED	30 SMALL SHADE OR ORNAMENTAL TREES

STREET TREE PLAN REQUIREMENTS:

1 SMALL SHADE TREE / 40' OR 1 LARGE SHADE TREE / 75' OF STREET FRONTAGE
LARGE STREET TREES SHOWN: 50'-75' AVERAGE SPACING



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

BUFFER LANDSCAPE(Section 407.040.D, Table 407.040-1, Table 407.040-5)

Landscape Areas	Buffer Type (Table 407.040-5)	Buffer Width (Table 407.040-1)	Plant Units Required (Table 407.040-1)	Plant Units Proposed	Difference
EAST BUFFER North of Entry Drive 644' in length Arterial (Adam's Dairy PKWY)	TYPE C & FENCE 1	25 feet	60 Plant Units per 100 L.F. 644' / 100' x 60 =386 PUs Min. Shade Trees Req. (30% min) 644 x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 644 x.1/3 = 21 Trees or 63 Shrubs Min. Ornamental Trees Req. (10% min) 644x.1/5 = 13 Trees	24 Trees (192 PU) 42 Trees (126 PU) 13 Trees (65 PU) EXIST. TREES AND SHRUBS(309 PU)	0 PU
EAST BUFFER South of Entry Drive 653' in length from street to creek center adjacent to park Arterial (Adam's Dairy PKWY)	TYPE C	25 feet	60 Plant Units per 100 L.F. 653' / 100' x 60 =392 PUs Min. Shade Trees Req. (30% min) 653x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 653x.1/3 = 22 Trees or 66 Shrubs Min. Ornamental Trees Req. (10% min) 653x.1/5 = 13 Trees	24 Trees(192 PU) 22 Trees(66PU) 13 Trees(65 PU) EXIST. TREES AND SHRUBS(245 PU) EAST BUFFER TOTAL 1260 PU	0 PU
WEST Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
NORTH Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
SOUTH Buffer (PD adj. to PR-O)	NONE REQ	NA	NA	NA	NA

OPEN SPACE LANDSCAPE (SEE TABLE ABOVE)

SHADE TREES

AFB	33 EA.	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
ATW	58 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	14 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5" Cal.	B&B
PAB	21 EA.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B&B
QRC	48 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
TAR	51 EA.	Tiliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
UXF	51 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' ht.	B&B
BN	40 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
CFD	23 EA.	Cornus florida	Flowering dogwood	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JVC	30 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	34 EA.	Pinus strobus	White Pine	6' ht.	B&B

OWNER:

RAND JIM L &
SIEMS CARRIE B

DEVELOPER:

CALARA LAND (KC), LLC
.
5750 W 95TH STREET, SUITE 134
OVERLAND PARK, KS 66207
p (913)249-8805

0 100' 200'
SCALE: 1" = 100'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-0400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

STATE OF MISSOURI
RYAN R. MESSERLY
NUMBER
PE/2023013092
PROFESSIONAL ENGINEER

07/08/2025

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE
STREET BLUE SPRINGS, MISSOURI

REVISION DATE	DESCRIPTION
1 7-8-2025	CITY COMMENTS
2	
3	
4	
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6	
7	
8	

DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	6-12-2025
PROJ. NUMBER:	23-173

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0

I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 LP 66' LOTS.dwg, L1.0 PRELIMINARY LANDSCAPE PLAN, 1:1



TRACT LANDSCAPE REQUIREMENTS:

OVERALL DATA

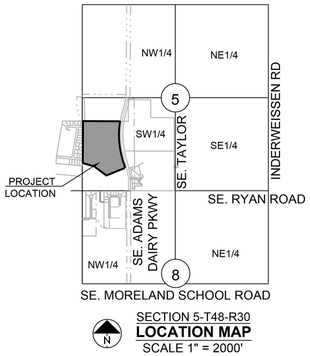
TRACT A,B, C & D AREA	409,001.29 S.F.
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(409,001.29/500)	818 PU
MINIMUM SHADE TREES REQUIRED(30% MIN.)(618X.3/8)	31 TREES
MINIMUM ORNAMENTAL TREES REQUIRED(10% MIN.)(618X.1/5)	16 TREES
TRACT D, E & F TOTAL PU PROVIDED	

TRACTS WITH TRAIL

TRACT D	
TRACT AREA	5.67 AC (247,326.07 S.F.)
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(247,326.07/500)	495 PU
SHADE TREES REQUIRED(30% MIN.)(495X.3/8)	19 SHADE TREES
ORNAMENTAL TREES REQUIRED(10% MIN.)(495X.1/5)	10 ORNAMENTAL TREES
SHADE TREES PROVIDED	19 SHADE TREES ??? PU(19X8)
ORNAMENTAL TREES PROVIDED	10 ORNAMENTAL TREES ??? PU(10X5)
TOTAL PLANT UNITS PROVIDED	202 PU(EX. TREES TO PROVIDE REMAINING PLANT UNITS)
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CODE REQUIREMENT(406.030.E)	1 LARGE SHADE TREE & 2 SMALL SHADE OR ORNAMENTAL TREE PER 100' OF TRAIL
TRAIL LENGTH	1,480.79'
SHADE TREES REQUIRED(1,480.79/100)	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES REQUIRED(1,479/100X2)	30 SMALL SHADE OR ORNAMENTAL TREES
SHADE TREES PROVIDED	15 SHADE TREES
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STREET TREE PLAN REQUIREMENTS:

1 SMALL SHADE TREE / 40' OR 1 LARGE SHADE TREE / 75' OF STREET FRONTAGE
LARGE STREET TREES SHOWN: 50'-75' AVERAGE SPACING



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

BUFFER LANDSCAPE(Section 407.040.D, Table 407.040-1, Table 407.040-5)

Landscape Areas	Buffer Type (Table 407.040-5)	Buffer Width (Table 407.040-1)	Plant Units Required (Table 407.040-1)	Plant Units Proposed	Difference
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WEST Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
NORTH Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
SOUTH Buffer (PD adj. to PR-O)	NONE REQ	NA	NA	NA	NA

OPEN SPACE LANDSCAPE (SEE TABLE ABOVE)

SHADE TREES

AFB	33 EA.	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
ATW	58 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	14 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5" Cal.	B&B
PAB	21 EA.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B&B
QRC	48 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
TAR	51 EA.	Tiliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
UXF	51 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' ht.	B&B
BN	40 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
CFD	23 EA.	Cornus florida	Flowering dogwood	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

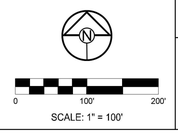
JVC	30 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	34 EA.	Pinus strobus	White Pine	6' ht.	B&B

OWNER:

RAND JIM L & SHRANK
HENRY A & SIEMS CARRIE B

DEVELOPER:

THE CALARA GROUP
KENNY JENKINS
600 E 103RD STREET
KANSAS CITY, MO 64131
p (913)249-8805



SCALE: 1" = 100'

SCHLAGEL
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14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE
STREET BLUE SPRINGS, MISSOURI

REVISION DATE	DESCRIPTION
1 DATE	DESCRIPTION 1
2	
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DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	6-12-2025	23-173

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0

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I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 LP 66' LOTS.dwg, L1.0 PRELIMINARY LANDSCAPE PLAN, 1:1

Sample of Potential Boulder Springs Home Elevations













dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

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 #:	RZ-06-25-9414; GDP-06-25-9415
PC MEETING:	7.28.2025
CC MEETING:	8.4.2025
BOA MEETING:	
NEWSPAPER:	7.12.2025
NOTICE LETTERS:	7.11.2025
PLANNER:	Shantele Frie

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

Boulder Springs
Project Name

SE Adams Dairy Parkway — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

see attached legal description — **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
AG	vacant	SF-7	residential		

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
Derek Kennedy - Manager	The Calara Group	479-225-4911	derek.kennedy@calara.com

Address	City	State	Zip Code
5750 W 95th. St., Ste. 134	Overland Park	KS	66207

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 Signed by: [signature] — **Applicant Signature**

5/30/2025 | 11:20 AM CDT — **Date**

Name of Property Owner	Phone	Email Address
The Calara Group	479-225-4911	derek.kennedy@calara.com

Address	City	State	Zip Code
5750 W 95th St., Ste. 134	Overland Park	KS	66207

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 Jim Rand — dotloop verified 05/27/25 1:40 PM CDT DKDO-3DB2-0V5Q-JZ06

Jeff Siems — dotloop verified 05/29/25 8:45 AM CDT 6W44-NJAA-KUT5-IA3M

Carrie B Siems — dotloop verified 05/29/25 8:54 AM CDT D56N-Q2V8-OG7W-CAKO

Property Owner Signature — **Date**

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06/13/2025 2:09:21 PM

dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

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:

single family subdivision

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06/13/2025 2:09:23 PM

dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

DEVELOPER

Derek Kennedy - Manager	The Calara Group		
Name	Company Name		
5750 W 95th St., Ste. 134	Overland Park	KS	66207
Address	City	State	Zip
derek.kennedy@calara.com	479-225-4911	N/A	
Email	Phone	Fax	

ENGINEER

Mark A. Breuer, PE	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
MAB@schlagelassociates.com	913-492-5158	N/A	
Email	Phone	Fax	

ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

SURVEYOR

David A. Rinne, PS	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
comments@schlagelassociates.com	913-492-5158	N/A	
Email	Phone	Fax	

LANDSCAPE ARCHITECT

Daniel G. Foster, PLA	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
DF@schlagelassociates.com	913-492-5158	N/A	
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
06/13/2025 2:09:23 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Jul 12, 2025

Printer's Fee: $126.79

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 07/15/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-06-25-9614
General Development Plan
GDP-06-25-9615
"Boulder Springs"
West of Adams Dairy Parkway and South of SE Sunnyside School Rd
Parcel # 41-200-03-05-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 28, 2025 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, Derek Kennedy, The Calara Group for request of an approval to rezone from "AG" (Agriculture-County) to "SF-7" (Single-Family)(RZ-06-25-9614) for the 51.06 +/- acres for a 92 single family housing units with a General Development Plan (GDP-06-25-9615) located west of Adams Dairy Parkway and South of SE Sunnyside School Road. 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:

All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie,
Associate Planner

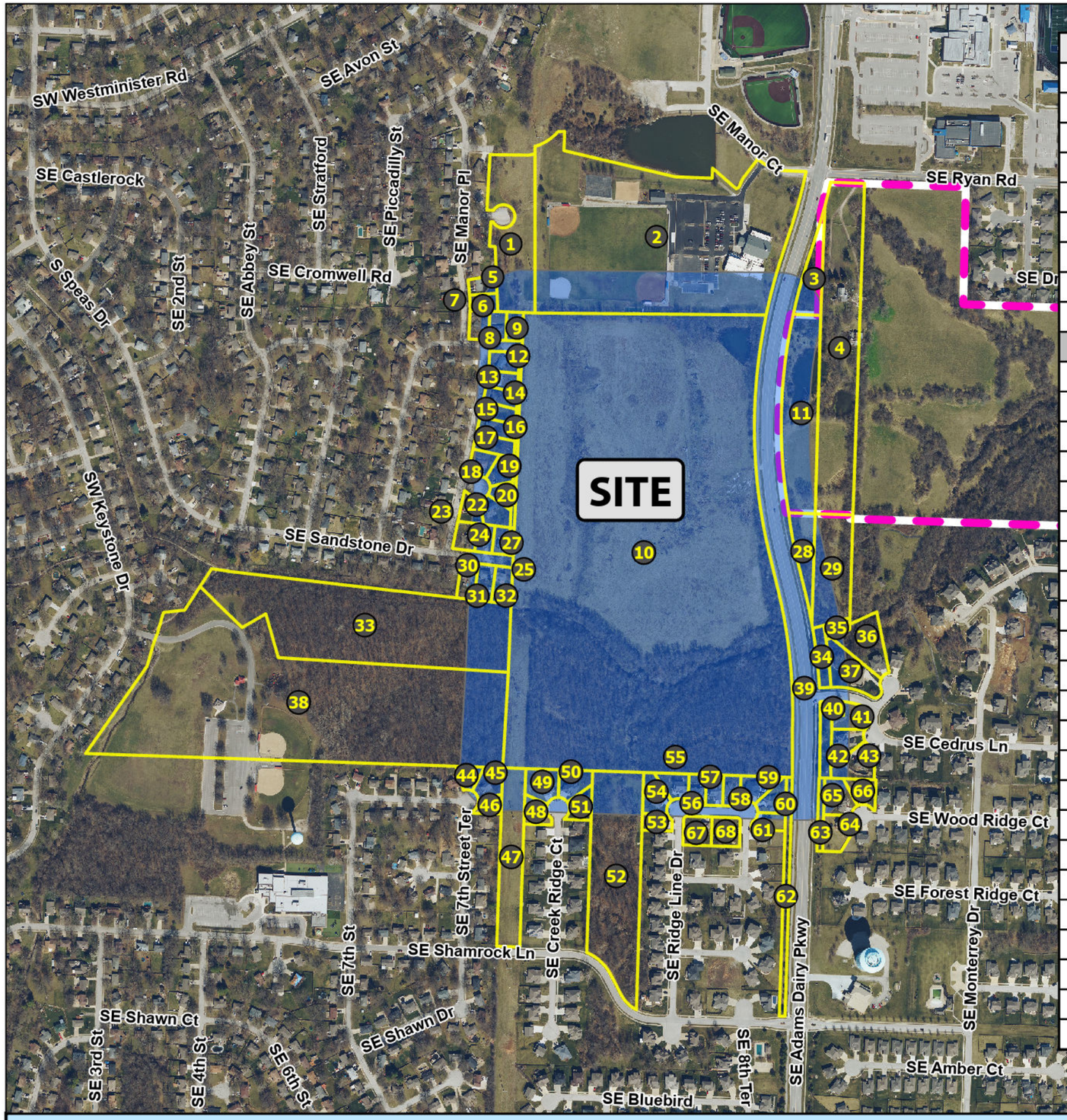
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-06-25-9614) and General Development Plan (GDP-06-25-9615) on **Monday, August 4, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS

City Council

Published in the Examiner, Jul 12, 2025

3657620



Map ID	Parcel Number
1	41-340-01-14-00-0-00-000
2	41-200-03-25-00-0-00-000
3	41-200-03-04-02-0-00-000
4	41-200-03-03-01-0-00-000
5	41-340-01-07-00-0-00-000
6	41-340-01-08-00-0-00-000
7	41-340-01-09-00-0-00-000
8	41-340-01-10-00-0-00-000
9	41-340-01-11-00-0-00-000
10*	41-200-03-05-01-0-00-000
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13	41-340-25-02-01-0-00-000
14	41-340-25-18-00-0-00-000
15	41-340-25-24-00-0-00-000
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23	41-340-25-12-00-0-00-000
24	41-340-25-13-00-0-00-000
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29	41-200-13-38-00-0-00-000
30	41-340-09-23-00-0-00-000
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32	41-340-09-21-00-0-00-000
33	41-340-09-11-00-0-00-000

Map ID	Parcel Number
34	41-200-13-36-00-0-00-000
35	41-200-13-35-00-0-00-000
36	41-200-13-33-00-0-00-000
37	41-200-13-34-00-0-00-000
38	41-340-09-10-00-0-00-000
39	41-200-23-09-00-0-00-000
40	41-200-23-08-00-0-00-000
41	41-200-23-07-00-0-00-000
42	41-200-23-06-00-0-00-000
43	41-200-23-05-00-0-00-000
44	41-410-25-11-00-0-00-000
45	41-410-25-10-00-0-00-000
46	41-410-25-09-00-0-00-000
47	41-520-02-43-00-0-00-000
48	41-520-02-50-00-0-00-000
49	41-520-02-51-00-0-00-000
50	41-520-02-52-00-0-00-000
51	41-520-02-53-00-0-00-000
52	41-520-02-01-00-0-00-000
53	41-520-02-32-00-0-00-000
54	41-520-02-31-00-0-00-000
55	41-520-02-30-00-0-00-000
56	41-520-02-29-00-0-00-000
57	41-520-02-28-00-0-00-000
58	41-520-02-27-00-0-00-000
59	41-520-02-26-00-0-00-000
60	41-520-02-24-00-0-00-000
61	41-520-02-23-00-0-00-000
62	41-520-02-25-00-0-00-000
63	41-520-17-23-00-0-00-000
64	41-520-17-22-00-0-00-000
65	41-520-17-24-00-0-00-000
66	41-520-17-25-00-0-00-000
67	41-520-03-02-00-0-00-000
68	41-520-03-01-00-0-00-000

* This is the site location

The City of Blue Springs Missouri

RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
185' NOTIFICATION MAP

N
1" = 500'

Date: 07/10/25

Map ID	Parcel Number	Situs Address	Situs City	Situs Zip	Owner Name	Owner Address
1	41-340-01-14-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	BLUE SPRINGS R-4 SCHOOL DISTRICT	1801 W VESPER BLUE SPRINGS, MO 64015
2	41-200-03-25-00-0-00-000	1441 SE ADAMS DAIRY PKWY	BLUE SPRINGS	64014	FIRST BIBLE BAPT CH EASTERN JACKSON CO	1441 SE ADAMS DAIRY PKWY BLUE SPRINGS, MO 64014-3457
3	41-200-03-04-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
4	41-200-03-03-01-0-00-000	28005 SE RYAN RD	UNINCORPORATED	64014	SHRANK HENRY A | RAND NANCY ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
5	41-340-01-07-00-0-00-000	1708 SE MANOR PL	BLUE SPRINGS	64014	NIEMANN RONALD L & JANET K	1708 MANOR PL BLUE SPRINGS, MO 64015
6	41-340-01-08-00-0-00-000	1712 SE MANOR PL	BLUE SPRINGS	64014	WADLE MELVIN	1712 MANOR PL BLUE SPRINGS, MO 64015
7	41-340-01-09-00-0-00-000	401 SE ROCKWOOD ST	BLUE SPRINGS	64014	BISHOP PAUL A & SHAWNA M	401 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
8	41-340-01-10-00-0-00-000	405 SE ROCKWOOD ST	BLUE SPRINGS	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
9	41-340-01-11-00-0-00-000	409 SE ROCKWOOD ST	BLUE SPRINGS	64014	LIPARI TED S & JANET L	409 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
10*	41-200-03-05-01-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	64014	RAND JIM L | SHRANK HENRY A | SIEMS CARRIE B	2510 GRAND BLVD APT 804 KANSAS CITY, MO 64108 | 29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29023 SE RYAN RD BLUE SPRING, MO 64014
11	41-200-03-05-02-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	64014	SHRANK HENRY A | RAND ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
12	41-340-25-28-00-0-00-000	404 SE ROCKWOOD ST	BLUE SPRINGS	64014	STAGGS JERRY	21405 E 50TH TER S BLUE SPRINGS, MO 64015-2249
13	41-340-25-02-01-0-00-000	1808 SE MANOR PL	BLUE SPRINGS	64014	NORMAN ZACHARY R & GRACIE L	1808 SE MANOR PL BLUE SPRINGS, MO 64014
14	41-340-25-18-00-0-00-000	1812 SE MANOR PL	BLUE SPRINGS	64014	ESPOSIT ANTHONY J & MARCY D	1812 SE MANOR PL BLUE SPRINGS, MO 64014
15	41-340-25-24-00-0-00-000	1816 SE MANOR PL	BLUE SPRINGS	64014	CONREX RESIDENTIAL PROPERTY GROUP 2016-0	PO BOX 4900 SCOTTSDALE, AZ 85261
16	41-340-25-22-00-0-00-000	1900 SE MANOR PL	BLUE SPRINGS	64014	FOSTER NICOLE	1900 SE MANOR PL BLUE SPRINGS, MO 64014
17	41-340-25-31-00-0-00-000	1904 SE MANOR PL	BLUE SPRINGS	64014	LANE JERRY S	1904 SE MANOR PL BLUE SPRINGS, MO 64014
18	41-340-25-07-00-0-00-000	1908 SE MANOR PL	BLUE SPRINGS	64014	LEWIS BEVERLY L	1908 SE MANOR PL BLUE SPRINGS, MO 64014
19	41-340-25-15-00-0-00-000	1912 SE MANOR PL	BLUE SPRINGS	64014	WELSCH VICKIE M & BRUCE R	1912 SE MANOR PL BLUE SPRINGS, MO 64014
20	41-340-25-19-00-0-00-000	1916 SE MANOR PL	BLUE SPRINGS	64014	CAPPS ROSS L	1916 MANOR PL BLUE SPRINGS, MO 64015
21	41-340-25-26-00-0-00-000	2000 SE MANOR PL	BLUE SPRINGS	64014	MARTELL CHELSEA & ERIC	2000 SE MANOR PL BLUE SPRINGS, MO 64014
22	41-340-25-11-00-0-00-000	2004 SE MANOR PL	BLUE SPRINGS	64014	CONNOR DYLON M & ZUCCA CHEYENNE B	2004 SE MANOR PL BLUE SPRINGS, MO 64014
23	41-340-25-12-00-0-00-000	401 SE SANDSTONE DR	BLUE SPRINGS	64014	RICE TOM | BUSCHER KASSANDRA	401 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 401 SE SANDSTONE DR BLUE SPRINGS, MO 64014
24	41-340-25-13-00-0-00-000	405 SE SANDSTONE DR	BLUE SPRINGS	64014	RENFROW JASON L & CARRIE A	405 SE SANDSTONE DR BLUE SPRINGS, MO 64014
25	41-340-25-29-00-0-00-000	409 SE SANDSTONE DR	BLUE SPRINGS	64014	CATANZARO CHAYTON ADAHY	409 SE SANDSTONE DR BLUE SPRINGS, MO 64014
26	41-340-25-33-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64106
27	41-340-25-16-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	AVERY KARLA D	3208 S NORTON AVE INDEPENDENCE, MO 64052
28	41-200-13-37-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
29	41-200-13-38-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
30	41-340-09-23-00-0-00-000	400 SE SANDSTONE DR	BLUE SPRINGS	64014	KRING ANTHONY D & CHRISTEN A	400 SE SANDSTONE DR BLUE SPRINGS, MO 64014
31	41-340-09-22-00-0-00-000	404 SE SANDSTONE DR	BLUE SPRINGS	64014	WHITE OLIVIA | WHITTLE GARRETT	404 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 404 SE SANDSTONE DR BLUE SPRINGS, MO 64014
32	41-340-09-21-00-0-00-000	408 SE SANDSTONE DR	BLUE SPRINGS	64014	DELGADO LEE	408 SE SANDSTONE DR BLUE SPRINGS, MO 64014
33	41-340-09-11-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
34	41-200-13-36-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
35	41-200-13-35-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
36	41-200-13-33-00-0-00-000	2205 SE PINE GATE CIR	BLUE SPRINGS	64014	THE DEEDEE NEIR TRUST DATED 03/09/2018	2205 SE PINE GATE CIR BLUE SPRINGS, MO 64014
37	41-200-13-34-00-0-00-000	2209 SE PINE GATE CIR	BLUE SPRINGS	64014	VANSELL LIVING TRUST DATED 01/21/2021	2209 SE PINE GATE CIR BLUE SPRINGS, MO 64014
38	41-340-09-10-00-0-00-000	2214 SW KEYSTONE DR	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
39	41-200-23-09-00-0-00-000	700 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
40	41-200-23-08-00-0-00-000	704 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41	41-200-23-07-00-0-00-000	800 SE CEDRUS LN	BLUE SPRINGS	64014	VAN ROOY STEPHEN T	PO BOX 382181 DUNCANVILLE, TX 75138
42	41-200-23-06-00-0-00-000	804 SE CEDRUS LN	BLUE SPRINGS	64014	PEREZ MELETHA E	804 SE CEDRUS LN BLUE SPRINGS, MO 64014
43	41-200-23-05-00-0-00-000	808 SE CEDRUS LN	BLUE SPRINGS	64014	WEIS BRANDON J & COURTNEY E | H&W	808 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 808 SE CEDRUS LN BLUE SPRINGS, MO 64014
44	41-410-25-11-00-0-00-000	729 SE REDWOOD LN	BLUE SPRINGS	64014	JACKSON JO ELLEN (GOE)	729 SE REDWOOD LN BLUE SPRINGS, MO 64014
45	41-410-25-10-00-0-00-000	733 SE REDWOOD LN	BLUE SPRINGS	64014	VB SIX LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
46	41-410-25-09-00-0-00-000	2316 SE 7TH STREET TER	BLUE SPRINGS	64014	BSFR II OWNER 1 LLC	PO BOX 4900 SCOTTSDALE, AZ 85261
47	41-520-02-43-00-0-00-000	731 SE SHAMROCK DR	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
48	41-520-02-50-00-0-00-000	2405 SE CREEK RIDGE CT	BLUE SPRINGS	64014	HAMPTON JAMES L & SNYDER ELIZABETH L	2405 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
49	41-520-02-51-00-0-00-000	2401 SE CREEK RIDGE CT	BLUE SPRINGS	64014	WARD TIMOTHY	2401 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
50	41-520-02-52-00-0-00-000	2400 SE CREEK RIDGE CT	BLUE SPRINGS	64014	RANDY & DEE KEELE LIVING TRUST DATED 04/08/2024	2400 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
51	41-520-02-53-00-0-00-000	2404 SE CREEK RIDGE CT	BLUE SPRINGS	64014	NICHOLLS STEPHEN D & MELODYE L	2404 SE CREEKRIDGE CT BLUE SPRINGS, MO 64014
52	41-520-02-01-00-0-00-000	775 SE SHAMROCK LN	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
53	41-520-02-32-00-0-00-000	2405 SE RIDGE LINE DR	BLUE SPRINGS	64014	MITCHELL RICHARD M & LESLIE A	2405 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
54	41-520-02-31-00-0-00-000	2401 SE RIDGE LINE DR	BLUE SPRINGS	64014	JEWELL BRICE E & KIERSTEN N | RENNER ROBYN	2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014 | 2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
55	41-520-02-30-00-0-00-000	801 SE HILLSIDE CIR	BLUE SPRINGS	64014	SMEDLEY MITCHELL A & DANIELLE R	801 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
56	41-520-02-29-00-0-00-000	805 SE HILLSIDE CIR	BLUE SPRINGS	64014	BOMAN ANDREWM & KIMBERLEE M	805 SE HILLSIDE CIR BLUE SPRINGS, MO 64015
57	41-520-02-28-00-0-00-000	809 SE HILLSIDE CIR	BLUE SPRINGS	64014	UNDERWOOD NICOLE EWING	809 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
58	41-520-02-27-00-0-00-000	813 SE HILLSIDE CIR	BLUE SPRINGS	64014	HALEY WILLIAM F & ANDREA C	813 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
59	41-520-02-26-00-0-00-000	817 SE HILLSIDE CIR	BLUE SPRINGS	64014	WALLACE MICHAEL L & JANE E	817 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
60	41-520-02-24-00-0-00-000	821 SE HILLSIDE CIR	BLUE SPRINGS	64014	BASSETT CARY R & JODIE A	821 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
61	41-520-02-23-00-0-00-000	825 SE HILLSIDE CIR	BLUE SPRINGS	64014	UMANDAL GEMMA & RALPH	825 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
62	41-520-02-25-00-0-00-000	2599 SE ADAMS DAIRY PKWY	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
63	41-520-17-23-00-0-00-000	2390 SE WOOD RIDGE CT	BLUE SPRINGS	64014	PARKWAY ESTATES EAST HOMEOWNERS ASSOCIATION	PO BOX 6437 LEES SUMMIT, MO 64064
64	41-520-17-22-00-0-00-000	900 SE WOOD RIDGE CT	BLUE SPRINGS	64014	GREGG COLEMAN & TRACI	900 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
65	41-520-17-24-00-0-00-000	901 SE WOOD RIDGE CT	BLUE SPRINGS	64014	NICHOLAS LINDSAY R & DARRIN D	901 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
66	41-520-17-25-00-0-00-000	905 SE WOOD RIDGE CT	BLUE SPRINGS	64014	DEEN TYLER & KRYSTAL	905 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
67	41-520-03-02-00-0-00-000	804 SE HILLSIDE CIR	BLUE SPRINGS	64014	HENLEY CARLY J & JARED W	804 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
68	41-520-03-01-00-0-00-000	828 SE HILLSIDE CIR	BLUE SPRINGS	64014	WEIR SHANE R	828 SE HILLSIDE CIR BLUE SPRINGS, MO 64014

Blue Springs, Missouri
Community Development

July 12, 2025

Ref: Public Hearing: Rezoning | RZ-06-25-9614
General Development Plan | GDP-06-25-9615
"Boulder Springs"
West of Adams Dairy Parkway and South of SE Sunnyside School Rd
Parcel # 41-200-03-05-01-0-00-000

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, Derek Kennedy of The Calara Group for the consideration to rezone from "AG" (Agriculture-County) to "SF-7" (Single-Family) (RZ-06-25-9614) for the 51.06 +/- acres single family neighborhood development with a General Development Plan (GDP-06-25-9615) located west of Adams Dairy Parkway and South of SE Sunnyside School Road.

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, July 28, 2025 @ 6:30 p.m.
&
City Council – Monday, August 4, 2025 @ 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

Traci Breshears
Administrative Assistant

Introduced by Councilmember _____ BILL NO. 5337
(RZ-06-25-9614)

ORDINANCE NO. _____

AN ORDINANCE APPROVING REZONING PROPERTY "AG" (AGRICULTURE-COUNTY) TO "SF-7" (SINGLE-FAMILY RESIDENTIAL DISTRICT) FOR BOULDER SPRINGS LOCATED SOUTH OF SE SUNNYSIDE SCHOOL ROAD AND WEST OF SE ADAMS DAIRY PARKWAY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made rezone the property hereinafter described; and

WHEREAS, the applicant has requested rezoning from "AG" (Agriculture-County) to "SF-7" (Single-Family Residential District); 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 Planning Commission for report and recommendation and a public hearing was held on July 28, 2025; Planning Commission, after said hearing, recommended that the application for a rezoning be approved; and

WHEREAS, thereafter a public hearing was held by City Council on August 4, 2025; 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.

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 rezoned from "AG" (Agriculture-County) to "SF-7" (Single-Family Residential District). The site is legally described as follows:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: ALL OF TRACT 1 OF SHRANK FARMS CONVEYANCE PLAT.

Section 2. The "SF-7" (Single-Family Residential District) zoning designation shall be effective upon the approval by City Council.

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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5338
(GDP-06-25-9615)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A GENERAL DEVELOPMENT PLAN FOR BOULDER SPRINGS LOCATED SOUTH OF SE SUNNYSIDE SCHOOL ROAD AND WEST OF SE ADAMS DAIRY PARKWAY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made to approve a General Development Plan for property hereinafter described; and

WHEREAS, after review of the General Development Plan with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and compliance with development regulations to achievement of 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 July 28, 2025; The Planning Commission, after said hearing, recommended that the application for the General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on August 4, 2025; 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.

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 General Development Plan for Boulder Springs. The site is legally described as:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: ALL OF TRACT 1 OF SHRANK FARMS CONVEYANCE PLAT.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its July 28, 2025, meeting and to the City Council at its August 4, 2025, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in additions 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 by the City Council based on the representations of any drawings

presented as part of this application does not waive any requirement or development standard contained in the UDC.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan.

Section 4. An Administrative Site Plan Design Review shall be submitted and approved prior to the installation of landscaping and/or buffers in each phase and prior to the approval and recording of the Final Plat for that phase. Approval of the Administrative Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. 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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
August 4, 2025

EXHIBITS FOR PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

EXHIBIT #1 City Council Information Form dated July 24, 2025 with the following attachments: Affidavit of Publication in The Examiner on June 21, 2025; 2025-2026 CDBG Annual Action Plan and Public Hearing Notice, Budget Overview; Summary of Public Comments, CDBG Advisory Committee for May 21, 2025 with Agenda and Approved Minutes; CDBG Advisory Committee for June 05, 2025 Agenda; Annual Action Plan Draft and August 04, 2025, Public Hearing Notice on the City of Blue Springs website; and all required CDBG HUD Certifications and Resolution with 2025-2026 CDBG Annual Action Plan attached as Exhibit A

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 24, 2025

SUBMITTED BY: Mike Mallon **DEPARTMENT: City 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 for consideration to approve the 2025-2026 Community Development Block Grant (CDBG) Annual Action Plan. Upon Conclusion of the Public Hearing, a Resolution approving the 2025-2026 CDBG Annual Action Plan will be ready for adoption.

BACKGROUND/JUSTIFICATION

The City of Blue Springs is requesting approval of the 2025-2026 CDBG Annual Action Plan (AAP). The AAP covers the one year period beginning October 1, 2025, and ending on September 30, 2026. The AAP describes the specific program and activities that the City will undertake during the program year. The City has received a 2025 allocation of $265,704. The City also has $36,415.55 from pre-2025 funds. A total program amount of $302,119.55 is available for the CDBG 2025-2026 AAP. The City is proposing to expend the total program on the following activities:

- Minor Home Repair Program: $50,000
- Fieldhouse Recreation Scholarships: $4,000
- Commercial Façade Grant Program: $0
- Public Service-Company of Champions: $2,105.60
- Public Service- Hope House: $13,250.00
- Public Service-Community Services League: $24,500
- Downtown Central Park Improvement Project-PR-23 CDBG: $204,263.95
- Program Administration & Planning: $4,000

Public input was gathered during Public hearings held by the CDBG Advisory Committee held on May 21,2025 and June 05, 2025, as well as during the 30-day public comment period between June 21, 2025 and July 21, 2025. All public comments and requests for funding are included in the Annual Action Plan.

The final Annual Action Plan, adopted by Resolution, will be submitted to the United States Department of Housing and Urban Development (HUD) by August 15, 2025 for review and approval by October 1, 2025.

FINANCIAL IMPACT

Contractor:	CDBG through HUD
Amount of Request/ Contract:	$ 302,119.55 (FY 2026-$265,704, Pre FY 2025-$36,415.55)

Amount Budgeted:	100-12500-530100 CDBG - $97,855.55 310-73000-544100 PR-23 CDBG - $204,264
Budget Year:	FY 2025-26
Funding Source/Account #:	100-12500-530100 CDBG - $97,855.55 310-73000-544100 PR-23 CDBG - $204,264

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 1, 2025	September 30, 2026

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	CDBG Advisory Committee
Date:	May 21, 2025
Action:	Public Hearing/Discussion
Name of Board or Commission:	CDBG Advisory Committee
Date:	June 05, 2025
Action:	Public Hearing/ Discussion; Recommended approval of Annual Action Plan: 5 aye, 0 no

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Affidavit of Publication in The Examiner on June 21, 2025; 2025-2026 CDBG Annual Action Plan and Public Hearing Notice, Budget Overview; Summary of Public Comments, CDBG Advisory Committee for May 21, 2025 with Agenda and Approved Minutes; CDBG Advisory Committee for June 05, 2025 Agenda; Annual Action Plan Draft and August 04, 2025, Public Hearing Notice on the City of Blue Springs website; and all required CDBG HUD Certifications.
2. Resolution with 2025-2026 CDBG Annual Action Plan attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Public Notice
City of Blue Springs, Missouri
Community Development Block Grant
2025-2026 CDBG Annual Action Plan

The City of Blue Springs is presenting the 2025-2026 Annual Action Plan for public review and comment. **The draft plan will be available for a 30-day public comment period beginning Saturday, June 21, 2025, and ending on Monday, July 21, 2025.** The purpose of the public comment period is to allow the public the opportunity to review the plan and submit comments prior to the final draft being submitted to the City Council for approval. The public is encouraged to review and make comments, or attend the final public hearing, including organizations that provide assistance to low-moderate income residents and individuals who may be homeless or at risk of becoming homeless, public housing agencies, residents of public and assisted housing developments, and low-moderate income residents.

The 2025-2026 Annual Action Plan covers the 1-year period beginning October 1, 2025 and ending September 30, 2026. The Annual Action Plan describes the specific CDBG projects and activities that the City will undertake during the program year. The City has received an allocation of $265,704.00 for the 2025-2026 program year and will be reprogramming $36,415.55 from pre-2025 allocations that have not been expended. The City has a total program of $302,119.55 for the program year and is proposing to expend the funds on the following projects: $50,000 for low-moderate income housing benefit (Minor Home Repair Program); $39,855.60 for public services benefiting low-moderate income clientele ($4,000 for Fieldhouse Recreation Scholarships, $13,250 for Hope House, $24,500 for Community Services League, and $2,106 Company of Champions); $204,263.95 for low-moderate income area benefit (Downtown Central Park Improvement Project); and $4,000 for program administration and planning.

The final draft of the 2025-2026 Annual Action Plan will be presented to the City Council at a public hearing. **A public hearing will be held by the City Council on Monday, August 4, 2025 at 6:00 p.m. at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO 64015.** At the public hearing, the City Council will open the public hearing, receive public comments, close the hearing, and accept the plan as submitted or as amended. The City shall consider the views of citizens, public agencies, and other interested parties in preparing the draft plan and final submission. A summary of all public comments will be attached to the final submission. The Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) after City Council approval for review and approval.

For more information or to submit comments on the Annual Action Plan, contact Shantele Frie, Associate Planner, at 816-622-4050 or sfrie@bluespringsgov.com. The draft plan may be viewed on the City's website at www.bluespringsgov.com/CDBG. Individuals who do not have access to internet may request a copy or a viewing of the draft plan by calling 816-622-4050. Written comments may be submitted via email to sfrie@bluespringsgov.com or mailed to Attn: CDBG, Community Development Department, 903 W. Main Street, Blue Springs, MO 64015. All written comments must either be received during the 30-day public comment period to be included with the draft plan or by Noon on the day of the August 1, 2025 public hearing to be included with the public hearing on August 4, 2025.

Published in The Examiner: Saturday, June 21, 2025
Posted at City Hall, City's Website, Vesper Hall, and libraries: Wednesday, June 18, 2025

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Jun 21, 2025

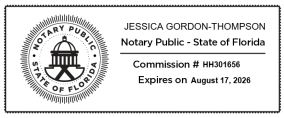
Printer's Fee: $226.53

Ankit Sachdeva

_____

Agent

VERIFICATION



State of Florida
County of Orange

Signed or attested before me on this: 06/24/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

Public Notice
City of Blue Springs, Missouri
Community Development Block Grant
2025-2026 CDBG Annual Action Plan

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Published in The Examiner: Saturday, June 21, 2025
Posted at City Hall, City's Website, Vesper Hall, and libraries: Wednesday, June 18, 2025

Published in the Examiner, Jun 21, 2025

3595940

Based on the proposed projects and available funding, staff is recommending the following allocation of program funds:

Project	National Objective	HUD Code	Con Plan Goals	Funding Recommended
Minor Home Repair Program	LMH	14A / 14F / 14I	#1, #4, #6, & #7	$50,000.00
CRCRC/Fieldhouse Recreation Scholarships	LMC	05Z	#3	$4,000.00
Commercial Façade Grant Program	SBA	14E	#1	$0
Public Service – Company of Champions**	LMC	05?	#3	$2,105.60
Public Services-Hope House*	LMC	05G		$13,250.00
Public Services-CSL*	LMC	05Q	#3	$24,500
Downtown Central Park Improvement Project	LMA	03F	#3	$204,263.95
Program Administration & Planning		20 / 21A / 21C / 21D / 21E	#1	$4,000.00
2025 Allocation:				**$265,704.00**
Pre-2025 Re-Program:				**$36,415.55**
Total Program:				**$302,119.55**

CAPS:

Category	Maximum/Minimum Required	Proposed	Difference vs. HUD Limits
Administration	$53,140.08max.	$4,000	**-$49,140.8**
Public Services	$39,856.00 max.	$39,856.00	**$0**
LMI Benefit	$207,484 min.	$208,263	**$0**
Slum/Blight Benefit	$79,711.00 max.	$0	**-$79,711.00**

Administration: 20% max. of allocation ($265,704.00) = $53,141.08

Public Services: 15% max. of allocation ($265.704.00)= $39,855.60**
LMI Benefit: Min. 70% of total program ($211,483.69) minus administration($4,000)=$207,483.69
Slum/Blight Benefit: Max. 30% of allocation ($79,711.20) minus ($4,000) administration = $75,711..20
*-split between and public service/non-profit applications

National Objectives

LMH = Low/Mod Housing Benefit
Activities undertaken to provide or improve permanent residential structures that will be occupied by low/mod income households.

LMA = Low/Mod Area Benefit
Activities providing benefits that are available to all the residents of a particular area, at least 51% of whom are low/mod income. The service area of an LMA activity is identified by the grantee and need not coincide with Census tracts or other officially recognized boundaries (City has chosen to use 2019 ACS Census Block Groups to identify LMA service areas).

LMC = Low/Mod Limited Clientele Benefit
Activities that benefit a limited clientele, at least 51% of whom are low/mod income. LMC activities provide benefits to a specific group or persons rather than to all the residents of a particular area.

SBA = Slum/Blight Area Benefit
Activities undertaken to prevent or eliminate slums or blight in a designated area (limited to MCRC area only

HUD Codes

03F: Parks & Recreation Facilities
03L: Sidewalks
05B: Handicapped Services
05G: Services for Victims of Domestic Violence

Summary of Public Comments:

The following is a summary of public comments received throughout the process beginning March 22, 2025, and concluding on August 4, 2025. Names and organizations of individuals contacted, as well as information provided has been included. Public service agencies, non-profits, public housing authority representatives, and other community stakeholders were contacted via email on April 10, 2025, notifying them of the start of the citizen participation process and the availability of "Request for Funding Assistance."

Community Services League (CSL) – contacted Amanda Doss, the Site Manager for the Community Services League – Blue Springs office, via email on April 10, 2025, providing information regarding the citizen participation process and that "Requests for Funding Assistance" are available. Ms. Tilbury, on behalf of Ms. Doss, submitted a "Request for Funding Assistance" on April 22, 2025. Ms. Doss attended the June 5, 2025, CDBG Advisory Committee meeting to present the request for funding.

Hope House – contacted Mary Anne Metheny, CEO of Hope House, via email on April 10, 2025, providing information regarding the citizen participation process and that "Requests for Funding Assistance" are available. Brandi Bair, Director of Grants & Compliance at Hope House submitted a "Request for Funding Assistance" on April 30, 2025. Ms. Bair presented Hope House's request to the CDBG Advisory Committee on June 5, 2025.

Company of Champions—contacted Diane Mack, Director of Company of Champions, via email on April 10, 2025, providing information regarding the citizen participation process and the "Requests for Funding Assistance" are available. Ms. Mack submitted a "Request for Funding Assistance" on April 29, 2025. Ms. Mack attended the June 05, 2025, CDBG Advisory Committee meeting to present the request for funding.

Other – additional comments and questions from CDBG Advisory Committee members and staff are included in meeting documents from the May 21, 2025 and June 05, 2025, CDBG Advisory Committee meetings. No additional comments were made, other than what has been noted above.

Additional Organizations Contacted – in addition to the organizations above, the following organizations were notified at the beginning of the development process for comments and requests for funding. The notification included a request for comments and feedback regarding potential projects and activities, as well as to assist with any unidentified community needs. Organizations that were contacted, but provided no comments, include: Blue Springs School District, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Independence PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (Centerpoint Medical Center), Prime

Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, and Hillcrest Transitional Housing. Public service agencies and non-profit organizations were also sent a link to “Requests for Funding Assistance.”

Blue Springs City Hall – 903 W. Main Street – Training Room 210

CDBG ADVISORY COMMITTEE MEETING AGENDA

Wednesday, May 21ST, 2025 - 4:00 p.m.

1 CALL TO ORDER

- Minutes – *December 05, 2024*

2 PUBLIC HEARING / 2025-2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES

- Affidavit of Publication in *The Examiner* on May 06, 2025
- Suggested changes to program rules for Minor Home Repair Program
- Review of past projects/activities and those recommended to be continued by staff
- Review of Funding Assistant Requests received from public service agencies and non-profits
- Review of other potential projects/activities and community needs
- Prioritization of projects/activities for funding utilizing a combination of new allocation and reallocations totaling $296,554 of CDBG funds

3 OTHER BUSINESS

- The next meeting and public hearing will be June 5, 2025 at 4 p.m. (City Hall – Training Room 210).

4 ADJOURN

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 228-0207 (VOICE) OR 228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
May 19,2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development

City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015

CDBG ADVISORY COMMITTEE
MINUTES
Wednesday, May 21, 2025

A meeting of the CDBG Advisory Committee of the City of Blue Springs was held in the City Hall Conference Room 210 located at 903 W. Main Street at 6:00 p.m. on Wednesday, May 21, 2025, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Ken Horrell, Chair Jaime Russell, Vice-Chair Jerry Kaylor, Mayor Pro-Tem	Susan Stokenbury, PC Rep. Lyle Shaver, Downtown Alive! Katie Tholen, Council Dist Nick Brummel, Council Dist
STAFF / OTHERS	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Aliyah Kincade, Business Services Manager Diane Mack, Company of Champions Brandi Bair, Hope House Dennis Dovel, Assistant City Director	
ABSENT		
CALL TO ORDER	Chairperson Ken Horrell called the meeting to order at 4:00 p.m.	
APPROVAL OF MINUTES	Chairperson Horrell requested action on the December 5, 2024 meeting minutes. Committee Member Lyle Shaver made a motion to approve the minutes and Committee Member Jerry Kaylor seconded the motion.	
OPEN PUBLIC HEARING	Chairperson Horrell opened the public hearing for the 2025- 2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES at 4:01 p.m.	
AGENDA ITEM 2 PUBLIC HEARING / 2025-2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES	Chairperson Horrell defers to Mike Mallon, Senior Director of City Development, introduced an overview of where the City currently stands with funds expended to date and a status on past projects and activities.	

DISCUSSION

Mr. Mallon stated that the City was allocated $265,704.00 for 2025-2026. There is also a reallocation balance of $30,855.00, bringing the total to $296,544.00. Staff has also reached out to HUD and we have a back log of a $217,035 which we are waiting to hear how much will need to be used within the year.

Mr. Mallon discussed what and who are eligible for funds and percentages of the funds to different programs.

Aliyah Kincade, Business Services Manager, discussed public service applications from 4 candidates: Hope House, Community Services League, Company of Champions and Downtown Alive. Ms. Kincade went over each application and how much they are asking for.

Diane Mack, from Company of Champions, presented their request. Mr. Mallon asked if the money would go to paying to hire help, or to go to the community. Ms. Mack stated that the plan for the funds is to help those in the city that need it. The money would be spent to help with necessities in their home as well as food and clothing.

Mr. Mallon discussed Downtown Alive's request for funding. Staff sent HUD a request for confirmation as to the organization's request and whether it meets the requirements for the request.

Mr. Mallon further discussed the allocation of the rest of the funds, going over what activities have worked in the past, and ideas for what money could go to in the next year.

Chairperson Horrell asked about money allocations in reference to priorly allocated funds.

Dennis Dovel, Assistant City Administrator, discussed using part of the funds for the Central Park Downtown Project. Committee Members asked that Parks and Rec provide more details of the improvements and cost estimates.

HEARING CLOSED

Chairperson Horrell closed the public hearing for the 2025-2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES at 5:15 p.m.

MEETING ADJOURN

With no further discussion, a motion was made by Committee Member Kaylor to adjourn at 5:16 p.m. Seconded by Committee Member Brummel.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

Ken Horrell

Ken Horrell, Chairperson

6-5-2025

Date

Blue Springs City Hall – 903 W. Main Street – Training Room 210

CDBG ADVISORY COMMITTEE MEETING AGENDA

Thursday, June 05, 2025 - 4:00 p.m.

1 CALL TO ORDER

- Minutes – May 21, 2025

2 PUBLIC HEARING / 2025-2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES

- Affidavit of Publication in The Examiner on May 06, 2025.
- Review funding proposal and make recommendation to the City Council to be considered at a final public hearing on Monday, August 4, 2025.
- Recommend the draft plan proceed to a 30-day public review and comment period beginning Saturday, June 21, 2025 and ending on Monday, July 21, 2025.

3 OTHER BUSINESS

- Rules of Procedures and Attendance Expectations

4 ADJOURN

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 228-0207 (VOICE) OR 228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
June 04, 2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development

Appearance Review Committee

Board of Adjustment

Charter Review Commission

Community Development Block Grant Advisory Committee

Development Advisory Commission

Economic Development Council

Historic Preservation Commission

Human Relations Commission

Land Bank of Blue Springs

Main Center Redevelopment

COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE

OVERVIEW

The Community Development Block Grant (CDBG) Advisory Committee is responsible for assessing projects presented for annual funding consideration, recommends polices, goals, and objectives of the CDBG program, for review and approval by the City Council, evaluates performance of the funded activities and, at the discretion of the Committee, makes recommendations to the Mayor and City Council regarding future activities, recommends to the Mayor and City Council a budget for funding based upon City policies, goals, objectives, financial needs and commitments and community needs assessments, conducts program reviews, solicit, and receive written comments from the public, and conducts public hearings.

Established by Municipal Code Section 120.900

On April 18, 2022 the City Council adopted Rules of Procedure for each of the City's Boards and Commissions. The Rules of Procedure for the Community Development Block Grant Advisory Committee can be viewed here. Rules of Procedure On-Call Boards

MEETINGS

Meetings of the CDBG Advisory Committee are held on an as-needed basis, typically held on weekday evenings approximately four to six times per year.

MEMBERS

The CDBG Advisory Committee is comprised of seven members consisting of three City Councilmembers (one from each district), one member of the Planning Commission, one member of the Downtown Review Board, one member of Downtown Alive!, and one member of the Park Commission who all serve one-year terms and are appointed by the Mayor and approved by the City Council. Members must have knowledge of and interest in redevelopment with low- and moderate-income areas, downtown capital improvements, housing, and homeless and disability needs. Members must be residents of Blue Springs. The City shall provide three non-voting staff representatives: one each from the Community Development, Public Works, and Parks and Recreation Departments.

PUBLIC NOTICE

2025-26 CDBG Annual Action Plan

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

_____ _____

Signature of Authorized Official Date

MAYOR

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025-2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____

Signature of Authorized Official Date

MAYOR

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

_____ _____

Signature of Authorized Official Date

MAYOR

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature of Authorized Official Date

MAYOR

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official	Date

MAYOR

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

_____ _____

Signature of Authorized Official Date

MAYOR

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

View Burden Statement

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: CITY OF BLUE SPRINGS

* b. Employer/Taxpayer Identification Number (EIN/TIN): 44-6000139

* c. UEI: XMN7P7URLFB7

d. Address:

* Street1: 903 W. MAIN STREET

Street2:

* City: BLUE SPRINGS

County/Parish:

* State: MO: Missouri

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 64015-3709

e. Organizational Unit:

Department Name: COMMUNITY DEVELOPMENT

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mrs.

* First Name: SHANTELE

Middle Name:

* Last Name: FRIE

Suffix:

Title: ASSOCIATE PLANNER

Organizational Affiliation:

* Telephone Number: 816-622-4050

Fax Number:

* Email: sfrie@bluespringsgov.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

11. Assistance Listing Number:

14.218

Assistance Listing Title:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CITY OF BLUE SPRINGS, MO 2025-2026 ANNUAL ACTION PLAN

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 05 * b. Program/Project: 05

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2025 * b. End Date: 09/30/2026

18. Estimated Funding ($):

* a. Federal	265,704.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	36,415.55
* f. Program Income	
* g. TOTAL	302,119.55

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: CHRIS

Middle Name:

* Last Name: LIEVSAY

Suffix:

* Title: MAYOR

* Telephone Number: 816-228-0110 Fax Number:

* Email: CLIEVSAY@BLUESPRINGSGOV.COM

* Signature of Authorized Representative: * Date Signed:

Resolution No. 61-2025

A RESOLUTION ADOPTING THE CITY OF BLUE SPRINGS COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2025-2026

WHEREAS, the City of Blue Springs was allocated $265,704 in Community Development Block Grant (CDBG) funds; and

WHEREAS, the City of Blue Springs has $36,415.55 in unexpended pre-fiscal year 2025 funds for a total 2025-2026 fiscal year program budget of $302,119.55 to allocate and expend on qualifying projects and activities; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires an entitlement City to prepare and submit an Annual Action Plan and submit to HUD to receive the CDBG allocation; and

WHEREAS, the CDBG Advisory Committee held public hearings on May 21, 2025 and June 5, 2025 to receive public comments and to discuss the 2025-2026 Annual Action Plan; and

WHEREAS, a public comment period was held between June 21, 2025 and July 21, 2025 and comments received during the public comment period and at all public hearings are included in the final document; and

WHEREAS, the City Council held a public hearing on August 4, 2025 to receive comments on the 2025-2026 Annual Action Plan.

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

Section 1. The City Council hereby adopts the 2025-2026 CDBG Annual Action Plan; said Plan attached hereto as Exhibit A is hereby incorporated herein by reference as if fully set out in this Resolution.

Section 2. This Resolution shall take effect and be in full force immediately after its adoption by the City Council.

Section 3. The City Administrator is hereby authorized to take all steps necessary to submit and implement the CDBG Annual Action Plan.

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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A



2025-2026 DRAFT Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Blue Springs has been an Entitlement Community of the Community Development Block Grant (CDBG) program through the U.S. Department of Housing & Urban Development (HUD) since 2006. The City has utilized annual funding allocation since 2006 to support programs and activities that meet national objectives, including benefits to low-moderate income persons and areas and projects that address slum and blight. The City is required to develop and adopt a Consolidated Plan every 5 years to identify community needs, prioritize needs, and develop goals and objectives during the 5-year period. Programs and activities that are designed to address needs identified in the Consolidated Plan are approved with the Annual Action Plan. The 2025-2026 Annual Action Plan covers the third year of the 2022-2026 Consolidated Plan.

As part of the development of the 2025-2026 Annual Action Plan, the City consulted with public service organizations and agencies that serve Blue Springs. These organizations and agencies provided information on needs that they have identified through working with persons in the community, particularly individuals who are low-moderate income, individuals with special needs or disabilities, and individuals who are homeless or may be at risk of becoming homeless. The needs identified by each organization and agency are included in the Annual Action Plan, in addition to data that has been collected to better quantify the needs of Blue Springs residents.

The 2025-2026 Annual Action Plan includes proposed programs and activities that will be undertaken during the program year.

2. Summarize the objectives and outcomes identified in the Plan

The City will continue to focus on the needs identified through the consultation and public participation process of the 2022-2026 Consolidated Plan. Proposed programs and activities align with one or more goals of the Consolidated Plan, including:

- Reinvesting in Downtown and Existing Neighborhoods;
- Supporting Public Services for Low-Moderate Income Persons and Areas;
- Supporting Affordable and Accessible Housing;
- Supporting Administration and Planning; and
- Local and Regional Assessment of Fair Housing Factors.

3. Evaluation of past performance

The City's knowledge of the needs of low-moderate income residents and residents at risk of homelessness has increased since becoming an Entitlement Community in 2006. Focusing on programs and activities that benefit low-moderate income persons and areas, as well as blighted areas, has helped the City to better understand the challenges facing residents in different neighborhoods throughout the community. Programs have been improved over time, as each year brings new requests to consider. With limited available funding, the City is challenged to determine the best way to allocate funds to maximize positive impacts to individual residents and the community as a whole. The City has also increased participation with local and regional public service agencies, including on efforts that extend beyond the CDBG program.

4. Summary of Citizen Participation Process and consultation process

The City has a citizen participation process that allows organizations and residents multiple opportunities to participate in the development of the 2025-2026 Annual Action Plan. The Citizen Participation Plan, as part of the 2022-2026 Consolidated Plan, outlines the citizen participation process. The process to develop the Annual Action Plan includes the following:

• Consultation - the City reached out through email to public service organizations and agencies that serve low-moderate income persons in Blue Springs and Jackson County. Organizations and agencies were contacted at the beginning of the development process to provide input and to submit funding requests.

• Public hearings - the City's CDBG Advisory Committee held 2 public hearings one May 21, 2025 and June 05, 2025 to allow the public the opportunity to provide input on the development of programs and activities for the draft plan. A final public hearing will be held by the City Council on August 4, 2025 prior to adoption of the Annual Action Plan. All public hearing notices were posted in "The Examiner" newspaper at least 15-days prior to public hearings. Public meeting notices and agenda packets for each meeting were posted on the City's website prior to each public hearing, as well as at Vesper Hall (senior community center) and Mid-Continent Public Library branches in Blue Springs (North and South).

• Public comment period - a minimum 30-day public comment period was posted for public review and comment on the draft Annual Action Plan on June 21, 2025. The draft plan was made available on the City's website and at City Hall, Vesper Hall, and at both the North and South Blue Springs Mid-Continent Library branches.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of public comments has been attached.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of public comments has been attached.

7. Summary

A summary of public comments has been attached.

This will be added at the end of the public comment period

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	BLUE SPRINGS	
CDBG Administrator	BLUE SPRINGS	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Narrative (optional)

The Community Development Department with the City of Blue Springs is responsible for administering the CDBG program for Blue Springs.

Consolidated Plan Public Contact Information

Persons interested in more information on the Annual Action Plan, Consolidated Plan, Citizen Participation Plan, or any CDBG-funded projects, activities, or other plans should contact Shantele Frie, Associate Planner by phone at 816-622-4050, email at sfrie@bluespringsgov.com, or by mail or in person at City Hall, 903 W. Main St., Blue Springs, MO 64015.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Annual Action Plan has been developed with consultation from local and regional public services agencies and organizations, as well as input from citizens, staff, advisory committee members, and local elected officials.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City coordinates with multiple public service agencies and organizations on gathering data on needs in Blue Springs. Since not all City programs address all potential housing needs in the community, staff direct persons in need to local or regional agencies that may be able to provide assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Greater Kansas City Coalition to End Homelessness provides data on homelessness in Jackson County. The City directs persons experiencing homelessness to a local social service agency, such as the Community Services League (CSL), that can either provide emergency assistance or can direct persons to shelter or housing that best meets their needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Blue Springs does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Community Services League
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CSL was consulted through email invitation to make public comments and attend public hearings. The City has consulted with CSL in the past and will continue to do so in the future. The CSL is the primary public service agency in Blue Springs, and therefore it is the first place people in need are directed to contact.
2	**Agency/Group/Organization**	TRUMAN HERITAGE HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity (Truman Heritage) was consulted through email invitation to make public comments and attend public hearings. City staff spoke with the Executive Director to discuss the needs in Blue Springs and how Habitat for Humanity can provide assistance. The City will continue to work with Habitat for Humanity on addressing needs in Blue Springs, especially housing.
3	**Agency/Group/Organization**	Housing Authority of Independence
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Independence PHA was consulted through email invitation to provide public comments and attend public hearings. The Independence PHA was helpful in providing data on the number of households in Blue Springs currently utilizing vouchers and how many households are on waiting lists. The PHA also provided information on what type of housing is most needed in Blue Springs. The City will continue to work with the PHA on determining housing needs in the community.
4	**Agency/Group/Organization**	HOPE HOUSE, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hope House was consulted through email invitation to provide public comments and attend public hearings. Hope House assisted the City with data on domestic violence and the estimated number of victims in Blue Springs. The City will continue to work with Hope House on monitoring domestic violence and working to reduce incidents in the community.
5	**Agency/Group/Organization**	Housing Authority of Kansas City, MO
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Kansas City, MO PHA was consulted through email invitation to provide public comments and attend public hearings. The PHA provided data on the number of vouchers currently in use in Blue Springs and the number of households on waiting lists. The PHA also provided insight into what type of housing units are in most demand and where additional housing is needed. The City will continue to coordinate with the Kansas City, MO PHA in the future to identify housing needs in the community.
6	**Agency/Group/Organization**	HOMELESS SERVICES COALITION
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Services Coalition (of Greater Kansas City) was consulted through email invitation to provide public comments and attend public hearings. The HSCGKC has consistently provided the City with annual data on homelessness in Jackson County, which is helpful in identifying the needs and demographics of persons and households most at risk of being or becoming homeless. The City will continue to coordinate with the HSCGKC in the future on identifying homeless persons to better understand their needs and how to reduce homelessness in the community and region.
7	**Agency/Group/Organization**	Blue Springs School District
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Blue Springs School District (BSSD) was consulted through email to provide public comments and attend public hearings. The BSSD provides annual updates on the number of homeless students in the school district, which is helpful in understanding the state of homelessness in Blue Springs. The City will continue to work with BSSD in determining the number of homeless students in the school district and to better understand the needs of homeless students.
8	**Agency/Group/Organization**	Hillcrest Transitional Housing of Eastern Jackson County
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hillcrest Transitional Housing was consulted through email to provide public input and attend public hearings. Hillcrest Transitional Housing provided input on potential locations of homeless individuals in Blue Springs, as well as the demand for additional workforce housing in Eastern Jackson County.

9	**Agency/Group/Organization**	Downtown Blue Springs Main Street, Inc
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Downtown Blue Springs Main Street, Inc. organization (Downtown Alive) was consulted for ongoing needs and goals for the Downtown area. Downtown Blue Springs is designated as a slum and blight area (blight study last updated in 2019-2020) and is in the center of the City's low-moderate income census tracts and block groups. Continued economic development in the downtown area helps to expand employment and service opportunities for surrounding residential areas.
10	**Agency/Group/Organization**	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Reached out to a local Comcast office, which is the largest internet provider in Blue Springs. They stated they have programs geared towards lower income households to help them to obtain internet service at lower costs to help bring all people online. They offer a program called Internet Essentials and partner with local communities to pass on the importance of being connected and provide low cost internet service and computer along with free training. The main goal of the program is to empower customers and enriching communities with technology.

11	**Agency/Group/Organization**	Mid America Regional Council
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Resiliency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mid America Regional Council was consulted regarding resiliency. The City of Blue Springs continues to be involved in regional discussions on climate change, resiliency and hazard mitigation.

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted the major social service agencies and organizations that serve Blue Springs. The City also contacted other area organizations for any needs or comments and invited them to attend public hearings and review the draft plan.

Organizations that were contacted by email, but provided no comments, include: Blue Springs School District, Rainbow Center for Communicative Disorders, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Independence PHA, Kansas City (MO) PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (CenterPoint Medical Center), Prime Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, and Hillcrest Transitional Housing.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Kansas City Coalition to End Homelessness	

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Blue Springs continues to coordinate with adjacent communities, including Independence and Lee's Summit, in which planning staff meet regularly to discuss planning issues in Eastern Jackson County. The City also coordinates with communities that participated in the 2016 Assessment of Fair Housing on regional housing issues (Independence, Kansas City-KS, Kansas City-MO, and Leavenworth). The City attends annual and special meetings with other entitlement communities in the region, which allows opportunities to discuss projects, programs, and best practices.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City's CDBG Advisory Committee held 3 public hearings; May 21, 2025 and June 05, 20254. The City Council held a final public hearing on August 4, 2025.

The purpose of the public hearings was to give the public the opportunity to provide input on the development of the Annual Action Plan, including helping to identify community needs and potential projects and activities to fund. Public notices were posted in The Examiner newspaper at least 15 days prior to each public hearing. Public notices were also posted on the City's website and at City Hall, Vesper Hall, and both Mid-Continent Public Library branches in Blue Springs. In addition to posted public notices, agenda packets were posted on the City's website for review prior to each meeting. The draft Annual Action Plan was published for public comment period beginning June 21, 2025, and ending on July 21, 2025. A public notice for the plan was posted in The Examiner and copies of the plan were made available on the City's website, and at City Hall, Vesper Hall, and Mid-Continent Public Library branches in Blue Springs

Citizen Participation Outreach

Table 5 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Email	Public service agencies, non-profits, and other local organizations	An email was sent on March 21, 2025 to public service agencies, non-profits, and other local organizations serving low-moderate income residents in Blue Springs, including Public Housing Authorities serving Blue Springs.	No comments were received, however, requests for funding were submitted by 4 organizations (Hope House, Community Services League, Company of Champions, and Downtown Alive).	Funding requests were accepted for Hope House, Community Services League, and Company of Champions as they were determined to meet eligibility requirements for usage of CDBG funds.	
2	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on March 22, 2025, notifying the public of the availability of Requests for Funds for public services and non-profits.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 06, 2025, notifying the public of the first public hearings held by the CDBG Advisory Committee on May 21, 2025.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing was held by the CDBG Advisory Committee on Wednesday, May 21, 2025, at 4:00 PM at City Hall (903 W. Main St.) to review requests for funding and assistance, past and current projects and activities, and what projects and activities should be considered in the future.	Requests for funding from Hope House, Community Services League, Company of Champions, and Downtown Alive were presented for discussion. Additional discussion among the Committee members and staff included questions of potential eligible activities.	Requests for funding from Hope House, Community Services League, Company of Champions, and Downtown Alive were presented for discussion. Additional discussion among the Committee members and staff included questions of potential eligible activities. Downtown Alive request for funding was determined to be not eligible for the funds	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 05, 2025 notifying the public of the second public hearings held by the CDBG Advisory Committee on June 05, 2025.	N/A	N/A	
6	Public Hearing	Non-targeted/broad community	Requests for funding from Hope House, Company of Champions, and Community Service League were presented for discussion. Additional discussion among the Committee members and staff included questions of potential eligible activities such as Minor Home Repair, Downtown Central Park Improvement Plan.	All comments and questions were related to the draft funding proposal and Annual Action Plan presented by staff. There were no additional comments or requests for funding than what had already been previously discussed in the May 21, 2025 public hearing.	All comments received were taken into consideration in the development of the Annual Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on Saturday, June 21, 2025 notifying the public of the opening of the 30-day public comment period for the draft Annual Action Plan and noticing a final public hearing to be held by the City Council on Monday, August 4, 2025 at 6:00 PM in the Council Chambers at the Howard L. Brown Public Safety Building.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Posting of draft plan	Non-targeted/broad community	The draft Annual Action Plan was posted on the City's website on Saturday, June 21, 2025, in advance of the public notice opening the 30-day public comment period. The public notice and copy of the draft plan were also made available at City Hall, Vesper Hall, and Mid-Continent Public Library branches in Blue Springs.	N/A	N/A	
8	Public Hearing	Non-targeted/broad community	A public hearing will be held by the City Council on Monday, August 4, 2025 at 6:00 PM in the Council Chambers at the Howard L. Brown Public Safety Building.	All comments and questions were related to the final funding proposal and Annual Action Plan presented by staff.	*This will be updated after the Public Hearing held on Monday, August 04, 2025*	

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Community Development Block Grant (CDBG) is the only HUD program available to the City to address community development needs. Area Public Housing Authorities (PHAs) also receive funds from HUD to help administer their programs that provide assistance to low-moderate income families in Blue Springs. Other public service agencies may receive other public funding sources, including from other area communities through CDBG.

Anticipated Resources

Table 6 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$265,704.00	$0	$36,415.55	$302,119.55	$204,276.45	CDBG allocation expected for 2025-2026 program year along with previous grant years reallocated funding.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG funding allocation will leverage other resources, which vary by program or activity. Programs that benefit low-moderate income households, including Minor Home Repair Program, typically include additional funds provided by the homeowner, as well as Improvements in in an LMI Census Tract. Non-profits and public service agencies receive funding from other sources in addition to CDBG. Administration funds cover the cost of public notices, recording fees, environmental reviews, and plans and studies. Staffing is covered by the City's general funds and not CDBG funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

The 2025-26 program year is the fourth year of the 5-year 2022-2026 Consolidated Plan. The program funding is in the amount of $302,119.55, which includes an annual allocation of $265,704 and reprogramming of pre-2025 funds of $36,415.55. The $36,415.55 covers all grant funds that have not been expended from previous grant years and will be reallocated to the 2025-2026 Annual Action Plan. In discussing with CPD staff, this will be documented in previous years activity funding to show that funds are available from previous years and can be expended in the 25-26 AAP.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 7 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reinvest in Downtown and Existing Neighborhoods	2022	2026	Non-Housing Community Development	Low-Mod Downtown Blue Springs	Reinvest in Downtown & Existing Neighborhoods Support for Public Services Administration & Planning	CDBG: $204,263.95	Downtown Central Park Improvement Project-redesign sidewalks and parking for better access. A newly activated gathering space designed for events and daily community use. Enhancements for landscaping, pathways, and seating to knit the park into downtown' pedestrian network. Integration with broader circulation improvements to boost safety and walkability in the heart of downtown.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Minor Home Repair Program	2022	2026	Affordable Housing	Low-Moderate City Wide	Reinvest in Downtown & Existing Neighborhoods Support Affordable and Accessible Housing Minor Home Repair Program	CDBG: $50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Support for Public Services	2022	2026	Homeless Services for Domestic Violence Victims Special Needs Non-Homeless assistance	Low-Mod City Wide	Support for Public Services	CDBG: $39,854.00 CDBG: $4,000.00	Public service activities for Low/Moderate Income Housing Benefit: Hope House: 144 Individual Therapy Session Company of Champions: varies Community Services League CRCRC/Fieldhouse Recreation Scholarships: Funding for approximately 180 memberships for 2025-2026
4	Administration and Planning	2022	2026	Administration and Planning		Administration & Planning	CDBG: $4,000.00	Activity assists in covering the costs of advertising, monitoring, reporting, and evaluating the CDBG program.
5	Support Affordable and Accessible Housing	2022	2026	Homeless Non-Homeless Special Needs Community Development				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Regional Transportation for Jobs	2022	2026					
7	Fair Housing Information	2022	2026	Affordable Housing Public Housing Non-Homeless Special Needs				
8	Fair Housing Education	2022	2026					
9	Regional Housing Voucher System	2022	2026	Affordable Housing Public Housing Homeless				
10	Education / Job Training	2022	2026					
11	Housing Locator Service - Vouchers	2022	2026	Public Housing				
12	Lot Size Zoning Code	2022	2026	Non-Housing Community Development				
13	Affordable Housing Information	2022	2026	Affordable Housing				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Regional Transit Plan	2022	2026	Non-Housing Community Development				
15	Universal Design for Public Subsidy Units	2022	2026					
16	Model Zoning Codes	2022	2026	Non-Housing Community Development				
17	Adult Education	2022	2026	Non-Homeless Special Needs				
18	Universal Design Standards	2022	2026	Non-Homeless Special Needs				
19	Expand CDFIs and Tax Credits	2022	2026	Affordable Housing				

Goal Descriptions

1	**Goal Name**	Reinvest in Downtown and Existing Neighborhoods
	Goal Description	-Park Improvement Project: There are an estimated 2,365 residents who reside within the census block group in which Downtown Central Park Improvement Project. An estimated 2,120 persons (61.1%) are low-moderate income. Furthermore, Vesper Hall is a community center serving senior citizens, in which of the more than 1,200 members, 93.75% of members are ages 62+ and over 57.7% are ages 75+, meeting not only a low-moderate area benefit, but also a presumed low-moderate clientele benefit. $204,263.95
2	**Goal Name**	Minor Home Repair Program
	Goal Description	-Homeowner Housing Rehabilitate: 10 Household Housing Units-$50,000
3	**Goal Name**	Support for Public Services
	Goal Description	-Public Service activities through Field House Scholarships, Hope House, Community Services League, and Company of Champions-$39,855.60
4	**Goal Name**	Administration and Planning
	Goal Description	Administration and Planning-$4,000
5	**Goal Name**	Support Affordable and Accessible Housing
	Goal Description	Support mixed-income housing developments and encourage housing developments to include additional units that meet ADA requirements for elderly persons and persons with disabilities.
6	**Goal Name**	Regional Transportation for Jobs
	Goal Description	Establish www.kcmetrohousing.org as a central location for the public to access fair housing information.
7	**Goal Name**	Fair Housing Information
	Goal Description	Establish a fair housing program for landlords, realtors and lenders.

8	**Goal Name**	Fair Housing Education
	Goal Description	Establish a fair housing education program for landlords, realtors and lenders.
9	**Goal Name**	Regional Housing Voucher System
	Goal Description	Work with local housing authorities to explore a regional approach to housing voucher utilization.
10	**Goal Name**	Education / Job Training
	Goal Description	Continue to develop and refine the education and job training component of KC Rising and provide guidance to local institutions in targeting these efforts.
11	**Goal Name**	Housing Locator Service - Vouchers
	Goal Description	Develop regional housing locator service to help voucher holders find the most appropriate housing.
12	**Goal Name**	Lot Size Zoning Code
	Goal Description	Develop model zoning codes for smaller homes on smaller lots and small (4-12 unit) multifamily.
13	**Goal Name**	Affordable Housing Information
	Goal Description	Develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing.
14	**Goal Name**	Regional Transit Plan
	Goal Description	Update the regional transit plan and reconfigure transit routes to better connect affordable housing and their protected population residents with employment centers.
15	**Goal Name**	Universal Design for Public Subsidy Units
	Goal Description	Develop a model incentive policy to require multi-unit housing construction or substantial renovation receiving public subsidy to include some affordable, accessible units that meet universal design standards.

16	**Goal Name**	Model Zoning Codes
	Goal Description	Develop model zoning codes to encourage accessible affordable housing units near transit or other key services at activity centers.
17	**Goal Name**	Adult Education
	Goal Description	Promote the use of KC Degrees and KC Scholars to help adults in protected populations return to and complete college.
18	**Goal Name**	Universal Design Standards
	Goal Description	Advocate to Missouri Housing Development Commission (MHDC) and Kansas Housing Resources Commission (KHRC) to include universal design standards beyond HUD and ADA minimums in their projects.
19	**Goal Name**	Expand CDFIs and Tax Credits
	Goal Description	Expand the use of CDFI's and New Market Tax Credits in neighborhoods with concentration of persons in protected classes and low income residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects proposed in the 2025-26 program year are generally continuations of existing programs that have proven successful, including the Minor Home Repair Program. This program was seen as the most important to continue with the 2022 Assessment of Fair Housing by providing affordable housing for low-moderate income families. Other projects that will be carried forward include the funding of public services for Community Services League (CSL), Company of Champions, and Hope House; funding of the Downtown Central Park improvement Project to support development in a slum/blight area; and Program administration and planning will be utilized to administer programs and planning efforts.

Projects

Table 8 - Project Information

#	Project Name
1	Minor Home Repair Program
2	Fieldhouse Scholarships
3	Community Services League Support
4	Hope House Support
5	Company of Champions
6	Downtown Central Park Improvement
7	Administration and Planning

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Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Funds are proposed to be allocated as follows:

Administration: 20% max. of allocation ($265,704.00) = $53,141.08

Public Services: 15% max. of allocation ($265,704.00) = $39,855.60

LMI Benefit: Min. 70% of total program ($211,483.69) minus administration ($4000) =$207, 483.69

Slum/Blight Benefit: Max. 30% of allocation ($79,711.20) minus administration ($4000) = $75,711.20

Allocations are made based on meeting the goals and needs of the Consolidated Plan and Annual Action Plan, with some revisions of activities that have previously been funded. Requests for funding received from public service agencies and non-profits are also reviewed. The City continues to fund a mix of projects that have proven to be successful in the past, including assistance to low-moderate income

homeowners; public services and non-profit support; and infrastructure improvements. Funding for these projects are adjusted annually based on usage over the previous year. The most difficult obstacle in addressing underserved needs is the funding cap for public services, where the City has to be strategic in allocating funds as there is more demand than there is funding.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Minor Home Repair Program
	Target Area	Low-Mod
	Goals Supported	Reinvest in Downtown and Existing Neighborhoods
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods
	Funding	CDBG: $50,000
	Description	Supports low-moderate income homeowners with rehabilitation of single-family homes. Eligible repairs include exterior improvements, weatherization improvements, and exterior ADA improvements that help homeowners remain in their homes and positively impact the neighborhood.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low-moderate income households will be assisted by the Minor Home Repair Program. Qualifying households are limited to owner-occupied single-family housing units.
	Location Description	Single-family residences within the City of Blue Springs city limits are eligible.
	Planned Activities	The Minor Home Repair Program will provide up to $5,000 in grant funds to assist low-moderate income households with eligible repairs and improvements.
2	**Project Name**	CRCRC/Fieldhouse Recreation Scholarships
	Target Area	Low-Mod
	Goals Supported	Residents within the City of Blue Springs city limits are eligible
	Needs Addressed	Residents within the City of Blue Springs city limits are eligible
	Funding	CDBG: $4,000
	Description	The program is eligible activity under the “Other Public Services” category. Funding for approximately 10 annual memberships.
	Target Date	9/30/2026

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	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low-moderate income households will be assisted
	Location Description	Residents who are located within the City of Blue Springs
	Planned Activities	Funds to support the scholarship program for Fieldhouse memberships. This initiative aims to improve community health and wellness by making fitness and recreational opportunities more accessible to individuals and families who may not otherwise afford them. The City seeks to promote equity, encourage physical activity, and enhance quality of life for all residents, regardless of income level.
3	**Project Name**	Community Services League Support
	Target Area	Low-Mod
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: $24, 500
	Description	Community Services League will assist in covering short-term rent and utility assistance (subsistence payments) to prevent homelessness and assisting households in locating long-term housing.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 35 low-moderate income households will benefit from subsistence payments provided through CSL.
	Location Description	The Blue Springs Community Services League office is at 200 SW 19th Street Blue Springs, Missouri 64015
	Planned Activities	Community Services League will provide rent and utility assistance to low-income residents of Blue Springs. As the cost of living continues to rise, this funding is essential to help families remain stably housed and ensure children can stay enrolled in school. The assistance will address utility arrears and housing costs, helping residents avoid eviction, service disconnections, and the risk of homelessness.
4	**Project Name**	Hope House Support
	Target Area	Low-Mod
	Goals Supported	Support for Public Services

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	Needs Addressed	Support for Public Services
	Funding	CDBG: $13,250
	Description	Provide public service funding for Hope House, an organization that provides services to victims of domestic violence and their families.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 70 individuals will be assisted with domestic violence counseling through Hope House. All households are presumed to be low-moderate income based on the usage of the funds.
	Location Description	Counseling/therapy sessions will be provided in Blue Springs.
	Planned Activities	Hope House clinical and court advocacy staff will provide individual, family, and group therapy, as well as civil and criminal court advocacy, to adult and child survivors of domestic violence residing in Blue Springs. Services will be offered in person at a Blue Springs office, at either Hope House campus, or remotely through virtual platforms.
5	**Project Name**	Company of Champions
	Target Area	Low-Mod
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: $2,105.60
	Estimate the number and type of families that will benefit from the proposed activities	The number of individuals and families which will benefit from this funding is estimated to 10 households.
	Location Description	Office location 1523 SW State Route 7 HWY, Blue Springs
	Planned Activities	Company of Champions provides support to individuals through assistance with rent, utilities, food, non-covered medications, cleaning supplies, and other disability-related durable medical equipment (DME) and medications not covered by other programs or resources.
6	**Project Name**	Downtown Central Park Improvement Project
	Target Area	Low-Mod
	Goals Supported	Reinvest in Downtown and Existing Neighborhoods

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	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods
	Funding	CDBG: $204, 263.95
	Description	Downtown Central Park Improvement Plan
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	There are an estimated 1,884 residents who reside within the census block group in which proposed Downtown Central Park Improvement. An estimated 1,567 persons (83%) are low-moderate income.
	Location Description	Downtown Central Park Blue Springs
	Planned Activities	The Downtown Central Park Improvements will enhance public access to the pond through new pedestrian pathways, creating an improved user experience and establishing the park as a central hub for community gatherings in the downtown area.
7	**Project Name**	Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	Administration & Planning
	Funding	CDBG: $4000
	Description	Program administration and planning is utilized to cover the costs of advertising, monitoring, reporting, and evaluating the CDBG program and activities. Costs can also be used to update studies, plans, and surveys relevant to CDBG activities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The CDBG Program is administered by the Community Development Department located in City Hall at 903 W. Main Street in Blue Springs.
	Planned Activities	Staff utilizes program administration and planning to cover the costs of advertising CDBG programs and activities, public notices, monitoring, reporting, and evaluating activities. Funds will also be used for updates to studies, plans, and surveys relevant to CDBG activities.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Just over half (67%) of the total program is for Downtown Central Park Improvement in designated low-moderate income census block groups. The remaining program is for usage of low-moderate income households in Blue Springs, regardless of if they live in a designated low-moderate income census block group or not.

Geographic Distribution

Table 9 - Geographic Distribution

Target Area	Percentage of Funds
Low-Mod	68
Downtown Blue Springs	0

Rationale for the priorities for allocating investments geographically

As neighborhoods age there are increased maintenance and replacement needs to ensure long-term sustainability of and reinvestment in existing neighborhoods. As all of the City's low-moderate income census block groups consist mostly of neighborhoods developed pre-1990, reinvestments are needed to reduce blight or prevent blight in the future. Public reinvestment generally encourages private reinvestment which maintains the economic vitality of the area, providing access to jobs and services for low-moderate income residents.

Discussion

Approximately 68% of the program funds will be allocated geographically focusing on low-moderate census block groups and Downtown, both of which are located in central Blue Springs, which is generally bounded by I-70 to the north, 40 Hwy. to the south, Adams Dairy Pkwy. to the east, and Woods Chapel Rd. to the west. There are 2 small census block groups within those boundaries that are not low-moderate income and there are 2 additional census block groups south of 40 Hwy. that are included in the low-moderate income census area. The remaining funds are not proposed to be allocated geographically, which allows low-moderate income households to use funds regardless of whether they live in a Low-Mod Area or not. There are many households in Blue Springs who do not live in a designated Low-Mod Census tract or block group, but they themselves may be struggling to maintain their homes or pay their rent or utility bills. Likewise, first time home buyers have the opportunity to select any neighborhood they can afford in Blue Springs, helping households move to areas of opportunity, a major goal of the 2022 Assessment of Fair Housing.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

According to definitions of Affordable Housing in 24 CFR 92.252 or 24 CFR 92.254, the City of Blue Springs only meets definitions of Affordable Housing with the Activity of the Minor Home Repair Program. It is for those that are homeowners but meet the income thresholds for low to moderate income and can apply for funds to do repair projects to their home. The City does also support maintaining affordable housing though public services support and the minor home repair programs. Approximately 18% of allocated funds will be used to help maintain affordable housing and increase affordability for low-moderate income households. The goal is to provide financial assistance to at least 10 low-moderate income households in Blue Springs, either by helping them make needed repairs to their existing home or helping them purchase their first home. It is estimated that 10 households assisted will be non-homeless households, although some members of the house may have special needs or may have previously been homeless. The Community Services League will also provide rental assistance (and/or utility assistance) to approximately 70 households to help them remain in their homes and prevent homelessness.

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 11 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Discussion

Maintaining affordable housing stock through rental/utility assistance and home repairs is a top priority of both the Consolidated Plan and the Assessment of Fair Housing. Through the CDBG program, at least 97 low-moderate income households in Blue Springs will be assisted during the 2025-2026 program year.

AP-60 Public Housing – 91.220(h)

Introduction

Blue Springs does not have a Public Housing Authority (PHA) within the jurisdiction. Blue Springs residents are served by the 3 PHAs in Jackson County, including Independence, Kansas City, and Lee's Summit.

Actions planned during the next year to address the needs to public housing

Blue Springs does not have any actions planned during the 2025-26 program year to address public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Blue Springs does not have any actions planned during the 2025-26 program year to work directly with public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A - none of the PHAs serving Blue Springs are designated as troubled.

Discussion

Although Blue Springs does not have a PHA within the City limits, there are hundreds of households in the community that utilize PHAs in Jackson County for housing, including low-income housing units and voucher programs. Blue Springs has worked with Independence, Kansas City (MO), and Lee's Summit PHAs in the past and will continue to do so to identify housing needs and encourage collaboration on local and regional housing issues.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City coordinates with public service agencies on addressing the needs of homeless persons, including the Community Services League, the Blue Springs School District, and the Greater Kansas City Coalition to End Homelessness (CoC).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to work with Community Services League (CSL) on finding assistance for homeless individuals and families. The Blue Springs School District provides assistance to homeless students, including transportation to and from school. The School District also keeps track of the number of students that are classified as homeless during the school year. When the City is aware of a homeless individual or is contacted by a homeless individual, they are directed to CSL for further assistance. The Blue Springs Police Department partners with CSL on providing emergency kits to homeless persons. Kits include blankets, socks, non-perishable food, and personal hygiene supplies.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City works with CSL and the Police Department on assisting homeless individuals in locating emergency shelters and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City works with CSL and the Greater Kansas City Coalition to End Homelessness on assisting homeless persons with location transitional housing. CSL works with homeless persons and persons at risk of becoming homeless by helping them locate stable employment and a permanent place to live that meets their needs. CSL also provides emergency rental and utility assistance (subsistence payments) to those in need to prevent eviction and homelessness. Emergency rental assistance is available for a short time with CSL working with the household to locate employment that can lead to a stable income to allow them to pay rent and utilities on a monthly basis. The ultimate goal is to help individuals and households become more self-sufficient and create a stable living environment that decreases the risk of becoming homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to work with CSL on providing rental and utility assistance to households that are at risk of losing housing or may be discharged from facilities or systems of care. CSL works closely with individuals on helping them maintain stable employment and to maintain their personal finances. CSL works with families with children, as that is a critical need in Blue Springs. CSL helps parents find employment that is close to home and makes sure that children are enrolled in and attending school. The goal is to make sure that low-income households can remain in their homes while providing them with the assistance, guidance, and resources to better their situation and increase their stability. As part of the 2023-24 program, CSL will utilize CDBG funds for rental and utility assistance (subsistence payments) to help households remain in their homes or help households find permanent housing.

Discussion

The City will work with public service agencies on providing assistance to homeless persons and persons at risk of becoming homeless. The City works closely with CSL, which is only a block from City Hall, has convenient hours, and is located in the center of the City's LMI areas. The CSL has broadened their scope of services with a focus on both short-term and long-term needs of individuals and families. Short-term needs include food assistance and emergency rental and utility assistance. Long-term needs include assistance in locating employment (including help with resumes and interviewing), understanding the goals of their clients, addressing emotional health and well-being, and improving long-term stability through personal productivity and responsibility. The goal is to reduce the number of homeless persons or persons at risk of becoming homeless in the community and in the region.

The City of Blue Springs works with several local social service agencies such as Hope House, Community Services League, and Company of Champions, as well as others in the Kansas City Metro area to provide a variety of housing and supportive services for those that are non-homeless special needs persons: elderly, frail elderly, persons with disabilities, person with HIV/AIDS and their families, and public housing residents. This is accomplished by providing housing counseling and budgeting services in addition to services that clients currently receive.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City has made efforts in recent years to decrease or remove barriers to affordable housing through code and policy changes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City adopted a new Comprehensive Plan in 2014 and a subsequent new Unified Development Code (UDC/zoning code) in 2015. The new Comprehensive Plan and UDC encourages a greater mix of building types, development types, and mixed-uses that are intended to encourage more mixed-use and mixed-income housing developments. Through the 2016 Assessment of Fair Housing, the City made a goal to encourage new developments (particularly multi-family developments) to include more ADA units than required by code to increase housing options for persons with disabilities in the community, where needs are not being met. Other goals include developing model zoning codes for small-lot development to increase affordability and availability of housing units.

Discussion:

The City has taken steps in recent years to permit a greater mix of housing options available for development, as well as a more streamlined approval process. The City encourages diversity in housing stock, as evidence by some of the goals of the Consolidated Plan. The City's 2015 Unified Development Code (UDC) permits a wider range of housing types, including a greater mix of multi-family building types (known as the "missing middle") which includes bungalow courts, flats, rowhouses, and walk-up apartments. The City has collaborated with other local communities in the region on the 2022 Impediments to the Analysis of Fair Housing to identify fair housing issues and goals to address the barriers to affordable housing. The City has seen interest in affordable, infill development in established neighborhoods. Several new residential developments incorporate both owner-occupied single-family homes with renter occupied duplexes and fourplexes, which help create mixed income neighborhoods. The UDC also permits Accessory Dwelling Units on single family lots, which can provide a source of affordable housing in established neighborhoods. The City's Comprehensive Plan encourages more mixed income, mixed use, and mixed density neighborhoods in the future.

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AP-85 Other Actions – 91.220(k)

Introduction:

Through coordination with local and regional public service agencies and organizations, the City plans to provide LMI households with multiple options for assistance. In addition to programs funding through CDBG funds, there are several public services agencies and organizations that address housing, employment, homelessness, and domestic violence in Eastern Jackson County.

Actions planned to address obstacles to meeting underserved needs

The City coordinates with several public service agencies on addressing obstacles to meeting underserved needs, including agencies that were consulted through the development of the 2025-26 Annual Action Plan and the 2022-2026 Consolidated Plan. These agencies including CSL, Hope House, and Company of Champions, as well as Public Housing Authorities in Jackson County (Independence, Kansas City-MO, and Lee's Summit), Habitat for Humanity, Hillcrest Transitional Housing, The Whole Person, Blue Springs School District, and the Greater Kansas City Coalition to End Homelessness.

Actions planned to foster and maintain affordable housing

The Minor Home Repair Program is designed to maintain affordable housing by providing assistance to low-moderate income households to remain in their existing homes, which are typically more affordable than the average new home in Blue Springs. Although these actions primarily benefit homeowners, in some cases the new homeowner has vacated more affordable rental units for other low-moderate income households. With the assistance of CSL, there is also funding to help low-income renter households to remain in their unit through rental assistance or help them transition from temporary housing (such as extended-stay motels) to more permanent rental housing.

Actions planned to reduce lead-based paint hazards

Applicants of the Minor Home Repair Program with homes built before 1978 are required to either provide proof of lead-based paint testing, or have a lead-based paint test completed as part of their repairs to any painted surfaces. Any disturbed lead-based paint must be abated. Applicants of the First Time Home Buyer program with homes built before 1978 are required to provide a lead-based paint disclosure form acknowledging any lead-based paint hazards in the home before closing. Lead-based paint hazards information is provided in all application packets.

Actions planned to reduce the number of poverty-level families

The City coordinates with public service agencies and organizations to provide assistance to families below or near the poverty-level. CSL provides housing and employment assistance to families with the goal of fostering stability. The City encourages the development of mixed-income housing and expansion of

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economic opportunities in the community, both of which can help families in Blue Springs rise out of poverty and decrease the risk of falling back below the poverty-level. Recent economic development projects have added hundreds of new employment opportunities in the community.

Actions planned to develop institutional structure

The City will continue to utilize and improve upon the institutional structures already in place to administer the CDBG program, and other programs designed to assist the community. The City coordinates with a number of organizations throughout the year, not just on CDBG projects, but other projects that have a positive impact in the community and the region. In addition to working with external organizations, Planning staff also works with multiple departments on CDBG activities, including Public Works/Engineering, Parks, Code Enforcement, Business Services, Building Permitting, Finance, and Administration/Law. Staff has also developed an Administrative Policy Guide for administering CDBG activities to make it easier to follow the process and implement activities for timely completions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate with the aforementioned public service agencies and organizations to provide assistance to low-moderate income households in need of housing, employment, and other support services.

Discussion:

The City will continue to coordinate with local and regional public service agencies and organizations to meet the needs of low-moderate income households in Blue Springs.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City's total program for the 2025-26 program year is $302,119.55 which includes the 2025-26 allocation of $265,704, $36,415.55 in pre-2025 reprogrammed funds, and $0 in program income from grant repayments from the Minor Home Repair Program. The program will provide funding to 8 programs/projects.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
The amount of surplus funds from urban renewal settlements	0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

The amount of urgent need activities	0
The estimated percentage of CDBG funds will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	73%

The City estimates that at least 73% of non-administrative funds will be used to benefit LMI persons.

Summary of Public Comments:

The following is a summary of public comments received throughout the process beginning March 22, 2025, and concluding on August 4, 2025. Names and organizations of individuals contacted, as well as information provided has been included. Public service agencies, non-profits, public housing authority representatives, and other community stakeholders were contacted via email on April 10, 2025, notifying them of the start of the citizen participation process and the availability of "Request for Funding Assistance."

Community Services League (CSL) – contacted Amanda Doss, the Site Manager for the Community Services League – Blue Springs office, via email on April 10, 2025, providing information regarding the citizen participation process and that "Requests for Funding Assistance" are available. Ms. Tilbury, on behalf of Ms. Doss, submitted a "Request for Funding Assistance" on April 22, 2025. Ms. Doss attended the June 5, 2025, CDBG Advisory Committee meeting to present the request for funding.

Hope House – contacted Mary Anne Metheny, CEO of Hope House, via email on April 10, 2025, providing information regarding the citizen participation process and that "Requests for Funding Assistance" are available. Brandi Bair, Director of Grants & Compliance at Hope House submitted a "Request for Funding Assistance" on April 30, 2025. Ms. Bair presented Hope House's request to the CDBG Advisory Committee on June 5, 2025.

Company of Champions—contacted Diane Mack, Director of Company of Champions, via email on April 10, 2025, providing information regarding the citizen participation process and the "Requests for Funding Assistance" are available. Ms. Mack submitted a "Request for Funding Assistance" on April 29, 2025. Ms. Mack attended the June 05, 2025, CDBG Advisory Committee meeting to present the request for funding.

Other – additional comments and questions from CDBG Advisory Committee members and staff are included in meeting documents from the May 21, 2025 and June 05, 2025, CDBG Advisory Committee meetings. No additional comments were made, other than what has been noted above.

Additional Organizations Contacted – in addition to the organizations above, the following organizations were notified at the beginning of the development process for comments and requests for funding. The notification included a request for comments and feedback regarding potential projects and activities, as well as to assist with any unidentified community needs. Organizations that were contacted, but provided no comments, include: Blue Springs School District, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Independence PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (Centerpoint Medical Center), Prime

Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, and Hillcrest Transitional Housing. Public service agencies and non-profit organizations were also sent a link to “Requests for Funding Assistance.”

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
August 4, 2025

EXHIBITS FOR PUBLIC HEARING

SEWER AND WATER RATE STUDY

EXHIBIT #1 City Council Information Form dated July 24, 2025 with the following attachments: PowerPoint Presentation, Report on Revenue Requirements, Cost of Service, and Rates for Water and Sewer, Notice of Public Hearing, Bill amending Code to set sewer rates and Bill amending Code to set water rates

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 24, 2025

SUBMITTED BY: Karen Van Winkle **DEPARTMENT: Finance/Utility Billing**

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

ISSUE/REQUEST

A public hearing is being held, in compliance with Missouri Statute 250.233, to hear public comments on the City's proposed 2026- 2028 fiscal year sewer rates. At the conclusion of the public hearing, Council will be asked to vote on a Bill that will amend Section 705.130 of the Code of Ordinances, City of Blue Springs, Missouri to set new sewer rates for fiscal years 2026 through 2028. In addition, Council will be asked to vote on a Bill to amend Section 705.010 to set new water rates for these same three years.

BACKGROUND/JUSTIFICATION

The City's Enterprise Fund policy states, *"City staff will conduct a comprehensive rate study every three years for both the Water and Sewer Utilities. In each of the intervening years, the staff will review and update the current study."* - (FY 2024-25 Budget Manual – Page 41)

On March 19, 2025, the City Administrator approved Contract No. 2025-035 with Black & Veatch Management Consulting, LLC to perform a cost-of-service study for water and sewer services.

The City Council last approved changes to the water and sewer rates on July 18, 2022. At that time, water and sewer rates were established for fiscal years 2023 through 2025. Rate increases of 4.2% to 4.58% were approved for each of the three years.

Historical Water and Sewer Rate Increase (Percentages)			
Fiscal Year	Water Rate Increase	Sewer Rate Increase	Total Water and Sewer Rate Increase
2028 (Proposed)	3.42%	1.80%	2.61%
2027 (Proposed)	4.35%	2.07%	3.21%
2026 (Proposed)	4.59%	2.83%	3.71%
2025	1.55%	7.60%	4.58%
2024	1.50%	7.05%	4.28%
2023	1.30%	7.10%	4.20%
2022	3.50%	4.50%	4.00%
2021	3.25%	4.25%	3.75%
2020	3.25%	4.25%	3.75%

Water and sewer rates are reviewed and updated to address the increased cost of operations necessary to maintain the system and to adjust for the overall rise in operating expenses. This ensures that we can maintain and operate the system effectively. These increases rank us 3rd compared to other area service providers.

The municipal code will be updated to incorporate the new water and sewer rates. Additionally, the formatting of these sections of the Municipal Code is being revised for clarity. Sections 705.130(A)(1) through 705.130(A)(3) and 705.010 are being repealed in their entirety and replaced to more clearly define the rates and classifications.

The table below outlines the recommended residential rate structure for Fiscal Years 2026 through 2028.

Residential Customer Water Rates	Current Rates	FY 2026	FY 2027	FY 2028
Administrative charge	$11.50	$11.99	$12.47	$12.95
Volume rate per 100 gal.				
First 7,500 gal.	$0.61	$0.64	$0.67	$0.69
Next 7,500 gal.	$0.71	$0.74	$0.78	$0.80
Use over 15,001 gal.	$0.76	$0.79	$0.83	$0.86
Residential Customer Sewer Rates				
Administrative charge	$10.55	$10.85	$11.15	$11.40
Volume rate per 100 gal.	$0.71	$0.73	$ 0.74	$ 0.75

FINANCIAL IMPACT

Contractor:	N/A
Amount of Request/ Contract:	$N/A
Amount Budgeted:	Budgeted Revenue – FY2024-25 Water Fund $11,259,088 Sewer Fund (Little Blue) $ 4,806,148 Sewer Fund (Sni-a-Bar) $ 4,661,055 Sewer Fund (WD13) $ 700,832

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 1, 2025	September 30, 2028

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. PowerPoint Presentation
2. Report on Revenue Requirements, Cost of Service, and Rates for Water and Sewer
3. Notice of Public Hearing
4. Bill amending Code to set sewer rates
5. Bill amending Code to set water rates

REVIEWED BY

Requesting Director: ***Karen Van Winkle***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

City of Blue Springs, MO

Water and Sewer Rate Study
August 4, 2025



Anna White
Principal Consultant

BLACK & VEATCH

1

Agenda

- Rate Study Best Practices
- Rate Study Process & Results

2

Industry Financial Planning / Rate Setting Best Practices



What are the Industry's Rate Setting Best Practices?



Define financial performance standards that support financial resiliency



Develop annually a 5 to 10 year financial plan to achieve financial performance



Perform a cost of service study review every 3 to 5 years



Establish rates to ensure self-sufficiency to meet all revenue requirements

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3

Rate Study Process & Results

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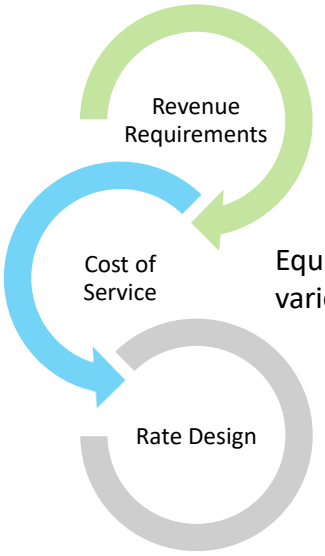
4

Cost of Service Focus

To **match**
the costs of providing service
to individual customer classes
and
to **design**
rates to equitably recover costs

5

Building Blocks of Rate Setting



Compares the revenues of the utility to its expenses to determine the overall level of rate adjustment

Equitably allocates the revenue requirements between the various customer classes of service

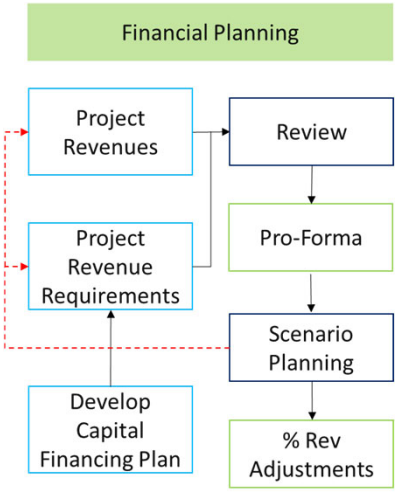
Design rates for each class of service to meet the revenue needs of the utility, along with any other rate design goals and objectives

6

Financial Planning

- **Objective**:
  - Provide adequate funding for future utility operating and capital program needs
  - Set a path for timely revenue adjustments
- **Considerations**:
  - Factors that impact revenue generation
  - Factors that impact revenue requirements
  - Appropriateness of operating and capital reserves
  - Financial performance targets to be achieved

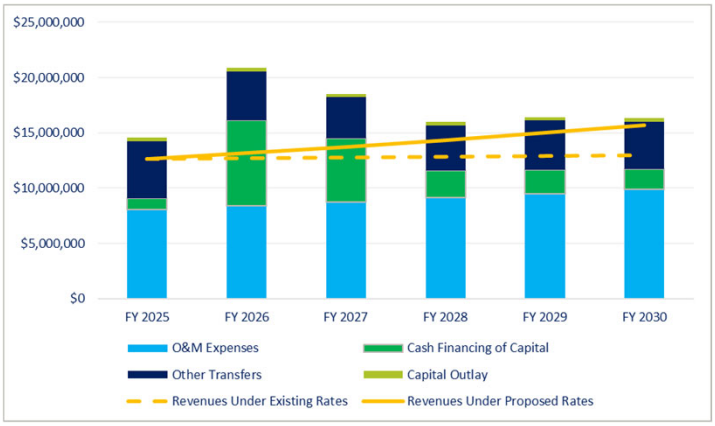
Benefit to You: An optimized Financial Plan that allows you to understand the impacts of Operating and Capital Requirements on Existing Rates



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7

Water Revenue and Revenue Requirements



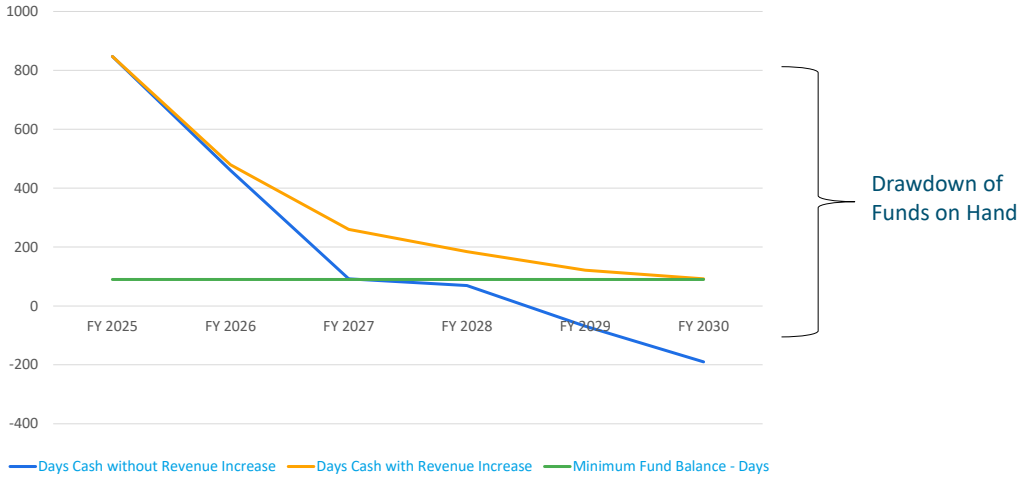
Indicated Revenue Increases:
10/1/2026 – 4.00%
10/1/2027 – 4.00%
10/1/2028 – 4.00%
10/1/2029 – 4.25%
10/1/2030 – 4.25%

Small annual increases will allow the utility to slow draw down the fund balance.

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Water Utility Fund Balance

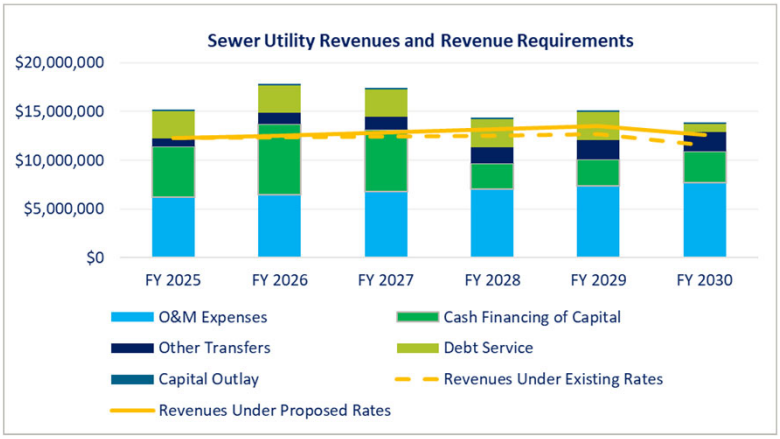


Annual increases are necessary to maintain the required minimum fund balance.

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Sewer Revenue and Revenue Requirements



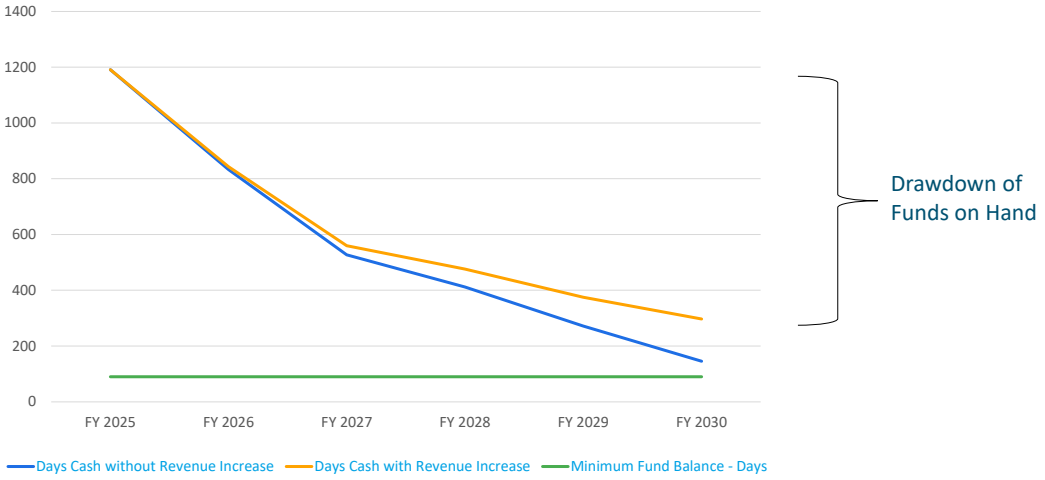
Indicated Revenue Increases:
10/1/2026 – 2.00%
10/1/2027 – 2.00%
10/1/2028 – 2.00%
10/1/2029 – 2.00%
10/1/2030 – 2.00%

Revenue increases are necessary to fund the annual deficit.

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Sewer Utility Fund Balance



Small annual increases will help prepare the Sewer Utility for future capital needs while still maintaining the minimum fund balance requirement

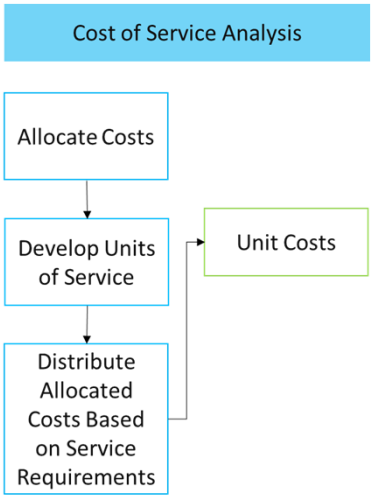
11

Cost of Service Methodology

- **Objective**:
  - Recognize the cost-of-service responsibility for each customer class
- **Industry Accepted Methodologies**:
  - American Water Works Association, Principles of Water Rates, Fee and Charges
  - Water Environment Federation, Financing and Charges for Wastewater Systems



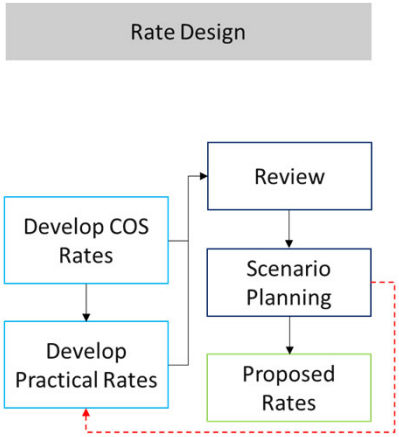
Benefit to You: An equitable and defensible approach to allocate costs amongst all customer groups served by you



12

Rate Design

- **Rate Setting Principles:**
  - Equitability
  - Revenue Stability
  - Provides Appropriate Price Signals
  - Recognizes Customer Usage Patterns & Demands
  - Easy to Understand and Administer
  - Customer Acceptance
  - Consistent with City Policies
  - Legally Acceptable / Defensible





Benefit to You: A schedule of proposed rates that are defensible, appropriately recover costs, and easy to understand by stakeholders

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Proposed Inside City Water Rates

Rate Component	Existing	Proposed Oct 1, 2025	Proposed Oct 1, 2026	Proposed Oct 1, 2027
Minimum Charge - $/Month	$11.50	$11.99	$12.47	$12.95
Volume Charge - $/100 gallons				
Residential				
Tier 1 (0 – 7,500 gallons)	$0.61	$0.64	$0.67	$0.69
Tier 2 (7,500 – 15,000 gallons)	$0.71	$0.74	$0.78	$0.80
Tier 3 (Over 15,000 gallons)	$0.76	$0.79	$0.83	$0.86
All Other	$0.61	$0.64	$0.67	$0.69

Rates for properties outside the City boundary are 2x the rates for properties inside the boundary.

14

Proposed Inside City Sewer Rates

Rate Component	Existing	Proposed Oct 1, 2025	Proposed Oct 1, 2026	Proposed Oct 1, 2027
Minimum Charge - $/Month	$10.55	$10.85	$11.15	$11.40
Volume Charge - $/100 gallons	$0.71	$0.73	$0.74	$0.75

Minimum Charge for properties outside the City boundary is 2x the minimum charge for properties inside the boundary.

Volume Charge for properties outside the City boundary is the same as the volume charge for properties inside the boundary.

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Proposed Grain Valley Sewer Rates

Rate Component	Existing	Proposed Oct 1, 2025	Proposed Oct 1, 2026	Proposed Oct 1, 2027
Volume Charge - $/100 gallons	$0.172	$0.182	$0.191	$0.201

Annual increases of approximately 5.3% per year based on the cost of service analysis

16

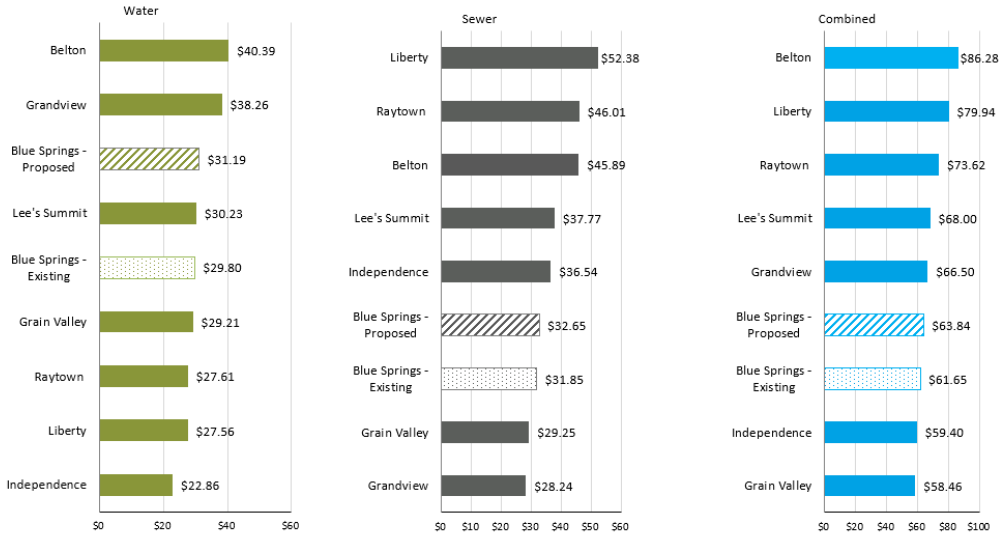
Typical Bill Comparison – Inside City Residential

Description	Existing	Proposed Oct 1, 2025	Proposed Oct 1, 2026	Proposed Oct 1, 2027
Residential – 3,000 gallons				
Water	$29.80	$31.19	$32.57	$33.65
Sewer	$31.85	$32.65	$33.27	$33.90
Combined	$61.65	$63.84	$65.84	$67.55
Residential – 5,000 gallons				
Water	$42.00	$43.99	$45.97	$47.45
Sewer	$46.05	$47.25	$48.07	$48.90
Combined	$88.05	$91.24	$94.04	$96.35
Residential – 7,000 gallons				
Water	$54.20	$56.79	$59.37	$61.25
Sewer	$60.25	$61.85	$62.87	$63.90
Combined	$114.45	$118.64	$122.24	$125.15

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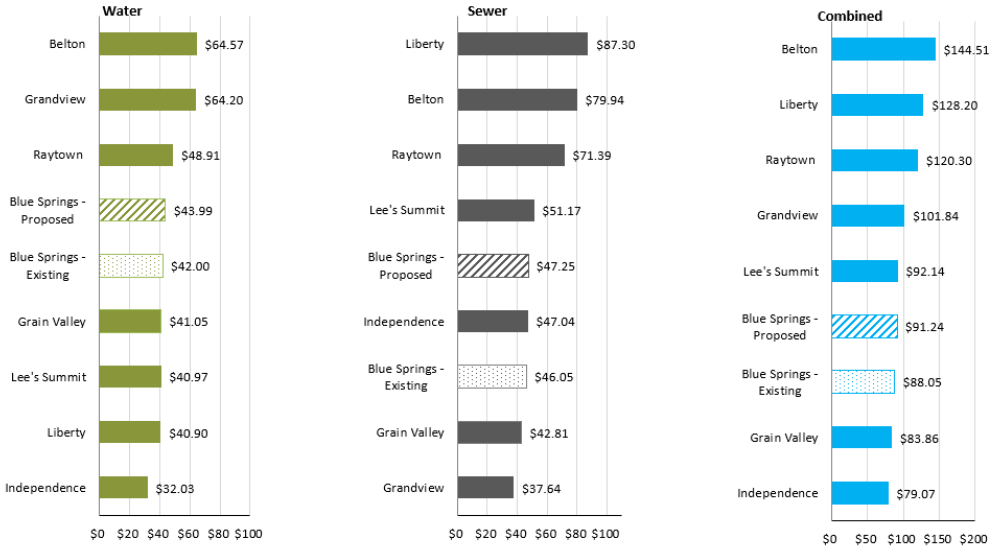
FY 2026 Typical Bill Comparison – 3,000 Gallons



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FY 2026 Typical Bill Comparison – 5,000 Gallons



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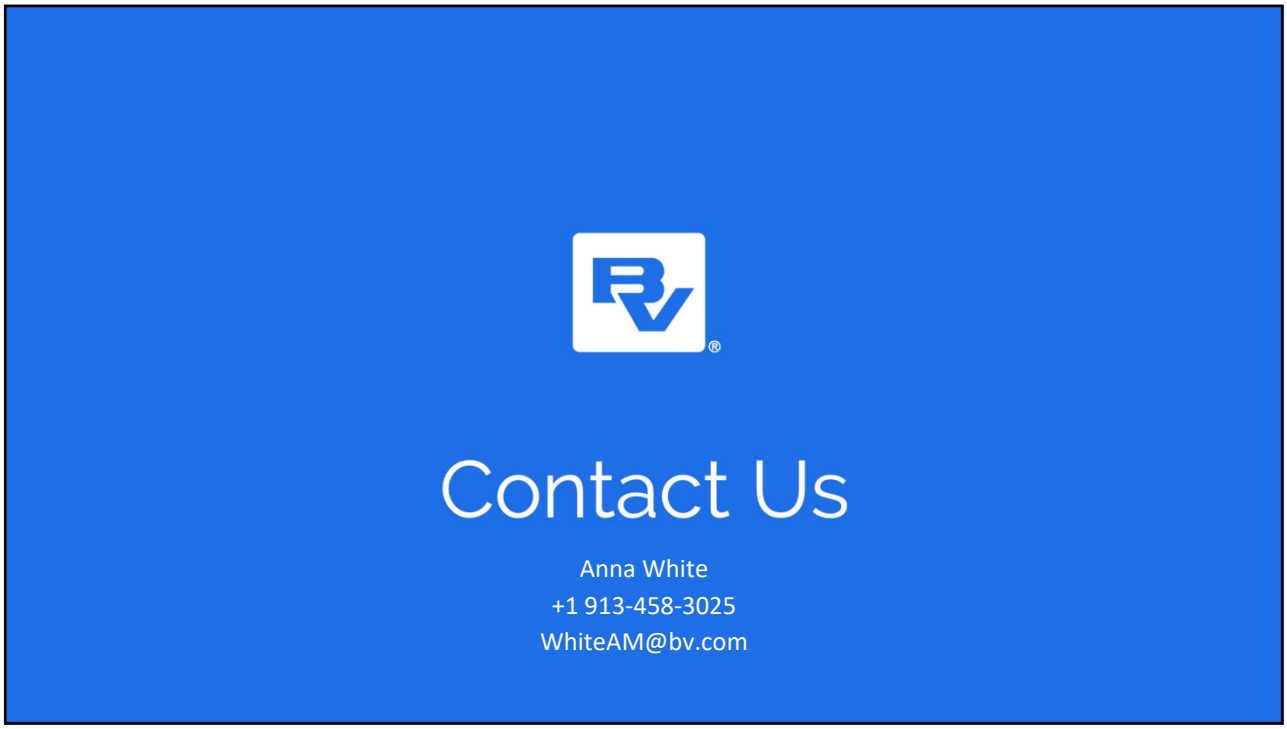
19

FY 2026 Typical Bill Comparison – 7,000 gallons



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FINAL

WATER AND WASTEWATER COMPREHENSIVE RATE STUDY

B&V PROJECT NO. 422877

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PREPARED FOR

Blue Springs, Missouri

31 JULY 2025

BLACK & VEATCH

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1.0 Legal Notice

This report was prepared for the City of Blue Springs (Client) by Black & Veatch Management Consulting, LLC (Black & Veatch) and is based on information provided by the Client not within the control of Black & Veatch. While it is believed that the information, data and opinions contained herein will be reliable under the conditions and subject to the limitations set forth in this report, Black & Veatch does not guarantee the accuracy thereof. Black & Veatch has assumed that the information provided by others, both verbal and written, is complete and correct. The projections set forth in this report are intended as "forward-looking statements." In formulating these projections, Black & Veatch has made certain assumptions with respect to conditions, events, and circumstances that may occur in the future. While Black & Veatch believes the assumptions are reasonable actual results may differ materially from those projected, as influenced by the conditions, events, and circumstances that occur. As such, Black & Veatch does not take responsibility for the accuracy of data or projections provided by or prepared on behalf of the Client, nor does Black & Veatch have any responsibility for updating this report for events occurring after the date of this report.

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2.0 Executive Summary

The City of Blue Springs, Missouri (City) owns and operates water and sewer systems that serve customers within the City limits as well as outside the City. The City purchases water from Kansas City, Missouri; Independence, Missouri; and the Tri-County Water Authority. The water utility operates and maintains water towers, storage tanks, pump stations, mains and other water system assets. The sewer utility is responsible for the collection and treatment of wastewater and operations of sewer mains and pump stations.

The combined costs of proposed water and sewer systems' capital improvements, anticipated increases in operation and maintenance expenses, and other financial obligations over the next five years are anticipated to exceed the utilities' current financial capabilities under existing rates. To provide a plan to meet the anticipated financial obligations of the water and sewer utilities on a sound and equitable customer basis, the City authorized this comprehensive study of revenue requirements, costs of service, and rates for the two utilities.

As a result of our evaluations and analyses, the following summary of findings and recommendations are offered for the City's consideration.

2.1 Summary of Findings

2.1.1 Revenue Under Existing Rates

1. The water utility currently provides water service to about 21,600 customers inside the City of Blue Springs and about 100 outside the City. Below is a summary of the projected number of accounts through FY 2030. Below is a summary of the projected number of accounts through FY 2030.

Description	Projected Number of Water Accounts						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	21,569	21,677	21,785	21,894	22,003	22,113	544	0.50%
Outside City Retail	107	108	109	110	111	112	5	0.93%
Total	21,676	21,785	21,894	22,004	22,114	22,225	549	0.51%

Treated water sales are projected by applying a projected unit usage per account to the project number of accounts. Below is a summary of projected water usage through FY 2030.

Description	Projected Water Usage (100 gallons)						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	14,029,700	14,099,000	14,168,300	14,238,100	14,307,900	14,378,300	348,600	0.50%
Outside City Retail	65,300	65,900	66,500	67,100	67,700	68,300	3,000	0.92%
Total	14,095,000	14,164,900	14,234,800	14,305,200	14,375,600	14,446,600	351,600	0.50%

The wastewater utility provides retail service to about 23,000 customers inside the City of Blue Springs and about 14 outside the City, and 1 wholesale customer. Below is a summary of the projected number of accounts through FY 2030.

Description	Projected Number of Wastewater Accounts						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	23,050	23,165	23,281	23,397	23,514	23,631	581	0.50%
Outside City Retail	14	14	14	14	14	14	0	0.00%
Wholesale	1	1	1	1	1	1	0	0.00%
Total	23,065	23,180	23,296	23,412	23,529	23,646	581	0.50%

Like water, billed retail wastewater volume is projected by applying a projected unit usage per account to the projected number of accounts. Below is a summary of the projected billed wastewater volume through FY 2030.

Description	Projected Water Usage (100 gallons)						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	11,710,000	11,767,700	11,825,900	11,884,100	11,942,700	12,001,300	291,300	0.50%
Outside City Retail	7,600	7,600	7,600	7,600	7,600	7,600	0	0.00%
Wholesale	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000	0	0.00%
Total	16,259,600	16,317,300	16,375,500	16,433,700	16,492,300	16,550,900	291,300	0.36%

2. The City's current water and wastewater rates became effective October 1, 2024. The rates consist of a uniform monthly minimum charge for all meter sizes, plus a volume charge. The residential class has a 3-tier inclining volumetric charge while the commercial class has a uniform volume charge. It is the current practice of the City to bill outside City water customers at rates that are 2.0 times those applicable to inside City water customers. The existing water and wastewater rate structure is described in more detail in Section 4.0.

3. Revenue is currently derived principally from charges for treated water and wastewater service charges, with some revenue also obtained from tap fees, connection fees, hydrant fees, penalties, and other miscellaneous revenue. In addition, the expenses associated with utility billing and revenue collections are paid directly from the water utility and the sewer utility reimburses the water utility for its share of these costs. A summary of the projected billed water revenue is shown below.

Description	Projected Billed Water Revenue						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	$11,834,000	$11,870,700	$11,953,100	$12,012,400	$12,071,700	$12,131,500	$ 297,500	0.50%
Outside City Retail	$ 110,200	$ 112,000	$ 113,800	$ 114,900	$ 115,900	$ 117,000	$ 6,800	1.23%
Total	$11,944,200	$11,982,700	$12,066,900	$12,127,300	$12,187,600	$12,248,500	$ 304,300	0.51%

A similar summary of projected billed wastewater revenue is shown below.

Description	Projected Billed Wastewatewr Revenue						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Inside City Retail	$ 9,803,600	$ 9,851,900	$ 9,900,900	$ 9,949,700	$ 9,999,000	$ 10,048,100	$ 244,500	0.50%
Outside City Retail	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ -	0.00%
Wholesale	$ 681,900	$ 681,900	$ 681,900	$ 681,900	$ 681,900	$ 681,900	$ -	0.00%
Total	$ 10,493,300	$ 10,541,600	$ 10,590,600	$ 10,639,400	$ 10,688,700	$ 10,737,800	$ 244,500	0.47%

2.1.2 Revenue Requirements

1. Costs of service to be recovered from water and wastewater service charges include (1) operation and maintenance (O&M) expense; (2) routine expenditures; (3) debt service requirements consisting of principal and interest payments; (4) expenditures for capital improvements not financed from bond proceeds or contributions; (5) transfers to the General Fund and reserves, and (6) payment to Tri-County Water Authority (Tri-County) for the City's share of the debt related to the expansion of Tri-County's water treatment plant and transmission main rehabilitation/replacement.

2. Projections of operating expenses for FY 2026 and FY 2027 are based on the City's current FY 2025 operating budget. Operating expenses projections for FY 2026 through FY 2030 are based on the budgeted FY 2025 amounts adjusted to recognize allowances for the combined effect of inflation, projected system Growth, and anticipated changes to the budget. Water operation and maintenance expense is projected to increase from about $8,058,700 in FY 2025 to $9,912,400 in FY 2030.

Description	Projected Water O&M Expense						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Utility Billing & Collections	$ 1,005,100	$ 1,025,000	$ 1,049,000	$ 1,073,700	$ 1,099,100	$ 1,125,200	$ 120,100	2.39%
Water Operations	$ 858,000	$ 879,900	$ 903,600	$ 928,000	$ 953,100	$ 978,900	$ 120,900	2.82%
Water Maintenance	$ 5,966,000	$ 6,249,300	$ 6,547,000	$ 6,860,000	$ 7,188,700	$ 7,534,800	$ 1,568,800	5.26%
Flatwork/Concrete Crew	$ 229,600	$ 237,700	$ 246,200	$ 255,000	$ 264,100	$ 273,500	$ 43,900	3.82%
Total Operation & Maintenance Expense	$ 8,058,700	$ 8,391,900	$ 8,745,800	$ 9,116,700	$ 9,505,000	$ 9,912,400	$ 241,000	4.60%

Wastewater operation and maintenance expenses are projected to increase from $6,203,300 in FY 2025 to $7,705,100 in FY 2030.

Description	Projected Water O&M Expense						5-Year Increase	Average Annual Increase
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Sewer Operations	$ 3,572,700	$ 3,772,700	$ 3,984,600	$ 4,209,500	$ 4,448,200	$ 4,701,500	$ 1,128,800	6.32%
Sewer Maintenance	$ 1,214,700	$ 1,246,900	$ 1,280,000	$ 1,314,100	$ 1,349,200	$ 1,385,300	$ 170,600	2.81%
Sni-A-Bar Treatment Facility	$ 1,415,900	$ 1,454,200	$ 1,493,200	$ 1,533,600	$ 1,575,200	$ 1,618,300	$ 202,400	2.86%
Total Operation & Maintenance Expense	$ 6,203,300	$ 6,473,800	$ 6,757,800	$ 7,057,200	$ 7,372,600	$ 7,705,100	$ 1,299,400	4.84%

3. The projected major capital improvement program for the water utility for FY 2025 through FY 2030 is estimated to total $20,941,600 (inflated project costs). The improvement program includes maintenance, improvements, and equipment replacement projects.

Description	Water Capital Improvement Program (uninflated)						6-Year Program
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
Source of Supply	$ 227,400	$ 238,700	$ 250,000	$ 262,500	$ 275,600	$ 289,400	$ 1,543,600
Transmission & Distribution	$ 750,000	$ 3,500,000	$ 1,000,000	$ 1,250,000	$ 1,250,000	$ 1,250,000	$ 9,000,000
General Plant	$ 108,000	$ 3,750,000	$ 4,205,100	$ 725,200	$ 363,100	$ -	$ 9,151,400
Total	$ 1,085,400	$ 7,488,700	$ 5,455,100	$ 2,237,700	$ 1,888,700	$ 1,539,400	$ 19,695,000

The program is anticipated to be principally financed through the use trade-in value, connection fees, and capital funds on hand.

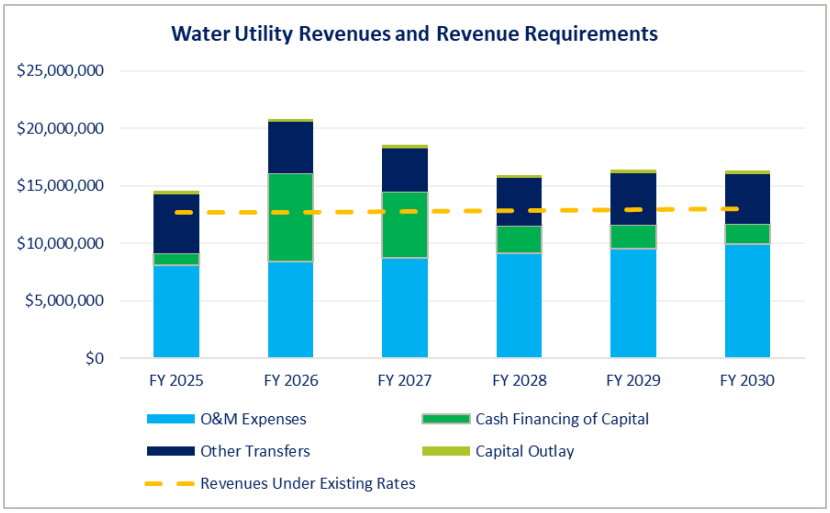
4. The projected major capital improvement program for the wastewater utility for FY 2025 through FY 2030 is estimated to total $27,439,900 (inflated project costs). The improvement program includes maintenance, improvements, and equipment replacement projects.

Description	Wastewater Capital Improvement Program (uninflated)						6-Year Program
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
Collection and Pumping	$ 1,050,000	$ 1,000,000	$ 1,000,000	$ 1,250,000	$ 1,250,000	$ 1,250,000	$ 6,800,000
Treatment Plant	$ 4,000,000	$ 1,084,700	$ 1,125,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 9,209,700
General Plant	$ 159,000	$ 4,954,100	$ 3,925,100	$ 131,300	$ 188,500	$ 523,000	$ 9,881,000
Total	$ 5,209,000	$ 7,038,800	$ 6,050,100	$ 2,381,300	$ 2,438,500	$ 2,773,000	$ 25,890,700

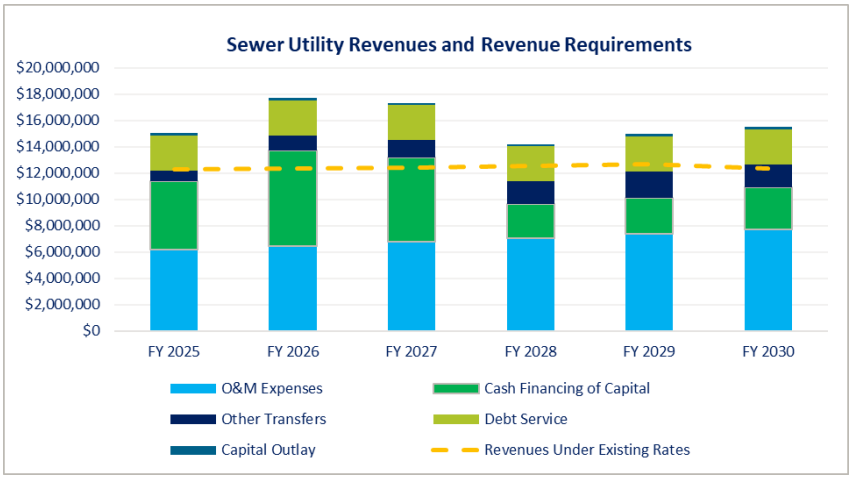
The program is anticipated to be principally financed through the use sanitary tap fees and capital funds on hand.

2.1.3 Summary of Cash Flow Results

1. The figure below presents the projected revenue and revenue requirements through FY 2030. The comparison of the total revenue requirements and revenue under existing rates indicates a funding gap each year.



The sewer figure is shown below and indicates a funding gap each year.

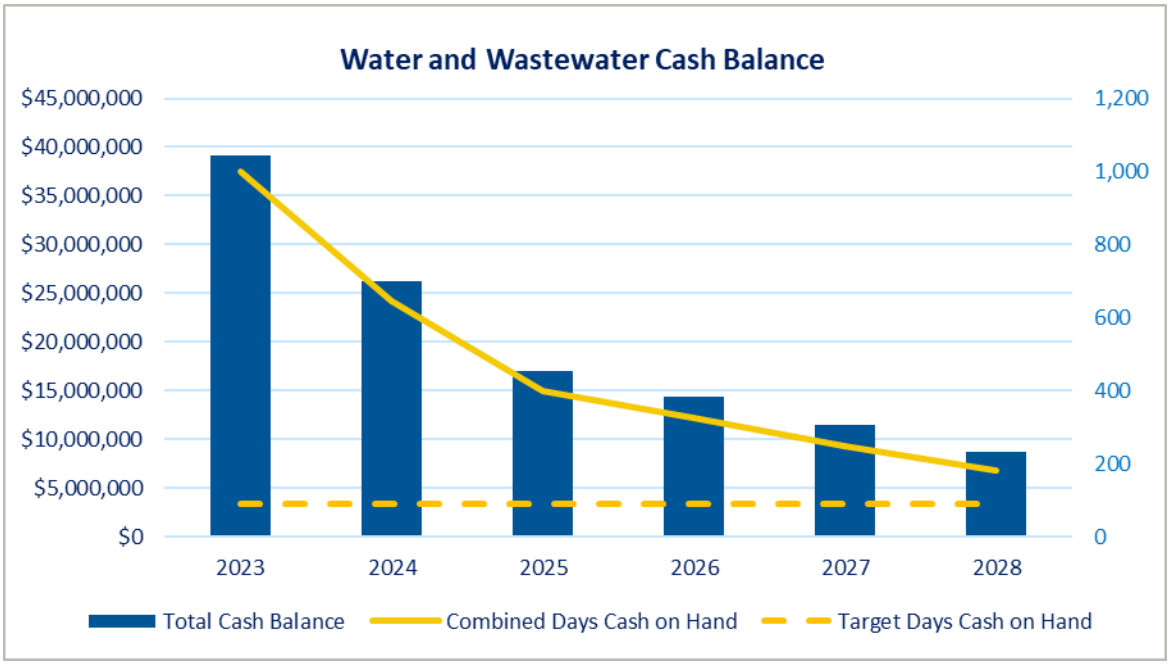


2. Analyses of projected revenues and revenue requirements for the water and wastewater utilities were conducted individually to determine the adequacy of the existing utility rates and the magnitude of retail revenue increases needed for each utility. The tables below present a summary of the estimated overall annual retail revenue increases for each utility.

Proposed Water Revenue Adjustments:	
October 1, 2025	*4.0%*
October 1, 2026	*4.0%*
October 1, 2027	*4.0%*
October 1, 2028	*4.25%*
October 1, 2029	*4.25%*

Proposed Wastewater Revenue Adjustments:	
October 1, 2025	*2.0%*
October 1, 2026	*2.0%*
October 1, 2027	*2.0%*
October 1, 2028	*2.0%*
October 1, 2029	*2.0%*

3. The City's Enterprise Fund Policy states that the Water and Sewer Utility Funds will maintain at least 90 days of operation and maintenance expense in the Emergency Reserve Fund. The purpose of this reserve is to provide funding for unforeseen fluctuations in revenues and expenses. The figure below shows that the proposed annual revenue adjustments will allow the City to meet adequate working capital balance through FY 2030.



2.2 Proposed Recommendations

Based on the financial planning and cost of service analysis performed for the study period, the Black & Veatch team proffers the following series of recommendations.

1. Implement a 4.0% annual water revenue increase to go into effective October 1, 2025, October 1, 2026, and October 1, 2027.

2. Implement a 2.0% annual wastewater revenue increase to go into effective October 1, 2025, October 1, 2026, and October 1, 2027.

The recommendations above enable the water and wastewater utilities to meet all their financial obligations so the City can continue to provide reliable service to service the needs of existing and future customers. Proposed FY 2026, FY 2027 and FY 2028 rate schedules are shown in the tables below.

ES 1 - Existing and Proposed FY 2026, FY 2027, and FY 2028 Water Rates

Rate Component	Existing	Effective October 1, 2025			Effective October 1, 2026			Effective October 1, 2027		
		Proposed	Increase	Increase	Proposed	Increase	Increase	Proposed	Increase	Increase
	$	$	$		$	$		$	$	
Inside City										
Minimum Charge - $/Month										
All Meter Sizes	11.50	11.99	0.49	4.3%	12.47	0.48	4.0%	12.95	0.48	3.8%
Volume Charge - $/100 gal										
Residential										
0 - 7,500 gallons	0.61	0.64	0.03	4.9%	0.67	0.03	4.7%	0.69	0.02	3.0%
7,500 - 15,000 gallons	0.71	0.74	0.03	4.2%	0.78	0.04	5.4%	0.80	0.02	2.6%
Over 15,000 gallons	0.76	0.79	0.03	3.9%	0.83	0.04	5.1%	0.86	0.03	3.6%
Non-Residential	0.61	0.64	0.03	4.9%	0.67	0.03	4.7%	0.69	0.02	3.0%
Outside City										
Minimum Charge - $/Month										
All Meter Sizes	23.00	23.98	0.98	4.3%	24.94	0.96	4.0%	25.90	0.96	3.8%
Volume Charge - $/100 gal										
0 - 7,500 gallons	1.22	1.28	0.06	4.9%	1.34	0.06	4.7%	1.38	0.04	3.0%
7,500 - 15,000 gallons	1.42	1.48	0.06	4.2%	1.56	0.08	5.4%	1.60	0.04	2.6%
Over 15,000 gallons	1.52	1.58	0.06	3.9%	1.66	0.08	5.1%	1.72	0.06	3.6%

ES 2 - Existing and Proposed FY 2026, FY 2027, and FY 2028 Wastewater Rates

Rate Component	Existing	Effective October 1, 2025			Effective October 1, 2026			Effective October 1, 2027		
		Proposed	Increase	Increase	Proposed	Increase	Increase	Proposed	Increase	Increase
	$	$	$		$	$		$	$	
Inside City										
Minimum Charge - $/Month										
All Meter Sizes	10.55	10.85	0.30	2.8%	11.15	0.30	2.8%	11.40	0.25	2.2%
Volume Charge - $/100 gal										
Residential and Non-Residential	0.71	0.73	0.02	2.8%	0.74	0.01	1.4%	0.75	0.01	1.4%
Outside City										
Minimum Charge - $/Month										
All Meter Sizes	21.10	21.70	0.60	2.8%	22.30	0.60	2.8%	22.80	0.50	2.2%
Volume Charge - $/100 gal										
Residential and Non-Residential	0.71	0.73	0.02	2.8%	0.74	0.01	1.4%	0.75	0.01	1.4%
Wholesale										
Volume Charges - $/100 gal										
Grain Valley	0.172	0.182	0.010	5.7%	0.191	0.010	5.3%	0.201	0.010	5.0%

3.0 Introduction

The City of Blue Springs, Missouri (City) owns and operates water and sewer systems that serve customers within the City limits as well as outside the City. The City purchases water from Kansas City, Missouri; Independence, Missouri; and the Tri-County Water Authority. The water utility operates and maintains water towers, storage tanks, pump stations, mains and other water system assets. The sewer utility is responsible for the collection and treatment of wastewater and operations of sewer mains and pump stations. A portion of the wastewater volume is sent to the Little Blue Valley Sewer District for treatment.

The combined costs of proposed water and sewer systems' capital improvements, anticipated increases in operation and maintenance expenses, and other financial obligations over the next five years are anticipated to exceed the utilities' current financial capabilities under existing rates. To provide a plan to meet the anticipated financial obligations of the water and sewer utilities on a sound and equitable customer basis, the City authorized this comprehensive study of revenue requirements, costs of service, and rates for the two utilities. The City's fiscal year starts on October 1st and ends on September 30th.

3.1 Purpose

This report examines the respective projected revenue and rate requirements of the water and sewer systems of the City. The purpose of this report is (1) to project the future revenues of the water and sewer utilities under existing rates and charges, as well as the operating expenses and capital financing revenue requirements of the two utilities, and to examine the adequacy of projected revenues to meet these revenue requirements through fiscal year (FY) 2030; (2) to allocate these revenue requirements, or costs of service, for a representative test year to the various customer classes in accordance with the respective service requirements that each class places on the systems; and (3) to develop a suitable schedule of water and sewer rates that will produce revenues adequate to meet the financial needs of the utility on a basis that recognizes customer costs of service, existing wholesale service agreements and practical bill impact considerations.

3.2 Scope

This report presents the results of a comprehensive study of the projected revenue and revenue requirements, costs of service allocations, and proposed rates for treated water and wastewater service. Revenue and revenue requirements are projected for the six fiscal years from FY 2025 through FY 2030, recognizing anticipated growth in the number of customers, water use, and wastewater flows throughout the service area. The study of revenue requirements recognizes projected operation and maintenance expense, capital improvement requirements met from revenues, principal and interest payments on outstanding debt issues, and reserve fund requirements.

Costs of treated water and wastewater service are developed for each group of customers and type of service based on consideration of utility revenue needs and projected customer service requirements. Rate adjustments are designed for customers in accordance with allocated costs of service and customer bill impact considerations.

3.3 Study Methodology

The development of user rates and charges requires the integration of three critical components: (i) financial plan, (ii) cost of service allocations, and (iii) rate design.

3.3.1 Financial Plan

The development and update of a financial plan is necessary to continue to focus on financial discipline, build financial stability, and maintain sustainable financial planning practices. The financial planning process helps to establish a financial roadmap to meet all of the water and wastewater utility's obligations.

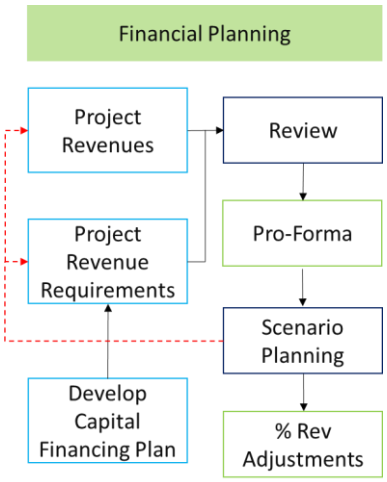


Figure 3-1 - Financial Planning

As illustrated in *Figure 3-1*, the key components of a financial plan are: (i) projection of revenues from user rates and other sources, (ii) development of a capital financing plan to decide the mix of debt and cash funding of capital program, (iii) projection of revenue requirements (operations and maintenance, capital costs, and target reserves), and (iv) determination of the level and timing of revenue adjustments needed to maintain financial viability.

The annual revenue requirements are typically developed on a *cash-needs basis* for public utility rate setting. The revenue requirements, under the cash-needs basis approach, include the following:

- O&M expenditures,
- Debt service expenses,
- Cash financing of capital program,
- Contributions to operating reserves, and
- Other obligations such as payments and transfers for specific purposes.

To establish financial stability, a financial plan is typically prepared for a multi-year period. A six-year financial plan was developed for the water and wastewater utility to achieve the financial objectives and target metrics defined to build and sustain financial integrity. FY 2025 is the budget year, and FY 2025 through FY 2030 is the forecast period for both revenues and revenue requirement projections.

The revenue adjustments represent the level of annual revenue increases necessary to meet the annual net revenue requirements.

3.3.2 Cost of Service

Cost of service can be described as the revenue that the water and wastewater utility need to generate, *net of funding from other miscellaneous sources of revenues*. Therefore, Cost of Service is essentially the "net revenue requirement" that is to be recovered through user rates and charges. As illustrated in *Figure 3-2*, Cost of service analysis enables an equitable apportioning of the net annual revenue requirements (also referred to as cost of service) to the various cost components and customer classes. The level and types of allocation performed depend on the existing and anticipated rate structure.

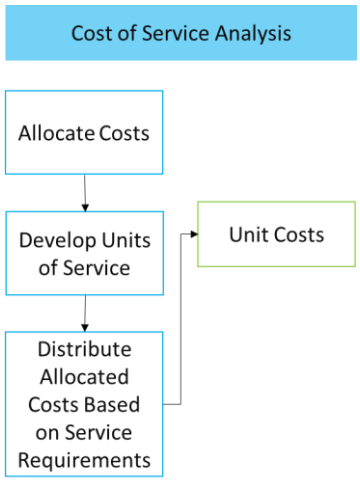


Figure 3-2 - Cost of Service

As municipal utilities are *public utilities that cannot make a profit,* the equitable allocation of costs is a critical step that is necessary to establish a *reasonable nexus* between costs incurred in providing service and the fees charged from customers, and to establish defensible user rates and charges.

3.3.3 Rate Design

The third and final component is an evaluation of the existing rate structure components and the development of proposed user rates and charges. The user rates and charge schedules typically include fixed charge, volumetric charge, and other special charge rate components. As illustrated in *Figure 3-3*, the rates and charges are designed to recover the annual cost of service allocated to these different rate components and based on local policy and practical considerations.

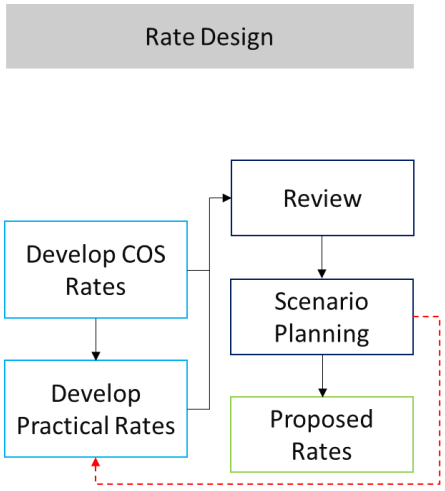


Figure 3-3 - Rate Design

The study methodology described above and used in the financial planning, cost of service and rate design analysis reflect the application of industry accepted rate setting approaches that are provided in the following two guidance manuals:

- American Water Works Association (AWWA) *Manual M-1: Principles of Water Rates, Fees, and Charges* for water rate setting; and
- Water Environment Foundation (WEF) *Financing and Charges for Wastewater Systems* for wastewater.

4.0 Rate Structure Overview

The revenue requirements of a water and wastewater utility, net of any miscellaneous sources of revenues, are recovered from user rates and charges. A water rate structure usually consists of two primary components, namely, a fixed charge and a volumetric charge. Similarly, a wastewater rate structure more commonly consists of a fixed charge, a volumetric charge, and a pollutant charge for wastewater pollutants such as Bio-chemical Oxygen Demand (BOD) and Total Suspended Solids (TSS). Occasionally, a utility's water and wastewater rate structures may include special surcharges and/or special assessments to recover costs associated with certain service situations such as purchased water, pumping to elevations, drought conditions, readiness-to-serve, environmental conditions, and extra-strength wastewater discharges.

4.1 Minimum Charge

A utility's annual revenue requirements comprise mostly of fixed costs such as salaries and benefits, pension obligations, debt service, cash financing for infrastructure renewal, and costs related to the provision of adequate capacity for service. These types of fixed costs occur on a recurring basis regardless of the amount of water used by the customer.

Therefore, rate structures need to afford the ability to recover at least some of the fixed costs based on billing parameters that are not related to water usage or wastewater flow. The fixed charge, which is assessed regardless of the volume of water used, provides a mechanism to reliably recover some of the fixed annual operating costs of the utility, and provide for some level of revenue stability.

In the utility industry, fixed charges are designed to recover one or more of the following types of costs, namely, (i) metering, (ii) billing, (iii) readiness-to-serve cost, (iv) specific capital investment, and (v) other specific costs. The costs of providing these functions vary among types of customers and/or by factors such as size and capacity of the meters. Therefore, to provide for equitable cost recovery, water and wastewater fixed charges are usually assessed based on meter size and also by customer class.

4.2 Volumetric (Usage) Charge

In the utility industry, usage charges are designed to recover all other costs (except those that are recovered through fixed charge) associated with the treatment and delivery of water service and the collection, treatment, and disposal of wastewater.

The three common types of volumetric charge are: (i) inclining block rate, where the usage in the next higher usage block is priced at a higher rate per unit; (ii) uniform block rate, where all units of usage are priced at the same unit rate; and (iii) declining block rate, where the usage in the next higher usage block is priced at a lower rate per unit. As usage patterns vary among customer classes and consequently different classes place different levels of service demands, different volumetric rates can be established for the various customer classes. In designing the volumetric rate structure, practical considerations including conservation, equity, affordability, and ease of administration are addressed.

4.3 Existing Rate Structure

4.3.1 Water Rate Structure

Consistent with industry rate structures, the City's water rate structure comprises of both Minimum Charge and Volumetric Charge components. The water rate structure includes the following two components:

- Minimum Charge (Fixed Charge) and
- Volume Charge (Volumetric Charge).

The revenues derived from the above charges are collectively referred to as **"Water Service Revenues."**

- **Minimum Charge:** The existing Minimum Charge for all customer classes is the same for all meter sizes.
- **Volume Charge:** The existing Volume Charge is based on the quantity of water used by the customers.

Separate minimum charges and volume charges apply to inside and outside City customers. The existing water rate schedule for FY 2025 is presented in *Table W - 3* in Appendix 1.

4.3.2 Sewer Rate Structure

The City's wastewater rate structure also comprises of both Fixed Charge and Volumetric Charge components. The wastewater rate structure includes the following two components:

- Minimum Charge (Fixed Charge),
- Volume Charge (Volumetric Charge); and

The revenues derived from all these three sources are collectively referred to as **"Wastewater Service Revenues."**

- **Minimum Charge:** The existing Minimum Charge for all retail customers is the same for all meter sizes.
- **Volume Charge:** The existing volume wastewater charge is based on the quantity of water used by the customer classes.

Separate minimum charges and volume charges apply to inside and outside City customers. The existing wastewater rate schedule for FY 2025 is presented in *Table S - 3* in Appendix 2.

5.0 Water Utility

The financial plan and rate design were developed to meet all the funding obligations of the water utility, and to achieve the financial adequacy and equitable cost recovery discussed in Section 2.3.

The water utility financial plan was developed for the six-year forecast period of FY 2025 through FY 2030, and includes the following key components:

- Revenue projections (user rate revenues and non-rate revenues),
- Capital improvement program financing,
- Annual revenue requirement projections, and
- Annual proposed revenue increases

5.1 Water Revenue Projections Under Existing Rates

The water utility revenues are derived from the following sources:

- Water Service Revenues (Minimum and Volume Charge)
- Other Revenues

As a first step in the development of the financial plan, Water Service Revenues under the FY 2025 existing rates are projected for the forecast period.

5.1.1 Water Revenue Under Existing Rates

As described in Section 3.3.1, the Water Service Revenue consists of two charge components. For each of the two components, revenues are projected based on billing units and applicable existing rate schedules. The billing units necessary to compute the Minimum Charge revenues are the *number of accounts* based on customer class. The billing units necessary to compute the Volume Charge are the *annual water usage* by customer class and by applicable blocks of usage.

5.1.1.1 Projection of Customer Accounts

Typically, historical billing units are reviewed and used to project billing units for the forecast period. The project team reviewed historical accounts and average usage trends for each customer class.

Based on the review of historical trends, two annual adjustment factors were applied to project billing units for the forecast period. The two adjustment factors applied at the customer class level are *accounts growth rate* and *usage factor*. The number of Residential and Commercial accounts inside the City boundary, and Residential accounts outside the City boundary are projected to grow while all other customers are anticipated to remain at the FY 2024 level.

The total number of water accounts is anticipated to increase from about 21,676 in FY 2025 to about 22,225 in FY 2030, at an overall annual system growth rate of 0.5%. *Table W - 1* in Appendix 1 presents the historical and projected annual number of water accounts for the period of FY 2023 through FY 2030.

Figure 5-1 presents both the historical and projected number of accounts for the water utility.

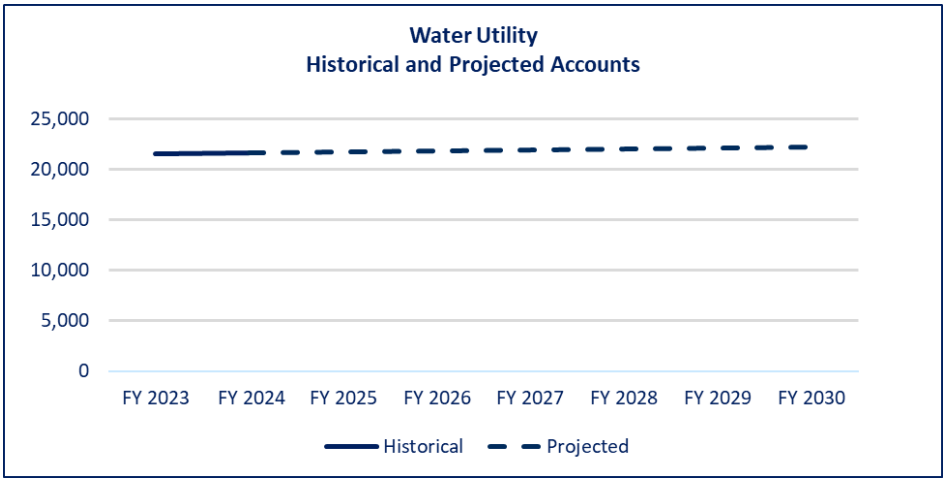


Figure 5-1 - Historical and Projected Water Accounts

5.1.1.2 Projection of Water Usage

Billed water volumes are projected based on estimates of the number of water accounts and the average billed usage per account. Average water use per account is determined based on historical usage. The historical usage per account for all customer classes varies each year between FY 2021 and FY 2024. The average use per account for FY 2025 is projected to remain at the FY 2024 levels.

Total system water usage is projected to increase from 14,095,000 hundred gallons (Hgals) in FY 2025 to 14,446,600 Hgals in FY 2030.

Table W - 2 in Appendix 1 presents the historical and projected annual volume for the period of FY 2023 through FY 2030.

Figure 5-2 presents both the historical and projected annual billed volume for the water utility.

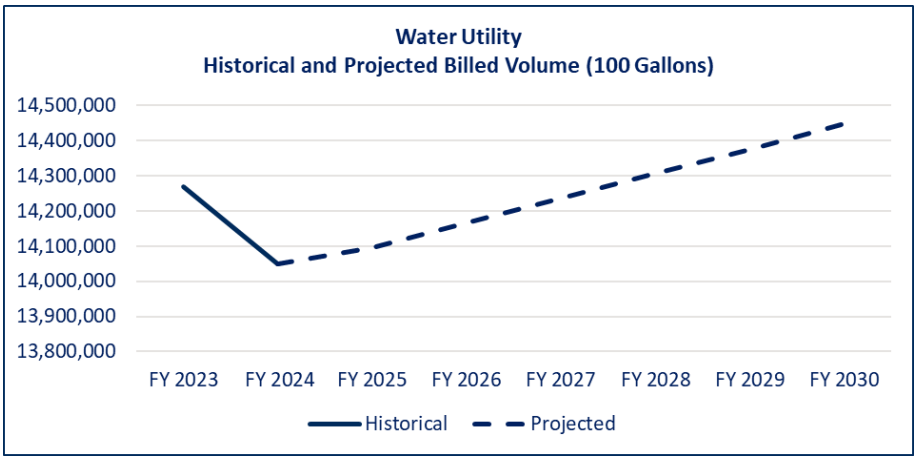


Figure 5-2 - Historical and Projected Water Billed Volume

5.1.2 Projection of Revenue Under Existing Rates

Water service revenues for the period FY 2025 through FY 2030 are projected for each charge component (minimum and volume) based on the projections of accounts and projected water usage for each customer class, and the application of the FY 2025 rate schedule for FY 2025 through FY 2030 revenues. Water service revenue under existing rates is projected to increase slightly from $12.1 million in FY 2025 to $12.4 million in FY 2030. This growth is due to increase in water sales due to the growth in the number of accounts over the study period. *Table W - 4* in Appendix 1 presents the historical and projected annual service revenues for the period of FY 2023 through FY 2030.

Figure 5-3 presents both the historical and projected annual service revenues under existing rates for the water utility.

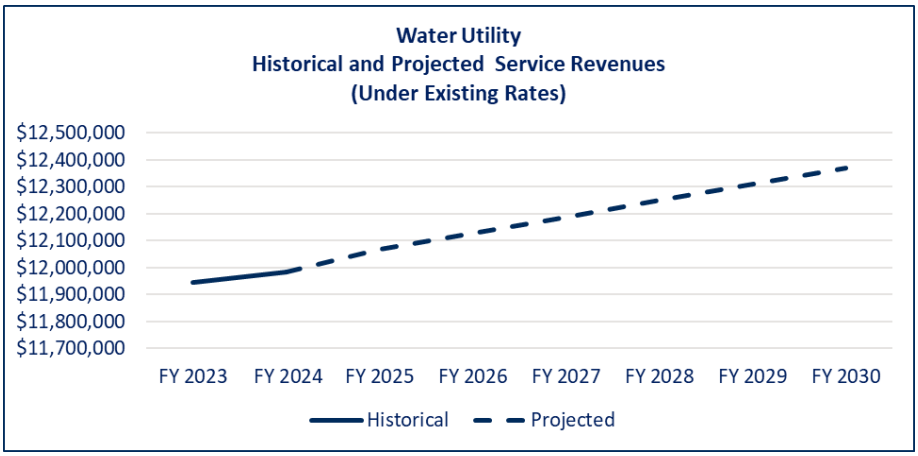


Figure 5-3 - Historical and Projected Water Service Revenue

5.1.3 Other Water Revenues

Historical and projected other revenue is presented in *Table W - 5*.

The annual revenues from water connection fees and miscellaneous fees for FY 2025 to FY 2030 are based on the FY 2025 budget and projected to remain fairly constant. *Table W - 5* in Appendix 1 presents the historical and projected annual service revenues for the period of FY 2023 through FY 2030. The expenses associated with utility billing and revenue collections are paid directly from the water utility, and the sewer utility reimburses the water utility for its share of these costs. This reimbursement is shown on Line 11 of *Table W - 5.*

Other revenues include:

- *Water Connection Fees*
- *Water Tap Fees*
- *Hydrant Fees*
- *Fines and Penalties*
- *Other Income*

5.2 Water Capital Improvements Program

The capital project costs provided by the City were based on 2024 dollars. Based on discussions with the City, the project costs are inflated at an annual rate of 3.0% to accurately reflect the costs of projects for FY 2025 and beyond. The water utility Capital Improvement Plan (CIP) provides for a total of $20.9 million of investments during the study period of FY 2025 through FY 2030 which is shown in *Table W - 6* in Appendix 1. The CIP is expected to be financed from a funding mix of cash financing from service revenue and connection fees.

5.3 Water Revenue Requirements

Projection of reliable revenue requirements includes:

(1) operation and maintenance expenses;

(2) expenditures for routine capital and major capital improvements met from annual revenues;

(3) transfer to General Fund and reserves; and

(4) debt service payments to Tri-county.

The projections of annual revenue requirements for the study period is discussed in this section.

5.3.1 Water Operation and Maintenance Expenses

The operations and maintenance expenses (O&M) expenses for the water utility include the annual expenses associated with purchased, storage and distribution, meters and services, and billing, collection and accounting. These expenses include personnel costs (salaries and benefits), costs for materials and supplies, fuel and electrical power costs, and contract services.

The FY 2025 O&M budget provided by the City was used as the baseline for projection of O&M expenses for the study period. Based on historical O&M costs, industry experience, and discussions with the City management, appropriate escalation factors were applied to various categories of costs to project future annual O&M expenses. Annual escalation factors used for major cost categories include the following:

- Salaries: 3.00%
- Benefits: 5.00%
- Power: 2.00%
- Chemicals and Fuel: 5.00%
- Meters and All Other: 2.00%
- Purchased Water: 5.00%

The annual O&M expenses for the water utility are budgeted at $8.1 million in FY 2025 and are projected to grow to $9.9 million by FY 2030. *Table W - 7* in Appendix 1 presents a summary of total historical and projected operation and maintenance expense for the period FY 2023 through FY 2030.

Figure 5-4 presents the historical and projected O&M expenses for the water utility.

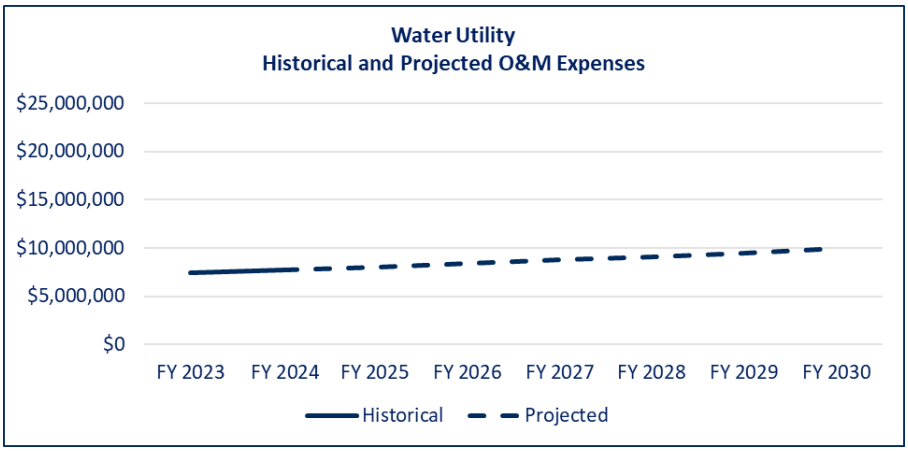


Figure 5-4 - Projected Annual Water O&M Expenses

5.3.2 Capital Outlay

Expenditures for routine capital additions include those costs that tend to be routinely incurred each year for normal replacement, extensions, and minor improvements. Since the costs of these improvements are a continuing expense to be met each year, the utility should finance these expenditures from current water revenues. Line 28 in *Table W - 7* in Appendix 1 presents the capital outlay for the period FY 2023 through FY 2030.

5.3.3 Water Debt Service Requirements

The water utility does not currently have any outstanding debt service obligations. In addition, the City does not anticipate any debt issuances during the study period.

5.3.4 Water Cash Financed Capital

The capital improvement financing plan which summarizes the projected source and application of funds over the six-year study period anticipates that the proposed capital improvements will be financed from a combination of annual operating revenue, the trade in value of replaced assets, connection fee revenue and estimated interest earnings. *Table W - 8* in Appendix 1 presents the sources of funding for the water capital improvement program.

All funds available to meet both operating and capital related costs are held in the Water Utility Fund, therefore it is not anticipated that there are unencumbered cash and investments available to assist in the financial plan other than revenue from the Water Utility Fund as shown on Line 1.

Cash financing of capital improvements from annual revenues is expected to total $20,903,600 for the study period as indicated on Line 2 in *Table W - 8* which presents the sources of funding for the water capital improvement program. Other sources of funds available to meet major capital improvement expenditures are revenue from the trade in value of replaced assets, connection fees and interest income on capital funds. Interest income, which is shown on Line 9, recognizes an assumed 0.5 percent annual interest rate. Line 6 shows the total of all funds available to finance the capital improvement program.

The application of funds shows that $20,491,600 in major capital improvements expenditures are projected over the plan period. Line 9 shows the total of all fund applications and the resulting end of year balance is shown on Line 10.

5.4 Water Proposed Revenue Adjustments

The annual revenue adjustments that are needed to achieve the defined financial performance objectives are determined by evaluating the funding gap between the projected annual revenue requirements and the projected revenues under existing rates. *Table W - 9* in Appendix 1 provides a summary of the revenue and revenue requirements (financial plan) for the study period.

Projected Revenue Under Existing Rates: Line 1 indicates that under existing FY 2025 rates, water utility revenues will increase from $12.1 million in FY 2025 to $12.4 million in FY 2030.

Projected Other Revenues: Line 8 indicates that the other revenues are anticipated to remain constant at $328,800 from FY 2025 to FY 2030.

Projected Transfers: Lines 14 to 17 indicate that the total annual transfers for the water utility are anticipated to decrease from $5.16 million in FY 2025 to $4.30 million in FY 2030.

The City makes payments to Tri-County Water Authority for State Revolving Fund (SRF) loan issues for rehabilitation/replacement of the transmission main that delivers water to Blue Springs and expansion at Tri-County's water treatment plant. The transfer of payments to Tri-County is shown on Line 17 of Table W - 9.

Projected Expenses: Line 18 indicates the total annual expenses for the water utility are anticipated to increase from $14.5 million in FY 2025 to $16.3 million in FY 2030.

Funding Gap: The cash flow analysis indicates that the sum of revenues under existing rates and the other revenues is not adequate to fund the projected annual revenue requirements, thereby causing an operating deficit.

Proposed Revenue Adjustments: To address the funding gap in the water utility, a series of revenue adjustments are proposed as follows:

- FY 2026: 2% effective (October 1, 2025)
- FY 2027: 2% effective (October 1, 2026)
- FY 2028:2% effective (October 1, 2027)
- FY 2029: 2% effective (October 1, 2028)
- FY 2030: 2% effective (October 1, 2029)

Lines 2 through 6 present the amount of additional revenues generated each year with the proposed magnitude and timing of revenue adjustments.

Figure 5-5, on the following page, presents the projected revenue and revenue requirements through FY 2030 for the water utility.

The Water utility is estimated to have over 847 days of cash on hand in the Emergency Reserve Fund at the end of FY 2025. It is projected that the cash balance will be lowered to 92 days by FY 2030 under the proposed revenue increases.

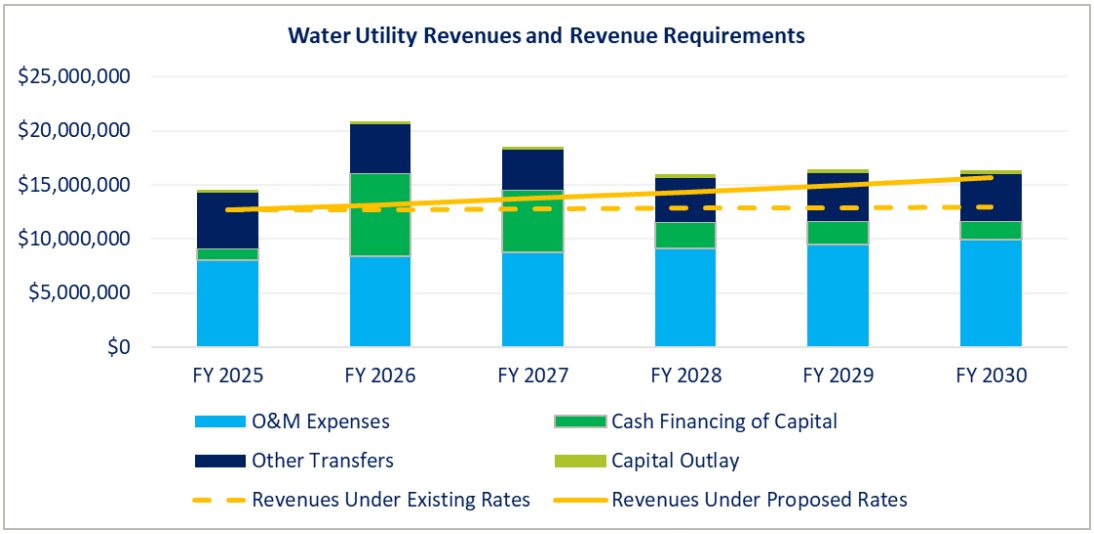


Figure 5-5 - Water Revenues and Revenue Requirements

The City's Enterprise Fund Policy requires the following minimum balance requirements for each of the following funds:

- **Capital Replacement Reserve:** An amount equal to one year of depreciation expense. The required deposits are shown on Line 15 of *Table W - 9*.
- **General Fund**: An annual service fee based on the estimated General Fund expenditures that represent direct services provided to the water utility, less those services that are directly billed. It is anticipated that the service fee will be 17 percent of projected operation and maintenance expense. This transfer is shown on Line 16.
- **Emergency Reserve Balance**: A cash balance of at least 90 days of operation and maintenance expenses to provide for unforeseen fluctuations in revenues and expenses.

As shown in *Table W - 9*, the proposed annual revenue adjustments will allow the water utility to meet the minimum fund balance requirements for all funds through FY 2030.

5.5 Water Cost of Service

A key step to developing an equitable rate structure involves the cost of service analysis. The financial plan discussed in sub sections 4.1 through 4.4 provides an estimate of the total annual revenue requirements for a given fiscal year. The cost of service analysis provides a mechanism to defensibly allocate the total annual revenue requirements to the various customer classes.

The cost of service is typically performed for a single year, referred to as the "Test Year" for which the rates are to be designed. The test year for which the cost of service study was performed is FY 2028.

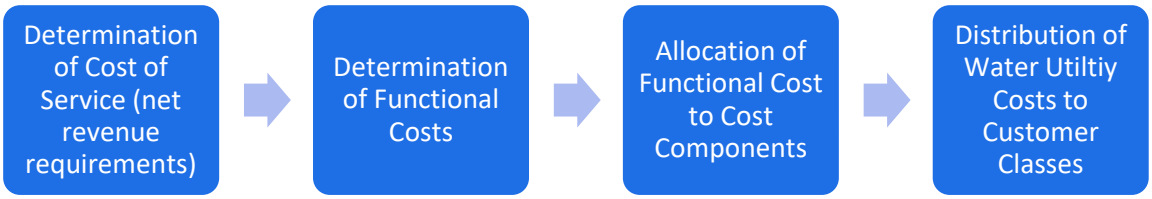


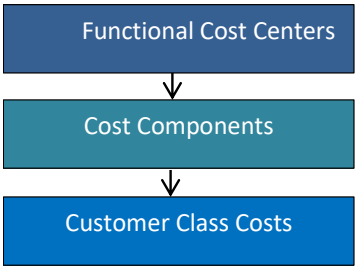
Figure 5-6 - Key Components to the Cost of Service Analysis

5.5.1 Determination of Cost of Service

The first step is to determine the cost of service that is to be recovered from user rates and charges. As briefly discussed in Section 3.3, cost of service is defined as, and synonymous with, the "net revenue requirement" that is to be recovered for the test year through user rates and charges. *Table W - 10* in Appendix 1 presents the derivation of the cost of service to be recovered through water charges. As Line 15 in *Table W - 10* indicates, the water cost of service for FY 2028 is projected to be $13.8 million. This cost of service consists of $8.5 million of net O&M expense and $5.3 million of net capital costs.

5.5.2 Determination of Functional Costs

As a basis for developing an equitable rate structure, the test year cost of service should be allocated to the various customer classes according to respective service requirements.



The basic underlying principle in developing cost of service rates is the determination of what elements in a water system are responsible for causing the level of revenue requirements that is needed. To allocate the costs to customer classes, first the operating and capital costs of service are aggregated into "Functional Cost Centers." The functional costs are then further allocated to cost components. Each component cost is then apportioned to customer classes.

Functional Cost Centers

Functional cost centers of a water utility represent the activities that contribute to the incurrence of O&M and capital costs. For a water utility, they often include source of *water supply*, *pumping, treatment, storage, distribution, meters, billing,* and *other administration* costs. Both the O&M and capital costs defined for the Test Year, discussed in 4.5.1, need to be allocated to functional cost centers.

Functional Costs

The **capital costs** associated with the functional cost centers are determined using detailed fixed assets data, provided by the City, for each class of asset that is currently in service, construction work in progress and projected capital improvement program for the test year. The total value of the fixed assets (referred to as "Net Plant Investment") in the system is usually presented as Original Cost Less Depreciation ("OCLD"). The total estimated OCLD of the water system is $24.6 million, as presented in Line 9 in *Table W - 11* in Appendix 1. This plant investment data is subsequently used as a basis for the allocation to cost components, discussed in the following subsection 5.5.3.2.

The **O&M costs** for the Test Year are allocated to the various functional cost centers based on the specific nature of costs. The allocation of the projected O&M cost of service (net operating revenue requirement) of $8.5 million, to the various functional cost centers, is presented in *Table W - 12* in Appendix 1.

The various cost elements of water service are assigned to functional cost components as the first step in the subsequent distribution of the costs of service to customer classes.

5.5.3 Allocation of Costs to the Functional Cost Components

The principal functional cost components consist of *Base Costs*, *Extra-Capacity Costs*, and *Customer Costs.*

Base costs are those which vary directly with the quantity of water used, as well as those costs associated with serving customers under average load conditions without the elements necessary to meet water use variations or peak demands. Base costs include purchased power and treatment chemicals, and other operating and capital costs of the water system associated with serving customers to the extent required for a constant, or average annual rate of use.

Extra-Capacity costs represent those operating costs incurred due to demands in excess of average, and capital related costs for additional plant and system capacity beyond that required for the average rate of use. Total extra capacity costs are subdivided into costs associated with maximum day and maximum hour demand.

Customer Costs are defined as costs which tend to vary in proportion to the number of customers connected to the system. These include meter reading, billing, collection and accounting costs, and maintenance and capital charges associated with meters and services.

Fire Protection costs reflect operating expense and capital costs associated with public and private fire protection.

The delineation of costs of service into these principal categories provides the means of further allocating such costs to the various customer classes based on the respective base, extra capacity, and customer service requirements of each customer class.

5.5.3.1 Water Utility Allocation to Cost Components

The water utility is comprised of a variety of service facilities, each designed and operated to fulfill a given function. In order to provide adequate service to its customers at all times, the utility must be capable of not only providing the total amount of water used, but also supplying water at maximum rates of demand.

Since all customers do not exert their maximum demand for water at the same time, capacities of water facilities are designed to meet the peak coincidental demands that all classes of customers, as a whole, place on the system. For every water service facility on the system, there is an underlying average demand, or uniform rate of usage exerted by the customers for which the base cost component applies. For those facilities designed solely to meet average day demand, costs are allocated 100% to the base cost component. Extra capacity requirements associated with coincidental demands in excess of average use are further related to maximum daily and maximum hourly demands.

Analysis of historical system maximum day and maximum hour demands to average day demands results in appropriate ratios for the allocation of capital costs and operating expenses to base and extra capacity cost components. A maximum day to average day ratio of 1.68 is used based on experienced demands in the water system. This indicates that approximately 55.6% of the capacity of facilities designed and operated to meet maximum day demand is required for average or base use. Accordingly, the remaining 44.4% is required for maximum day extra capacity requirements.

The costs associated with facilities required to meet maximum hour demand are allocable to base, maximum day extra capacity, and maximum hour extra capacity. A ratio of maximum hour to annual average day water use of 3.22is used, based on demands experienced by the system. This ratio indicates that 39.7% of the capacity of facilities designed and operated for maximum hour demand is needed for average or base use, while 31.7% is utilized for maximum day extra capacity uses, and the remaining 28.6% is required to meet maximum hour extra capacity demand in excess of maximum day needs.

5.5.3.2 Allocation of Net Water Plant Investment

The estimated test year net plant investment in water facilities consists of net plant in service as of September 30, 2024, the FY 2025 construction work in progress, and the estimated cost of proposed capital improvements expected to be in service by the end of FY 2028. The total estimated OCLD of the water system is $24.6 million, as presented in Line 8 in *Table W - 11* in Appendix 1.

Plant investment is allocated to cost components on a design basis recognizing the principal component governing the design of the facility. Land for transmission and distribution mains is often sized principally to meet annual supply requirements in total and therefore, investment in this asset is allocated 100 percent to the base component. The distribution pumping equipment and transmission mains are designed primarily to meet maximum day requirements and are therefore, allocated to 55.6 percent to the base cost function and 44.4 percent to the maximum day extra capacity cost component. Treated water storage, shown on Line 3, principally serves to meet maximum hour extra capacity requirements. Therefore, an estimated 90 percent of the value of these facilities is allocated directly to the maximum hour extra capacity cost component, with the balance assigned to the base cost function.

The small water distribution mains principally serve to meet the maximum hour requirements and typically would be allocated to base, maximum day and maximum hour cost components. In an effort to increase the amount of revenue recovered from the monthly minimum charge to increase revenue stability, it is recommended that the extra capacity costs associated with distribution mains be allocated to meters and services. Accordingly, the estimated value of these facilities is allocated 39.7 percent to base and 60.3 percent to meters and services.

General plant includes facilities not directly allocable to a specific cost function, the value of which is allocated to cost components on Line 7 in proportion to the total of the preceding items of plant value.

Projected test year net capital costs, totaling $ 5,258,800 are assigned to the functional cost components on the basis of the allocation of plant investment and are shown on Line 9 of *Table W - 11*.

5.5.3.3 Allocation of Water Utility Operating Expenses

Table W - 12 in Appendix 1 presents the allocation of operation and maintenance expense to functional cost components. Total test year operation and maintenance expense, as shown on Line 16 of this table, amounts to $8.5million. Operating expenses are allocated to functional cost components in generally the same manner as plant investment.

5.5.4 Distribution of Water Utility Costs to Customer Classes

The total cost responsibility of each class of service may be established by developing unit costs of service for each cost function and assignment of those costs to the customer classes based on the respective service requirement to each. To properly recognize the cost of service, each customer class is allocated its share of base, extra capacity and customer costs.

5.5.4.1 Water Customer Classification

For purposes of cost of service analysis and rate design, the water system's customers are classified to reflect groups of customers with similar service requirements who can be served at a similar average cost and the classification used by the City for record keeping purposes. The specific categories for inside City retail service include residential, commercial, and industrial. Outside City customer classes include residential and commercial. Fire protection consists of public and private fire protection. Public fire protection reflects public fire hydrants and private fire protection reflects connections for fire suppression units inside private buildings.

5.5.4.2 Water Units of Service

Derivation of the responsibility of customer classes for costs of service require that each class be allocated a portion of the volume and customer costs of service according to their respective service requirements.

The cost of service responsibility for base costs varies with the annual volume of water usage and is distributed to customer classes on that basis. Extra capacity costs are those costs associated with meeting peak rates of water use and are distributed to customer classes on the basis of their respective system capacity requirements in excess of average requirement rates. Customer costs, which consist of meter related costs, billing, collection and accounting costs, are allocated on the basis of the number of equivalent meters and monthly bills.

The estimated units of service for the various customer classifications are presented in *Table W - 13* in Appendix 1. Estimates of test year annual water volumes, shown in Column 1, are based on the projections of total water sales for the test year FY 2028. Average daily water use is presented in Column 2. Columns 3 through 8 present the estimated maximum day and maximum hour capacity factors for each customer class, the resulting demands, and extra capacity requirements, respectively. Estimates of peak requirements are based upon an analysis of historical monthly billing data.

Customer related meter and service costs are allocated on the basis of the number of equivalent 3/4 inch meters serving each customer class. The number of equivalent meters in each customer class (Column 9) is estimated by relating typical costs for meters and services larger than 5/8 inch in size to the typical cost of a 3/4 inch meter and its related service line. Customer billing and accounting costs are distributed to classes on the basis of the number of bills for each customer class in Column 10.

Fire protection costs are either direct or demand related. Direct costs are specifically identified as fire protection costs in the allocation of operating and capital costs to cost components. Units of service for direct fire protection costs are represented by the number of hydrants and private fire connections in the system. Demand related fire protection costs represent the portion of extra capacity costs related to meeting potential fire demands. Total system fire demands recognize fire flow standards of the Insurance Services Office. Fire demand quantities have been assigned to public and private fire protection on the basis of the number of equivalent 6-inch hydrants.

5.5.4.3 Water Utility Customer Class Costs of Service

Unit costs of service are developed by dividing the total cost allocated to each functional cost component by the total applicable units of service. The customer class responsibility for service is obtained by applying unit costs of service to the number of units for which the customer class is responsible.

Table W - 14 in Appendix 1 shows the development of the unit costs of service applicable to each cost function. Lines 1 through 3 summarize the units of service developed in *Table W - 13*. Total allocated costs or investment shown on Lines 4, and 6 were previously developed in *Table W - 12* and Table W - 11 respectively. Unit costs of service for each component are determined by dividing the allocated cost or investment by the total units of service. These unit costs applied to the respective units of service shown on Line 1 and 2 determine the allocated total costs of service for inside and outside City customers (Lines 9 and 10).

Table W - 15 shows the allocation of cost of service to the City's customers. Costs are allocated to various customer classes by applying the appropriate unit cost of service to the respective service requirements of each customer class.

Table W - 16 shows allocated and adjusted cost of service by customer class, revenue under existing rates, and the indicated revenue adjustment by each class. Costs associated with public and private fire protection are not recovered through direct charges; therefore, the cost of service for these classes are reallocated to all other retail customers in proportion to their allocated cost of service as shown in Column 2. The test year adjusted cost of service, reflecting the reallocation of these costs, is shown in Column 3. The indicated increase or decrease in revenue required to meet adjusted cost of service is shown in Column 5 Table W - 16.

6.0 Water Rate Design

The principal consideration in establishing water rate schedules is to establish rates to customers to recover costs that reasonably commensurate with the cost of providing water service. Theoretically, the only method of assessing entirely equitable rates for water service would be the determination of each customer's bill based upon each customer's particular service requirements. Since this is impractical, schedules of rates are normally designed to meet average conditions for groups of customers having similar service requirements. Rates should provide for equitable cost recovery, ease of customer understanding and be simple to administer.

The revenue requirements and cost of service allocations described in the preceding sections provide the basis for adjusting water rates. The revenue requirements reflect the need for adjustment and the level of revenue required. The cost of service analysis provides the unit costs of service used in the rate design process and gives a basis for determining whether resultant rates will develop revenues which recover costs of service from customer classes in proportion to service required and provide the total level of revenue required.

6.1 Existing Water Rates

The existing schedule of rates for water service became effective on October 1, 2024. These rates consist of a monthly minimum charge plus a volume charge. The residential class has a 3-tier inclining volume charge while the commercial class has a uniform volume charge. It is the current practice of the City to bill outside City water customers at rates that are 2.0 times those applicable to inside City water customers. The existing water rate structure is described in Section 3.3.1. The existing schedule of base and volumetric water rates is shown in Table W - 3.

6.2 Proposed Water Rates

The cost of service analysis described in the preceding sections of this report provides a basis for the design of a schedule of water rates to meet those costs. Proposed water minimum charges and volume rates have been designed to meet the test year allocated costs of service and are presented in Table W - 17. Water billings shown for the test year FY 2028 are anticipated to be recovered under the third of three projected annual rate adjustments assumed to be implemented on October 1 of the years FY 2026, FY 2027, and FY 2028.

In developing proposed schedules of water rates, it must be recognized the cost of service studies are the result of engineering estimates, based to some extent upon judgment and experience, and detailed results should not be used as literal and exact answers but as guides for potential rate adjustments. Practical considerations such as previous rate levels, bill impact on customers, and magnitude of cost of service shifts among customer classes, and past local practices are commonly recognized in making rate adjustments.

A comparison of estimated test year revenue under the proposed rates with allocated costs of service for each of the customer classes is presented in Table W - 18 in Appendix 1. This comparison indicates the proposed rates will recover revenues from inside and outside City customer groups reasonably commensurate with the cost of service and practical considerations previously noted.

To better reflect the total effect the proposed rates have on customer bills, a comparison of typical inside city and outside city customer water charges under existing rates and the rates proposed to become effective October 1, 2027, is presented in Table W - 19.

7.0 Sewer Utility

The financial plan and rate design were developed to meet all the funding obligations of the sewer utility, and to achieve the financial adequacy and equitable cost recovery discussed in Section 2.3.

The sewer utility financial plan was developed for the six-year forecast period of FY 2025 through FY 2030, and includes the following key components:

- Revenue projections (user rate revenues and non-rate revenues),
- Capital improvement program financing,
- Annual revenue requirement projections, and
- Annual proposed revenue increases

7.1 Sewer Revenue Projections Under Existing Rates

The wastewater utility revenues are derived from the following sources:

- Sewer Service Revenues (Minimum and Volume Charge)
- Other Revenues

As a first step in the development of the financial plan, Wastewater Service Revenues under the FY 2025 existing rates are projected for the forecast period.

7.1.1 Sewer Revenue Under Existing Rates

As described in Section 3.3.2, the Sewer Service Revenue consists of two charge components. For each of the two components, revenues are projected based on billing units and applicable existing rate schedules. The billing units necessary to compute the Minimum Charge revenues are the *number of accounts* based on customer class. The billing units necessary to compute the Volume Charge are the *annual sewer billed volumes* by customer class.

7.1.1.1 Projection of Customer Accounts

Typically, historical billing units are reviewed and used to project billing units for the forecast period. The project team reviewed historical accounts and billed volume trends for each customer class.

Based on the review of historical trends, two annual adjustment factors were applied to project billing units for the forecast period. The two adjustment factors applied at the customer class level are *accounts growth rate* and *volume factor*. Similar to the water utility, the number of Residential and Commercial accounts inside the City boundary, and Residential accounts outside the City boundary are projected to grow while all other customers are anticipated to remain at the FY 2024 level.

The total number of sewer accounts is anticipated to increase from about 23,065 in FY 2025 to about 23,646 in FY 2030, at an overall annual system growth rate of 0.5%. Table S - 1 in Appendix 2 presents the historical and projected annual number of accounts for the period of FY 2023 through FY 2030.

Figure 7-1 presents both the historical and projected number of accounts for the wastewater utility.

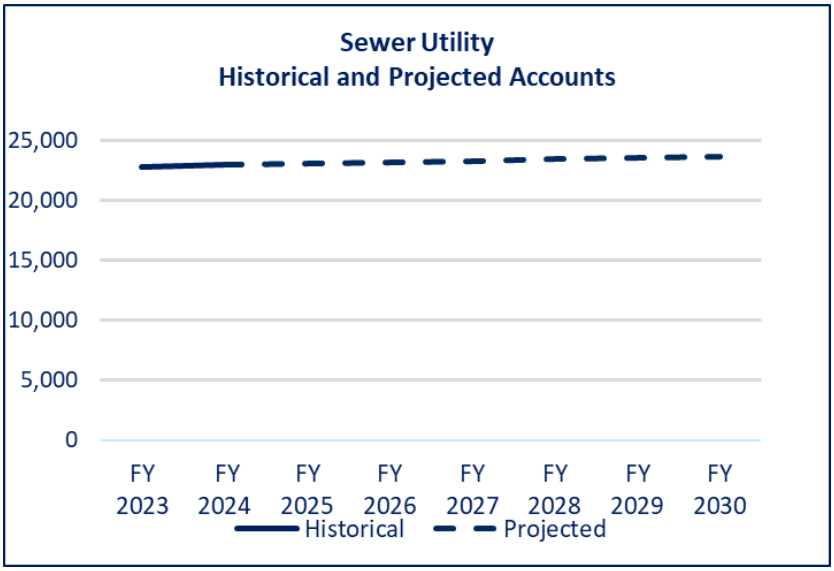


Figure 7-1 - Historical and Projected Sewer Accounts

7.1.1.2 Projection of Sewer Volume

Billed sewer volumes are projected based on estimates of the number of wastewater accounts and the average billed volume per account. Average billed volume per account is determined based on historical billed volume. The historical billed volume per account for all customer classes varies each year between FY 2023 and FY 2024. The average billed volume per account for FY 2025 is projected to remain at the FY 2024 levels for all customer classes.

Total system sewer billed volume is projected to increase from 16,259,600 hundred gallons (Hgals) in FY 2025 to 16,550,900 Hgals in FY 2030. Table S - 2 in Appendix 2 presents the historical and projected annual volume for the period of FY 2023 through FY 2030.

Figure 7-2 presents both the historical and projected annual billed volume for the sewer utility.

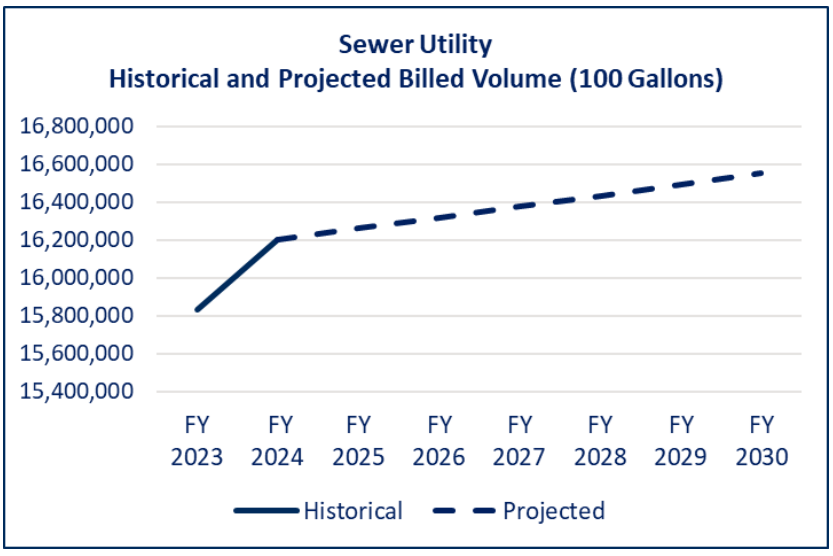


Figure 7-2 - Historical and Projected Wastewater Billed Volume

7.1.2 Projection of Service Revenue Under Existing Rates

Sewer service revenues for the period FY 2025 through FY 2030 are projected for each charge component (minimum and volume) based on the projections of accounts and projected billed volume for each customer class and the application of the FY 2025 rate schedule for FY 2025 through FY 2030 revenues. Sewer service revenue under existing rates is projected to increase slightly from $10.5 million in FY 2025 to $10.7million in FY 2030. This growth is due to increase in sewer sales due to the growth in the number of accounts over the study period. Table S - 4 in Appendix 2 presents the historical and projected annual service revenues for the period of FY 2023 through FY 2030.

Figure 7-3 presents both the historical and projected annual service requirements under existing rates for the sewer utility.

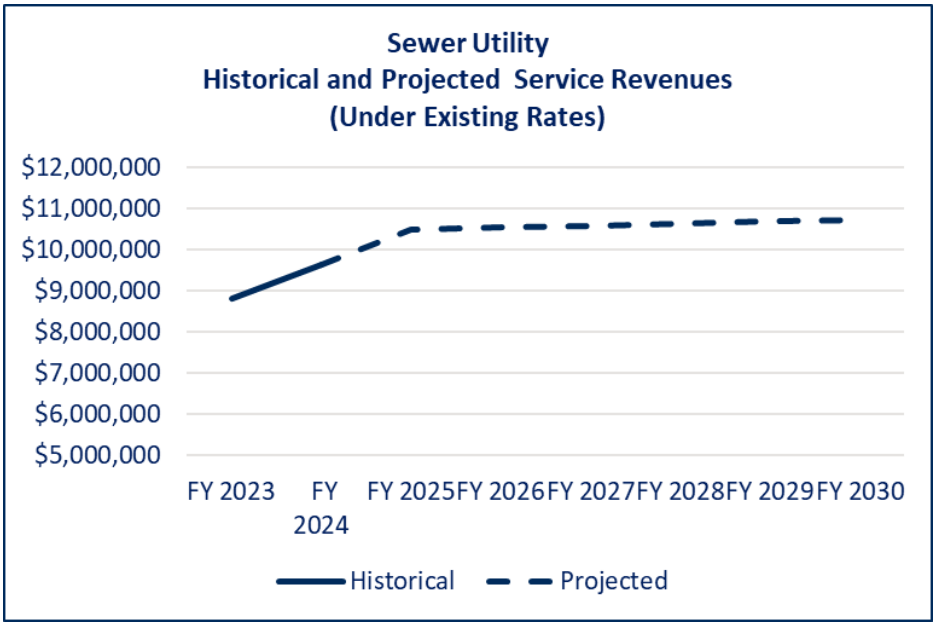


Figure 7-3 - Historical and Projected Sewer Service Revenue

7.1.3 Other Sewer Revenue

Historical and projected other revenue is presented in Table S - 5

The annual revenue from sewer miscellaneous fees for FY 2025 to FY 2030 are based on the FY 2025 budget and projected to remain fairly constant. Table S - 5 in Appendix 2 presents the historical and projected annual service revenues for the period of FY 2023 through FY 2030.

Other revenues include:
• *Tap Fees*
• *Fines and Penalties*
• *Other Income*

In 2010, the City obtained a direct loan through the Department of Natural Resources to fund an expansion to the City's Sni-A-Bar Wastewater Treatment Plant (WWTP). The City treats sewer flow from the City of Grain Valley, Missouri at the Sni-A-Bar WWTP and, in November 2009, entered into an agreement with the City of Grain Valley which provides that the City of Grain Valley pay for 47.5 percent of the debt issued for the expansion. This reimbursement is shown on Lines 1 and 2 of Table S - 5. In addition, the City issued Neighborhood Improvement Bonds in 2009 to fund the construction of a sanitary sewer collection system to transport wastewater to the Sni-A-Bar WWTP. The

projected reimbursement from property owners in the South Area Neighborhood Improvement District is shown on Line 9 and will end in 2029.

The City collects sewer flow from a subdivision in the City of Independence and transports the flow to the treatment plant in Little Blue Valley, Missouri. The revenue from this service is shown on Line 5. In 1971, the City entered into an agreement to provide sewer treatment service to the City of Grain Valley. Existing revenue from this service is shown on Line 7.

7.2 Sewer Capital Improvements Program

The capital project costs provided by the City were based on 2024 dollars. Based on discussions with the City, the project costs are inflated at an annual rate of 3.0% to accurately reflect the costs of projects for 2025 and beyond. The sewer utility Capital Improvement Plan (CIP) provides for a total of $25.9 million of investments during the study period of FY 2025 through FY 2030 which is shown in Table S - 6 in Appendix 2. The Capital Improvement Program consists of three categories of projects: Maintenance, Capital Improvements, and Equipment Replacement and is expected to be financed from a funding mix of cash finance from service revenue and tap fees.

7.3 Sewer Utility Revenue Requirements

Projection of reliable revenue requirements includes:

(1) system operation and maintenance expenses,

(2) debt service (consisting of principal and interest payments),

(3) expenditures for routine capital and major capital improvements met from annual revenues,

(4) transfers to the General Fund and reserves, and

(5) transfers to the Sewer Fund. The projections of annual revenue requirements for the period through is discussed in this section.

7.3.1 Sewer Operation and Maintenance Expenses

The operations and maintenance expenses (O&M) for the sewer utility include the annual expenses associated with sewer collection, pumping, treatment, and billing collection and accounting. These expenses include the total annual salaries and wages of personnel, cost for materials and supplies, fuel and electrical power costs, and other costs such as employee benefits, insurance, and contract services.

The FY 2025 O&M budget provided by the City was used as the baseline for projection of O&M expenses for the study period. Based on historical O&M costs, industry experience, and discussions with the City management, appropriate escalation factors were applied to various categories of costs to project future annual O&M expenses. Annual escalation factors used for major cost categories include the following:

- Salaries: 3.00%
- Benefits: 5.00%
- Power: 2.00%

- Chemicals: 5.00%
- Purchased Treatment: 6.50%
- All other: 2.00%

The annual O&M expenses for the wastewater utility are budgeted at $6.2million in FY 2025 and are projected to grow to $7.7 million by FY 2030. Table S - 7 in Appendix 2 presents a summary of total historical and projected operation and maintenance expense for the period FY 2023 through FY 2030. The City treats approximately 45 percent of its contribution sewer flow at the Sni-A-Bar treatment plant and transports the remaining 55 percent to the Little Blue Valley Wastewater Treatment Plant. The contracted expense is shown on Line 5 of Table S - 7.

Figure 7-4 presents the historical and projected O&M expenses for the wastewater utility.

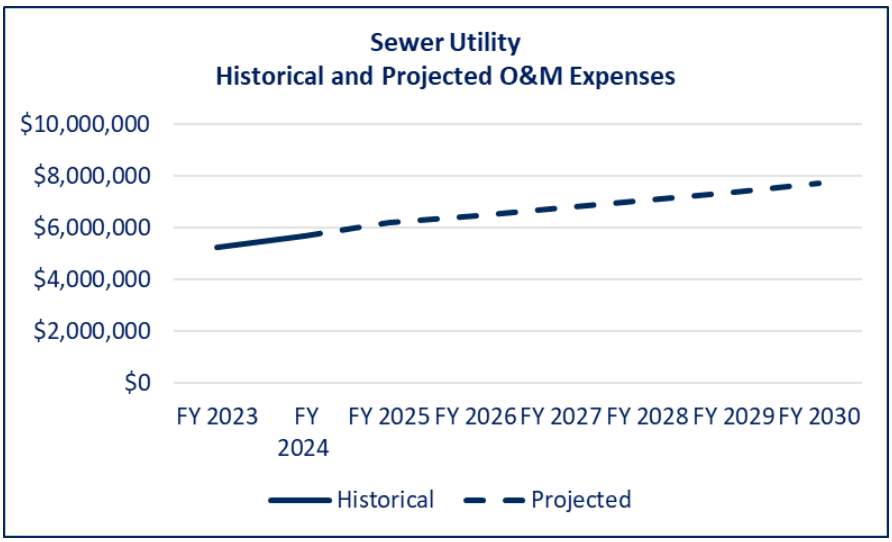


Figure 7-4 - Projected Annual Wastewater O&M Expense

7.3.2 Capital Outlay

Expenditures for routine capital additions include those costs that tend to be routinely incurred each year for normal replacement, extensions, and minor improvements. Since the costs of these improvements are a continuing expense to be met each year, the utility should finance these expenditures from current sewer revenues. Line 24 in Table S - 10 in Appendix 2 presents capital outlay expense for the period FY 2023 through FY 2030.

7.3.3 Sewer Debt Service Requirements

In 2010, the City issued Sewerage System Revenue Bonds through the State of Missouri's Direct Loan Program in the amount of $24,549,357 to fund the update and expansion of the Sni-A-Bar WWTP. The principal and interest payments for FY 2025 through FY 2030 are shown on Line 1 of Table S - 8. In 2018, the City issued General Obligation Refunding Bonds to refund the Series 2009 Bonds that matured on February 15, 2020 and thereafter. The principal and interest payments for FY 2025 through FY 2030 are shown in Line 2 in Table S - 8 in Appendix 2 which reflects the last payment on the 2018 refunding bonds in FY 2029.

It is projected that no new debt will be issued during the study period; however, the City intends to apply for a State Revolving Fund (SRF) funding in FY 2031 for the Sni-A-Bar wastewater treatment plant expansion project. The project costs are estimated to be $60,278,430 and will be shared by the City and Grain Valley.

7.3.4 Sewer Cash Financed Capital

The capital improvement financing plan which summarizes the projected source and application of funds over the six-year study period anticipates that the proposed capital improvements will be financed from a combination of annual operating revenue, the trade in value of replaced assets, sanitary tap fees and estimated interest earnings. Table S - 9 in Appendix 2 presents the sources of funding for the sewer capital improvement program.

All funds available to meet both operating and capital related costs are held in the Sewer Utility Fund, therefore it is not anticipated that there are unencumbered cash and investments available to assist in the financial plan other than revenue from the Sewer Utility Fund, as shown on Line 1.

Cash financing of capital improvements from annual revenues is expected to total $27,439,000 for the study period as indicated on Line 4. Other sources of funds available to meet major capital improvement expenditures are revenue from the trade in value of replaced assets, sanitary tap fees and interest income on capital funds. Interest income, which is shown on Line 5, recognizes an assumed 0.5 percent annual interest rate. Line 6 shows the total of all funds available to finance the capital improvement program.

The application of funds shows that $29,486,500 in major capital improvements expenditures are projected over the plan period.

Line 15 shows the total of all fund applications, and the resulting end of year balance is shown on Line 16.

7.4 Sewer Proposed Revenue Adjustments

The annual revenue adjustments that are needed to achieve the defined financial performance objectives are determined by evaluating the funding gap between the projected annual revenue requirements and the projected revenues under existing rates. Table S - 10 in Appendix 2 provides a summary of the revenue and revenue requirements (financial plan) for the study period.

Projected Revenue Under Existing Rates: Line 1 indicates that under FY 2025 existing rates, sewer utility revenues will increase from $10.5 million in FY 2025 to $10.8 million in FY 2030.

Projected Other Revenues: Line 7 indicates that the other revenues are anticipated to decrease from $1.2 million in FY2025 to $276,400 in FY 2030.

Debt service: Outstanding revenue bonds are presented on Line 12. Estimated debt service requirements on revenue bonds projected to be issued to help finance major capital program expenditures are shown on Line 13. As previously mentioned, it is projected that no new debt will be issued during the study period as shown.

Projected Transfers: Lines 21 to 24 indicate that the total annual transfers for the sewer utility are anticipated to increase from $798,500 in FY 2025 to $1.9 million in FY 2030.

Projected Expenses: Line 25 indicates the total annual expenses for the sewer utility are anticipated to range from a minimum of $13.9 million in FY 2030 to a maximum of 17.8 million in FY 2026.

Funding Gap: The cash flow analysis indicates that the sum of revenues under existing rates and the other revenues is adequate to fund the projected annual revenue requirements, however, the fund balance decreases each year thereby causing an operating deficit by FY 2033.

Proposed Revenue Adjustments: To address the funding gap in the sewer utility, a series of revenue adjustments are proposed as follows:

- FY 2026: 2.0% effective (October 1, 2025)
- FY 2027: 2.0% effective (October 1, 2026)
- FY 2028: 2.0% effective (October 1, 2027)
- FY 2029: 2.0% effective (October 1, 2028)
- FY 2030: 2.0% effective (October 1, 2029)

Lines 2 through 6 in Table S - 4 present the amount of additional revenues generated each year with the proposed magnitude and timing of revenue adjustments.

Figure 7-5 presents the projected revenue and revenue requirements through FY 2030 for the sewer utility.

The Sewer utility is estimated to have over 1,201 days of cash on hand in the Emergency Reserve Fund at the end of FY 2025. Under the proposed revenue increases, is it projected that the cash balance will be lowered to 209 days by FY 2030.

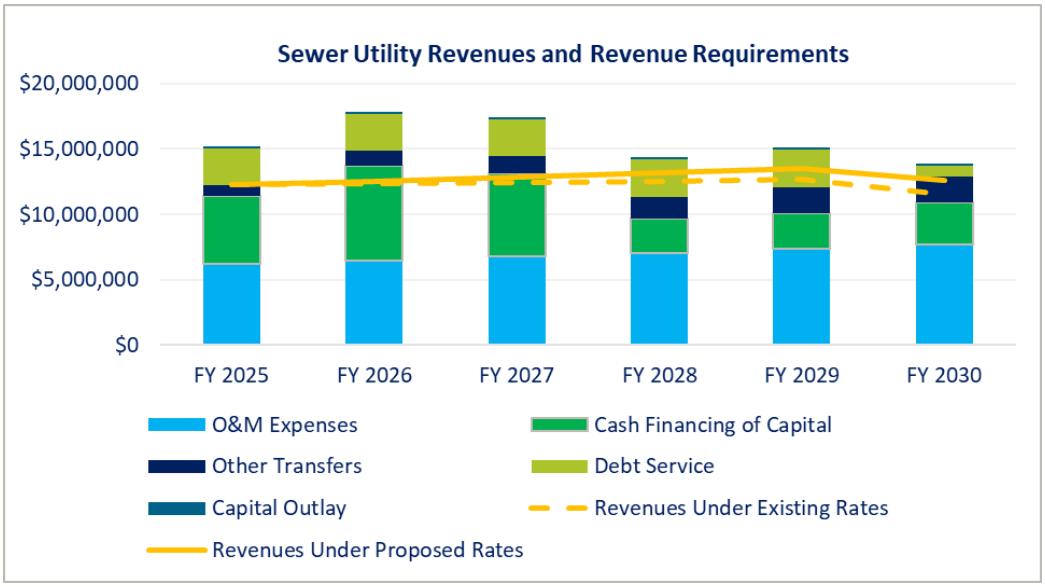


Figure 7-5 - Sewer Revenues and Revenue Requirements

The City's Enterprise Fund Policy requires the following minimum balance requirements for each of the following funds:

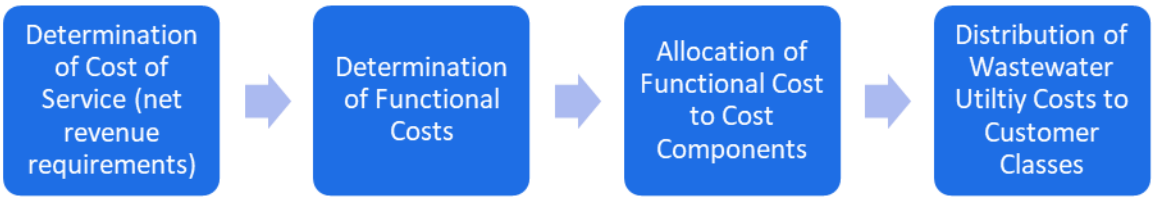
- **Capital Replacement Reserve:** An amount equal to one year of depreciation expense. The required deposits are shown on Line 22 of Table S - 10.
- **General Fund**: An annual service fee based on the estimated General Fund expenditures that represent direct services provided to the sewer utility, less those services that are directly billed. It is anticipated that the service fee will be 17 percent of projected operation and maintenance expense.
- **Emergency Reserve Balance**: A cash balance equal to 90 days of operation and maintenance expenses to provide for unforeseen fluctuations in revenues and expenses.

As shown in Table S - 10, the proposed annual revenue adjustments will allow the wastewater utility to meet the minimum fund balance requirements for all funds through FY 2030.

An additional consideration in measuring the adequacy of revenues is the provision of sufficient debt service coverage to meet the covenant requirements for the issuance of debt. The covenants for 2010 Sewage System Revenue Bonds provide that rates shall be maintained so as to provide funds which will provide net revenues available for debt service equal to at least 110 percent of the annual debt service requirement for all outstanding debt obligations. The ability of the sewer utility revenues to meet the rate covenant is shown in Lines 31 through 34.

7.5 Sewer Cost of Service

A key step to developing an equitable rate structure involves the cost of service analysis. The financial plan discussed in sub sections 6.1 through 6.4 provides an estimate of the total annual revenue requirements for a given fiscal year. The test year for which the cost of service study was performed is FY 2028.

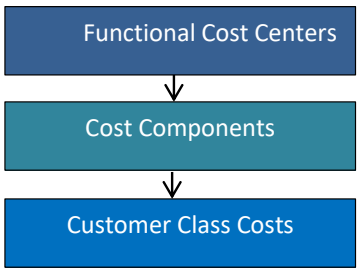


7.5.1 Determination of Cost of Service

The first step is to determine the cost of service that is to be recovered from user rates and charges. As briefly discussed in Section 3.3, cost of service is defined as, and synonymous with, the "net revenue requirement" that is to be recovered for the test year through user rates and charges. Table S - 11 in Appendix 2 presents the derivation of the cost of service to be recovered through the sewer charges. As Line 15 in Table S - 11 indicates, sewer cost of service for FY 2028 is projected to be $11.3 million. This cost of service consists of $6.8 million of net operation and maintenance expense and $4.5 million of net capital costs.

7.5.2 Determination of Functional Costs

As a basis for developing an equitable rate structure, the test year cost of service should be allocated to the various customer classes according to respective service requirements.



The basic underlying principle in developing cost of service rates is the determination of what elements in a wastewater system are responsible for causing the level of revenue requirements that is needed. To allocate the costs to customer classes, first the operating and capital costs of service are aggregated into "Functional Cost Centers." The functional costs are then further allocated to cost components. Each component cost is then apportioned to customer classes.

Functional Cost Centers

Functional cost centers of a wastewater utility represent the activities that contribute to the incurrence of O&M and capital costs. For a wastewater utility, they often include source of *collection*, *pumping, conveyance, treatment, disposal, meters, billing,* and *other administration* costs. Both the O&M and capital costs defined for the Test Year, discussed in 6.5.1, need to be allocated to functional cost centers.

Functional Costs

The **capital costs** associated with the functional cost centers are determined using detailed fixed assets data, provided by the City, for each class of asset that is currently in service, construction work in progress and projected capital improvement program for the test year. The total value of the fixed assets (referred to as "Net Plant Investment") in the system is usually presented as Original Cost Less Depreciation ("OCLD"). The total estimated OCLD value of the wastewater system is $65.9 million, as presented in Line 19 in Table S - 12 in Appendix 2. This plant investment is subsequently used as a basis for the allocation to cost components, discussed in the following subsection 7.5.4.1.

The **O&M costs** for the Test Year are allocated to the various functional cost centers based on specific nature of costs. The allocation of the projected O&M cost of service (net operating revenue requirement) of $6.8 million, to the various functional cost centers is presented in Table S - 13 in Appendix 2.

The various cost elements of wastewater service are assigned to functional cost components as the first step in the subsequent distribution of the costs of service to customer classes.

7.5.3 Allocation of Costs to the Functional Cost Components

The principal functional cost components consist of volume related costs, strength related costs, and customer related costs.

Volume costs are those which vary directly with the quantity of wastewater contributed. They consist of capital costs related to investment in system facilities which are sized on the basis of, or required because of, wastewater volume. This also includes operation and maintenance expense related to those facilities, and the expense of volume related treatment chemicals and purchased power.

Capacity related costs include capital costs related to investment in system facilities which are sized on the basis of, or required because of, maximum rates of sewer flow, and the operation and maintenance expense related to those facilities.

Customer costs are those which tend to vary in proportion to the number of customer bills or customers served. These include the wastewater utility share of customer related meter reading, billing, collection, and account expense.

The delineation of costs of service into functional components provides a means of distributing such costs to the various customer classes based on the respective total sewer volume, capacity, and customer cost requirements of each.

7.5.4 Sewer Utility Cost Allocation to Cost Components

In establishing the costs associated with each functional cost component, the net capital portion of the test year cost of service is distributed to cost functions based on an allocation of the estimated test year value of wastewater system facilities. Net operating expense is similarly allocated to cost functions based on the projected test year expense estimated for each wastewater system component.

7.5.4.1 Allocation of Net Sewer Plant Investment

The estimated test year value of sewer facilities consists of net plan in service as of September 30, 2024, the FY 2025 construction work in progress, and the estimated cost of proposed capital improvements expected to be in service by the end of FY 2028. Table S - 12 in Appendix 2 presents the allocation of the sewer utility's total estimated plant value less contributions on an original cost less depreciation value basis. Total plant investment is estimated to be $65.9 million as indicated by Line 19 of the Table S - 12.

Each item of plant investment is allocated to a functional cost component, or components, primarily in accordance with the function which determines the amount of investment. For example, the investment in the collection system is related to the maximum rates of sewer flow and therefore is allocated to the capacity cost component. Lift stations are also designed to meet peak hydraulic flows and are allocated to the capacity cost component as well. Treatment plant investment is allocated to volume to recognize that the investment is related to the treatment of variable rates of flow. Administration and general costs include facilities not directly allocable to a specific cost function, the value of which is allocated to cost components on Line 18 in proportion to the total of all other facilities.

Projected test year net capital costs, totaling $1,900,700, are assigned to the functional cost components on the basis of the allocation of plant investment and are shown on Line 20.

7.5.4.2 Allocation of Sewer Utility Operating Expenses

Table S - 13 in Appendix 2 presents the allocation of operation and maintenance expense to functional cost components. Total test year operation and maintenance expense, as shown on Line 17 of this table, amounts to $6.8 million. Operating expenses are allocated to functional cost components in generally the same manner as plant investment.

7.5.5 Distribution of Sewer Utility Costs to Customer Classes

The total cost responsibility of each customer class is determined by developing unit costs of service for each cost component and applying the unit costs to the respective service requirements of each class. In accomplishing this, each customer class is allocated the share of volume, capacity and customer costs for which it is responsible.

7.5.5.1 Sewer Customer Classification

For purposes of cost of service analysis and rate design, the sewer system's customers are classified to reflect groups of customers with similar service requirements who can be served at a similar average cost and the classification used by the City for record keeping purposes. The specific categories for inside and outside City retail service include residential, commercial, and industrial. Outside City customer classes include residential and commercial.

7.5.5.2 Sewer Units of Service

Derivation of the responsibility of customer classes for costs of service require that each class be allocated a portion of the volume, capacity, and customer costs of service according to their respective service requirements.

The cost of service responsibility for volume costs, which vary with the volume of sewer contributed to the sewer system, is distributed to customer classes on that basis. Capacity related costs are those costs associated with providing maximum capacity for sewer flows and are distributed to customer classes on the basis of estimated maximum rates of sewer flow. Customer costs, which consist of meter related costs, billing, collection and accounting costs, are allocated on the basis of equivalent meters and monthly bills.

The estimated test year service requirements or units of service for the various customer classes are shown in Table S - 14 in Appendix 2. Wastewater collected and treated consists of two elements: (1) sanitary sewer flow and (2) infiltration/inflow (I/I) of ground water into the sewers. Contributed wastewater flow is that portion of the annual water use and/or other flows from each customer class that are discharged to the sewer system. The balance of sewer flow processed by the treatment plants is assumed to comprise I/I. Based on a review of historical influent sewer flow at the Sni-A-Bar WWTP and billed volume, it is estimated that the test year amount of flow entering the sewers as I/I will average approximately 11 percent of the total volume transported by the sewer system. Each customer class should bear its proportionate share of the costs associated with I/I, as the sewer system must be adequate to convey and process the total sewer flow. Recognizing that the major cost responsibility for I/I is allocated on an individual connection basis, two-thirds of the projected I/I volume associated with the sewer collection system is allocated to customer classes based on the number of customers with the remaining one-third allocated on the basis of contributed volume entering the treatment plant through the sanitary sewer system. The I/I attributable to interceptors is allocated to all customer classes based on the total flow contributed to the sewer system.

Capacity requirements are based on estimated contributed wastewater and I/I rate of flow. The capacity units include a peak rate of contributed flow of 1.5 times the average, and peak rate of I/I of 4.0 times the average.

Meter related costs are allocated on the basis the number of equivalent ¾-inch meters serving each customer class which are shown in Column 5. The number of equivalent meters and services estimated for each customer classification is based upon the total number of various size meters connected to the water system by the respective classes and the ratio of the cost of various sized meters and services to the cost of a ¾-inch meter installation. Customer costs are distributed to classes on the basis of the number of bills rendered for each customer class as indicated in Column 6.

7.5.6 Sewer Utility Customer Class Costs of Service

Unit costs of service are developed by dividing the total cost allocated to each functional cost component by the total applicable units of service. The customer class responsibility for service is obtained by applying unit costs of service to the number of units for which the customer class is responsible.

Table S - 15 in Appendix 2 shows the development of the unit costs of service applicable to each cost function. Lines 1 through 3 summarize the units of service developed in Table S - 14. Total allocated costs or investment shown on Lines 4 and 6 were previously developed in Table S - 13 and Table S - 12, respectively. Unit costs of service for each component are determined simply by dividing the allocated cost by the total units of service. These unit costs applied to the respective units of service shown on Line 1 and 2 determine the allocated total costs of service for inside and outside City customers (Lines 9 and 10).

Table S - 16 in Appendix 2 shows the allocation of cost of service to the City's customers. Costs are allocated to various customer classes by applying the appropriate unit cost of service to the respective service requirements of each customer class. Table S - 17 in Appendix 2 shows the resulting allocated cost of service by customer class, revenue under existing rates, and the indicated increase or decrease in revenue required to meet the allocated cost of service.

8.0 Sewer Rate Design

The principal consideration in establishing sewer rate schedules is to establish charges to recover costs that are reasonably commensurate with the cost of providing sewer service.

The revenue requirements and cost of service allocations described in the preceding sections provide the basis for adjusting sewer rates. The revenue requirements show the need for adjustment and the level of revenue required. This cost of service analysis provides the unit costs of service to be used in the rate design process and gives a basis for determining whether resultant rates will generate revenues which recover costs of service from customer classes in proportion to service required and provide the total level of revenue required.

8.1 Existing Sewer Rates

The existing schedule of rates for sewer service became effective on October 1, 2024. These rates consist of a monthly minimum charge, plus a volume charge. It is the current practice of the City to bill outside City sewer customers a minimum charge that is 2.0 times those applicable to inside City sewer customers. The volume charge for customers outside the City is equal to the inside City volume charge. The existing sewer rate structure is described in Section 3.3.2. The existing schedule of base and volume rates for wastewater service is shown in Table S - 3 in Appendix 2.

8.2 Proposed Wastewater Rates

The cost of service study described in preceding sections of this report provides a basis for the design of a schedule of sewer rates to meet those costs. Proposed sewer rates have been designed to meet the test year allocated costs of service and are presented in Table S - 18. Sewer billings shown for the test year FY 2028 are anticipated to be recovered under the third of three projected annual rate adjustments assumed to be implemented on October 1 of the years FY 2026, FY 2027, and FY 2028.

As already explained in Section 5.2, practical rate design should consider multiple factors including previous rate levels, customer bill impact, and magnitude of cost shifts among customer classes.

A comparison of estimated test year revenue under the proposed rates with allocated costs of service for each of the customer classes is shown in Table S - 19 in Appendix 2. This comparison indicates the proposed rates will recover revenues from inside and outside City customer groups reasonably commensurate with the cost of service and practical considerations previously noted.

To better reflect the total effect the proposed rates have on customer bills, a comparison of typical bills under existing rates and the rates proposed to become effective October 1, 2027, is shown in Table S - 20.

A comparison of combined water and wastewater typical bills under existing rates and the rates proposed to become effective October 1, 2027, is shown in Table C – 1 in Appendix 3

9.0 Disclaimer

This report was prepared for the City of Blue Springs (Client) by Black & Veatch Management Consulting, LLC (Black & Veatch) and is based on information provided by the Client not within the control of Black & Veatch. While it is believed that the information, data and opinions contained herein will be reliable under the conditions and subject to the limitations set forth in this report, Black & Veatch does not guarantee the accuracy thereof. Black & Veatch has assumed that the information provided by others, both verbal and written, is complete and correct. The projections set forth in this report are intended as "forward-looking statements." In formulating these projections, Black & Veatch has made certain assumptions with respect to conditions, events, and circumstances that may occur in the future. While Black & Veatch believes the assumptions are reasonable actual results may differ materially from those projected, as influenced by the conditions, events, and circumstances that occur. As such, Black & Veatch does not take responsibility for the accuracy of data or projections provided by or prepared on behalf of the Client, nor does Black & Veatch have any responsibility for updating this report for events occurring after the date of this report.

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10.0 Appendix 1: Water Tables

Table W - 1 Water Projected Customer Accounts

Line No.	Description	Historical		Projected					
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Inside City								
1	Residential	19,743	19,801	19,900	20,000	20,100	20,201	20,302	20,404
2	Commercial	1,567	1,584	1,592	1,600	1,608	1,616	1,624	1,632
3	Industrial	77	77	77	77	77	77	77	77
4	Total Inside City	21,387	21,462	21,569	21,677	21,785	21,894	22,003	22,113
	Outside City								
5	Residential	104	102	103	104	105	106	107	108
6	Commercial	3	4	4	4	4	4	4	4
7	Total Outside City	107	106	107	108	109	110	111	112
8	Total	21,494	21,569	21,676	21,785	21,894	22,004	22,114	22,225
	% Change	**0.54%**	**0.35%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**

Table W - 2 - Water Projected Billed Volume (100 gallons)

Line No.	Description	Historical		Projected					
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		100 gal	100 gal	100 gal	100 gal	100 gal	100 gal	100 gal	100 gal
	Inside City								
1	Residential	10,972,623	10,711,332	10,765,100	10,819,200	10,873,300	10,927,900	10,982,500	11,037,700
2	Commercial	2,982,492	3,021,335	3,024,800	3,040,000	3,055,200	3,070,400	3,085,600	3,100,800
3	Industrial	248,299	250,997	239,800	239,800	239,800	239,800	239,800	239,800
4	Total Inside City	14,203,414	13,983,664	14,029,700	14,099,000	14,168,300	14,238,100	14,307,900	14,378,300
	Outside City								
5	Residential	61,969	61,672	62,100	62,700	63,300	63,900	64,500	65,100
6	Commercial	2,141	3,223	3,200	3,200	3,200	3,200	3,200	3,200
7	Total Outside City	64,110	64,895	65,300	65,900	66,500	67,100	67,700	68,300
8	Total	14,267,524	14,048,559	14,095,000	14,164,900	14,234,800	14,305,200	14,375,600	14,446,600
	% Change	**2.24%**	**-1.53%**	**0.33%**	**0.50%**	**0.49%**	**0.49%**	**0.49%**	**0.49%**

Table W - 3 Water Existing Rates

Existing Water Rates
(Effective October 1, 2024)

Rate Component	Effective Rates
Inside City	
Minimum Charge - $/Month	
All Meter Sizes	11.50
Volume Charge - $/100 gal	
Residential	
0 to 7,500 gallons	0.61
7,500 to 15,000 gallons	0.71
Over 15,000 gallons	0.76
Non-Residential	0.61
Outside City	
Minimum Charge - $/Month	
All Meter Sizes	23.00
Volume Charge - $/100 gal	
0 to 7,500 gallons	1.22
7,500 to 15,000 gallons	1.42
Over 15,000 gallons	1.52

Table W - 4 - Water Projected Revenues Under Existing Rates

Line No.	Description	Historical		Projected					
		FY 2023 (a)	FY 2024 (a)	FY 2025 (a)	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
	Inside City								
1	Residential	9,556,800	9,524,800	9,693,000	9,741,700	9,790,500	9,839,700	9,888,800	9,938,600
2	Commercial	2,277,200	2,345,900	2,100,500	2,111,100	2,121,600	2,132,200	2,142,800	2,153,300
3	Industrial	0	0	159,600	159,600	159,600	159,600	159,600	159,600
4	Total Inside City	11,834,000	11,870,700	11,953,100	12,012,400	12,071,700	12,131,500	12,191,200	12,251,500
	Outside City								
5	Residential	106,800	108,000	108,500	109,600	110,600	111,700	112,700	113,700
6	Commercial	3,400	4,000	5,300	5,300	5,300	5,300	5,300	5,300
7	Total Outside City	110,200	112,000	113,800	114,900	115,900	117,000	118,000	119,000
8	Total	11,944,200	11,982,700	12,066,900	12,127,300	12,187,600	12,248,500	12,309,200	12,370,500
	% Change	**3.67%**	**0.32%**	**0.70%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**

(a) Reflects 1.0% revenue increase.

Table W - 5 - Water Projected Other Revenues

Line No.	Description	Historical		Budget	Projected				
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
1	Connection Fees	174,276	169,501	169,500	169,500	169,500	169,500	169,500	169,500
2	Hydrant Meter Usage Fee	2,675	4,653	4,700	4,700	4,700	4,700	4,700	4,700
3	Dnr Fees	2,254	864	900	900	900	900	900	900
4	Inspection Fees-Hydrant Meter	900	1,203	1,200	1,200	1,200	1,200	1,200	1,200
5	Water Tap Fees	23,162	18,479	18,500	18,500	18,500	18,500	18,500	18,500
6	Billing And Report Copies	0	0	0	0	0	0	0	0
7	Fines and Penalties	264,809	232,391	232,400	232,400	232,400	232,400	232,400	232,400
8	Interest Income	592,281	578,320	276,000	278,900	281,500	284,100	286,800	289,600
9	Sales and Rentals	75,752	71,072	71,100	71,100	71,100	71,100	71,100	71,100
10	Other Income	18,223	(3,293)	0	0	0	0	0	0
11	Operating Transfer from Sewer Fund	357,552	436,991	502,600	512,500	524,500	536,850	549,550	562,600
12	Total Miscellaneous Revenue	1,511,883	1,510,181	1,276,900	1,289,700	1,304,300	1,319,250	1,334,650	1,350,500
	% Change	**76.0%**	**-0.1%**	**-15.4%**	**1.0%**	**1.1%**	**1.1%**	**1.2%**	**1.2%**

Table W - 6 - Water Capital Improvement Program

Description	Projected (a)						
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
	$	$	$	$	$	$	$
Water Capital Projects							
Source of Supply							
Treated Water Supply	0	0	0	0	0	0	0
Treated Water Storage	227,400	238,700	250,000	262,500	275,600	289,400	1,543,600
Transmission & Distribution							0
Land and Land Rights	0	0	0	0	0	0	0
Distribution Pumping	0	0	0	0	0	0	0
Treated Water Storage	0	0	0	0	0	0	0
Distribution Mains	750,000	1,000,000	1,000,000	1,250,000	1,250,000	1,250,000	6,500,000
Transmission Mains	0	2,500,000	0	0	0	0	2,500,000
Meters and Meter Installations	0	0	0	0	0	0	0
Hydrants	0	0	0	0	0	0	0
General Plant	108,000	3,750,000	4,205,100	725,200	363,100	0	9,151,400
Total Water Capital Projects	1,085,400	7,488,700	5,455,100	2,237,700	1,888,700	1,539,400	19,695,000
Water CIP Summary by Funding Category - Inflated							
Trade In Value	38,000	0	0	0	0	0	38,000
Water Fund	1,047,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600	20,903,600
Future Debt	0	0	0	0	0	0	0
Unfunded	0	0	0	0	0	0	0
Total CIP Inflated	1,085,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600	20,941,600

Table W - 7 - Water Projected O&M Expenses

Line No.	Description	Historical		Budget	Projected				
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
	Utility Billing & Collections								
	Personal Services								
1	Salaries & Wages	226,700	216,200	225,400	232,200	239,200	246,400	253,800	261,400
2	Employee Benefits	104,200	110,100	95,700	100,500	105,500	110,800	116,300	122,100
	Supplies and Materials								
3	All Other	92,900	105,700	100,600	102,600	104,700	106,800	108,900	111,100
	Contracted Services								
4	All Other	452,000	441,900	583,500	589,700	599,600	609,700	620,100	630,600
5	Total Utility Billing & Collections	875,800	874,000	1,005,100	1,025,000	1,049,000	1,073,700	1,099,100	1,125,200
	Water Operations								
	Personal Services								
6	Salaries & Wages	306,900	236,300	224,800	231,600	238,500	245,700	253,100	260,700
7	Employee Benefits	110,600	119,200	111,700	117,300	123,200	129,400	135,900	142,700
	Supplies and Materials								
8	Fuel	9,900	13,400	11,500	12,000	12,600	13,100	13,600	14,100
9	All Other	20,400	10,200	10,200	9,200	9,400	9,600	9,800	10,000
	Contracted Services								
10	All Other	282,300	351,300	499,800	509,800	519,900	530,200	540,700	551,400
11	Total Water Operations	730,000	730,400	858,000	879,900	903,600	928,000	953,100	978,900
	Water Maintenance								
	Personal Services								
12	Salaries & Wages	191,900	322,000	299,800	308,800	318,100	327,600	337,400	347,500
13	Employee Benefits	101,900	153,500	136,400	143,300	150,500	158,000	165,900	174,200
	Supplies and Materials								
14	Fuel	33,100	43,700	38,000	39,900	41,900	43,600	45,300	47,100
15	Meters & Services	0	0	0	0	0	0	0	0
16	All Other	248,900	168,400	248,200	253,000	257,800	262,800	267,900	273,100
	Contracted Services								
17	Power	48,200	55,800	56,700	58,100	59,500	61,000	62,500	64,100
18	Independence Purchased Water	1,453,900	1,464,300	1,464,300	1,545,100	1,630,400	1,720,400	1,815,300	1,915,500
19	Tri-County Purchased Water	1,391,100	1,468,600	1,468,600	1,549,700	1,635,200	1,725,500	1,820,700	1,921,200
20	KCMO Purchased Water	1,450,300	1,489,200	1,489,200	1,571,400	1,658,100	1,749,600	1,846,100	1,948,000
21	All Other	846,000	680,100	764,700	780,000	795,500	811,500	827,600	844,100
22	Total Water Maintenance	5,765,400	5,845,600	5,966,000	6,249,300	6,547,000	6,860,000	7,188,700	7,534,800
	Flatwork/Concrete Crew								
23	Personal Services								
24	Salaries & Wages	37,200	160,800	160,500	165,300	170,300	175,400	180,700	186,100
25	Employee Benefits	40,900	106,900	64,300	67,600	71,000	74,600	78,300	82,200
26	Total Flatwork/Concrete Crew	81,200	272,200	229,600	237,700	246,200	255,000	264,100	273,500
27	Total	7,452,400	7,722,100	8,058,700	8,391,900	8,745,800	9,116,700	9,505,000	9,912,400
28	Capital Outlay	246,695	253,000	279,100	287,500	296,200	305,100	314,200	323,600
29	Total Operation & Maintenance Expense	7,699,095	7,975,100	8,337,800	8,679,400	9,042,000	9,421,800	9,819,200	10,236,000
	% Change	**11.3%**	**3.6%**	**4.5%**	**4.1%**	**4.2%**	**4.2%**	**4.2%**	**4.2%**

Table W - 8 - Capital Program Financing

Line No.	Description	Fiscal Year Ending September 30,						
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
		$	$	$	$	$	$	$
	Sources of Funds							
1	Beginning of Year Balance	0	170,500	343,900	519,900	698,500	879,800	0
2	Cash Financing of Capital Projects	1,047,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600	20,903,600
3	Trade in Value	38,000	0	0	0	0	0	38,000
4	Connection Fees	169,500	169,500	169,500	169,500	169,500	169,500	1,017,000
5	Interest Income	1,000	3,900	6,500	9,100	11,800	14,600	46,900
6	Total Sources of Funds	1,255,900	8,057,300	6,307,200	3,143,700	3,005,500	2,848,500	22,005,500
	Application of Funds							
7	Major Capital Improvements	1,085,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600	20,941,600
8	Total Application of Funds	1,085,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600	20,941,600
9	End of Year Balance	170,500	343,900	519,900	698,500	879,800	1,063,900	1,063,900

Table W - 9 - Water Operating Cash Flow

Line No.	Description	Fiscal Year Ending September 30,					
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$
1	Revenue Under Existing Rates	12,066,900	12,127,300	12,187,600	12,248,500	12,309,200	12,370,500
	Increased Revenue (a)						
2	4.00% Effective October 1, 2025		444,700	487,500	489,900	492,400	494,800
3	4.00% Effective October 1, 2026			464,800	509,500	512,100	514,600
4	4.00% Effective October 1, 2027				485,800	532,500	535,200
5	4.25% Effective October 1, 2028					539,400	591,400
6	4.25% Effective October 1, 2029						565,100
7	Total Revenue from Rates	12,066,900	12,572,000	13,139,900	13,733,700	14,385,600	15,071,600
8	Other Revenue (b)	328,800	328,800	328,800	328,800	328,800	328,800
9	Interest Income (c)	275,000	275,000	275,000	275,000	275,000	275,000
10	Total Revenue	12,670,700	13,175,800	13,743,700	14,337,500	14,989,400	15,675,400
11	Operation & Maintenance Expense	8,058,700	8,391,900	8,745,800	9,116,700	9,505,000	9,912,400
12	Capital Outlay	279,100	287,500	296,200	305,100	314,200	323,600
13	Cash Financing of Capital Projects	1,047,400	7,713,400	5,787,300	2,445,200	2,125,700	1,784,600
	Operating Transfers:						
14	Operating Transfer to/(from) Sewer Fund	(502,600)	(512,500)	(524,500)	(536,900)	(549,600)	(562,600)
15	Transfer to/(from) Capital Replacement Reserve (d)	0	2,700	41,000	374,400	690,200	450,400
16	Transfer to/(from) General Fund (e)	1,370,000	1,426,600	1,486,800	1,549,800	1,615,900	1,685,100
17	Transfer to/(from) Tri-County (f)	4,290,700	3,544,200	2,706,400	2,714,400	2,722,600	2,730,900
18	Total Expenses	14,543,300	20,853,800	18,539,000	15,968,700	16,424,000	16,324,400
19	Net Balance	(1,872,600)	(7,678,000)	(4,795,300)	(1,631,200)	(1,434,600)	(649,000)
20	Beginning Fund Balance (g)	20,572,700	18,700,100	11,022,100	6,226,800	4,595,600	3,161,000
21	End of Year Balance (h)	18,700,100	11,022,100	6,226,800	4,595,600	3,161,000	2,512,000
	Emergency Reserve Fund						
22	Number of Days - Actual	847	479	260	184	121	92
23	Number of Days - Target	90	90	90	90	90	90

(a) Assumes 1 month lag before rates are fully effective.
(b) Excludes revenue from Connection Fees and Operating Transfer from Sewer Fund.
(c) Includes interest earnings on the Operating Fund and Capital Replacement Fund.
(d) Reflects transfer to maintain 1 year of depreciation in the Capital Replacement Reserve.
(e) Transfer to General Fund is 17% of Operations & Maintenance Expense (Line 11).
(f) Includes Blue Springs share of Tri County Water Autority debt associated with transmission mains and treatment plant expansion.
(g) Beginning balance consists of funds in the Water Utility Fund and Reserve for Operations and Maintenance.
(h) End of year balance should be 90 days of operation & maintenance expense.

Table W - 10 - Water FY 2028 Cost of Service

Line No.	Description	O&M Expense	Capital Costs	Total
		$	$	$
	Revenue Requirements			
1	Operation & Maintenance Expense	9,116,700		9,116,700
2	Debt Service Requirements		0	0
3	Capital Outlay		305,100	305,100
4	Cash Financing of Capital Projects		2,445,200	2,445,200
5	Operating Transfer to/(from) Sewer Fund	(536,900)		(536,900)
6	Transfer to/(from) Capital Replacement Reserve		374,400	374,400
7	Transfer to/(from) General Fund	1,549,800		1,549,800
8	Transfer to/(from) Tri-County		2,714,400	2,714,400
9	Total	10,129,600	5,839,100	15,968,700
	Revenue Requirements Met from Other Sources			
10	Other Revenue	328,800		328,800
11	Interest Income	275,000		275,000
12	Funds Available	1,034,700	596,500	1,631,200
13	Full Year Rate Adjustment	(28,000)	(16,200)	(44,200)
14	Total	1,610,500	580,300	2,190,800
15	Net Costs to be met from Water Sales Charges	8,519,100	5,258,800	13,777,900

Table W - 11 - Water FY 2028 Allocation of Net Plant Investment to Functional Cost Components

Line No.	Description	Total	Base	Extra Capacity		Customer		Direct Fire Protection	Allocations
				Maximum Day	Maximum Hour	Meters and Service	Billing and Collecting		
		$	$	$	$	$	$	$	
	Transmission & Distribution								
1	Land and Land Rights	334,600	334,600	0	0	0	0	0	Base
2	Distribution Pumping	311,000	172,900	138,100	0	0	0	0	Base/Max Day
3	Treated Water Storage	344,900	34,500	0	310,400	0	0	0	Distribution Storage
4	Distribution Mains	9,500,400	3,771,700	0	0	5,728,700	0	0	Base/Meters
5	Transmission Mains	4,034,800	2,243,300	1,791,500	0	0	0	0	Base/Max Day
6	Hydrants	14,100	0	0	0	0	0	14,100	Direct Fire
7	General Plant	9,332,300	4,208,600	1,238,500	199,200	3,676,900	0	9,100	All Above
8	Total Plant Investment	24,597,300	11,490,800	3,168,100	509,600	9,405,600	0	23,200	
9	Net Capital Costs	5,258,800	2,456,600	677,300	109,000	2,010,900	0	5,000	

Table W - 12 - Water FY 2028 Allocation of O&M Expenses to Functional Cost Components

Line No.	Description	Total	Base	Extra Capacity		Customer		Direct Fire Protection
				Maximum Day	Maximum Hour	Meters and Service	Billing and Collecting	
		$	$	$	$	$	$	$
	Source of Supply							
1	Purchased Water	5,195,500	5,195,500	0	0	0	0	0
2	Subtotal	5,195,500	5,195,500	0	0	0	0	0
	Transmission & Distribution							
3	Distribution Mains	2,048,900	813,400	0	0	1,235,500	0	0
4	Transmission Mains	454,900	252,900	202,000	0	0	0	0
5	Power	61,000	33,900	27,100	0	0	0	0
6	Meters & Services	150,000	0	0	0	150,000	0	0
7	Fire Protection	132,700	0	0	0	0	0	132,700
8	Subtotal	2,847,500	1,100,200	229,100	0	1,385,500	0	132,700
9	Billing & Collection	1,073,700	0	0	0	0	1,073,700	0
10	General Plant	0	0	0	0	0	0	0
11	Subtotal Operation & Maintenance Expense	9,116,700	6,295,700	229,100	0	1,385,500	1,073,700	132,700
12	Transfer to General Fund	1,549,800	1,070,300	38,900	0	235,500	182,500	22,600
13	Operating Transfer to/(from) Sewer Fund	(536,900)	0	0	0	0	(536,900)	0
14	Total Operation & Maintenance Expense	10,129,600	7,366,000	268,000	0	1,621,000	719,300	155,300
15	Less: Other Revenue	1,610,500	1,171,100	42,600	0	257,700	114,400	24,700
16	Net Operation & Maintenance Expense	8,519,100	6,194,900	225,400	0	1,363,300	604,900	130,600

Table W - 13 - Water FY 2028 Estimated Units of Service

Line No.	Description	Usage		Maximum Day			Maximum Hour			Customer		Direct Fire Protection
		Total Annual	Average Day	Capacity Factor	Total Capacity	Extra Capacity (a)	Capacity Factor	Total Capacity	Extra Capacity (b)	Equivalent Meters	Bills	
		100 gal	100 gal/day	%	100 gal/day	100 gal/day	%	100 gal/day	100 gal/day			Hydrants
	Inside City											
1	Residential	10,927,900	29,939	230%	68,860	38,921	300%	89,817	20,957	242,412	20,257	
2	Commercial	3,070,400	8,412	210%	17,665	9,253	275%	23,133	5,468	19,392	3,190	
3	Industrial	239,800	657	190%	1,248	591	225%	1,478	230	924	175	
	Total Inside City	14,238,100	39,008		87,773	48,765		114,428	26,655	262,728	23,622	
4	Outside City											
5	Residential	63,900	175	230%	403	228	300%	525	122	1,272	107	
6	Commercial	3,200	9	210%	19	10	275%	25	6	48	4	
7	Total Outside City	67,100	184		422	238		550	128	1,320	111	
8	Fire Protection											
9	Public											
10	Inside City	0	0	0%	400	400	0%	4,796	4,396	0	0	2,557
11	Outside City	0	0	0%	0	0	0%	0	0	0	0	0
12	Private											
13	Inside City	0	0	0%	20	20	0%	244	224	0	0	130
14	Outside City	0	0	0%	0	0	0%	0	0	0	0	0
15	Total System	14,305,200	39,192		88,615	49,423		120,018	31,403	264,048	23,733	2,687

(a) Extra capacity in excess of average day usage.
(b) Extra capacity in excess of maximum day demand.

Table W - 14 - Water FY 2028 Unit Cost of Service

Line No.	Description	Total	Base	Extra Capacity		Customer		Direct Fire Protection
				Maximum Day	Maximum Hour	Meters and Service	Billing and Collecting	
		$	100 gal	100 gal/day	100 gal/day	Equiv Mtrs		Hydrants
	Number of Units							
1	Inside City		14,238,100	49,185	31,275	23,622	262,728	2,687
2	Outside City		67,100	238	128	111	1,320	0
3	Total		14,305,200	49,423	31,403	23,733	264,048	2,687
	Costs of Service							
	Net Operating Expense							
4	Total - $	8,519,100	6,194,900	225,400	0	1,363,300	604,900	130,600
5	Unit Cost - $/unit		0.4331	4.5606	0.0000	57.4442	2.2909	48.6044
	Net Capital Costs							
6	Total - $	5,258,800	2,456,600	677,300	109,000	2,010,900	0	5,000
7	Unit Cost - $/unit		0.1717	13.7041	3.4710	84.7315	0.0000	1.8608
8	Total Unit Cost of Service		0.6048	18.2648	3.4710	142.1757	2.2909	50.4652
	Total Cost of Service							
9	Inside City - $	13,713,800	8,610,900	898,400	108,600	3,358,400	601,900	135,600
10	Outside City - $	64,100	40,600	4,300	400	15,800	3,000	0
11	Total	13,777,900	8,651,500	902,700	109,000	3,374,200	604,900	135,600

Table W - 15 - Allocation of Cost of Service to Customer Classes FY 2028 Test Year

Line No.	Description	Total	Base	Extra Capacity		Customer		Direct Fire Protection
				Maximum Day	Maximum Hour	Meters and Service	Billing and Collecting	
		$						
	Unit Cost of Service							
1	Inside City - $/unit		0.6048	18.2648	3.4710	142.1757	2.2909	50.4652
2	Outside City - $/unit		0.6048	18.2648	3.4710	142.1757	2.2909	50.4652
	Inside City							
	Residential							
3	Units		10,927,900	38,921	20,957	20,257	242,412	
4	Costs - $	10,827,900	6,609,000	710,900	72,700	2,880,000	555,300	
	Commercial							
5	Units		3,070,400	9,253	5,468	3,190	19,392	
6	Costs - $	2,542,900	1,856,900	169,000	19,000	453,600	44,400	
	Industrial							
7	Units		239,800	591	230	175	924	
8	Costs - $	183,600	145,000	10,800	800	24,900	2,100	
9	Total Inside City - $	13,554,400	8,611,000	890,600	92,500	3,358,400	601,900	
	Outside City							
	Residential							
10	Units		63,900	228	122	107	1,272	
11	Costs - $	61,300	38,600	4,200	400	15,200	2,900	
	Commercial							
12	Units		3,200	10	6	4	48	
13	Costs - $	2,800	1,900	200	0	600	100	
14	Total Outside City - $	64,100	40,500	4,400	400	15,800	3,000	
	Fire Protection							
	Inside City							
	Public							
15	Units			400	4,396			2,557
16	Costs - $	151,600		7,300	15,300			129,000
	Private							
17	Units			20	224			130
18	Costs - $	7,800		400	800			6,600
19	Total Fire Protection - $	159,400	0	7,700	16,100	0	0	135,600
20	Total Cost of Service - $	13,777,900	8,651,500	902,700	109,000	3,374,200	604,900	135,600

Table W - 16 - Water Comparison of FY 2028 Water Adjusted Cost of Service with Revenue Under Existing Rates

Line No.	Customer Class	Allocated Cost of Service	Allocation of Public Fire Protection	Adjusted Cost of Service	Revenue Under Existing Rates	Indicated Revenue Increase
		$	$	$	$	
	Inside City					
1	Residential	10,827,900	129,400	10,957,300	9,839,700	11.36%
2	Commercial	2,542,900	28,000	2,570,900	2,132,200	20.57%
3	Industrial	183,600	2,000	185,600	159,600	16.29%
4	Total Inside City	13,554,400	159,400	13,713,800	12,131,500	13.04%
	Outside City					
5	Residential	61,300	0	61,300	111,700	-45.12%
6	Commercial	2,800	0	2,800	5,300	-47.17%
7	Total Outside City	64,100	0	64,100	117,000	-45.21%
	Fire Protection					
	Inside City					
8	Public	151,600	(151,600)	0	0	0.00%
9	Private	7,800	(7,800)	0	0	0.00%
10	Total Fire Protection	159,400	(159,400)	0	0	0.00%
11	Total System	13,777,900	0	13,777,900	12,248,500	12.49%

Table W - 17 - Water Proposed FY 2026, FY 2027 and FY 2028 Rates

Rate Component	Existing	Effective October 1, 2025			Effective October 1, 2026			Effective October 1, 2027		
		Proposed	Increase	Increase	Proposed	Increase	Increase	Proposed	Increase	Increase
	$	$	$		$	$		$	$	
Inside City										
Minimum Charge - $/Month										
All Meter Sizes	11.50	11.99	0.49	4.3%	12.47	0.48	4.0%	12.95	0.48	3.8%
Volume Charge - $/100 gal										
Residential										
0 - 7,500 gallons	0.61	0.64	0.03	4.9%	0.67	0.03	4.7%	0.69	0.02	3.0%
7,500 - 15,000 gallons	0.71	0.74	0.03	4.2%	0.78	0.04	5.4%	0.80	0.02	2.6%
Over 15,000 gallons	0.76	0.79	0.03	3.9%	0.83	0.04	5.1%	0.86	0.03	3.6%
Non-Residential	0.61	0.64	0.03	4.9%	0.67	0.03	4.7%	0.69	0.02	3.0%
Outside City										
Minimum Charge - $/Month										
All Meter Sizes	23.00	23.98	0.98	4.3%	24.94	0.96	4.0%	25.90	0.96	3.8%
Volume Charge - $/100 gal										
0 - 7,500 gallons	1.22	1.28	0.06	4.9%	1.34	0.06	4.7%	1.38	0.04	3.0%
7,500 - 15,000 gallons	1.42	1.48	0.06	4.2%	1.56	0.08	5.4%	1.60	0.04	2.6%
Over 15,000 gallons	1.52	1.58	0.06	3.9%	1.66	0.08	5.1%	1.72	0.06	3.6%

Table W - 18 - Water FY 2028 Cost of Service Under Proposed Rates

Line No.	Customer Class	Revenue Under Proposed Rates	Adjusted Cost of Service	Proposed Revenue as a % of COS	Revenue Under Existing Rates	Indicated Revenue Adjustment
		$	$		$	
	Inside City					
1	Residential	11,086,500	10,957,300	101.2%	9,839,700	12.7%
2	Commercial	2,410,700	2,570,900	93.8%	2,132,200	13.1%
3	Industrial	180,500	185,600	97.3%	159,600	13.1%
4	Total Inside City	13,677,700	13,713,800	99.7%	12,131,500	12.7%
	Outside City					
5	Residential	126,500	61,300	206.4%	111,700	13.2%
6	Commercial	6,100	2,800	217.9%	5,300	15.1%
7	Total Outside City	132,600	64,100	206.9%	117,000	13.3%
8	Total System	13,810,300	13,777,900	100.2%	12,248,500	12.8%

Table W - 19 - Water FY 2028 Bill Impact

Description	Water Use	Existing Rates	Proposed Rates		
			Amount	Increase	Increase
	100 gal	$	$	$	
Inside City					
Residential:					
3/4"	0	11.50	12.95	1.45	12.6%
3/4"	30	29.80	33.65	3.85	12.9%
3/4"	50	42.00	47.45	5.45	13.0%
3/4"	70	54.20	61.25	7.05	13.0%
3/4"	80	60.80	68.70	7.90	13.0%
3/4"	90	67.90	76.70	8.80	13.0%
Commercial:					
1"	150	103.00	116.45	13.45	13.1%
1"	165	112.15	126.80	14.65	13.1%
1"	450	286.00	323.45	37.45	13.1%
1.5"	1,000	621.50	702.95	81.45	13.1%
1.5"	2,500	1,536.50	1,737.95	201.45	13.1%
2"	1,500	926.50	1,047.95	121.45	13.1%
2"	3,000	1,841.50	2,082.95	241.45	13.1%
3"	2,500	1,536.50	1,737.95	201.45	13.1%
3"	3,000	1,841.50	2,082.95	241.45	13.1%
Industrial:					
3/4"	500	316.50	357.95	41.45	13.1%
3/4"	1,000	621.50	702.95	81.45	13.1%
1"	1,000	621.50	702.95	81.45	13.1%
1"	2,500	1,536.50	1,737.95	201.45	13.1%
1.5"	500	316.50	357.95	41.45	13.1%
1.5"	1,000	621.50	702.95	81.45	13.1%
2"	2,500	1,536.50	1,737.95	201.45	13.1%
2"	3,500	2,146.50	2,427.95	281.45	13.1%
3"	2,500	1,536.50	1,737.95	201.45	13.1%
3"	1,500	926.50	1,047.95	121.45	13.1%
4"	3,000	1,841.50	2,082.95	241.45	13.1%
4"	2,500	1,536.50	1,737.95	201.45	13.1%
6"	4,000	2,451.50	2,772.95	321.45	13.1%
Outside City					
Residential:					
3/4"	0	23.00	25.90	2.90	12.6%
3/4"	30	59.60	67.30	7.70	12.9%
3/4"	50	84.00	94.90	10.90	13.0%
3/4"	70	108.40	122.50	14.10	13.0%
3/4"	80	121.60	137.40	15.80	13.0%
3/4"	90	135.80	153.40	17.60	13.0%
Commercial					
1"	0	23.00	25.90	2.90	12.6%
1"	200	327.00	369.90	42.90	13.1%
1"	500	783.00	885.90	102.90	13.1%
2"	1,000	1,549.39	1,782.00	232.60	15.0%
2"	3,750	5,734.26	6,569.56	835.29	14.6%

11.0 Appendix 2: Sewer Tables

Table S - 1 - Sewer Projected Number of Accounts

Line No.	Description	Historical		Projected					
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Inside City								
1	Residential	21,327	21,511	21,618	21,726	21,835	21,944	22,054	22,164
2	Commercial	1,338	1,353	1,360	1,367	1,374	1,381	1,388	1,395
3	Industrial	72	72	72	72	72	72	72	72
4	Total Inside City	22,737	22,936	23,050	23,165	23,281	23,397	23,514	23,631
	Outside City								
5	Residential	14	14	14	14	14	14	14	14
6	Commercial	0	0	0	0	0	0	0	0
7	Blank	0	0	0	0	0	0	0	0
8	Total Outside City	14	14	14	14	14	14	14	14
	Wholesale								
9	Grain Valley	1	1	1	1	1	1	1	1
10	Wholesale	1	1	1	1	1	1	1	1
11	Total	22,752	22,951	23,065	23,180	23,296	23,412	23,529	23,646
	% Change	**4.94%**	**0.88%**	**0.49%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**	**0.50%**

Table S - 2 - Sewer Projected Billed Volume (100 Gallons)

Line No.	Description	Historical		Projected					
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		100 gal	100 gal	100 gal	100 gal	100 gal	100 gal	100 gal	100 gal
	Inside City								
1	Residential	8,795,000	8,931,400	8,975,900	9,020,700	9,066,000	9,111,200	9,156,900	9,202,600
2	Commercial	2,482,600	2,497,700	2,510,300	2,523,200	2,536,100	2,549,100	2,562,000	2,574,900
3	Industrial	240,800	224,500	223,800	223,800	223,800	223,800	223,800	223,800
	City Pool	0	0	0	0	0	0	0	0
	Countryside West	0	0	0	0	0	0	0	0
	Blank	0	0	0	0	0	0	0	0
4	Total Inside City	11,518,400	11,653,600	11,710,000	11,767,700	11,825,900	11,884,100	11,942,700	12,001,300
	Outside City								
5	Residential	7,600	7,700	7,600	7,600	7,600	7,600	7,600	7,600
6	Commercial	0	0	0	0	0	0	0	0
	Countryside West	0	0	0	0	0	0	0	0
	Blank	0	0	0	0	0	0	0	0
7	Total Outside City	7,600	7,700	7,600	7,600	7,600	7,600	7,600	7,600
	Wholesale								
8	Grain Valley	4,302,708	4,541,987	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000
9	Total Wholesale	4,302,708	4,541,987	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000	4,542,000
8	Total	15,828,708	16,203,287	16,259,600	16,317,300	16,375,500	16,433,700	16,492,300	16,550,900
	% Change	**0.00%**	**2.37%**	**0.35%**	**0.35%**	**0.36%**	**0.36%**	**0.36%**	**0.36%**

Table S - 3 - Sewer Existing Charges

Existing Sewer Rates
(Effective October 1, 2024)

Rate Component	Effective Rates
Inside City	
Minimum Charge - $/Month	
All Meter Sizes	10.55
Volume Charge - $/100 gal	
Residential and Non-Residential	0.71
Outside City	
Minimum Charge - $/Month	
All Meter Sizes	21.10
Volume Charge - $/100 gal	
Residential and Non-Residential	0.71
Wholesale	
Volume Charge - $/100 gal	
Grain Valley	0.172

Table S - 4 - Sewer Projected Revenues at Existing Rates

Line No.	Description	Historical		Projected					
		FY 2023 (a)	FY 2024 (a)	FY 2025 (b)	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
	Inside City								
1	Residential	7,647,400	7,319,900	7,951,000	7,990,600	8,030,800	8,070,800	8,111,300	8,151,700
2	Commercial	1,151,300	1,558,700	1,705,900	1,714,600	1,723,400	1,732,200	1,741,000	1,749,700
3	Industrial	0	135,000	146,700	146,700	146,700	146,700	146,700	146,700
	City Pool	0	0	0	0	0	0	0	0
	Countryside West	0	0	0	0	0	0	0	0
	Blank	0	0	0	0	0	0	0	0
4	Total Inside City	8,798,700	9,013,600	9,803,600	9,851,900	9,900,900	9,949,700	9,999,000	10,048,100
	Outside City								
5	Residential	7,800	7,400	7,800	7,800	7,800	7,800	7,800	7,800
6	Commercial	0	0	0	0	0	0	0	0
	Countryside West	0	0	0	0	0	0	0	0
	Blank	0	0	0	0	0	0	0	0
	Blank	0	0	0	0	0	0	0	0
7	Total Outside City	7,800	7,400	7,800	7,800	7,800	7,800	7,800	7,800
	Wholesale								
8	Grain Valley (c)	0	618,400	681,900	681,900	681,900	681,900	681,900	681,900
9	Total Wholesale City	0	618,400	681,900	681,900	681,900	681,900	681,900	681,900
9	Total	8,806,500	9,639,400	10,493,300	10,541,600	10,590,600	10,639,400	10,688,700	10,737,800
	% Change	**8.30%**	**9.46%**	**8.86%**	**0.46%**	**0.46%**	**0.46%**	**0.46%**	**0.46%**

(a) Reflects 7.25% revenue increase.
(b) Reflects 7.0% revenue increase.
(c) Grain Valley revenue prior to FY 2025 is included with Other Revenue in Table 5.

Table S - 5 - Sewer Projected Miscellaneous Revenues

Line No.	Description	Historical		Budget	Projected				
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
1	Reimbursement-Grain Valley-2009 Bonds	0	0	0	526,300	537,000	547,900	559,000	283,800
2	Reimbursement-Gv 2009Srf Bank/Admin Fee and Srf Interest	108,223	650,258	758,700	56,800	47,400	37,800	28,000	18,000
3	Landfill Construction Fee	0	0	0	0	0	0	0	0
4	Dnr Sewer Service Connection Fee	0	0	0	0	0	0	0	0
5	Sewer Service - Independence	133,374	122,865	122,900	122,900	122,900	122,900	122,900	122,900
6	Sewer Service - Little Blue -CS West	22,675	21,640	21,600	21,600	21,600	21,600	21,600	21,600
7	Sewer Service - Grain Valley (a)	571,583	708,328	708,300	0	0	0	0	0
8	Sanitary Tap Fees	249,521	326,052	326,100	326,100	326,100	326,100	326,100	326,100
9	Special Assessment Revenue - 2009 Bonds	0	0	985,000	1,035,000	1,085,000	1,140,000	1,205,000	0
10	Fines and Penalties	243,490	228,327	228,300	228,300	228,300	228,300	228,300	228,300
11	Interest Income	969,962	864,757	502,500	507,400	512,500	517,600	522,800	528,100
12	Sales and Rentals	2,954	500	500	500	500	500	500	500
13	Donations	0	0	0	0	0	0	0	0
14	Other Income	115,155	47,551	47,600	47,600	47,600	47,600	47,600	47,600
15	Total Miscellaneous Revenue	2,416,937	2,970,278	3,701,500	2,872,500	2,928,900	2,990,300	3,061,800	1,576,900
	% Change	**-25.1%**	**22.9%**	**24.6%**	**-22.4%**	**2.0%**	**2.1%**	**2.4%**	**-48.5%**

Table S - 6 - Sewer Capital Improvement Program

Line No.	Description	Projected						
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
		$	$	$	$	$	$	$
	Sewer Capital Projects							
	Collection and Pumping							
1	Land and Land Rights	0	0	0	0	0	0	0
2	Structures and Improvements	0	0	0	0	0	0	0
3	Collection Sewers	1,050,000	1,000,000	1,000,000	1,250,000	1,250,000	1,250,000	6,800,000
4	Lift Stations	0	0	0	0	0	0	
5	Other Plant and Misc Equipment	0	0	0	0	0	0	
	Treatment Plant							
6	Land and Land Rights	0	0	0	0	0	0	0
7	Raw Water Pumping	0	0	0	0	0	0	0
8	Grit or Screen Chamber	0	0	0	0	0	0	0
9	Primary Sedimentation/Clarifiers	0	0	0	0	0	0	0
10	Aeration Basins	0	0	0	0	0	0	0
11	Aeration Equipment	0	0	0	0	0	0	0
12	Corrosion/Odor Control	0	0	0	0	0	0	0
13	Final Clarifiers	0	0	0	0	0	0	0
14	Disinfection	0	0	0	0	0	0	0
15	Sludge Handling	4,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	9,000,000
16	Outfall Sewers	0	0	0	0	0	0	0
17	General Treatment	0	84,700	125,000	0	0	0	209,700
	General Plant	159,000	4,954,100	3,925,100	131,300	188,500	523,000	9,881,000
18	Total Sewer Capital Projects	5,209,000	7,038,800	6,050,100	2,381,300	2,438,500	2,773,000	25,890,700

Table S - 7 - Sewer Projected O&M Expenses

Line No.	Description	Historical		Budget	Projected				
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$	$
	Sewer Operations								
	Personal Services								
1	Salaries & Wages	195,500	138,000	221,500	228,200	235,000	242,100	249,400	256,900
2	Employee Benefits	89,900	79,800	110,600	116,200	122,000	128,100	134,500	141,200
	Supplies and Materials								
3	Fuel	9,900	13,400	11,500	12,000	12,600	13,100	13,600	14,100
4	All Other	4,200	9,800	9,800	10,000	10,200	10,400	10,600	10,800
	Contracted Services								
5	Little Blue Valley Sewer District	2,571,800	2,454,000	2,720,700	2,897,600	3,085,900	3,286,500	3,500,100	3,727,600
6	All Other	321,600	348,200	494,100	504,000	514,000	524,200	534,600	545,200
7	Total Sewer Operations	3,192,900	3,043,100	3,572,700	3,772,700	3,984,600	4,209,500	4,448,200	4,701,500
	Sewer Maintenance								
	Personal Services								
8	Salaries & Wages	292,200	320,700	301,500	310,500	319,800	329,400	339,300	349,500
9	Employee Benefits	90,600	120,700	129,100	135,500	142,300	149,400	156,900	164,700
	Supplies and Materials								
10	Fuel	19,400	32,400	25,200	26,400	27,700	28,800	30,000	31,200
11	All Other	142,800	195,200	208,500	212,700	217,000	221,400	225,900	230,400
	Contracted Services								
12	Power	65,300	72,000	76,000	77,800	79,600	81,500	83,400	85,400
13	All Other	361,700	491,400	474,600	484,000	493,600	503,600	513,700	524,100
14	Total Sewer Maintenance	971,900	1,232,500	1,214,700	1,246,900	1,280,000	1,314,100	1,349,200	1,385,300
	Sni-A-Bar Treatment Facility								
	Personal Services								
15	Salaries & Wages	287,400	292,800	281,100	289,600	298,300	307,200	316,400	325,900
16	Employee Benefits	127,000	133,500	132,700	139,300	146,300	153,600	161,300	169,400
	Supplies and Materials								
17	Lab Supplies	17,900	16,000	27,800	29,300	30,800	32,500	34,200	36,000
18	Fuel	31,600	55,500	45,100	47,300	49,600	51,600	53,700	55,800
19	All Other	300	152,600	159,800	161,900	163,800	166,100	168,400	170,800
	Contracted Services								
20	Power	370,300	380,700	407,700	417,300	427,100	437,200	447,500	458,100
21	All Other	264,300	377,600	343,800	350,600	357,500	364,600	371,900	379,400
22	Total Sni-A-Bar Treatment Facility	1,098,800	1,408,800	1,415,900	1,454,200	1,493,200	1,533,600	1,575,200	1,618,300
23	Total	5,263,600	5,684,400	6,203,300	6,473,800	6,757,800	7,057,200	7,372,600	7,705,100
23	Capital Outlay	184,500	220,000	162,600	167,500	172,500	177,700	183,000	188,500
24	Total Operation & Maintenance Expense	5,448,100	5,904,400	6,365,900	6,641,300	6,930,300	7,234,900	7,555,600	7,893,600
	% Change	**-3.3%**	**8.4%**	**7.8%**	**4.3%**	**4.4%**	**4.4%**	**4.4%**	**4.5%**

Table S - 8 - Proposed Debt Service

Line No.	Description	Original Loan Amount	Annual Debt Service Requirements					
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$	$
	Revenue Bonds/General Obligation Bonds							
1	Series 2009 State Revolving Loan Bonds	24,549,357	1,612,900	1,623,400	1,634,100	1,645,000	1,656,100	848,600
2	2018 Refunding Limited Obligation NID Bonds (a)	9,625,000	1,209,400	1,208,900	1,205,900	1,211,000	1,229,100	-
3	Total Existing Debt		2,822,300	2,832,300	2,840,000	2,856,000	2,885,200	848,600
4	Total Debt Service		2,822,300	2,832,300	2,840,000	2,856,000	2,885,200	848,600

(a) Reflects refunding of 2009 NID Bonds Original of $18,725,000.

Table S - 9 - Capital Program Financing

Line No.	Description	Fiscal Year Ending September 30,						
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
		$	$	$	$	$	$	$
	Sources of Funds							
1	Beginning of Year Balance	0	328,600	662,100	1,000,700	1,344,400	1,693,300	0
2	Revenue Bond Proceeds of Unfunded Capital Projects	0	0	0	0	0	0	0
3	Subordinate Debt Proceeds	0	0	0	0	0	0	0
4	Cash Financing of Capital Projects	5,209,000	7,250,000	6,418,600	2,602,100	2,744,600	3,214,700	27,439,000
5	Cash Financing of Unfunded Capital Projects	0	0	0	0	0	0	0
6	Trade in Value	0	0	0	0	0	0	0
7	Connection Fees	0	0	0	0	0	0	0
8	Sanitary Tap Fees	326,100	326,100	326,100	326,100	326,100	326,100	1,956,600
9	Interest Income	2,500	7,400	12,500	17,600	22,800	28,100	90,900
								0
10	Total Sources of Funds	5,537,600	7,912,100	7,419,300	3,946,500	4,437,900	5,262,200	29,486,500
	Application of Funds							
11	Major Capital Improvements	5,209,000	7,250,000	6,418,600	2,602,100	2,744,600	3,214,700	27,439,000
12	Unfunded Major Capital Improvements	0	0	0	0	0	0	0
13	Issuance Expense	0	0	0	0	0	0	0
14	Reserve Fund Requirement	0	0	0	0	0	0	0
15	Total Application of Funds	5,209,000	7,250,000	6,418,600	2,602,100	2,744,600	3,214,700	27,439,000
16	End of Year Balance	328,600	662,100	1,000,700	1,344,400	1,693,300	2,047,500	2,047,500

Table S - 10 - Sewer Operating Cash Flow

Line No.	Description	Fiscal Year Ending September 30, FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
		$	$	$	$	$	$
1	**Revenue Under Existing Rates**	10,493,300	10,541,600	10,590,600	10,639,400	10,688,700	10,737,800
	Increased Revenue (a)						
2	2.00% Effective October 1, 2025		193,300	211,800	212,800	213,800	214,800
3	2.00% Effective October 1, 2026			198,000	217,000	218,100	219,100
4	2.00% Effective October 1, 2027				202,900	222,400	223,400
5	2.00% Effective October 1, 2028					208,000	227,900
6	2.00% Effective October 1, 2029						213,100
7	Total Revenue from Rates	10,493,300	10,734,900	11,000,400	11,272,100	11,551,000	11,836,100
8	Other Revenue (b)	1,261,400	1,311,400	1,361,400	1,416,400	1,481,400	276,400
9	Interest Income (c)	500,000	500,000	500,000	500,000	500,000	500,000
10	Total Revenue	12,254,700	12,546,300	12,861,800	13,188,500	13,532,400	12,612,500
11	**Operation & Maintenance Expense**	6,203,300	6,473,800	6,757,800	7,057,200	7,372,600	7,705,100
	Debt Service Requirements						
12	Existing Revenue Bonds	2,822,400	2,832,300	2,840,000	2,856,000	2,885,200	848,600
13	Proposed Revenue Bonds	0	0	0	0	0	0
14	Total Revenue Bond Debt Service	2,822,400	2,832,300	2,840,000	2,856,000	2,885,200	848,600
15	Existing Subordinate Debt	0	0	0	0	0	0
16	Proposed Subordinate Debt (SRF)	0	0	0	0	0	0
17	Total Subordinate Debt Service	0	0	0	0	0	0
18	Total Debt Service	2,822,400	2,832,300	2,840,000	2,856,000	2,885,200	848,600
19	Capital Outlay	162,600	167,500	172,500	177,700	183,000	188,500
20	Cash Financing of Capital Projects	5,209,000	7,250,000	6,418,600	2,602,100	2,744,600	3,214,700
	Operating Transfers:						
21	Operating Transfer to/(from) Water Fund	502,600	512,500	524,500	536,850	549,550	562,600
22	Transfer to/(from) Capital Replacement Reserve (d)	0	82,300	182,400	506,200	747,500	396,200
23	Transfer to/(from) General Fund (e)	1,054,600	1,100,500	1,148,800	1,199,700	1,253,300	1,309,900
24	Transfer to/(from) Grain Valley (f)	(758,700)	(583,100)	(584,400)	(585,700)	(587,000)	(301,800)
25	Total Expenses	15,195,800	17,835,800	17,460,200	14,350,050	15,148,750	13,923,800
26	Net Balance	(2,941,100)	(5,289,500)	(4,598,400)	(1,161,550)	(1,616,350)	(1,311,300)
27	Beginning Fund Balance (g)	23,190,300	20,249,200	14,959,700	10,361,300	9,199,750	7,583,400
28	End of Year Balance (h)	20,249,200	14,959,700	10,361,300	9,199,750	7,583,400	6,272,100
	Emergency Reserve Fund						
29	Number of Days - Actual	1,191	843	560	476	375	297
30	Number of Days - Target	90	90	90	90	90	90
31	Net Revenue for Debt Service Calculation	6,051,400	6,072,500	6,104,000	6,131,300	6,159,800	4,907,400
32	Annual Debt Service	2,822,400	2,832,300	2,840,000	2,856,000	2,885,200	848,600
33	Debt Service Coverage	214%	214%	215%	215%	213%	578%
34	Revenue Bond Rate Covenant (Min. Required)	110%	110%	110%	110%	110%	110%
35	Annual Subordinate Debt Service	0	0	0	0	0	0
36	Debt Service Coverage	0%	0%	0%	0%	0%	0%
37	Subordinate Debt Rate Covenant (Min. Required)	110%	110%	110%	110%	110%	110%
35	Cumulative Revenue Increase	0.00%	2.00%	4.04%	6.12%	8.24%	10.41%
38	Full Year Water Sales	10,493,300	10,752,400	11,018,500	11,290,600	11,569,800	11,855,400

(a) Assumes 1 month lag before rates are fully effective.
(b) Excludes reimbursement from Grain Valley and revenue from Sanitary Tap Fees.
(c) Includes interest earnings on the Operating Fund and Bond Reserve Fund.
(d) Reflects transfer to maintain 1 year of depreciation in the Capital Replacement Reserve.
(e) Transfer to General Fund is 17% of Operations & Maintenance Expense (Line 11).
(f) Includes Grain Valley's share of Blue Springs' Series 2009 Revenue Bond.
(g) Beginning balance consists of funds in the Sewer Utility Fund and Reserve for Operations and Maintenance.
(h) End of year balance should be 90 days of operation & maintenance expense.

Table S - 11 - Sewer FY 2028 Cost of Service

Line No.	Description	O&M Expense	Capital Costs	Total
		$	$	$
	Revenue Requirements			
1	Operation & Maintenance	7,057,200		7,057,200
2	Debt Service Requirements		2,856,000	2,856,000
3	Capital Outlay		177,700	177,700
4	Cash Financing of Capital Projects		2,602,100	2,602,100
5	Operating Transfer to/(from) Water Fund	536,850		536,850
6	Transfer to/(from) Capital Replacement Reserve		506,200	506,200
7	Transfer to/(from) General Fund	1,199,700		1,199,700
8	Transfer to/(from) Grain Valley		(585,700)	(585,700)
9	Total	8,793,750	5,556,300	14,350,050
	Revenue Requirements Met from Other Sources			
10	Other Revenue	830,700	585,700	1,416,400
11	Interest Income	500,000		500,000
12	Funds Available	711,850	449,700	1,161,550
13	Full Year Rate Adjustment	(11,300)	(7,200)	(18,500)
14	Total	2,031,250	1,028,200	3,059,450
15	Net Costs to be met from Sewer Sales Charges	6,762,500	4,528,100	11,290,600

Table S - 12 - Sewer FY 2028 Allocation of Net Plant Investment

Line No.	Description	Total	Common to Retail		Wholesale	
			Volume Related	Capacity Related	Volume Related	Capacity Related
		$	$	$		
	Collection System					
1	Land and Land Rights	756,400	0	742,000	0	14,400
2	Structures and Improvements	0	0	0	0	0
3	Collection Sewers	17,771,300	0	17,433,600	0	337,700
4	Lift Stations	1,122,500	21,300	1,101,200	0	0
5	Other Plant and Misc Equipment	0	0	0	0	0
	Treatment Plant					
6	Land and Land Rights	383,800	276,300	0	107,500	0
7	Raw Water Pumping	2,475,000	1,782,000	0	693,000	0
8	Grit or Screen Chamber	14,427,200	10,387,600	0	4,039,600	0
9	Primary Sedimentation/Clarifiers	0	0	0	0	0
10	Aeration Basins	1,673,400	1,204,800	0	468,600	0
11	Aeration Equipment	591,700	426,000	0	165,700	0
12	Corrosion/Odor Control	0	0	0	0	0
13	Final Clarifiers	1,427,700	1,027,900	0	399,800	0
14	Disinfection	2,341,000	1,685,500	0	655,500	0
15	Sludge Handling	9,262,200	6,668,800	0	2,593,400	0
16	Outfall Sewers	430,100	309,700	0	120,400	0
17	General Treatment	2,040,800	1,469,400	0	571,400	0
18	Admin & General	11,165,200	8,724,000	339,900	2,031,400	69,900
19	Total Net Plant	65,868,300	33,983,300	19,616,700	11,846,300	422,000
20	Net Capital Costs (excludes PUB capital project)	1,926,000	993,700	573,600	346,400	12,300

Table S - 13 - Sewer FY 2028 Allocation of O&M Expenses

Line No.	Description	Total	Volume Related		Capacity Related		Customer		
			Common to Retail	Common to Wholesale	Common to Retail	Common to Wholesale	Wholesale Meters, Billing and Collecting	Retail Meters	Billing and Collecting
		$	$	$	$	$	$	$	$
	Treatment Plant								
1	Power	437,200	314,800	122,400	0	0	0	0	0
2	Chemicals & Lab	32,500	23,400	9,100	0	0	0	0	0
3	All Other	1,063,900	766,000	297,900	0	0	0	0	0
4	Subtotal	1,533,600	1,104,200	429,400	0	0	0	0	0
	Collection System								
5	Power	81,500	0	0	80,000	1,500	0	0	0
6	Purchased Treatment	3,286,500	3,286,500	0	0	0	0	0	0
7	All Other	1,800,200	0	0	1,766,000	34,200	0	0	0
8	Meters & Services	355,400	0	0	0	0	23,600	331,800	0
9	Subtotal	5,523,600	3,286,500	0	1,846,000	35,700	23,600	331,800	0
10	Administration & General	0	0	0	0	0	0	0	0
11	Subtotal Operation & Maintenance Expense	7,057,200	4,390,700	429,400	1,846,000	35,700	23,600	331,800	0
12	Transfer to General Fund	1,199,700	750,400	73,000	313,800	6,100	0	56,400	0
13	Operating Transfer to/(from) Water Fund	536,850	0	0	0	0	0	0	536,850
14	Sewer Service - Independence (a)	(122,900)	(122,900)	0	0	0	0	0	0
15	Total Operation & Maintenance Expense	8,670,850	5,018,200	502,400	2,159,800	41,800	23,600	388,200	536,850
16	Less: Other Revenue	1,908,350	1,193,650	116,100	499,200	9,700	0	89,700	0
17	Net Operation & Maintenance Expense	6,762,500	3,824,550	386,300	1,660,600	32,100	23,600	298,500	536,850

(a) Reflects the revenue received from Independence for treatment of sewer flow.

Table S - 14 - Sewer FY 2028 Units of Service

Line No.	Description	Sewer Volume			Capacity Flow Rate	Customer	
		Contributed Volume	Infiltration	Total		Equivalent Number of Meters	Bills
		100 gal	100 gal	100 gal	100 gal/day	Equiv. Meters	Bills
	Inside City						
1	Residential	9,111,200	2,020,100	11,131,300	59,581	22,004	263,328
2	Commercial	2,549,100	290,000	2,839,100	13,654	2,726	16,572
3	Industrial	223,800	22,600	246,400	1,168	163	864
4	City Pool	0	0	0	0	0	0
5	Countryside West	0	0	0	0	0	0
6	Total Inside City	11,884,100	2,332,700	14,216,800	74,403	24,893	280,764
	Outside City						
7	Residential	7,600	1,400	9,000	46	14	168
8	Commercial	0	0	0	0	0	0
9	Countryside West	0	0	0	0	0	0
10	Total Outside City	7,600	1,400	9,000	46	14	168
	Wholesale						
11	Grain Valley	4,542,000	374,400	4,916,400	22,769	13	4
12	**Total System**	16,433,700	2,708,500	19,142,200	97,218	24,920	280,936

Table S - 15 - Wastewater FY 2028 Unit Cost of Service

Line No.	Customer Class	Total	Common to All		Wholesale		Customer Costs		
			Volume Related	Capacity Related Costs	Volume Related	Capacity Related Costs	Wholesale Meters	Retail Meters	Billing and Collecting
		$	100 gal	100 gal/day				Equiv Meters	Bills
	Number of Units								
1	Inside City		14,216,800	74,403			0	24,893	280,764
2	Outside City		9,000	46			0	14	168
3	Wholesale		0	0	4,916,400	22,769	13	0	4
4	Total		14,225,800	74,449	4,916,400	22,769	13	24,907	280,936
	Costs of Service								
	Net Operating Expense								
5	Total - $	6,762,500	3,824,550	1,660,600	386,300	32,100	23,600	298,500	536,850
6	Unit Cost - $/unit		0.2688	22.3052	0.0786	1.4098	1,815.3846	11.9846	1.9109
	Net Capital Costs								
7	Net Capital Costs (excludes PUB capital project)		993,700	573,600	346,400	12,300	0	0	0
8	PUB Capital Project		1,342,500	1,259,600	0	0	0	0	0
9	Total - $	4,528,100	2,336,200	1,833,200	346,400	12,300	0	0	0
10	Unit Cost - $/unit (retail)		0.1642	24.6236	0.0000	0.0000	0.0000	0.0000	0.0000
11	Unit Cost - $/unit (wholesale)		0.0000	0.0000	0.0705	0.5402	0.0000	0.0000	0.0000
	Total Unit Costs of Service								
12	Inside City - $/unit		0.4331	46.9288			1,815.3846	11.9846	1.9109
13	Outside City - $/unit		0.4331	46.9288			1,815.3846	11.9846	1.9109
14	Wholesale - $/unit		0.2688	22.3052	0.1490	1.9500	1,815.3846		
	Total Cost of Service								
15	Inside City - $	10,483,300	6,156,900	3,491,600	0	0	0	298,300	536,500
16	Outside City - $	6,600	3,900	2,200	0	0	0	200	300
17	Wholesale - $/unit	800,700	0	0	732,700	44,400	23,600	0	0
18	Total	11,290,600	6,160,800	3,493,800	732,700	44,400	23,600	298,500	536,800

Table S - 16 - Sewer FY 2028 Allocation of Cost of Service to Customer Classes

Line No.	Customer Class	Total	Volume Related	Capacity Related Costs	Customer Costs		
					Wholesale Meters	Meters	Billing and Collecting
		$					
	Unit Cost of Service						
1	Inside City - $/unit		0.4331	46.9288	0.0000	11.9846	1.9109
2	Outside City - $/unit		0.4331	46.9288	0.0000	11.9846	1.9109
3	Wholesale - $/Unit		0.1490	1.9500	1,815.3846	0.0000	0.0000
	Inside City						
	Residential						
4	Units		11,131,300	59,581	0	22,004	263,328
5	Costs - $	8,383,400	4,820,700	2,796,000	0	263,600	503,100
	Commercial						
6	Units		2,839,100	13,654	0	2,726	16,572
7	Costs - $	1,934,700	1,229,500	640,800	0	32,700	31,700
	Industrial						
8	Units		246,400	1,168	0	163	864
9	Costs - $	165,200	106,700	54,800	0	2,000	1,700
10	Total Inside City - $	10,483,300	6,156,900	3,491,600	0	298,300	536,500
	Outside City						
	Residential						
11	Units		9,000	46	0	14	168
12	Costs - $	6,600	3,900	2,200	0	200	300
13	Total Outside City - $	6,600	3,900	2,200	0	200	300
	Wholesale						
	Grain Valley						
14	Units		4,916,400	22,769	13	0	4
15	Costs - $	800,700	732,700	44,400	23,600	0	0
16	Total Wholesale - $	800,700	732,700	44,400	23,600	0	0
17	Total Cost of Service - $	11,290,600	6,893,500	3,538,200	23,600	298,500	536,800

Table S - 17 - Sewer FY 2028 Comparison of Adjusted Cost of Service with Revenue under Existing Rates

Line No.	Customer Class	Allocated Cost of Service	Revenue Under Existing Rates	Indicated Revenue Increase
		$	$	
	Inside City			
1	Residential	8,383,400	8,070,800	3.87%
2	Commercial	1,934,700	1,732,200	11.69%
3	Industrial	165,200	146,700	12.61%
4	Total Inside City	10,483,300	9,949,700	5.36%
	Outside City			
5	Residential	6,600	7,800	-15.38%
6	Total Outside City	6,600	7,800	-15.38%
	Wholesale			
7	Grain Valley	800,700	681,900	17.42%
8	Total Wholesale	800,700	681,900	17.42%
9	Total System	11,290,600	10,639,400	6.12%

Table S - 18 - Sewer Proposed FY 2025, FY 2026 and FY 2027 Charges

Rate Component	Existing	Effective October 1, 2025			Effective October 1, 2026			Effective October 1, 2027		
		Proposed	Increase	Increase	Proposed	Increase	Increase	Proposed	Increase	Increase
	$	$	$		$	$		$	$	
Inside City										
Minimum Charge - $/Month										
All Meter Sizes	10.55	10.85	0.30	2.8%	11.15	0.30	2.8%	11.40	0.25	2.2%
Volume Charge - $/100 gal										
Residential and Non-Residential	0.71	0.73	0.02	2.8%	0.74	0.01	1.4%	0.75	0.01	1.4%
Outside City										
Minimum Charge - $/Month										
All Meter Sizes	21.10	21.70	0.60	2.8%	22.30	0.60	2.8%	22.80	0.50	2.2%
Volume Charge - $/100 gal										
Residential and Non-Residential	0.71	0.73	0.02	2.8%	0.74	0.01	1.4%	0.75	0.01	1.4%
Wholesale										
Volume Charges - $/100 gal										
Grain Valley	0.172	0.182	0.010	5.7%	0.191	0.010	5.3%	0.201	0.010	5.0%

Table S - 19 - Sewer FY 2028 Cost of Service Under Proposed Rates

Line No.	Customer Class	Revenue Under Proposed Rates	Allocated Cost of Service	Proposed Revenue as a % of COS	Revenue Under Existing Rates	Indicated Revenue Adjustment
		$	$		$	
	Inside City					
1	Residential	8,584,300	8,383,400	102%	8,070,800	3.9%
2	Commercial	1,833,500	1,934,700	95%	1,732,200	11.7%
3	Industrial	155,100	165,200	94%	146,700	12.6%
4	Total Inside City	10,572,900	10,483,300	101%	9,949,700	5.4%
	Outside City					
5	Residential	8,300	6,600	126%	7,800	-15.4%
6	Total Outside City	8,300	6,600	126%	7,800	-15.4%
	Wholesale					
7	Grain Valley	796,800	800,700	100%	681,900	17.4%
8	Total Wholesale	796,800	800,700	100%	681,900	17.4%
9	Total System	11,378,000	11,290,600	101%	10,639,400	6.1%

Table S - 20 - Sewer FY 2028 Bill Impact

Description	Water Use	Existing Rates	Proposed Rates		
			Amount	Increase	Increase
	100 gal	$	$	$	
Inside City					
Residential					
3/4"	0	10.55	11.40	0.85	8.1%
3/4"	30	31.85	33.90	2.05	6.4%
3/4"	50	46.05	48.90	2.85	6.2%
3/4"	70	60.25	63.90	3.65	6.1%
3/4"	80	67.35	71.40	4.05	6.0%
3/4"	90	74.45	78.90	4.45	6.0%
Commercial					
1"	150	117.05	123.90	6.85	5.9%
1"	165	127.70	135.15	7.45	5.8%
1"	450	330.05	348.90	18.85	5.7%
1.5"	1,000	720.55	761.40	40.85	5.7%
1.5"	2,500	1,785.55	1,886.40	100.85	5.6%
2"	1,500	1,075.55	1,136.40	60.85	5.7%
2"	3,000	2,140.55	2,261.40	120.85	5.6%
3"	2,500	1,785.55	1,886.40	100.85	5.6%
3"	3,000	2,140.55	2,261.40	120.85	5.6%
Industrial					
3/4"	500	365.55	386.40	20.85	5.7%
3/4"	1,000	720.55	761.40	40.85	5.7%
1"	1,000	720.55	761.40	40.85	5.7%
1"	2,500	1,785.55	1,886.40	100.85	5.6%
1.5"	500	365.55	386.40	20.85	5.7%
1.5"	1,000	720.55	761.40	40.85	5.7%
2"	2,500	1,785.55	1,886.40	100.85	5.6%
2"	3,500	2,495.55	2,636.40	140.85	5.6%
3"	2,500	1,785.55	1,886.40	100.85	5.6%
3"	1,500	1,075.55	1,136.40	60.85	5.7%
4"	3,000	2,140.55	2,261.40	120.85	5.6%
4"	2,500	1,785.55	1,886.40	100.85	5.6%
6"	4,000	2,850.55	3,011.40	160.85	5.6%
Outside City					
Residential					
3/4"	0	21.10	22.80	1.70	8.1%
3/4"	30	42.40	45.30	2.90	6.8%
3/4"	50	56.60	60.30	3.70	6.5%
3/4"	70	70.80	75.30	4.50	6.4%
3/4"	80	77.90	82.80	4.90	6.3%
3/4"	90	85.00	90.30	5.30	6.2%
Commercial					
1"	0	21.10	22.80	1.70	8.1%
1"	200	163.10	172.80	9.70	5.9%
1"	500	376.10	397.80	21.70	5.8%
2"	1,000	731.10	772.80	41.70	5.7%
2"	3,750	2,683.60	2,835.30	151.70	5.7%
Wholesale					
Grain Valley	4,542,000	781,224	912,942	131,718	16.9%

12.0 Appendix 3: Combined Tables

Table C - 1 - Combined FY 2028 Bill Comparison under Existing and Proposed Rates

Description	Water Use	Existing Rates	Proposed Rates		
			Amount	Increase	Increase
	100 gal	$	$	$	
Inside City					
Residential:					
3/4"	0	22.05	23.70	1.65	7.5%
3/4"	30	61.65	66.00	4.35	7.1%
3/4"	50	88.05	94.20	6.15	7.0%
3/4"	70	114.45	122.40	7.95	6.9%
3/4"	80	128.15	137.05	8.90	6.9%
3/4"	90	142.35	152.25	9.90	7.0%
Commercial:					
1"	150	220.05	235.20	15.15	6.9%
1"	165	239.85	256.35	16.50	6.9%
1"	450	616.05	658.20	42.15	6.8%
1.5"	1,000	1,342.05	1,433.70	91.65	6.8%
1.5"	2,500	3,322.05	3,548.70	226.65	6.8%
2"	1,500	2,002.05	2,138.70	136.65	6.8%
2"	3,000	3,982.05	4,253.70	271.65	6.8%
3"	2,500	3,322.05	3,548.70	226.65	6.8%
3"	3,000	3,982.05	4,253.70	271.65	6.8%
Industrial:					
3/4"	500	682.05	728.70	46.65	6.8%
3/4"	1,000	1,342.05	1,433.70	91.65	6.8%
1"	1,000	1,342.05	1,433.70	91.65	6.8%
1"	2,500	3,322.05	3,548.70	226.65	6.8%
1.5"	500	682.05	728.70	46.65	6.8%
1.5"	1,000	1,342.05	1,433.70	91.65	6.8%
2"	2,500	3,322.05	3,548.70	226.65	6.8%
2"	3,500	4,642.05	4,958.70	316.65	6.8%
3"	2,500	3,322.05	3,548.70	226.65	6.8%
3"	1,500	2,002.05	2,138.70	136.65	6.8%
4"	3,000	3,982.05	4,253.70	271.65	6.8%
4"	2,500	3,322.05	3,548.70	226.65	6.8%
6"	4,000	5,302.05	5,663.70	361.65	6.8%
Outside City					
Residential:					
3/4"	0	44.10	47.40	3.30	7.5%
3/4"	30	102.00	110.40	8.40	8.2%
3/4"	50	140.60	152.40	11.80	8.4%
3/4"	70	179.20	194.40	15.20	8.5%
3/4"	80	199.50	216.50	17.00	8.5%
3/4"	90	220.80	239.70	18.90	8.6%
Commercial					
1"	0	44.10	47.40	3.30	7.5%
1"	200	490.10	535.40	45.30	9.2%
1"	500	1,159.10	1,267.40	108.30	9.3%
2"	1,000	2,280.49	2,523.50	243.00	10.7%
2"	3,750	8,417.86	9,291.06	873.19	10.4%
Wholesale					
Grain Valley	4,542,000	781,224.00	923,842.80	142,618.80	18.3%

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Jul 2, 2025

Printer's Fee: $52.41

Edmar Corachia

_____

Agent

VERIFICATION

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

State of Florida
County of Orange

Signed or attested before me on this: 07/02/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The City Council of the City of Blue Springs, Missouri, will hold a public hearing **Monday, August 4, 2025**, at **6:00 p.m.** in the **Council Chambers** of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, to entertain citizens' comments relative to the proposed 2026 through 2028 fiscal year sewer rates.

Anyone desiring further information is invited to contact the Senior Director of Finance, Karen Van Winkle, Monday through Friday, 8:00 a.m. to 5:00 p.m. Phone number 228-0111.

CITY COUNCIL
CITY OF BLUE SPRINGS
BY Karen Van Winkle,
SENIOR DIRECTOR
OF FINANCE

Published in the Examiner, Jul 2, 2025

3625190

Introduced by Councilmember _____ BILL NO. 5339

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING SECTION 705.130 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO SET NEW SEWER RATES FOR FISCAL YEAR 2025-2026, FISCAL YEAR 2026-2027 AND FISCAL YEAR 2027-2028

WHEREAS, the City's Enterprise Fund policy states that City staff will conduct a comprehensive rate study every three years for water and sewer utilities and the last approved changes to water and sewer rates were in July 2022; and

WHEREAS, the City Administrator approved Contract No. 2025-035 with Black & Veatch Management Consulting, LLC to perform a cost-of-service study for water and sewer services; and

WHEREAS, Black & Veatch Management Consulting, LLC service study, recommended changes to water rates in order to operate and maintain the City's sewer systems and provide service to customers.

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 Section 705.130(A)(1) through 705.130(A)(3) of the Code of Ordinances, City of Blue Springs, Missouri, is repealed in its entirety and replaced to read as follows:

Section 705.130 **Sewer Service – Rates and Charges.**

A. The fiscal year for the City of Blue Springs begins on October 1st and ends on September 30th

B. For fiscal year 2026 through fiscal year 2028, the rates required and to be charged and collected for the use and services of the sewerage system of the City, said sewerage system being a part of the Combined Waterworks and Sewerage System of said City, shall be as hereinafter provided. Said rates shall be based upon a volume charge and a service charge.

1. Volume Charges

a. For domestic users (one- and two-family residences and multi-family residences with separate water meters for each dwelling unit), volume charges shall be based upon the monthly quantity of water used, except that for the billing periods most closely corresponding to the months of May through December, inclusive, the volume charge shall be based upon monthly averaged water used during the winter period, said winter period being the billing period of January through April, or actual monthly quantity of water used, whichever is lesser; said charges shall

be payable with each bill rendered throughout the year. When water service accounts do not have an acceptable billing history, the volume charge for any period outside the winter period shall be the volume charge, or for domestic users the charge for seven thousand five hundred (7,500) gallons per month, whichever is lesser.

b. For Residential and Commercial Users:

1) The rate charged per one hundred (100) gallons or fraction thereof for all use and services of the sewerage system within and outside the City limits of Blue Springs shall be billed in accordance with Section 705.130(B)(1)(a) of the Code of Ordinances, City of Blue Springs in an amount equal to:

a) Fiscal Year 2025-2026: $0.73

b) Fiscal Year 2026-2027: $0.74

c) Fiscal Year 2027-2028: $0.75

2) The user volume charge rates established in this Code apply to all users of the City's treatment works, regardless of their location.

2. Service Charge

a. A service charge shall be based on the cost of making available facilities and works now or in the future necessary for sewage treatment and sending bills for service. Such charges are made each month regardless of whether or not any sewage or waste are actually discharged to the sewer during the billing period.

b. The service charge for customers whose property being serviced is located within the City limits of Blue Springs shall be:

1) Fiscal Year 2025-2026: $10.85 per month.

2) Fiscal Year 2026-2027: $11.15 per month.

3) Fiscal Year 2027-2028: $11.40 per month.

c. The service charge for customers whose property being serviced is outside the City limits of Blue Springs shall be:

1) Fiscal Year 2025-2026: $21.70 per month.

2) Fiscal Year 2026-2027: $22.30 per month.

3) Fiscal Year 2027-2028: $22.80 per month.

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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5340

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING SECTION 705.010 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO SET NEW WATER RATES FOR FISCAL YEAR 2025-2026, FISCAL YEAR 2026-2027 AND FISCAL YEAR 2027-2028

WHEREAS, the City's Enterprise Fund policy states that City staff will conduct a comprehensive rate study every three years for water and sewer utilities and the last approved changes to water and sewer rates were in July 2022; and

WHEREAS, the City Administrator approved Contract No. 2025-035 with Black & Veatch Management Consulting, LLC to perform a cost-of-service study for water and sewer services; and

WHEREAS, Black & Veatch Management Consulting, LLC service study, recommended changes to water rates in order to operate and maintain the City's water systems and provide service to customers.

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 Section 705.010 of the Code of Ordinances, City of Blue Springs, Missouri, is repealed in its entirety and replaced to read as follows:

Section 705.010 **Water Service – Rates and Charges.**

A. The fiscal year for the City of Blue Springs begins on October 1st and ends on September 30th.

B. Water Consumption Billed Monthly. The water rate schedule, as provided herein, shall be applied to the resulting gallonage. The resulting product shall be the charge for water service during the given monthly period.

C. For fiscal years 2026 through 2028, the following, except as hereinafter provided, shall be the schedule of charges for water service to residential property within the City limits of Blue Springs furnished by the waterworks of the City, to wit:

1. There shall be an administrative charge to each customer whether or not there is any water usage:
    a. Fiscal Year 2025-2026: $11.99 per month
    b. Fiscal Year 2026-2027: $12.47 per month

c. Fiscal Year 2027-2028: $12.95 per month

2. For the first seven thousand five hundred (7,500) gallons or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:

    a. Fiscal Year 2025-2026: $0.64

    b. Fiscal Year 2026-2027: $0.67

    c. Fiscal Year 2027-2028: $0.69

3. For the next seven thousand five hundred (7,500) gallons or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:

    a. Fiscal Year 2025-2026: $0.74

    b. Fiscal Year 2026-2027: $0.78

    c. Fiscal Year 2027-2028: $0.80

4. For all in excess of fifteen thousand (15,000) gallons, a charge per one hundred (100) gallons or fraction thereof:

    a. Fiscal Year 2025-2026: $0.79

    b. Fiscal Year 2026-2027: $0.83

    c. Fiscal Year 2027-2028: $0.86

D. For fiscal years 2026 through 2028, the following, except as hereinafter provided, shall be the schedule of charges for water service to non-residential property within the City limits of Blue Springs furnished by the waterworks of the City, to wit:

1. There shall be an administrative charge to each customer whether or not there is any water usage:

    a. Fiscal Year 2025-2026: $11.99 per month

    b. Fiscal Year 2026-2027: $12.47 per month

    c. Fiscal Year 2027-2028: $12.95 per month

2. For all gallons used or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:

    a. Fiscal Year 2025-2026: $0.64

    b. Fiscal Year 2026-2027: $0.67

    c. Fiscal Year 2027-2028: $0.69

E. For fiscal years 2026 through 2028, the following, except as hereinafter provided, shall be the schedule of charges for water service to residential property outside the City limits of Blue Springs furnished by the waterworks of the City, to wit:

1. There shall be an administrative charge to each customer whether or not there is any water usage:
    a. Fiscal Year 2025-2026: $23.98 per month
    b. Fiscal Year 2026-2027: $24.94 per month
    c. Fiscal Year 2027-2028: $25.90 per month
2. For the first seven thousand five hundred (7,500) gallons or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:
    a. Fiscal Year 2025-2026: $1.28
    b. Fiscal Year 2026-2027: $1.34
    c. Fiscal Year 2027-2028: $1.38
3. For the next seven thousand five hundred (7,500) gallons or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:
    a. Fiscal Year 2025-2026: $1.48
    b. Fiscal Year 2026-2027: $1.56
    c. Fiscal Year 2027-2028: $1.60
4. For all in excess of fifteen thousand (15,000) gallons, a charge per one hundred (100) gallons or fraction thereof:
    a. Fiscal Year 2025-2026: $1.58
    b. Fiscal Year 2026-2027: $1.66
    c. Fiscal Year 2027-2028: $1.72

F. For fiscal years 2026 through 2028, the following, except as hereinafter provided, shall be the schedule of charges for water service to non-residential property outside the City limits of Blue Springs furnished by the waterworks of the City, to wit:

1. There shall be an administrative charge to each customer whether or not there is any water usage:
    a. Fiscal Year 2025-2026: $23.98 per month
    b. Fiscal Year 2026-2027: $24.94 per month
    c. Fiscal Year 2027-2028: $25.90 per month
2. For all gallons used or fraction thereof, a charge per one hundred (100) gallons or fraction thereof:

a. Fiscal Year 2025-2026: $1.28

b. Fiscal Year 2026-2027: $1.34

c. Fiscal Year 2027-2028: $1.38

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 4th day of August 2025.

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: June 6, 2025

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Passage of a Bill amending Section 115.240 Approval of Form Required regarding the City Attorney's review of Contracts under $75,000.

BACKGROUND/JUSTIFICATION

The City is recommending that Contracts under $75,000 no longer require Attorney review to streamline the approval process and increase operational efficiency. The current review threshold is $10,000. This change will align with the $75,000 contract authority of the City Administrator.

This delegation of authority allows for quicker decision-making and reduces legal fees, ensuring that contracts can be executed promptly without the need for additional legal oversight. The attorney has approved contract templates that are available to staff and should be utilized, with few exceptions. Occasionally, a vendor will add terms and conditions to the City's contract templates that require legal review.

Based on this change, an Ordinance amending Section 115.240 of the Municipal Code is necessary to remove the need for legal review of contracts under $75,000. These changes to the Code will allow the City to process contracts in a more efficient, flexible manner while still maintaining legal oversight on contracts with greater risk or legal complexity.

By focusing the Attorney's attention on more significant and complex matters, this change enables the City to better allocate resources and improve overall productivity. Attorney review of contracts under $75,000 is at the discretion of the City Administrator.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 7, 2025	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. Bill amending the Code relating to Contract Authority

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5341

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 115.240 APPROVAL OF FORM REQUIRED OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, RELATING TO LEGAL REVIEW OF CONTRACTS UNDER $75,000

WHEREAS, Section 115.240 of the Code of Ordinances, City of Blue Springs, Missouri, currently requires Attorney review of contracts in an amount exceeding $10,000 annually; and

WHEREAS, it is desirous to remove the requirement of legal review of contracts under $75,000 annually; and

WHEREAS, by focusing the Attorney's attention on more significant and complex matters, this change enables the City to better allocate resources and improve overall productivity.

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 Section 115.240 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

No contract for the purchase of goods or services over the amount of ~~ten~~ seventy-five thousand dollars ($~~10~~75,000.00) shall be entered into, or be valid or binding on the City, unless it is approved as to form by the City Attorney and such approval is shown by signature, electronic or paper, on said contract.

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 4th day of August 2025.

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: July 22, 2025

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Public Works**

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

ISSUE/REQUEST

Passage of a Bill accepting temporary construction and permanent utility Easements form the abutting property owners for the NW South Outer Road watermain project (Project 24-08-03; CIP WA-19).

BACKGROUND/JUSTIFICATION

The City identified a need to replace the water main along NW South Outer Road between NW 22nd Street and State Route Highway 7 due to deterioration. The existing watermain is experiencing rapid deterioration and in need of frequent repairs. A replacement water main is needed to maintain service to the customers and provide water flow throughout the public water system. The area acquired will also allow the realignment of utilities adjacent to the corridor.

The acquisition of temporary construction and permanent utility easements are required to construct the improvements. In 2018, the City approved a Task Order to Contract No. 2018-211 with Bliss Associates LLC for right of way appraisal and acquisition services related to the NW South Outer Road Water Main Project (Project 24-08-03; CIP WA-19). Bliss Associates, LLC negotiated the easement acquisitions to ensure all laws and protocols were followed during the process. Additionally, during the design of the watermain by Cochran Engineering, two additional easements were identified and staff utilized Keller Craig Associates to negotiate those two easement acquisitions. Staff is bringing forward these four easements obtained, completing the acquisition of all easements required to begin the bidding and procurement process for the project to begin construction.

These are the final four easements needed in order to bid this project. On June 2, 2025, Ordinance 5424 was approved that included nine other easements for this project. The total cost for those easements was $36,600 bringing the grand total to $41,012.

Prior to recording the Easements with the Jackson County Recorder of Deeds, Council approval is required to authorize payment to the property owners as well as approve acceptance of the Easements. A budget amendment will be needed for this project.

FINANCIAL IMPACT

Property Owners:	Line Item:	Amount to be Paid
2307 NW South Outer Road, LLC	Temporary Construction Easement	$1.00
RMAFII LOC, LLC	Temporary Construction Easement	$1.00
McDaniel Real Estate Holdings, LLC	Temporary Construction Easement	$598.00

	Administrative Settlement	$750.00 $1,350.00
1900 Corporate Center, LLC	Permanent Utility Easement Administrative Settlement	$2,058.00 $1,000.00 $3,060.00
	Total to all Property Owners	$4,412.00
Amount of Request/ Contract	$4,412	
Amount Budgeted:	$0	
Budget Year:	FY 2024-25	
Funding Source/Account #	430-75000-543200 WA-19	
Account Balance:	$619,033	
Additional Funds Needed:	$4,412	
Funding Source/Account #:	Will be included in future budget amendment	

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 16, 2024	Two years from the start of construction

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. Bill with Easements attached as Exhibit 5, 16, 20 & 21.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***James Newell***	City Administrator: ***Chrstine Cates***

Introduced by Councilmember _____ BILL NO. 5342

ORDINANCE NO. ____

AN ORDINANCE ACCEPTING TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS FROM THE ABUTTING PROPERTY OWNERS FOR THE NW SOUTH OUTER ROAD WATER MAIN PROJECT (PROJECT 24-08-03; CIP WA-19)

WHEREAS, the City of Blue Springs is committed to ensuring the acquisition of the temporary construction and permanent utility easements for the NW South Outer Road Water Main Project is conducted in a professional and legal manner; and

WHEREAS, easements are required to facilitate the replacement of a deteriorating water main along NW South Outer Road between NW 22nd Street and State Route Highway 7; and

WHEREAS, the City of Blue Springs acquired the easements, negotiated through consultants Bliss Associates LLC and Keller Craig Associates; and

WHEREAS, Ordinance 5424 was approved on June 2, 2025, that included nine other easements for this project; and

WHEREAS, staff recommends the acceptance of the easements obtained from the following abutting property owners: 2307 NW South Outer Road, LLC, RMAFII LOC, LLC, McDaniel Real Estate Holdings, LLC and 1900 Corporate Center, LLC.

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 make payment and accept the Easements (attached hereto as Exhibits 5, 16, 20 & 21) from property owners abutting the NW South Outer Road Water Main Project 24-08-03 project improvements as follows: 2307 NW South Outer Road, LLC – Temporary Construction Easement in the amount of $1 (Exhibit 5, respectively); RMAFII LOC, LLC – Temporary Construction Easement in the amount of $1 (Exhibit 16, respectively); McDaniel Real Estate Holdings, LLC 2410, LLC – Temporary Construction Easement in the amount of $1,350 (Exhibit 20, respectively); 1900 Corporate Center, LLC – Permanent Construction Easement in the amount of $3,060 (Exhibit 21, respectively).

Section 2. The City Administrator is hereby authorized to take any and all actions necessary to accept the Easements including submitting a FY2024-25 budget amendment to Council for approval.

Section 2. 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 4th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT 5

Title of Document: Temporary Construction Easement

Date of Document: January 31st, 2023 WQ

Grantor: 2307 NW South Outer Road, LLC

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

Legal description:

All of the Southerly Thirty-five feet (35') of the following described tract. Containing 9,469 square feet.

The East 270 feet of that part of the East Half of the Southwest Quarter of the Northwest Quarter of Section 25, Township 49, Range 31, in Blue Springs, Jackson County, Missouri, lying South of the South right of way of Missouri State Highway I-70.

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 31st day of January 2023 by and between, 2307 NW South Outer Road, LLC, having an address of 2307 NW South Outer Road, Blue Springs, MO 64015, owner of the property ~~herein described, hereinafter~~ known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor(s) executed the above the day and year first above written.

By: _____
Dr. Wade Rustici, Member

By: _____
Christine Cates, City Administrator

ACKNOWLEDGMENT BY CORPORATION

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this 31st day of January 2023, appeared Dr. Wade Rustici, Member, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Joy Jeffries
Notary Public

My Commission Expires: NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JOY JEFFRIES
My Commission Expires
Oc tober 2 2023
Jackson County
Commission #15479789

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

On this _____ day of _____, 2025, before me personally appeared Christine Cates, to me personally known, who, being by me duly sworn, did say that she is the City Administrator of the City of Blue Springs, Missouri, and that said instrument was signed by Christine Cates on behalf of said City pursuant to due authority vested in such person; and said individual acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year last above written.

_____
Notary Public in and for said State
Commission Expires:

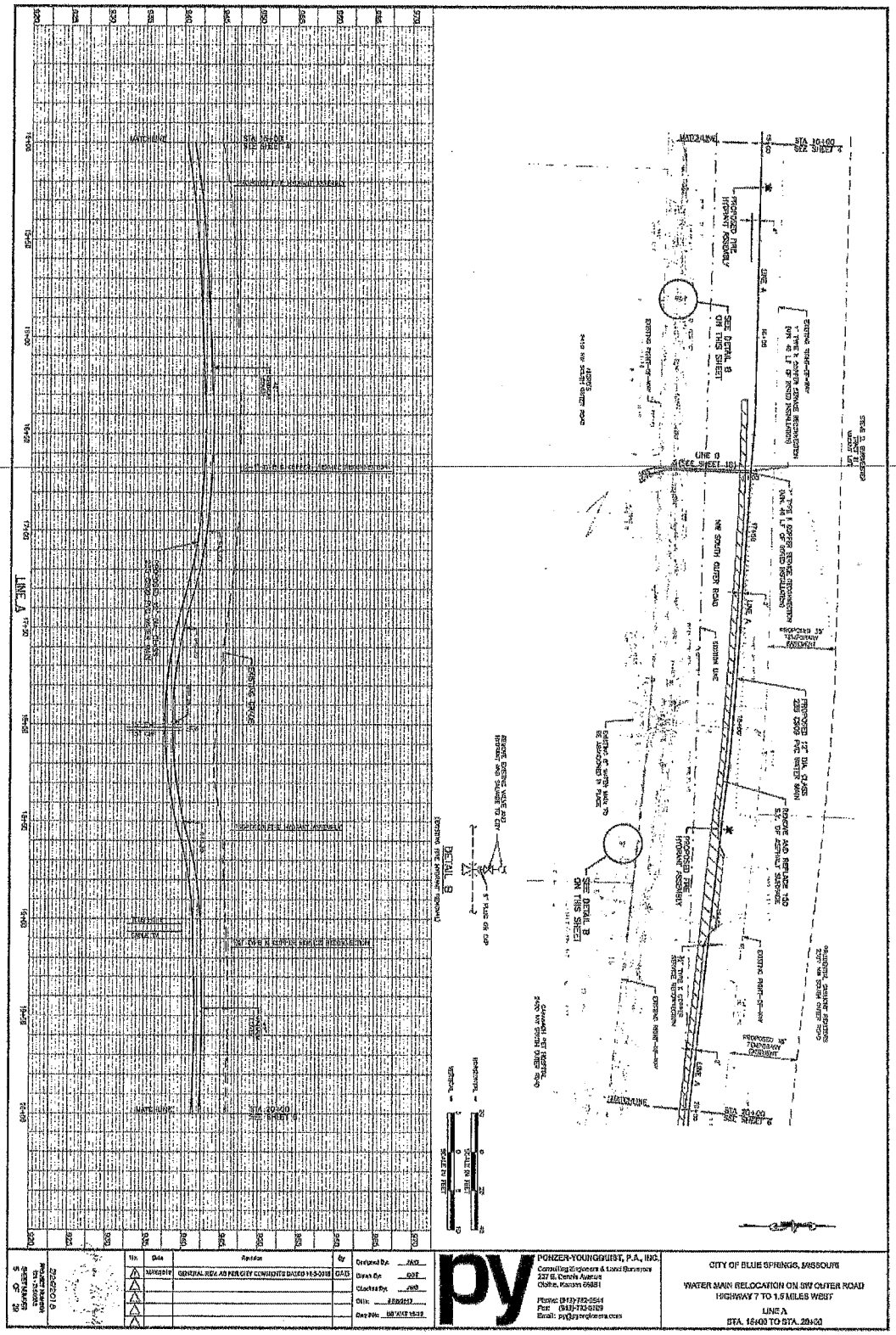
Exhibit A

Legal Description of Temporary Construction Easement

All of the Southerly Thirty-five feet (35') of the following described tract. Containing 9,469 square feet.

The East 270 feet of that part of the East Half of the Southwest Quarter of the Northwest Quarter of Section 25, Township 49, Range 31, in Blue Springs, Jackson County, Missouri, lying South of the South right of way of Missouri State Highway I-70.

Exhibit B
Map of Temporary Construction Easement



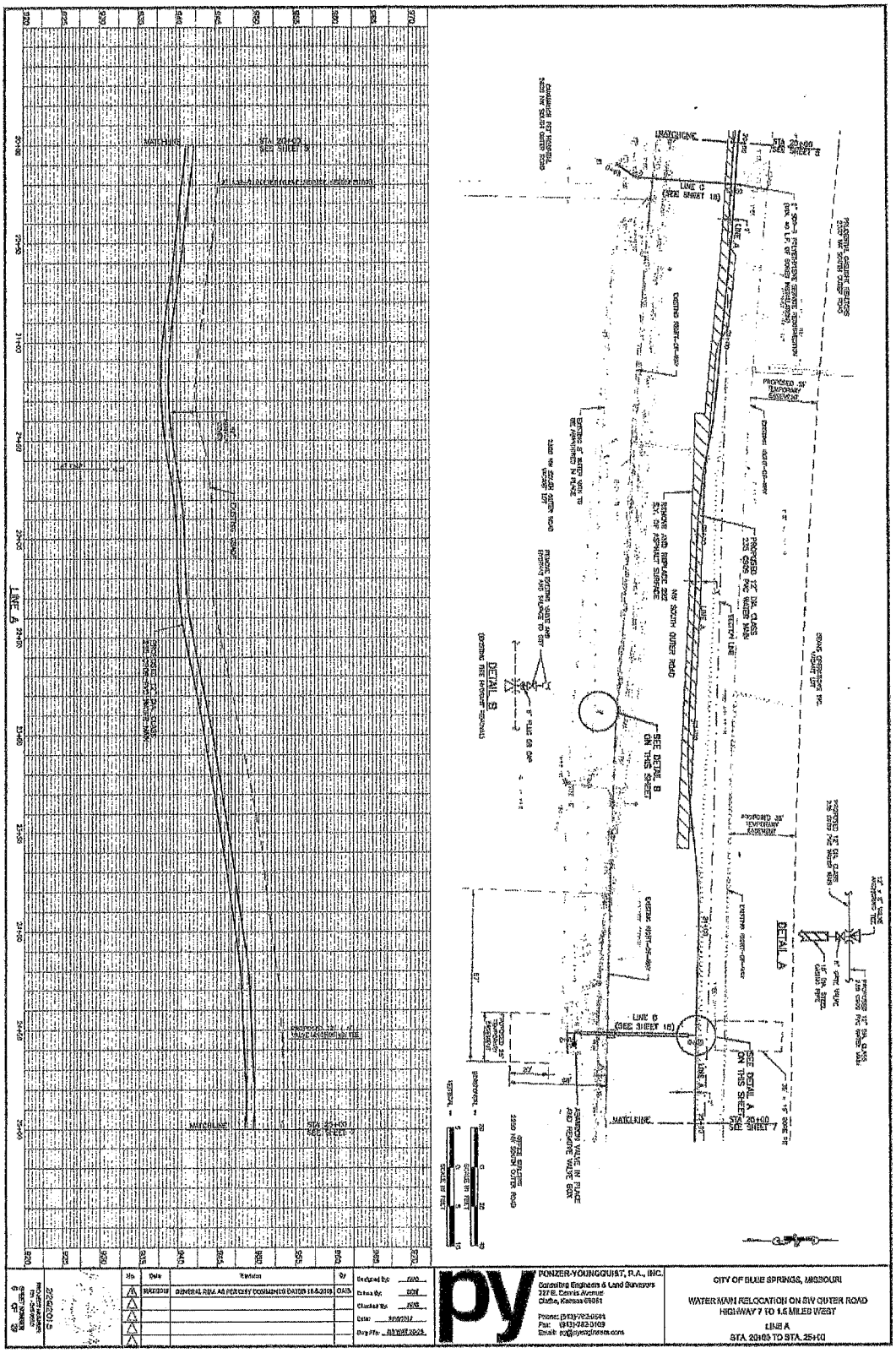

DETAIL A
DETAIL B
SEE DETAIL B ON THIS SHEET
SEE DETAIL A ON THIS SHEET
MATCHLINE
LINE A
LINE B
PROPOSED 20" TEMPORARY EASEMENT
PROPOSED 20" DIP CLASS 250 WATER MAIN
REMOVE AND REPLACE 2" BLV. OF ASPHALT SURFACE
REMOVE EXISTING VALVE AND FITTINGS AND SALVAGE TO CITY
EXISTING RIGHT-OF-WAY
SW SOUTH OUTER ROAD
PROPOSED 12" DIP CLASS 250 WATER MAIN
PROPOSED 8" DIP CLASS 250 WATER MAIN
PROPOSED 8" GATE VALVE AND VALVE BOX
PROPOSED 12" GATE VALVE AND VALVE BOX
PROPOSED 8" DIP CLASS 250 WATER MAIN
PROPOSED 8

EXHIBIT 16

Title of Document: Temporary Construction Easement

Date of Document: _____, 2023

Grantors: RMAFII-LOC, LLC, a California limited liability company

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

Legal description:

All of the Southerly Ten feet (10') of the Northerly Thirty-five feet (35') of the following described tract. Containing 1,579 square feet.

TRACT II:
All that part of the East half of Section 26, Township 49, Range 31, Blue Springs, Jackson County, Missouri, described as follows:
Beginning at the Northeast corner of the Southeast Quarter of said Section 26; thence along the East line of said Southeast Quarter, South 02 degrees 10 minutes 35 seconds West, a distance of 317.90 feet (Deed=South 00 degrees 01 minutes 21 seconds East, a distance of 318.12 feet) to the North line of KINGSRIDGE, a subdivision of land in said City, County, and State; thence along the North line of said KINGSRIDGE, North 70 degrees 11 minutes 33 seconds West a distance of 47.44 feet (Deed=North 72 degrees 26 minutes 17 seconds West, distance of 50.44 feet); thence continuing along the North line of said KINGSRIDGE, North 58 degrees 16 minutes 16 seconds West (Deed=North 60 degrees 31 minutes 00 seconds West), a distance of 103.61 feet to the Southeast corner of a tract of land described by Document No. 2003I0002347; thence along the East line of said tract of land described by Document No. 2003I0002347, North 01 degrees 40 minutes 37 seconds East, a distance of 352.44 feet (Deed=North 00 degrees 48 minutes 05 seconds West, a distance of 357.44 feet) to the Northeast corner thereof, said point being on the Southerly Right of Way line of Interstate Route 70 (R.D. Mize Road); thence along the Southerly Right of Way line of said Interstate Route 70 (R.D. Mize Road), South 57 degrees 00 minutes 05 seconds East, a distance of 161.19 feet (Deed=South 59 degrees 19 minutes 40 seconds East, a distance of 166.43 feet) to the East line of the Northeast Quarter of said Section 26; thence along the East line of said Northeast Quarter, South 02

degrees 12 minutes 11 seconds West, a distance of 17.41 feet (Deed=South 00 degrees 01 minutes 21 seconds East, a distance of 20.60 feet) to the point of beginning.

And also,

All of the Northerly Ten feet (10') of the following described tract. Containing 4,935 square feet.

TRACT I:
All that part of the Southwest Quarter of Section 25, Township 49, Range 31, in Blue Springs, Jackson County, Missouri, described as follows:
Beginning at a point on the West line of said Southwest Quarter, said point being 55.00 feet South of the Northwest corner thereof; thence South 88 degrees 08 minutes 46 seconds East (Deed=North 89 degrees 34 minutes 11 seconds East) a distance of 105.00 feet; thence North 02 degrees 10 minutes 35 seconds East, a distance of 28.21 feet (Deed-North 00 degrees 01 minutes 21 seconds West a distance of 31.14 feet), to the Southerly Right of Way line said Interstate Route 70 (475 feet from the center line thereof), South 81 degrees 25 minutes 50 seconds East, a distance of 160.48 feet (Deed=South 83 degrees 46 minutes 18 seconds East, a distance of 161.31 feet) to a point 475 feet opposite center line station 893+50; thence continuing along the Southerly Right of Way line of said Interstate Route 70, North 08 degrees 34 minutes 10 seconds East, a distance of 18.46 feet (Deed=North 06 degrees 13 minutes 42 seconds East a distance of 16.31 feet) to the South Right of Way line of R.D. Mize Road as now established; thence along the South Right of Way of said R.D. Mize Road, South 88 degrees 33 minutes 06 seconds East a distance of 180.08 feet (Deed=North 89 degrees 09 minutes 40 seconds East, a distance of 176.77 feet) to the Northwest corner of a tract of land described by Document No. I-1272662 in Book I-2555 at Page 1080; thence along the West line of said tract of land described by Document No. I-1272662, South 01 degrees 49 minutes 23 seconds West, a distance of 304.43 feet (Deed=South 00 degrees 26 minutes 00 seconds East a distance of 304.88 feet) to the Southwest corner thereof, said point being on the North line of KINGSRIDGE, a subdivision of land in said City, County, and State; thence along the North line of said KINGSRIDGE, North 88 degrees 11 minutes 16 seconds West, a distance of 408.96 feet (Deed=South 89 degrees 34 minutes 00 seconds West, a distance of 409.40 feet); thence continuing along the North line of said KINGSRIDGE North 70 degrees 11 minutes 33 seconds West, a distance of 41.48 feet (Deed=North 72 degrees 26 minutes 17 seconds West, a distance of 38.48 feet) to a point on the West line of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 02 degrees 10 minutes 35 seconds East, a distance of 262.90 feet (Deed=North 00 degrees 01 minutes 21 seconds West, a distance of 263.12 feet) to the point on beginning.

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this _____ day of _____ 2023 by and between, RMAFII LOC, LLC, having an address of 1234 East 17th Street, Santa Ana, CA 92701 owner of the property herein described, hereinafter known as the Grantors and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor(s), in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor(s) agree(s) not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantors executed the above the day and year first above written.

By: _____

Mr. Michael H. Mugel, CEO
RMAFII LOC, LLC, a California limited liability company
By: Red Mountain Retail Group, Inc.,

By: _____

Christine Cates, City Administrator

ACKNOWLEDGMENT BY CORPORATION

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this ___ day of _____ 2023, appeared Mr. Michael H. Mugel, CEO, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

See Attached Certificate

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

On this _____ day of _____, 2025, before me personally appeared Christine Cates, to me personally known, who, being by me duly sworn, did say that she is the City Administrator of the City of Blue Springs, Missouri, and that said instrument was signed by Christine Cates on behalf of said City pursuant to due authority vested in such person; and said individual acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year last above written.

_____
Notary Public in and for said State
Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On October 16, 2023 before me, Nicole Terry, Notary Public,
(here insert name of the officer)

personally appeared Michael H. Mugel who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NICOLE TERRY
COMM. #2326571
NOTARY PUBLIC- CALIFORNIA
ORANGE COUNTY
MY COMM. Expires April 30, 2024

Exhibit A

Legal Description of Temporary Construction Easement

All of the Southerly Ten feet (10') of the Northerly Thirty-five feet (35') of the following described tract. Containing 1,579 square feet.

TRACT II:
All that part of the East half of Section 26, Township 49, Range 31, Blue Springs, Jackson County, Missouri, described as follows:
Beginning at the Northeast corner of the Southeast Quarter of said Section 26; thence along the East line of said Southeast Quarter, South 02 degrees 10 minutes 35 seconds West, a distance of 317.90 feet (Deed=South 00 degrees 01 minutes 21 seconds East, a distance of 318.12 feet) to the North line of KINGSRIDGE, a subdivision of land in said City, County, and State; thence along the North line of said KINGSRIDGE, North 70 degrees 11 minutes 33 seconds West a distance of 47.44 feet (Deed=North 72 degrees 26 minutes 17 seconds West, distance of 50.44 feet); thence continuing along the North line of said KINGSRIDGE, North 58 degrees 16 minutes 16 seconds West (Deed=North 60 degrees 31 minutes 00 seconds West), a distance of 103.61 feet to the Southeast corner of a tract of land described by Document No. 2003I0002347; thence along the East line of said tract of land described by Document No. 2003I0002347, North 01 degrees 40 minutes 37 seconds East, a distance of 352.44 feet (Deed=North 00 degrees 48 minutes 05 seconds West, a distance of 357.44 feet) to the Northeast corner thereof, said point being on the Southerly Right of Way line of Interstate Route 70 (R.D. Mize Road); thence along the Southerly Right of Way line of said Interstate Route 70 (R.D. Mize Road), South 57 degrees 00 minutes 05 seconds East, a distance of 161.19 feet (Deed=South 59 degrees 19 minutes 40 seconds East, a distance of 166.43 feet) to the East line of the Northeast Quarter of said Section 26; thence along the East line of said Northeast Quarter, South 02 degrees 12 minutes 11 seconds West, a distance of 17.41 feet (Deed=South 00 degrees 01 minutes 21 seconds East, a distance of 20.60 feet) to the point of beginning.

And also,

All of the Northerly Ten feet (10') of the following described tract. Containing 4,935 square feet.

TRACT I:
All that part of the Southwest Quarter of Section 25, Township 49, Range 31, in Blue Springs, Jackson County, Missouri, described as follows:
Beginning at a point on the West line of said Southwest Quarter, said point being 55.00 feet South of the Northwest corner thereof; thence South 88 degrees 08 minutes 46 seconds East (Deed=North 89 degrees 34 minutes 11 seconds East) a distance of 105.00 feet; thence North 02 degrees 10 minutes 35 seconds East, a distance of 28.21 feet (Deed-North 00 degrees 01 minutes 21 seconds West a distance of 31.14 feet), to the Southerly Right of Way line said Interstate Route 70 (475 feet from the center line thereof), South 81 degrees 25 minutes 50 seconds East, a distance of 160.48 feet (Deed=South 83 degrees 46 minutes 18 seconds East, a distance of 161.31 feet) to a point 475 feet opposite center line station 893+50; thence continuing along the Southerly Right of Way line of said Interstate Route 70, North 08 degrees 34 minutes 10 seconds East, a distance of 18.46 feet (Deed=North 06 degrees 13 minutes 42 seconds East a distance of 16.31 feet) to the South Right of Way line of R.D. Mize Road as now established; thence

along the South Right of Way of said R.D. Mize Road, South 88 degrees 33 minutes 06 seconds East a distance of 180.08 feet (Deed=North 89 degrees 09 minutes 40 seconds East, a distance of 176.77 feet) to the Northwest corner of a tract of land described by Document No. I-1272662 in Book I-2555 at Page 1080; thence along the West line of said tract of land described by Document No. I-1272662, South 01 degrees 49 minutes 23 seconds West, a distance of 304.43 feet (Deed=South 00 degrees 26 minutes 00 seconds East a distance of 304.88 feet) to the Southwest corner thereof, said point being on the North line of KINGSRIDGE, a subdivision of land in said City, County, and State; thence along the North line of said KINGSRIDGE, North 88 degrees 11 minutes 16 seconds West, a distance of 408.96 feet (Deed=South 89 degrees 34 minutes 00 seconds West, a distance of 409.40 feet); thence continuing along the North line of said KINGSRIDGE North 70 degrees 11 minutes 33 seconds West, a distance of 41.48 feet (Deed=North 72 degrees 26 minutes 17 seconds West, a distance of 38.48 feet) to a point on the West line of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 02 degrees 10 minutes 35 seconds East, a distance of 262.90 feet (Deed=North 00 degrees 01 minutes 21 seconds West, a distance of 263.12 feet) to the point on beginning.

Exhibit B
Map of Temporary Construction Easement

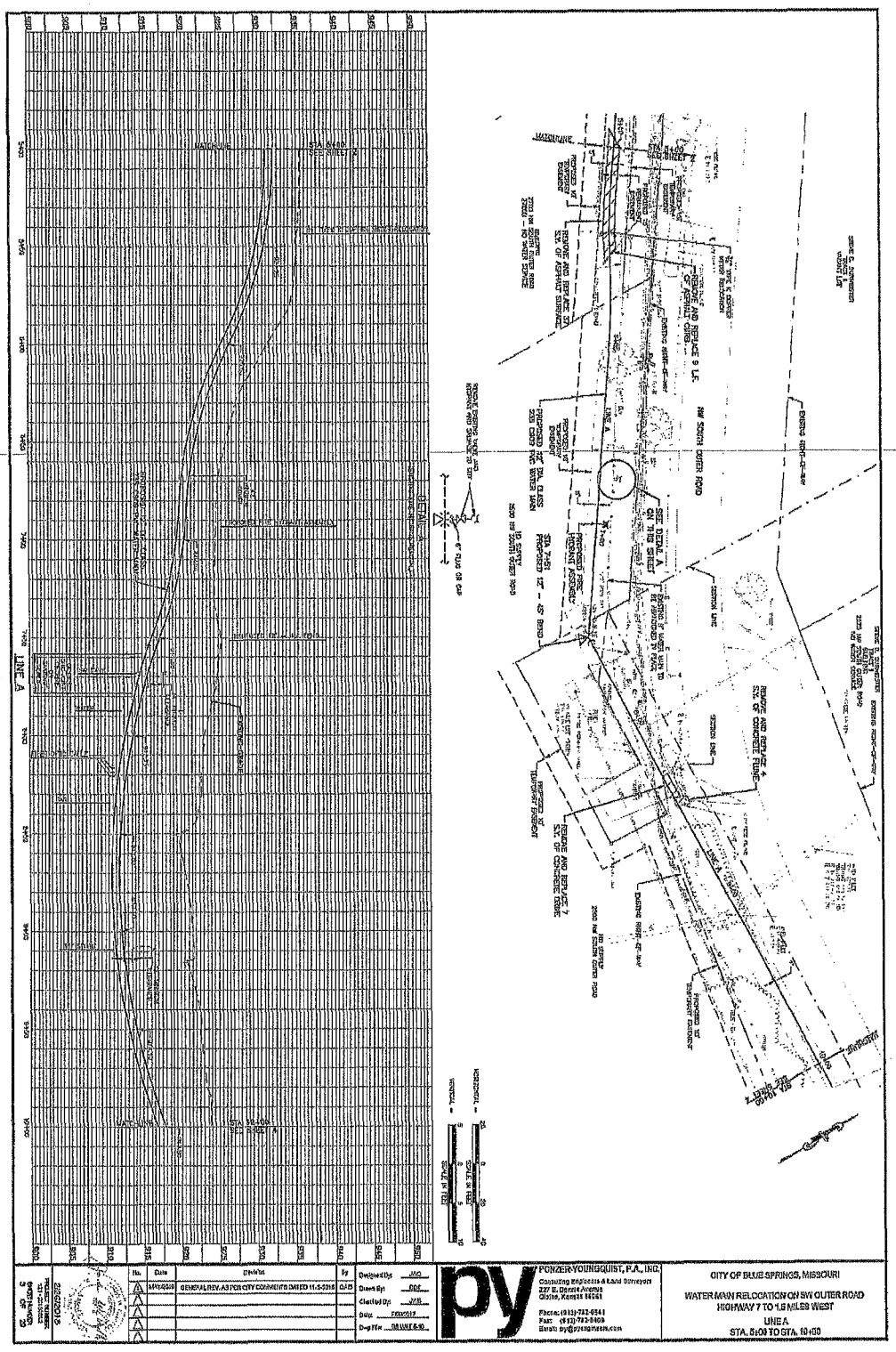


Exhibit 20

Title of Document: **Temporary Construction Easement**

Date of Document: *JULY 1, 2025*

Grantor: MCDANIEL REAL ESTATE HOLDINGS LLC

Grantee: BLUE SPRINGS MISSOURI

Mailing Address (Grantee): 903 WEST MAIN STREET, BLUE SPRINGS, MISSOURI 64015

Legal Description:

LOT 1, FOUNTAIN VIEW PUD, FIRST PLAT, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

TEMPORARY CONSTRUCTION EASEMENT

This AGREEMENT, made this 1st day of July 2025 by and between, MCDANIEL REAL ESTATE HOLDINGS LLC, having an address of 2150 NW SOUTH OUTER RD BLUE SPRINGS, MO.

Owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 WEST MAIN STREET, BLUE SPRINGS, MISSOURI 64015

WITNESSETH: Grantor, inconsideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

TEMPORARY CONSTRUCTION EASEMENT:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor(s) executed the above the day and year first above written.

By: _____
Nikita McDaniel

By: _____

ACKNOWLEDGEMENT BY CORPORATION

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On this 1st day of July 2025, appeared Nikita McDaniel Personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Ashley Herron
Notary Public

Ashley Herron
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Jackson County
COMMISSION # 18336212
MY COMMISSION EXPIRES: February 7, 2026

My Commission Expires: 2/7/26

ACKNOWLEDGEMENT

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On this ____ day of _____, 2025, before me personally appeared _____ _____, to me personally known, who, being by me duly sworn, did say that he/she is the _____ of the City of Blue Springs, Missouri, and that said instrument was signed by _____ on behalf of said City pursuant to due authority vested in such person; and said individual acknowledged said instrument to be the fee act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year last above written.

_____
Notary Public in and for said State
Commission Expires:

Exhibit A

Legal Description of Temporary Construction Easement

TCE:

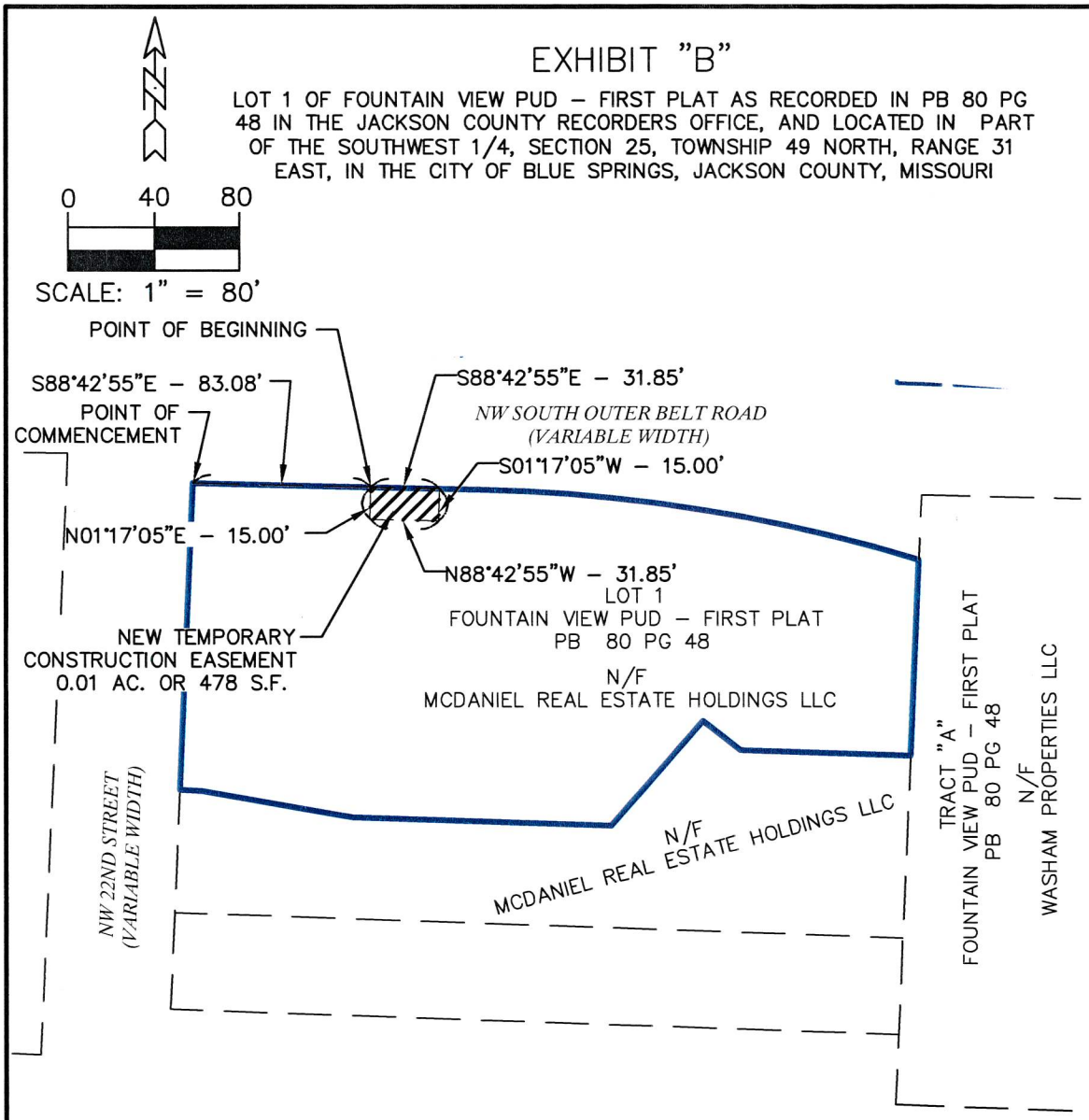
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF FOUNTAIN VIEW PUD – FIRST PLAT AS RECORDED IN PLAT BOOK 80 PAGE 48 OF THE JACKSON COUNTY RECORDERS OFFICE AND THE EAST LINE OF NW 22ND STREET (VARIABLE WIDTH), THENCE S88°42'55"E 83.08 FEET TO THE POINT OF BEGINNING;

THENCE S88°42'55"E 31.85 FEET; THENCE S01°17'05"W 15.00 FEET; THENCE N88°42'55"W 31.85 FEET; THENCE N01°17'05"E 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.01 ACRES OR 478 SQUARE FEET MORE OR LESS.

EXHIBIT "B"

LOT 1 OF FOUNTAIN VIEW PUD – FIRST PLAT AS RECORDED IN PB 80 PG 48 IN THE JACKSON COUNTY RECORDERS OFFICE, AND LOCATED IN PART OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 EAST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



STATE OF MISSOURI
DANIEL K. GILDEHAUS
NUMBER PLS-2006016625
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

COCHRAN
530A East Independance Dr
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

DWN. BY	DATE	PROJ. NO.
TJH	04-24-25	25-10164

Blue Springs, Missouri
Public Works Department

June 26, 2025

McDaniel Real Estate Holdings, LLC
1722 Madison Ave
Kansas City, MO 64108-1106

RE: Property located at 2150 NW South Outer Rd, Blue Springs, MO 64015 – REVISED OFFER LETTER

Dear Property Owner:

The City of Blue Springs, Missouri has approved a watermain improvement project in your area. This project is to replace the watermain that has significantly degraded and fix the number of breaks being experienced along the waterline. The project will increase the water volume throughout the area. It will be necessary to acquire certain real property and rights to accomplish the proposed improvement as indicated on the attached documents.

I am authorized by the City of Blue Springs to offer on its behalf to all interested parties who may have an interest in the real estate to be acquired the sum of $600.00, which has been estimated to be just compensation for such property and rights based upon the fair market value of the property. During negotiations we agreed upon an upward administrative adjustment of $750.00 to allow you to hire a contractor of your choice to replace sod, which may be disturbed during the project. The City also agrees to give one to two weeks notice of the downtime in water usage for reattachment of the new watermain and perform the reattachment starting at 4pm and complete it by the next morning to minimize downtime for your dental practice. A summary of the amount set out above as just compensation is as follows:

Temporary Construction Easement	
478 sf @ $6.25/SF x 20%	$598.00
Administrative settlement adjustment	$750.00
Total (Rounded)	**$1,350.00**

This estimate of just compensation has been arrived at after giving consideration to the sales prices of other properties in the area which are similar to your property, in accordance with the procedures explained in the attached brochure "Pathways for Progress".

It is requested that you, within a reasonable time, advise the Negotiator for the project, Laura Hague, of your acceptance or rejection of this offer. She can be reached at 785-550-3563 or by email at lhague@kellercraig.com.

We look forward to working with you on this project.

Respectfully,

Christine Cates

Christine Cates
City Administrator
City of Blue Springs, Missouri

ACCEPTED BY PROPERTY OWNER

Owner Signature

7/1/25
Date

Exhibit 21

Title of Document: Permanent Utility Easement

Date of Document: _____, 2025

Grantor: 1900 CORPORATE CENTER LLC

Grantee: BLUE SPRING, MISSOURI

Mailing Address (Grantee): 903 WEST MAIN STREET, BLUE SPRINGS, MISSOURI 64015

Legal Description:

LOT 2, CORPORATE CENTRE SUBDIVISION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

PERMANENT UTILITY EASEMENT

This AGREEMENT, made this 21st day of July 2025 by and between, David Wiedemann, having an address of 1900 NW South Outer Rd Blue Springs, MO 64015 Owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: _____

WITNESSETH: Grantor, inconsideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

A perpetual and permanent utility easement for the construction, improvement, reconstruction and maintenance of utilities, including but not limited to, the use of conduits, water, gas, sewer pipes, poles, wired, surface drainage facilities, ducts, cables on, over, along, across, and under the lots, tracts, or parcels of land lying, being and situated in the County of Jackson, and the State of Missouri, as legally described in Exhibit A which is attached hereto and incorporated herein; and

Grantor agrees not to obstruct or interfere with **Grantee's** use and enjoyment of the Easement areas granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said Easement.

It is expressly agreed to by the **Grantor** that the **Grantee** may, in the **Grantee's** absolute discretion, and without prior notification to the **Grantor**, assign or transfer any and all of its rights under this Easement. Such assignment or transfer shall not otherwise affect any rights granted by the **Grantor** pursuant to this Easement.

Grantor further states that it is lawfully seized of title to the land though which said Easement is granted and that it has good and lawful right to convey said easements to the **Grantee** herein.

THIS GRANT shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor.**

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which the permanent utility easement is herein conveyed and that it has good right to convey the same.

IN WITNESS WHEREOF, the said Grantor executed the above on 7/21, 2025

By: _____

By: _____

ACKNOWLEDGEMENT BY CORPORATION

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On this 21 day of July 2025, appeared David Wiesemann, Personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

_____
Notary Public

CHRISTINA BUCK
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23924814
My Commission Expires 03/28/2029

My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On this ____ day of _____, 2025, before me personally appeared _____ _____, to me personally known, who, being by me duly sworn, did say that he/she is the _____ of the City of Blue Springs, Missouri, and that said instrument was signed by _____ on behalf of said City pursuant to due authority vested in such person; and said individual acknowledged said instrument to be the fee act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year last above written.

_____
Notary Public in and for said State
Commission Expires:

Exhibit A

Legal Description of Permanent Utility Easement

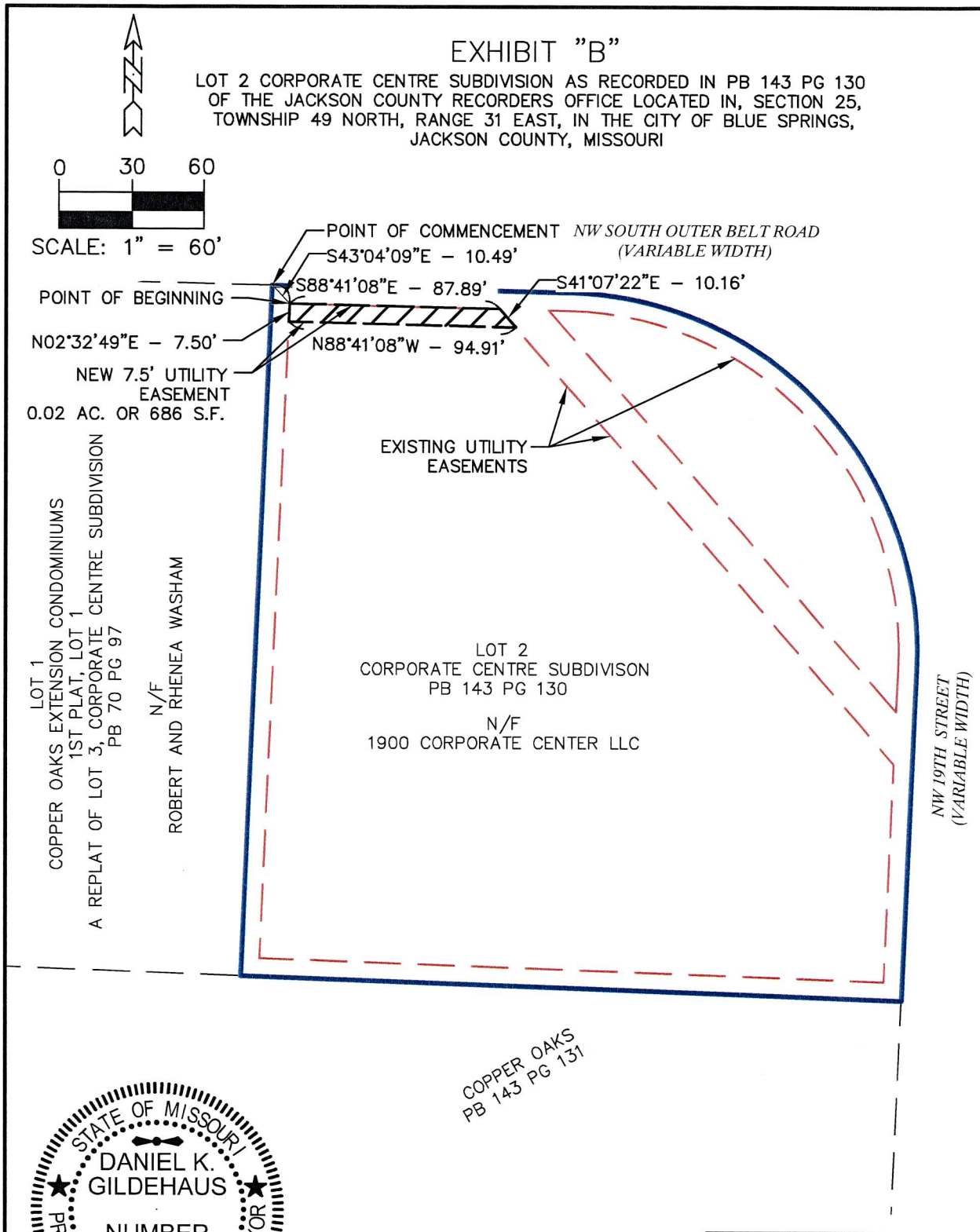
COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF CORPORATE CENTRE SUBDIVISION AS RECORDED IN PLATBOOK 143 PAGE 130 OF THE JACKSON COUNTY RECORDERS OFFICE AND THE NORTH EAST CORNER OF LOT 1 OF COPPER OAKS EXTENSION CONDOMINIUMS 1ST PLAT, LOT 1 A REPLAT OF LOT 3, CORPORATE CENTRE SUBDIVISION AS RECORDED IN PLAT BOOK 70 PAGE 97 OF THE JACKSON COUNTY RECORDERS OFFICE THENCE S43°04'09"E 10.49 FEET TO THE POINT OF BEGINNING.

THENCE S88°41'08"W 94.91 FEET; THENCE S41°07'22"E 10.16 FEET; THENCE N88°41'08"W 94.91 FEET; THENCE N02°32'49"E 7.50 FEET TO THE POINT OF BEGINNING

CONTAINING 0.02 ACRES OR 686 SQUARE FEET MORE OR LESS.

EXHIBIT "B"

LOT 2 CORPORATE CENTRE SUBDIVISION AS RECORDED IN PB 143 PG 130 OF THE JACKSON COUNTY RECORDERS OFFICE LOCATED IN, SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 EAST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



STATE OF MISSOURI
DANIEL K. GILDEHAUS
NUMBER
PLS-2006016625
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

COCHRAN
530A East Independance Dr
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

DWN. BY	DATE	PROJ. NO.
TJH	04-24-25	25-10164

Blue Springs, Missouri
Public Works Department

July 15, 2025

1900 Corporate Center, LLC
1496 Golden Belt Rd
Bates City, MO 64011

RE: Property located at 1900 NW South Outer Rd, Blue Springs, MO 64015

Dear Property Owner:

The City of Blue Springs, Missouri has approved a watermain improvement project in your area. This project is to replace the watermain that has significantly degraded and fix the number of breaks being experienced along the waterline. The project will increase the water volume throughout the area. It will be necessary to acquire certain real property and rights to accomplish the proposed improvement as indicated on the attached documents.

I am authorized by the City of Blue Springs to offer on its behalf to all interested parties who may have an interest in the real estate to be acquired the sum of $2,060.00, which has been estimated to be just compensation for such property and rights based upon the fair market value of the property. We have also added an administrative settlement of $1,000 as shown below for a total compensation amount of $3,060. A summary of the amount set out above as just compensation is as follows:

<u>Permanent Utility Easement</u>	
686 sf @ $6/SF x 50%	$2,058.00
Administrative Settlement	$1,000.00
Total (Rounded)	**$3,060.00**

This estimate of just compensation has been arrived at after giving consideration to the sales prices of other properties in the area which are similar to your property, in accordance with the procedures explained in the attached brochure "Pathways for Progress".

It is requested that you, within a reasonable time, advise the Negotiator for the project, Laura Hague, of your acceptance or rejection of this offer. She can be reached at 785-550-3563 or by email at lhague@kellercraig.com.

We look forward to working with you on this project.

Respectfully,
Christine Cates

Christine Cates
City Administrator
City of Blue Springs, Missouri

ACCEPTED BY PROPERTY OWNER

Owner Signature

7/21/25
Date