CITY COUNCIL MEETING
August 18, 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 August 4, 2025 City Council Meeting
   b. Liquor license for MS Mart located at 1900 SW Eastbound US 40 Hwy
   c. Resolution No. 62-2025 appointing Successor Directors to the Downtown Blue Springs Community Improvement District
   d. Resolution No. 63-2025 approving a contract with Callahan Concrete & Asphalt Construction, LLC for sidewalk infill projects

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

5. Introduction and readings of Bill No. 5343 approving a Retreat at Chapman Farms Final Plat (PF-06-25-9622)

6. Introduction and readings of Bill No. 5344 approving a contract with Jackson County Community Backed Anti-Drug Tax for a Law Enforcement School-Based Initiative

7. Introduction and readings of Bill No. 5345 approving a Budget Amendment for Fiscal Year 2024-25

8. Introduction and readings of Bill No. 5346 declaring as surplus property located at 1500 NW North Ridge Drive and authorizing a Request for Proposals

9. Presentation – City Strategic Plan 2025-2030

10. Adopt Resolution No. 64-2025 approving the City Strategic Plan for 2025-2030

11. 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.**

12. Councilmember Comments

13. Mayoral Comments

14. **Executive Session** - Discussion related to Litigation pursuant to Sections 610.021 (1)

Miscellaneous Items

City Council Budget Work Session – Tuesday, August 19, 6:00 PM
Economic Development Council – Wednesday, August 20, 8:15 AM
Planning Commission Meeting – Monday, August 25, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, August 26, 6:00 PM
Labor Day – **City Offices Closed** –Monday, September 1
City Council Meeting – Monday, September 2, 6:00 PM
Park Commission Meeting – Tuesday, September 3, 6:00 PM
Planning Commission Meeting – Monday, September 8, 6:30 PM
Public Arts Commission Meeting – Wednesday, September 10, 4:00 PM
Land Bank Meeting – Monday, September 15, 3:00 PM
City Council Meeting – Monday, September 17, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, August 14, 2025.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: August 14, 2025

SUBJECT: Agenda Explanations

Item 3b – Liquor License for MS Mart
Approve a new liquor license for MS Mart LLC dba MS Mart located at 1900 SW Eastbound US 40 Hwy, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (Weekdays Only) and Sunday Sales. The location was formally occupied by Blue Springs Mart LLC dba Blue Mart. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 3c – Successor Directors for Community Improvement District
Adopt a Resolution appointing Successor Directors to the Downtown Blue Springs Community Improvement District. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 3d – 2025 Sidewalk Infill
Adopt a Resolution approving a contract with Callahan Concrete & Asphalt Construction, LLC in the amount of $388,164.04 for miscellaneous concrete construction for sidewalk infill projects. This project is approved as CIP ST-SDWK INFL. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 5 – Retreat at Chapman Farms Final Plat
Passage of a Bill approving the Final Plat for The Retreat at Chapman Farms (PF-06-25-9622), consisting of fifty-seven lots located at East of SW 7 Highway, South of SW Chapman Farms Drive, West of SW Lake Side Drive, and North of SW Mason School Road. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 6 – Contract with Jackson County Community Backed Anti-Drug Tax
Passage of a Bill approving a contract in the amount of $225,000.00 with Jackson County Community Backed Anti-Drug Tax (COMBAT) for a Law Enforcement School-Based Initiative. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 7 – Budget Amendment for Fiscal Year 2024-25
Bill amending the 2024-25 annual budget increasing the previously adopted and amended budget of $134,339,155 by $8,800,054 to $143,139,209. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 8 – Surplus Property and Request for Proposals
Passage of a Bill declaring as surplus the City-owned real property located at 1500 NW North Ridge Drive and authorizing the issuance of a Request for Proposals for the purchase and redevelopment of the site. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 9 & 10 – Presentation - Strategic Plan
Assistant to the City Administrator George Schmitz will present the City's Strategic Plan. Upon completion of the presentation, adoption of a Resolution is in order. Refer to Council Information Form from Assistant to the City Administrator George Schmitz for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 4, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 4, 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
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

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the Consent Agenda and the motion was seconded by Councilmember Tholen.

- Minutes of the July 21, 2025 City Council Meeting.
- **Resolution No. 54-2025** 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
- **Resolution No. 55-2025** 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
- **Resolution No. 56-2025** approving the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines
- **Resolution No. 57-2025** 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
- **Resolution No. 58-2025** approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Southwest Park project
- **Resolution No. 60-2025** 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

The Consent Agenda was approved with the following vote:

DRAFT

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

ITEM 3g – RESOLUTION 59-2025 SFS ARCHITECTURE AMENDMENT FOR PUBLIC WORKS BUILDING RENOVATION

Councilmember Kaylor requested Item 3g – 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 be pulled from the Consent Agenda for separate discussion and vote.

Councilmember Ericson moved to approve Item 3g – Resolution 59-2025. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – RAMPAGE ATHLETICS REZONING (RZ-06-25-9604) – WITHDRAWN

Mayor Lievsay advised the Council that the applicant, Michael Scott, requested the consideration of the Rezoning of 1.74+/- acres property located at 2001 SW 9th Street (RZ-06-25-9604) be withdrawn.

PUBLIC HEARING – BOULDER SPRINGS REZONING (RZ-06-25-9614) AND GENERAL DEVELOPMENT PLAN (GDP-06-25-9615)

Mayor Lievsay opened the Public Hearing to consider rezoning a property from Agriculture-County to Single-Family Residential District (RZ-06-25-9614) for 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 at 6:04 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantel Frie reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

Dan Foster with Schlagel & Associates and Melissa Vancrum with Rouse Frets White Goss Law Firm were present on behalf of the applicant, The Calara Group, and addressed questions from Council.

IN OPPOSITION TO

Gary Bradley, Andy Edgar, Christina Weathers, and Cindy Mikoychic spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:38 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5337 – BOULDER SPRINGS REZONING (RZ-06-25-9614)

Councilmember Kaylor introduced Bill No. 5337 approving a rezoning from Agriculture-County to Single-Family Residential District at a property located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (RZ-06-25-9614). City Clerk Erin Ford made the first reading of Bill No. 5337 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5337 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5337

Ms. Ford made the second reading of Bill No. 5337 by title. Councilmember Edmondson moved to adopt Bill No. 5337 upon its second reading and give it **ORDINANCE NO. 5439,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5338 – BOULDER SPRINGS GENERAL DEVELOPMENT PLAN (GDP-06-25-9615)

Councilmember Kaylor introduced Bill No. 5338 approving a General Development Plan for Boulder Springs located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (GDP-06-25-9615). City Clerk Erin Ford made the first reading of Bill No. 5338 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5338 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with the following vote:

Brummel – No
Ericson – No
Edmondson – Aye
Rowan – Aye
Kaylor – No
Tholen – Aye
Mayor Lievsay – Aye

2ND READING – BILL NO. 5338

Ms. Ford made the second reading of Bill No. 5338 by title. Councilmember Edmondson moved to adopt Bill No. 5338 upon its second reading and give it **ORDINANCE NO. 5440,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

Ericson – No
Edmondson – Aye
Rowan – Aye
Kaylor – No
Tholen – Aye
Brummel – No
Mayor Lievsay – Aye

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

Mayor Lievsay opened the Public Hearing to consider the 2025-2026 Community Development Block Grant Annual Action Plan at 6:45 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantel Frie reviewed the details of the proposed Community Development Block Grant Annual Action Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:51 p.m.

RESOLUTION 61-2025

Councilmember Kaylor moved to adopt Resolution No. 61-2025 approving the 2025-2026 Community Development Block Grant Annual Action Plan. Motion seconded by Councilmember Brummel and carried unanimously.

PUBLIC HEARING – WATER AND SEWER RATES

Mayor Lievsay opened the Public Hearing to hear public comments on the City's proposed 2026- 2028 fiscal year sewer rates at 6:52 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Anna White with Black and Veatch reviewed the details of the proposed water and sewer rates and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:33 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5339 – CODE AMENDMENT RELATING TO SEWER RATES FOR FY 2026-2028

Councilmember Kaylor introduced Bill No. 5339 amending Section 705.130 of the Code of Ordinances, City of Blue Springs, Missouri to set new sewer rates for fiscal years 2026 through 2028. City Clerk Erin Ford made the first reading of Bill No. 5339 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5339 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5339

Ms. Ford made the second reading of Bill No. 5339 by title. Councilmember Edmondson moved to adopt Bill No. 5339 upon its second reading and give it **ORDINANCE NO. 5441,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5340 – CODE AMENDMENT RELATING TO WATER RATES FOR FY 2026-2028

Councilmember Edmondson introduced Bill No. 5340 amending Section 705.010 to set new water rates for fiscal years 2026 through 2028. City Clerk Erin Ford made the first reading of Bill No. 5340 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5340 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5340

Ms. Ford made the second reading of Bill No. 5340 by title. Councilmember Edmondson moved to adopt Bill No. 5340 upon its second reading and give it **ORDINANCE NO. 5442** with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5341 – CODE AMENDMENT RELATING TO ATTORNEY REVIEW OF CONTRACTS

Councilmember Kaylor introduced Bill No. 5341 amending Section 115.240 Approval of Form Required regarding the City Attorney's review of Contracts under $75,000. City Clerk Erin Ford made the first reading of Bill No. 5341 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5341 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5341

Ms. Ford made the second reading of Bill No. 5341 by title. Councilmember Edmondson moved to adopt Bill No. 5341 upon its second reading and give it **ORDINANCE NO. 5443,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5342 – SOUTH OUTER ROAD EASEMENTS

Councilmember Kaylor introduced Bill No. 5342 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). City Clerk Erin Ford made the first reading of Bill No. 5342 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5342 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5342

Ms. Ford made the second reading of Bill No. 5342 by title. Councilmember Edmondson moved to adopt Bill No. 5342 upon its second reading and give it **ORDINANCE NO. 5444,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

COUNCIL COMMENTS

Councilmember Ericson expressed gratitude for the City's support of the Wall that Heals.

MAYORAL ANNOUNCEMENTS

- Movie in the Park is August 8 at Rotary Park
- Music in the Park is August 10 at Rotary Park
- Blue Surf Bay natatorium will be closed August 9 -16 for annual maintenance

CLOSED SESSION

At 7:40 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2) and (9) 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 employee groups 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 – Aye
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 29, 2025

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

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

ISSUE/REQUEST

Approve a new liquor license for MS Mart LLC dba MS Mart located at 1900 SW Eastbound US 40 Hwy, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (Weekdays Only) and Sunday Sales. The location was formally occupied by Blue Springs Mart LLC dba Blue Mart.

BACKGROUND/JUSTIFICATION

The Managing Agent for MS Mart LLC dba MS Mart is Zafar Iqbal located in 15837 Rosewood, Overland Park, KS, 66224

FINANCIAL IMPACT

Contractor:	MS Mart LLC dba MS Mart	
Amount of Request/ Contract:	N/A	
Amount Budgeted:	N/A	
Budget Year:	FY 2025-26	
Account Balance:	N/A	Date: 7/31/2025
Revenue to be Received:	$225	
Revenue Account No.	100-00000-410200	

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 19, 2025	June 30, 2026

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

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

REVIEWED BY:

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

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 18, 2025

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Adopt a Resolution appointing Successor Directors to the Downtown Blue Springs Community Improvement District.

BACKGROUND/JUSTIFICATION

The Downtown Blue Springs Community Improvement District (CID) was established on July 20, 2020 by Ordinance No. 4918 and appointed the initial Board of Directors. The Petition and the District's Bylaws provide for the Mayor of the City to appoint Successor Directors of the District, with the consent of the City Council. The District's Bylaws set forth that Successor Directors shall serve for a term of three years.

The City Council will consider the following appointments for approval to the Downtown Blue Springs CID Board:

- Mike Mallon, Term July 29, 2025 through July 28, 2028
- Christine Cates, Term July 29, 2025 through July 28, 2028
- Tony O'Bryan, Term July 29, 2025 through July 28, 2028

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 18, 2025	July 28, 2028

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

Downtown Blue Springs Community Improvement District

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution appointing Successor Directors to the Board

REVIEWED BY

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: ***Gilmore & Bell***	City Administrator: ***Christine Cates***

Resolution No. 62-2025

A RESOLUTION APPOINTING THE SUCCESSOR DIRECTORS TO THE DOWNTOWN BLUE SPRINGS COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, the City Council passed Ordinance No. 4918 on July 20, 2020, creating the Downtown Blue Springs Community Improvement District; and

WHEREAS, the Petition provides for Successor Directors to be appointed by the Mayor, with the consent of the City Council; and

WHEREAS, the Mayor has selected for appointment to the Board of Directors the directors whose terms of office have expired, creating three vacancies, and this Resolution indicates the consent of the City Council to such appointments; and

WHEREAS, the nominees meet the requirements imposed by the Petition and by the Community Improvement District Act.

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

Section 1. That the following persons are hereby appointed as Successor Directors to the Board of the Downtown Blue Springs Community Improvement District, each term to commence effective July 29, 2025 through July 28, 2028:

1) Mike Mallon
2) Christine Cates
3) Tony O'Bryan

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 28, 2025 **CONTRACT NO.**

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

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

ISSUE/REQUEST

Adopt a Resolution approving a contract with Callahan Concrete & Asphalt Construction, LLC in the amount of $388,164.04 for miscellaneous concrete construction for sidewalk infill projects. This project is approved as CIP ST-SDWK INFL

BACKGROUND/JUSTIFICATION

On March 31, 2025 staff presented potential sidewalk infill projects for FY 2024-25 to the City Council in a Work Session. At the Work Session, Council directed staff to proceed with the projects for 2025 with a budget of $405,000 for sidewalk infill projects (ST-44).

The Public Works Department listed specifications for the Sidewalk Infill Concrete Construction Agreement on the City's website, with a bid opening date of Tuesday, July 22, 2025. Three bids were received as follows:

- Callahan Concrete & Asphalt $388,164.04
- Quality Custom Concrete $584,733.42
- Freeman Concrete Construction $673,227.00

The Public Works Department recommends approval of the contract with Callahan Concrete & Asphalt for Sidewalk Infill Projects for a total contract price of $388,164.04.

FINANCIAL IMPACT

Contractor:	Callahan Concrete & Asphalt Construction, LLC
Amount of Request/ Contract:	$388,164.04
Amount Budgeted:	$405,000
Budget Year:	FY 2024-25
Funding Source/Account #:	310-72000-543100 ST-SDWK INFL
Account Balance:	$233,650 Date: 8/8/2025
Additional Funds Needed:	Budget Amendment will be completed

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 19, 2025	December 31, 2025
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 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:	☒	
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: No. 31 – Jackson County
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	Included in CIF
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	Callahan Concrete & Asphalt Construction, LLC PO Box 565 Buckner, MO 64016 Sean Callahan 816-533-2101 Callahanconstructionkc@gmail.com
Project Exemption Certificate needed:	☒	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH CALLAHAN CONCRETE & ASPHALT CONSTRUCTION, LLC FOR THE 2025 SIDEWALK INFILL PROGRAM CIP ST-SDWK INFL

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 Public Works Department prepared specifications and secured quotations for the 2025 Sidewalk Infill Program; and

WHEREAS, the Public Works Department received three bids and now recommends that the City award a contract to Callahan Concrete & Asphalt Construction LLC, for work based on scope of services in the amount of $388,164.04.

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 Callahan Concrete & Asphalt Construction, LLC, PO Box 565, Buckner, MO 64016 for concrete work for the 2025 Sidewalk Infill Program in the amount of $388,164.04. 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 18th day of August 2025.

CITY OF BLUE SPRINGS

ATTEST:

Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: August 19, 2025	TERMINATION DATE: December 31, 2025	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Callahan Concrete & Asphalt Construction LLC** **PO Box 565** **Buckner, MO 64016**
Department: Public Works	Attention: Sean Callahan
Phone: 816-228-0265	Phone: 816-533-2101

PUBLIC WORKS CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 2025, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor, and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor, and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications. The terms of the City's Request for Proposals are incorporated by reference as if fully set forth herein. To the extent any conflict exists between the terms of this Contract and any Contractor terms attached hereto or otherwise incorporated, the terms of this Contract control and supersede.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this Contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this Contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this Contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, if required by City policy, as described in the Maximum Payment section of ***Exhibit 1*** for this Contract and Paragraph 7.b which cannot be exceeded unless this Contract is amended. The Contractor shall notify the City if Contractor anticipates that the Contract amount may be exceeded to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this Contract; provided, that where payments are to be made periodically to Contractor for services rendered under this Contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of **$388,164.04** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of this Contract, and the City shall thereupon have the right to immediately terminate this Contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In

the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Contract by the Contractor. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this Contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of this Contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Further, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the Contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this Contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the Contractor to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal

license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this Contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant to section 34.353 RSMo, as amended, if this Contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this Contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute**.**

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This Contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this Contract and on each anniversary of such insurance coverage during the term of this Contract and any renewals,

which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this Contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. **Comprehensive General Liability**. Minimum limit of $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. **Comprehensive Automobile Liability**. $1,000,000 combined single limit with City named as an additional insured on the policy.

c. **Workers' Compensation**. Statutory requirements.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this Contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees, and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this Contract in its Contract price.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law, or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation, or benefits payable by or for the

Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge, or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. All the provisions in this Agreement are subject to the terms of Missouri Sovereign Immunity as set forth in section 537.610.2 and 537.610.5 of the Missouri Revised Statutes. Further, this Contract is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses regarding sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Bonds.** Pursuant to Section 107.170 RSMo**.**

a. **Labor and Material Payment Bond.** If this Contract is estimated to exceed $50,000.00, the Contractor shall furnish a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the major terms and conditions of this Contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the surety bond(s) hereto attached for its faithful payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

b. **Performance Bond.** If the City deems a Performance Bond is necessary, the Contractor shall furnish a Performance Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the full and faithful performance of all major terms and conditions of this Contract. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the surety bond(s) hereto attached for its faithful performance, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the work shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance must be

licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

c. **Maintenance Bond.** If the City deems a Maintenance Bond is necessary, prior to acceptance of the Work, Contractor shall provide a maintenance bond in a form acceptable to the City Attorney and in an amount equal to 50% of the cost of the Work as approved by the City, which shall be in effect for a term of two (2) years from the date that the City issues a certificate of substantial completion for such work covered by the bond, conditioned upon the faithful performance of the provisions, terms and conditions of this contract. The maintenance bond shall name the City as an obligee and copies of the certificates such bond shall be delivered to the City.

22. **Liquidated Damages**. Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $700.00 per day for each and every calendar day that the Contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

23. **Site**. Contractor shall at all times, during the performance of the work, keep the project site clean and free from debris resulting from the work. Prior to discontinuing work in an area, Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste, and surplus materials.

24. **Prevailing Wage**. If this Contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established by Prevailing Wage Order No. 31 , Jackson County, 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. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said Contract shall be one hundred dollars ($100) per worker, per day.

25. **OSHA Requirements** pursuant to Section 292.675 RSMo.

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., 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 ($2,500.00) plus one hundred dollars ($100.00) 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.”

26. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, exceeds five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors*.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

AFFIDAVIT AND PROVISION OF DOCUMENTATION

STATE OF MISSOURI)
) **ss.**
COUNTY OF JACKSON)

Affiant, Sean Callahan, the owner (title) of Callahan Concrete + Asphalt Const. LLC (contractor's full name) having been duly sworn, states upon his/her oath:

1. My name is Sean Callahan I am a representative of the business entity, or a subcontractor of the business entity, entering into this contract with the City of Blue Springs who is authorized to sign this affidavit on behalf of that business entity.
2. I hereby swear or affirm the above-named business entity's does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.
3. I also swear and affirm to the accuracy of the attached documentation evidencing the above-named business entity's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

FURTHER AFFIANT SAYETH NOT.

Sean Callahan, Owner
(Print Name & Title)

Subscribed, acknowledged, and sworn to before me by Sean Callahan this 22nd day of July, 2025

Samantha Lynn Byram
Notary Public

My Commission Expires: Aug. 21, 2026

SAMANTHA LYNN BYRAM
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON County
My Commission Expires: AUG 21, 2026
Commission # 22180626

AFFIDAVIT CONCERNING EMPLOYMENT OF UNAUTHORIZED ALIENS

STATE OF MISSOURI)
) **ss.**
COUNTY OF JACKSON)

Affiant, Sean Callahan, the owner (title) of Callahan Concrete + Asphalt Construction LLC (contractor's full name) having been duly sworn, states upon his/her oath:

1. My name is Sean Callahan I am a representative of the business entity, or a subcontractor of the business entity, entering into this contract with the City of Blue Springs who is authorized to sign this affidavit on behalf of that business entity.
2. I hereby swear or affirm the above-named business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

FURTHER AFFIANT SAYETH NOT.

Sean Callahan Owner
(Print Name & Title)

Subscribed, acknowledged, and sworn to before me by Sean Callahan this 22nd day of July, 2025.

Samantha Lynn Byram
Notary Public

My Commission Expires: Aug. 21, 2026

SAMANTHA LYNN BYRAM
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON County
My Commission Expires: AUG 21, 2026
Commission # 22180526

27. **Anti-Discrimination Against Israel Act.** If this agreement has a total potential value of $100,000 or more and Contractor has ten or more employees, the following applies: Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this Contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel.

28. **Notices**. All notices required or permitted under this Contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

29. **Jurisdiction**. This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence or the Federal District Court for the Western District of Missouri, as appropriate. Contractor submits to the personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to those courts.

30. **Warranty**. Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantees all materials, equipment furnished, and work performed for a period of two (2) years from the date of completion and acceptance of the work that the completed work is free from all defects due to faulty materials or workmanship. The date of completion for all scopes of work shall be the last date of acceptance of all work in this Contract. Contractor shall, within ten (10) days' notice from the City, correct any work found to be defective, incorrect, or not in accordance with bid specifications.

31. **Severability**. The invalidity, illegality, or unenforceability of any provision of this Contract or the occurrence of any event rendering any portion or provision of this Contract void shall in no way affect the validity or enforceability of any other portion or provision of this Contract. Any void provision shall be deemed severed from this Contract, and the balance of this Contract shall be construed and enforced as if this Contract did not contain the particular portion or provision held to be void.

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

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CALLAHAN CONCRETE & ASPHALT CONSTRUCTION LLC

By: _____
Name: Sean Callahan
Title: Owner

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

Jennifer M. Baird

_____
Jennifer Baird, City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor	Callahan Concrete & Asphalt Construction LLC	
Scope of Work (Job Description)	Construct new sidewalk connections as designed and provided by the City as part of the infill project. The contractor will have 75 calendar days to complete the work from the date of notice to proceed. The Specifications for the Concrete Construction are attached hereto as Attachment A and incorporated herein. All work shall be performed in accordance with the Specifications for 2025 Sidewalk Infill Program document and the Contractor's Bid Proposal dated July 22, 2025 attached hereto and incorporated herein as Attachment A.	
Start Date	August 19, 2025	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	December 31, 2025	
Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$388,164.04	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$388,164.04	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $ per hour ☒ Incremental payments as follows: Monthly as billed ☒ **5**% retainage held until completion of project.	

ATTACHMENT A

	BID OPENING RECORDING FORM Blue Springs MO BID DATE: 07/22/2025 PROJECT: 2025 Sidewalk Infill Program 25-06-01			
Contractor	Bid Bond	Add #1	Bid	Bid Order
CALLAHAN CONCRETE + ASPHALT CONSTRUCTION	✓	✓	$ 388,164.04	1
			$	
			$	
QUALITY CUSTOM CONST	✓	✓	$ 584,733.42	2
			$	
FROEMAN CONCRETE CONST	✓	✓	$ 673,227.00	3
			$	
			$	
			$	
			$	
			$	
			$	
			$	
			$	
			$	
Engineer's Estimate			$ 399,802.70	

SECTION IV
BID PROPOSAL
FOR
2025 Sidewalk Infill
Program Project
No. 25-06-01

NAME OF BIDDER: _____

ADDRESS OF BIDDER: Callahan Concrete + Asphalt Construction LLC
PO Box 565
Buckner, MO 64016

ZIP CODE _____

PHONE 816-533-2101 FAX n/a EMAIL callahanconstructionllc@gmail.com

TO: CITY OF BLUE SPRINGS
c/o Director of Public Works
City Hall
903 W. Main Street
Blue Springs, MO 64015

THE UNDERSIGNED BIDDER, declares that he has examined the drawings, specifications and contract documents attached hereto, the locations of the proposed work, the nature of the work to be done, the conditions affecting the work, and is fully advised as to the extent and character of the work hazards, labor transportation and all other factors which apply, and

HEREBY PROPOSES to furnish all materials, tools, plant, equipment, and all necessary labor and supervision required to construct, install, and to complete the work as stipulated in, required by and in accordance with these Contract Documents and all addenda issued by the Owner and attached hereto, and the Drawings referred to therein, and

GUARANTEES, in the form of a Bid Bond, Certified Check, or Cashier's Check for the amount of not less than 5% of the Contract Price, to furnish a Payment Bond, Performance Bond and two-year Maintenance Bond and execute the Contract.

THE BIDDER AGREES TO pay consumer, use and similar taxes for the work or portions thereof. See General Conditions for Payment Procedures.

ADDENDA

In submitting this proposal, the Bidder represents that he had received and examined the following Addenda:

Number	Date
#1	July 16th 2025

BASE BID UNIT PROPOSAL

The Bidder agrees to furnish tools, plant, equipment, and all necessary labor and supervision required to construct, install, and to complete the work as stipulated in, required by, and in accordance with these contract Documents and all addenda issued by the Owner and attached hereto, and the plans referred to therein for the **2025 Sidewalk Infill Program, Project No. 25-06-01.**

See Bid Sheets on the following pages

PERFORMANCE, MAINTENANCE AND PAYMENT BOND

The Contractor to whom the work is awarded is required to furnish an acceptable performance, two-year maintenance and payment bond to the Owner in an amount equal to one hundred (100%) percent of the contract amount as awarded. It shall be executed on the form attached hereto, signed by a surety company authorized to do business in the State of Missouri and appearing on the Treasury Department's most current list (Circular 570 as amended) and acceptable to the Owner.

DELIVERY & ACCEPTANCE

The undersigned agrees, if this bid is accepted, to begin work within ten (10) days after receiving written notice to start work from the Owner and to complete all work within **75** consecutive calendar days from and after the date of said Notice to Proceed, otherwise to be governed by the stipulations of the Contract Documents.

LIQUIDATED DAMAGES

Time is of the essence for the Contract. No work shall be performed on weekends or official holidays. A delay in the diligent prosecution of the Work will inconvenience the public, obstruct traffic, interfere with business, and increase costs to the Owner such as engineering, administration and inspection. It is important that the Work be prosecuted vigorously to completion. Should the Contractor, or in case of default, the Surety fail to complete the Work within the Contract Time, plus any extension of time as may be allowed, a deduction of **($700.00)** will be made for each and every Calendar Day that such contract remains uncompleted. The said amount specified above is hereby agreed upon as Liquidated Damages for loss to the Owner and to the public due to obstruction of traffic, interference with business and increased costs to the Owner such as engineering, administration and inspection, after the expiration of the Contract Time, or extension thereof. Such Liquidated Damages may be deducted from any money due or to become due the Contractor under this Contract, and the Contractor and his Surety shall be liable for any Liquidated Damages in excess of the amount due the Contractor.

Permitting the Contractor to continue and finish the Work after the expiration of the Contract Time or extension thereof, shall in no way operate as a waiver of the Owner's rights under this Contract.

The undersigned hereby designates as his office to which such notice of award may be mailed, telegraphed or delivered to: Callahan Concrete + Asphalt
PO Box 565 Buckner, MO 64016.

BID SHEET

2025 SIDEWALK INFILL PROJECT NO. 25-06-03

ITEM #	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL
1	PCC Curb Remove & Replace	lf	150	$ 50.00	$ 7500.00
2	ADA Ramp	ea	17	$ 1750.00	$ 29,750.00
3	4" Thick PCC Sidewalk	sf	17,626	$ 11.29	$ 198,997.54
4	6" Thick 4' Sidewalk w/Wall	lf	420	$ 80.00	$ 33,600.00
5	6" Thick 5' Sidewalk w/Wall	lf	615	$ 100.00	$ 61,500.00
6	Soil Fill Wedge	lf	610	$ 10.65	$ 6,496.50
7	Removal of Existing Improvemnts	ls	1	$ 4,995.00	$ 4,995.00
8	Site Restoration	lf	4,765	$ 5.00	$ 23,825.00
9	Mobilization	lump sum	1	$ 1,500.00	$ 1,500.00
10	Force Account	lump sum	1	$ 20,000.00	$ 20,000.00
				TOTAL BID	$ 388,164.04

Callahan Concrete + Asphalt Construction LLC

BID GUARANTY

Attached hereto is a (Certified Check-Cashier's Check/Bid Bond) _____

AIA Bid Bond on the The Ohio Casualty Insurance Company
(Bank/Surety)

of Boston, MA for the sum of $ 19,408.20 Dollars
City State

($_____) payable to the City of Blue Springs, Missouri.

The Undersigned agrees that the accompanying bid deposit shall become the property of the Owner should he fail or refuse to execute the contract or furnished bond as called for in the specifications within the time specified.

Dated in July this 22 day of 2025, ~~20__~~.

Signature of Bidder _____

By Sean Callahan

Title Owner

Address 1520 N Mabry Rd Buckner, MO 64016

ATTEST:

_____
Secretary (If Corporation)

Seal (If Corporation)

Attach or Include Signed Affidavits (2) and documentation evidencing the above-named business entity's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services and not knowingly employing any person who is an unauthorized alien in connection with the contracted services.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status, and address)

Callahan Concrete & Asphalt Construction, LLC
1520 N Mabry Rd
Buckner, MO 64016

SURETY:
(Name, legal status, and principal place of business)

The Ohio Casualty Insurance Company
175 Berkeley Street
Boston, MA 02116

OWNER:
(Name, legal status and address)
City of Blue Springs, MO
903 W Main St
Blue Springs, MO 64015

BOND AMOUNT: $ Five Percent (5%) of Bid Amount

PROJECT:
(Name, location or address, and Project number, if any)
2025 Sidewalk Infill Program Project No. 25-06-01

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.

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Signed and sealed this 22nd day of July , 2025

(Witness)

(Witness)

(Principal) (Seal)

Sean Callahan, Driver
(Title)

(Surety)

Luke Lambert, Attorney in Fact
(Title)

THE OHIO CASUALTY INSURANCE COMPANY
INCORPORATED
1919
NEW HAMPSHIRE

Seal No. 7160

Init.

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User Notes:

(877099080)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8210683-976319**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Kacee McCrorey; Julie Messbarger; Kathryn E. Johnson; Luke Lambert; Robert L. Cox, II; Rodney S. Demaree

all of the city of Sedalia state of MO each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 30th day of August, 2023.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 30th day of August, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public
(Expiration of notary's commission does not invalidate this instrument)

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 22nd day of July, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

CITY OF BLUE SPRINGS

2025 SIDEWALK INFILL PROGRAM

PROJECT 25-06-01

Bid Opening: July 22, 2025 No. _____

Section I

Project Signature

SPECIFICATIONS
FOR
2025 SIDEWALK
INFILL PROGRAM

City Project No. 25-06-01

CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI

APPROVED BY

Dennis Dovel

Assistant City Administrator

TABLE OF CONTENTS

	DESCRIPTION	PAGE
I.	Project Signature	PS-1
II.	Invitation to Bid	2
III.	Instruction to Bidders	3
IV.	Bid Proposal Forms	12
	a. Bid Sheet	BS-1
V.	Bid Bond	16
VI.	Contract Agreement	17
VII.	Performance, Maintenance and Payment Bond	21
VIII.	Wage Rates	24
IX.	Materials Exemption Certificate	25
X.	General Conditions	27
XI.	Supplementary Conditions	101
XII.	General Requirements	106
XIII.	Technical Specifications	110

INVITATION TO BID
GENERAL CONSTRUCTION WORK
2025 Sidewalk Infill Program
Project No. 25-06-01

Sealed bids will be received at the Administration Department, Blue Springs City Hall, 903 W. Main Street, Blue Springs, Missouri 64015 until 2:00 P.M., on Tuesday, July 22, 2025, at which time the bids will be publicly opened and read aloud. The project is tentatively scheduled to be awarded on Monday, August 18, 2025.

The Scope of Work includes: 150 LF curb, 17 ADA ramps, 17,600 SF sidewalk, 1,035 LF sidewalk with integral wall, 510 LF soil fill wedge, and site restoration.

To ensure that you receive all addenda, request the bid documents by email from Payton Dodd at pdodd@bluespringsgov.com Bid packages will be distributed electronically at no cost to the bidder. When requesting the documents, you will be required to provide your company name, a contact person and phone number, a complete company address, and an email address to be added to the Plan Holders List, and for receiving official bidding communications and addenda. If you are not on the Plan Holders List, you will not receive any addenda issued. Hard copies will not be available for purchase. Bidders may make copies of the bid documents at their own expense. Project and bidding questions shall be conducted exclusively via email. Any questions regarding this project must be submitted to: pcapranica@bluespringsgov.com, by 4:00 pm local time on July 15, 2025. No written questions after this date or any verbal questions will be recognized.

A bid security in the amount of five percent (5%) of the bid amount payable to the CITY OF BLUE SPRINGS must accompany each bid, in accordance with the Instructions to Bidders.

Wage rates paid on construction work for this project **shall be at least equal to the Division of Labor Standards of the State of Missouri**.

The City of Blue Springs, Missouri reserves the right to award the contract by sections, to reject any or all bids, and to waive any informalities or irregularities therein. The City of Blue Springs hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids without discrimination, regardless of race, color, or national origin in consideration for any award. All bidders are also notified that as a condition for contract award documentation proving "their enrollment and participation in a federal work authorization program" such as E-verify must be submitted to the City. No bidder may withdraw his bid within 60 days after the actual date of the opening thereof.

City of Blue Springs
Published: Tuesday, July 1, 2025
City of Blue Springs Website

SECTION III
INSTRUCTIONS TO BIDDERS

Definitions of Terms - See General Conditions, Article No. 1.

Bid Documents: Copies of the drawings, specifications, and other proposed contract documents on file **at the office of the Engineering Department, located at 903 W. Main Street, Blue Springs, Missouri 64015.**

Qualifications of Bidder: The Bidder, in the opinion of the Owner, must be qualified by experience, adequate financing and equipment to do the work called for in the Contract within the Contract time. After opening the Bid Proposals, the Owner may require the lowest three (3) Bidders to submit a financial statement, references on similar type work, an experience record, and a list of additional equipment available for prosecution of the Work.

Examination of the Bid Documents and Work Site: By submission of a Proposal on the Work, the Bidder represents that he has carefully examined the site of the proposed improvements, the plans, specifications, and all other Contract Documents, and that the Bidder is fully informed concerning the requirements of the Contract, the physical conditions to be encountered in the Work, and the character, quality, and the quantity of work to be performed, and of materials to be furnished. The Contractor will not be entitled to additional compensation if he subsequently finds that conditions require methods or equipment other than called for in his Proposal, except as provided in the General Conditions.

Interpretation of Contract: If any prospective bidder is in doubt as to the true meaning of any parts of the Contract, they may request an interpretation from the Owner or Engineer. Any interpretation of the Contract will be made only by an Addendum duly mailed, faxed or delivered to each prospective bidder who received a set of plans and specifications from the Owner or Engineer.

Addendum: An Addendum is a formal written notice of additions, deletions, modifications or explanation of other contract documents from the Owner to bidders in advance of the bid date and shall be signed and attached to the Proposal Form in order to have a bid accepted.

Bid Bond: A Proposal may not be accepted unless an approved Bid Bond, Certified Check or Cashier's Check on a solvent bank, for the amount set forth at not less than 5% of the contract price. By the submission of his Proposal, the Bidder certifies that his Bid is genuine and is not made in the interest or, in behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation.

OSHA Requirements Contained in Section 292.675, R.S.Mo. 2009:

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, R.S.Mo. 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.

Employment of Unauthorized Aliens Prohibited (Missouri Revised Statues Section 285.530):

As a condition for the award of any contract or grant in excess of five thousand dollars ($5,000) by the City of Blue Springs to a business entity, the business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program (**E-Verify**). With respect to the employees working in connection with the contracted services. **Every such business entity shall sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services** and submit a copy of such with their bid. **[RSMO 285.530 (2)].**

An employer may enroll and participate in a federal work authorization program (**E-Verify**) and shall verify the employment eligibility of every employee in the employer's hire whose employment commences after the employer enrolls in a federal work authorization program. The employer shall retain a copy of the dated verification report received from the federal government. Any business entity that participates in such program shall have an affirmative defense that such business entity has not violated subsection 1 of this section. [RSMO 285.530 (4)].

Anti-Discrimination Against Israel Act:

Contracts in the amount of $100,000 or more, and the contractor company has 10 or more employees, must sign a new affidavit stating the company does not currently boycott Israel and will not boycott Israel for the duration of the contract period. This certification is required upon execution of the contract.

Missouri 15 CSR 60-15.020 Compliance: Any bid or response to a request for proposal (RFP) for the award of any contract for services in excess of five thousand dollars ($5,000) **shall be accompanied by** these **signed affidavits**: The following two Affidavits **shall be used** by the contractor bidding or responding to a RFP:

E-VERIFY IS A SERVICE OF DHS AND SSA

Company ID Number: 2039135

Approved by:

Employer	
Callahan Concrete & Asphalt Construction LLC	
Name (Please Type or Print) Sean P Callahan	**Title**
Signature Electronically Signed	**Date** 12/12/2022
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	**Title**
Signature Electronically Signed	**Date** 12/13/2022

E-VERIFY IS A SERVICE OF DHS AND SSA

Company ID Number: 2039135

Information Required for the E-Verify Program Information relating to your Company:	
Company Name	Callahan Concrete & Asphalt Construction LLC
Company Facility Address	1520 N Mabry Rd Buckner, MO 64016
Company Alternate Address	PO Box 565 Buckner, MO 64016
County or Parish	JACKSON
Employer Identification Number	844939403
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	5 to 9
Number of Sites Verified for	1 site(s)

360 TRAINING™

CERTIFICATE OF COMPLETION

This certifies that

Sean Callahan

is awarded this certificate for

OSHA 10 Hour Outreach Training Program - Construction

CEUs	Credit Hours	Completion Date
1.3	10.00	04/08/2021

ACCREDITED IACET PROVIDER

Curtis Chambers, Trainer C 26-0110333 and G 26-0082322

"As an OSHA authorized trainer, I verify that I have conducted this OSHA outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my authorizing OSHA training organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class."

"360training.com, Inc. is accredited by the International Association for Continuing Education and Training (IACET) and is authorized to issue the IACET CEU."

THIS CERTIFICATE IS NON-TRANSFERABLE

6801 N Capital of Texas Hwy, Bldg 1, Suite 250 | Austin, TX 78731 | 877.881.2235 | www.360training.com

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 11, 2025

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

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

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for The Retreat at Chapman Farms (PF-06-25-9622), consisting of fifty-seven lots located at East of SW 7 Highway, South of SW Chapman Farms Drive, West of SW Lake Side Drive, and North of SW Mason School Road.

BACKGROUND/JUSTIFICATION

The applicant is requesting the approval of the Final Plat for The Retreat at Chapman Farms to develop a single-family subdivision. This project is to be done in one phase with a total of fifty-seven lots on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and North of SW Mason School Road.

The Preliminary Plat (PP-09-21-7965), Planned Unit Development (PUD) Concept (PUDC-09-21-7964), and PUD Final (PUDF-09-21-7966) were approved by the City Council at a regular scheduled meeting on January 18, 2022. The Planning Commission recommended approval of the Final Plat for The Retreat at Chapman Farms.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 19, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of Final Plat with six (6) conditions:

1. Approval by the Planning Commission 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 PUD Concept Plan.
2. The Final Plat shall not be recorded until financial guarantees for landscaping have been secured and approved by the City.
3. The Final Plat shall not be recorded until as-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary are provided from the applicant.
4. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.

b. The recorded Declaration of Restriction and the Homes Association Declaration documents must be provided to the City.
c. All open space landscaping must be installed.

5. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for each lot shall be installed.
   b. The required public sidewalk for each lot shall be installed.
6. All conditions approved under the PUD Concept Plan shall remain valid and enforceable.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	August 11, 2025
Action:	Recommended approval with six (6) conditions: 7 Aye – 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map; Application
2. Bill approving the Final Plat

REVIEWED BY:

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

Introduced by Councilmember _____ BILL NO. 5343
(PF-06-25-9622)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT CHAPMAN FARMS, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on June 26, 2025, the Applicant, Bradley Kempf of Domain Timberlake Multistate 2, LLC., submitted a Planning Application for property hereinafter described; and

WHEREAS, on August 11, 2025, the City Planning Commission held a regular scheduled meeting for The Retreat at Chapman Farms Final Plat where the Commission voted in favor of the Final Plat and sent their recommendation of approval to the City Council; and

WHEREAS, on August 18, 2025, the City Council approved The Retreat at Chapman Farms Final Plat.

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 Final Plat Approved by this Ordinance. The Site is legally described as;

An un-platted tract of land in the East Half of the Southwest Quarter of Section 19, Township 48 North, Range 30 West of the 5th Principal Meridian and part of Lot 12 and Lot 13, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, a subdivision of land in said Southwest and Southeast Quarter of said Section 19, recorded September 9, 2005 as Instrument Number 2005I00798809 in Book I89 at Page 36 in Jackson County Recorder of Deeds Office each in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Commencing at the Northeast corner of Lot 1, of CHAPMAN FARMS COMMERCIAL - 1ST PLAT, LOT 1, a subdivision of land in said Blue Springs recorded June 18, 2007 as Instrument Number 2007E0080163 in Book 108 at Page 30 also being a point on the Westerly line of Quit Claim Deed recorded March 30, 2022 as Instrument Number 2022E0030107 each in said Jackson County Recorder of Deeds Office; thence North 88°25'22" West, on the North line of said Lot 1, said Westerly line and also being the South line of said Lot 12, a distance of 397.35 feet to the Northwest corner of said Lot 1, also being a point on the Existing Easterly right-of-way line of Southwest Missouri Highway Route Number 7 as described in Tract 12 of General Warranty Deed recorded March 28, 2006 as Instrument Number 2006E0000941 in said Jackson County Recorder of Deeds Office; thence leaving said South line, North 01°44'32" East, on said Westerly line, 60.35 feet to the Northwest corner of said Quit Claim Deed also being the Point of Beginning of the tract of land to be herein described; thence North 01°44'32" East on said Existing Easterly right-of-way line, 265.15 feet; thence North 01°44'32" East on said Existing Easterly right-of-way line, 40.54 feet; thence North 04°36'17" East, on said Existing Easterly right-of-way line, 100.12 feet; thence North 01°44'32" East, on said Existing Easterly right-of-way line, 111.44 feet to the Northeast corner of said Tract 12 of said General Warranty Deed, also being a point on the South line of said Lot 13 and Northerly line of said Lot 12, also being the Southeast corner of Tract 13 of said General Warranty Deed; thence North 01°44'32" East on said Existing Easterly right-

of-way line as established by said Tract 13, 116.03 feet; thence North 45°16'13" East, on said Existing Easterly right-of-way line, 139.76 feet; thence North 88°15’28” West on said Existing Easterly right-of-way line, 96.25 feet; thence North 01°44’32” East, on said Existing Easterly right-of-way line, 4.83 feet to the Southwest corner of SW Chapman Farms Drive, as described in Northeast Quadrant Right of Way Easement (Lots 7, 9, 12, 13 and 14) Description in Right of Way Easement recorded January 17, 2006 at Instrument Number 2006I0003693 in said Jackson County Recorder of Deeds Office; thence South 88°15’28” East on the Existing Southerly right-of-way line of said SW Chapman Farms Drive, 177.50 feet to a point on the East line of said Lot 13, also being said Northwest corner of said Lot 12, also being a point on the Southerly line of LAKE SIDE AT CHAPMAN FARMS – 1ST PLAT, REPLAT OF A PART OF LOT 7, CHAPMAN FARMS, a subdivision of land in said Blue Springs recorded January 7, 2007 as Instrument Number 2007E0007412 in Book I103 at Page 26 in said Jackson County Recorder of Deeds Office; thence leaving said East line, South 88°15'28" East on said Existing Southerly right-of-way line, on said Southerly line and on said North line of said Lot 12, a distance of 702.15 feet to an angle point in said Document Number 2006I0003693 right of way, being the intersection of said Existing Southerly right-of-way line and Existing Westerly right-of-way line of SW Lake Side Drive; thence leaving said Existing Southerly right-of-way line, said Southerly line, South 24°53'43" East, on said Existing Westerly right-of-way line, 139.53 feet; thence Southeasterly on said Existing Westerly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 639.00 feet, a central angle of 17°34'29" and an arc distance of 196.00 feet; thence South 42°28'12" East on said Existing Westerly right-of-way line, 330.52 feet; thence North 52°08'38" East, on said Existing Westerly right-of-way line, 25.08 feet to a point on the Easterly line of said Lot 12 also being an angle point in GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, a subdivision of land in said Blue Springs recorded on October 9, 2006 as Instrument Number 2006E0104503 in Book I99 at Page 73 in said Jackson County Recorder of Deeds Office; thence South 42°28'12" East on said Easterly line of said Lot 12, also being the Westerly line of said GREENBRAIR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, a distance of 18.44 feet to an angle point of said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11, also being the most Eastern Point of said Lot 12; thence South 48°13'49" West, on the Easterly line of said Lot 12, and on said Westerly line, 25.00 feet to a point the Existing Westerly right-of-way line of said SW Lake Side Road established by said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; thence leaving said Existing Westerly right-of-way line, South 48°13'49" West on said Easterly line and said Westerly line, 24.27 feet to an angle point in said Lot 12 and said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; thence South 01°26'50" West, on said Westerly line and said Easterly line, 244.09 feet to the Southeast corner of said Lot 12; thence North 88°25'22" West on said Westerly line and its Westerly extension and on the South line of said Lot 12 a distance of 353.26 feet; thence South 01°45'23" West, 451.72 feet to a point on the Existing Northerly right-of-way line of SW Mason School Road, as now established; thence North 88°22'53" West, on said Existing Northerly right-of-way line, 490.89 feet to the Southeast corner of said Quit Claim Deed; thence North 28°22'53" West, on the Easterly line of said Quit Claim Deed, 31.96 feet; thence North 01°37'07" East on said Easterly line, 391.69 feet to a point on said South line of said Lot 12; thence North 15°44'51" West, on said Easterly line, 33.50 feet; thence North 58°25'22" West,

on said Easterly line, 60.00 feet; thence North 88°25'22" West, on said Northerly line of said Quit Claim Deed 312.65 feet; thence North 58°25'22" West, on said Northerly line, 60.69 feet to the Point of Beginning. Containing 1,118,835 square feet or 25.68 acres, more or less.

Section 2. The Final Plat of The Retreat at Chapman Farms, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, is hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case Finale Number (PF-06-25-9622) submitted to the City Council at its August 18th, 2025 meeting included 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 PUD Concept Plan.
2. The Final Plat shall not be recorded until financial guarantees for landscaping have been secured and approved by the City.
3. The Final Plat shall not be recorded until as-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary are provided from the applicant.
4. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction and the Homes Association Declaration documents must be provided to the City.
    c. All open space landscaping must be installed.
5. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.
6. All conditions approved under the PUD Concept Planshall remain valid and enforceable.

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 18th 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 15, 2025 **CONTRACT NO.**

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

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

ISSUE/REQUEST

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

BACKGROUND/JUSTIFICATION

The City is requesting authorization to enter into an agreement with Jackson County, Missouri. This agreement stipulates that Jackson County Missouri, through the Community Backed Anti-Drug Tax (COMBAT fund), will provide the amount of $225,000.00 to the City of Blue Springs to pay for the salary and benefits of three Blue Springs Police Department officers. The officers will be assigned as School Resource Officers to teach drug prevention education, IMPACT, in the Blue Springs School District (BSSD) elementary schools that are located within the city limits of the Blue Springs or within the BSSD.

FINANCIAL IMPACT

Contractor:	Jackson County (COMBAT)
Amount of Request/ Contract:	$225,000
Amount Budgeted:	$225,000
Budget Year:	FY 2024-25
Funding Source/Account #:	100-20050-51XXXX
Account Balance:	N/A Date: 7/24/2025
Revenue to be Received:	$225,000
Revenue Account No.	100-00000-420100 Combat-Impct

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
August 19, 2025	December 31, 2026
Years and Months Contract in effect	**Number of times renewable**
Two 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. Bill with contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Bob Muenz***	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:	☐	N/A
Certificate of Insurance:	☐	N/A
E-Verify Affidavits:	☐	N/A
E-Verify proof of enrollment:	☐	N/A
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☐	N/A
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☒	Tina Wise Budget Coordinator – Prosecutor's Office TWise@jacksongov.org
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Introduced by Councilmember _____ BILL NO. 5344

ORDINANCE NO. ____

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

WHEREAS, Jackson County Missouri, through the Community Backed Anti-Drug Tax (COMBAT) fund will provide funding to the City of Blue Springs Police Department to pay for the salary and benefits of three officers; and,

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

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

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

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

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

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

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 18th day of August 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

R. 21942

AGREEMENT

(2025 & 2026 COMBAT Law Enforcement School Based Initiative (LESBI))

AN AGREEMENT by and between Jackson County, Missouri, hereinafter referred to as “County”, and, **City of Blue Springs, 1100 SW Smith St., Blue Springs, MO 64015**, hereinafter referred to as "the City” made and entered into this _____ day of _____, 2025.

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

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

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

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

1. The County agrees to pay the city a total amount not to exceed **$225,000.00**. Upon execution of this Agreement, City may submit an invoice for 25% of the award. Prior to September 30, 2025, and upon receipt and approval of the previous LESBI Semester Report, the final payment shall be made. This award is contingent upon collection of sales taxes as budgeted at the time of the contract award. If COMBAT funds are reduced, contractor will be informed of necessary contract revisions, as provided for in this Agreement. The city agrees to submit semester program reports on forms provided by COMBAT Administration. All payments will be processed within 30 days of receipt of the invoice, if the invoice is complete and accurate. Payments will be withheld until the semester program reports are received and accurate. Any reports that are incorrect will delay payment.

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

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

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

5. City must follow COMBAT on Twitter and Facebook.

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

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

8. The city must have a representative participate in each monthly COMBAT STRIVIN Hub meeting that is closest to its funded program(s).

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

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

The COMBAT Administration will evaluate the City's performance periodically based on the City's semester performance reports and compliance with contractual

provisions. The County reserves the right to terminate this Agreement pursuant to paragraph 17 if the City does not meet stated performance measures and contractual requirements. COMBAT will conduct unannounced site visits to any and all agencies.

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

12. This Agreement shall be effective as of January 1, 2025, and extend through December 31, 2027, for expenses incurred during the same period.

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

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

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

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

17. Appropriation of Funds. Organization and the County recognize that the County intends to satisfy its financial obligation to Organization hereunder out of funds annually appropriated for that purpose by the County. County promises and covenants to make its best efforts to appropriate funds in accordance with this Agreement. In the event no funds or insufficient funds are appropriated and

budgeted, or are otherwise unavailable by any means whatsoever for payments due hereunder, County shall immediately notify Organization of this occurrence and this Agreement shall terminate on the last day for which appropriations were received, without penalty or expense to the County of any kind whatsoever, except as to the portions of the payment amounts herein agreed upon for which funds shall have been appropriated and budgeted or are otherwise available, or at any time after the last date that County has paid for the Services, if earlier.

County further agrees:

A. That any funds authorized or appropriated for services rendered under this Agreement shall be applied to the payments hereunder until all such funds are exhausted.
B. That County will use its best efforts to obtain authorization and appropriation of such funds including, without limitation, the inclusion in its annual budget, a request for adequate funds to meet its obligation under this Agreement in full.

18. This Agreement may be terminated for any reason or no reason by either of the parties upon thirty (30) days written notice to the party's designated fiscal representative. All services and payments shall continue through the effective date of termination. Termination of this Agreement shall not constitute a waiver of the rights or obligations which the County or the City may be entitled to receive as provided in this Agreement or be obligated to perform under this Agreement for services prior to the date of termination. Should this Agreement terminate, all County written materials of any kind must be delivered and returned by the City to the County within ten (10) days of the termination of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, 2025.

APPROVED AS TO FORM:

_____
Bryan O. Covinsky
County Counselor

JACKSON COUNTY, MISSOURI

By: _____
Melesa Johnson
Prosecuting Attorney

ATTEST:

_____
Mary Jo Spino
Clerk of the County Legislature

City of Blue Springs

By: _____

Title: _____

REVENUE CERTIFICATE

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

_____
Date

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

Approved as to form:

_____
Jennifer Baird, City Attorney

R. 21942
Exhibit A

WORK AUTHORIZATION AFFIDAVIT

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

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

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

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

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

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

Subscribed and sworn before me this _____ day of _____, 2025. I am commissioned as a notary public within the County of _____, State of _____, and my commission expires on _____.

_____	_____
Signature of Notary	Date

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 13, 2025

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Bill amending the 2024-25 annual budget increasing the previously adopted and amended budget of $134,339,155 by $8,800,054 to $143,139,209

Fund	Adopted Budget FY 2024-25	Amendment Ord 5417	Adopted and Amended Budget	Amendment Bill	Adopted and Amended Budget
General	$ 3,179,596	$ 164,059	$ 3,343,655	$ 831,728	$ 34,175,383
Hotel/Motel Tax	$ 380,000	$	$ 380,000	$ 117,055	$ 497,055
Public Safety Sales Tax	$ 5,444,574	$	$ 5,444,574	$ 102,555	$ 5,547,129
Parks Sales Tax	$ 7,430,194	$ 430,300	$ 7,860,494	$ 956,328	$ 8,816,822
Debt Service	$ 1,732,648	$	$ 1,732,648		$ 1,732,648
Capital Projects	$ 5,768,650	$ 37,564,993	$ 43,333,643	$ 799,109	$ 44,132,752
TIF Capital Projects	$ 6,905,602	$	$ 6,905,602	$ 215,000	$ 7,120,602
Fieldhouse/Aquatics	$ 2,693,289	$ 107,479	$ 2,800,768		$ 2,800,768
Golf Course	$ 2,384,660	$ 76,792	$ 2,461,452		$ 2,461,452
Water	$ 13,474,983	$	$ 13,474,983	$ 533,519	$ 14,008,502
Sewer	$ 16,601,337	$	$ 16,601,337	$ 5,244,760	$ 21,846,097
Total Budget by Fund	$ 95,995,532	$ 38,343,623	$134,339,155	$ 8,800,054	$143,139,209

BACKGROUND/JUSTIFICATION

GENERAL FUND

The expenditures in the General Fund will be increased by **$831,728** for several items detailed in the table below:

Department/Program	Project/Item	Amount
Communications	Website Redesign	$ 67,300
Finance	KRONOS Timeclocks	$ 21,522
Police	IMPACT Mascot Copper	$ 8,606
Police	Jackson County Youth Court	$ 3,500
Parks	Blue Springs Park Bathroom Repairs	$ 1,200
Public Works Engineering	Sunnyside and RD Mize Storm Culvert	$ 435,254
Public Works Operations	Murphy Tractor & Equipment	$ 78,256
Public Works Operations	Snow Removal costs	$ 216,090
	TOTAL	**$ 831,728**

HOTEL/MOTEL TAX FUND

The expenditures in the Hotel/Motel Tax Fund will be increased by **$117,055** for HVAC repairs at the Conference Center, design of the Downtown sign and a Conference Center reuse study.

PUBLIC SAFETY SALES TAX FUND
The expenditures in the Public Safety Sales Tax Fund will be increased by **$102,555** to replace the chiller in the Public Safety Building/.

PARKS SALES TAX FUND
The expenditures in the Parks Sales Tax Fund will be increased by **$956,328** to resurface the tennis courts at Baumgardner Park. The Blue Springs School District is contributing $455,394 to this project.

CAPITAL PROJECTS FUND
The expenditures in the Capital Projects Fund will be increased by **$799,109** with $247,570 for additional costs for the Wyatt Road West project, $163,375 for the CDBG sidewalk project and $388,164 for the 2025 Sidewalk Infill project. **$183,554** of the heavy equipment budget amendment of $1,453,000 will also be transferred to the General Fund, Water Fund, and Sewer Fund where pieces of equipment were purchased.

ADAMS FARM TIF FUND
The expenditures in the Adams Farm TIF Fund will be increased by **$215,000** to account for additional debt principal retirement on bonds higher than budgeted.

WATER FUND
The expenditures in the Water Fund will be increased by **$533,519** for the purchase of operating equipment, debt service to Tri-County, and snow removal overtime.

SEWER FUND
The expenditures in the Sewer Fund will be increased by **$5,244,760** for the purchase of operating equipment, snow removal overtime and the design contract for the Sni-A-Bar Wastewater Treatment Plant.

This budget amendment includes a total of $367,090 to cover costs for the January 4, 2025, snow storm that had a total snowfall of 14.5 inches. The amendment also includes $682,824 for Public Works projects that were budgeted in previous years and required additional funds to be completed.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 1, 2024	September 30, 2025

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 budget with Budget Amendment Details attached as Exhibit A

REVIEWED BY:

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

Introduced by Councilmember _____ BILL NO. 5345

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2024-25 ANNUAL BUDGET OF THE CITY OF BLUE SPRINGS, MISSOURI

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

Section 1. The Annual Budget of the City of Blue Springs, Missouri, for the fiscal year commencing October 1, 2024, and ending September 30, 2025, is hereby amended in the amounts and in the funds as shown on the Council Information Form as follows:

Adopted and Amended Budget: **$134,339,155**

Amendment Details:		
General Fund	$	831,728
Hotel/Motel Tax Fund	$	117,055
Public Safety Sales Tax Fund	$	102,555
Parks Sales Tax Fund	$	956,328
Capital Projects Fund	$	799,109
Adams Farm TIF Fund	$	215,000
Water Fund	$	533,519
Sewer Fund	$	5,244,760
Total Amendment	**$**	**8,800,054**

Amended Budget: **$143,139,209**

A spreadsheet outlining the budget amendment details is attached hereto as Exhibit A and incorporated herein.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of August 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

City of Blue Springs, Missouri
Exhibit A - Budget Amendment Details
2024-25 Budget Amendment - August 18, 2025

Account #	Project	Account Name	Debit	Credit	Description
General Fund					
100-20050-530100		Professional Services	$ 3,500		Eastern Jackson County Youth Court - CON 2025-032
100-00000-470100	Donate-PS	Donations - Public Safety		$ 3,500	Eastern Jackson County Youth Court - CON 2025-032
100-20050-520235		Community Policing Expenses	8,606		IMPACT Mascot Copper - Lambert Foundation Donation
100-00000-470100	Donate-PS	Donations - Public Safety		$ 8,606	IMPACT Mascot Copper - Lambert Foundation Donation
100-13000-530100		Professional Services	21,522		Purchase of 6 new timeclocks - KRONOS
100-00000-300600		Unassigned Fund Balance		21,522	Fund Balance - Unassigned
100-30000-545110	Covid 19-ARPA	CIP - Storm Water RD Mize	1,763		RD Mize Storm Culvert Change Orders
100-30000-545120	Covid 19-ARPA	CIP - Storm Water Sunnyside	433,492		Sunnyside Storm Culvert Change Orders
100-00000-300600		Unassigned Fund Balance		$ 435,254	Fund Balance - Unassigned
100-38000-520185		Building Maintenance Supplies	1,200		Blue Springs Park Toilet Replacement
100-00000-480350		Reimbursement for Repairs		$ 1,200	Reimbursement for Vandalism to Blue Springs Park - 4th of July
100-12100-530100		Professional Services	67,300		Website Redesign - Revize
100-00000-300600		Unassigned Fund Balance		67,300	Fund Balance - Unassigned
100-32000-540400		Operating Equipment	78,256		Murphy Tractor & Equipment
100-90000-490310		Operating Transfer In - Capital Projects Fund		78,256	Operating Transfer In
100-32000-520223		Snow & Ice Control Materials	149,535		Replenish snow and ice control materials - salt
100-32000-530264		Contracted Snow Removal	28,555		Contracted Snow Removal - Cul-De-Sacs
100-32000-510900		Snow Removal Overtime	38,000		Snow Removal Overtime
100-00000-300600		Unassigned Fund Balance		216,090	Total General Additional Snow Overtime Expense
		Total General Fund	**$ 831,728**	**$ 831,728**	
Hotel/Motel Tax Fund					
150-00000-530100		Professional Services	27,055		HVAC Repairs
150-00000-530100		Professional Services	30,000		Downtown Sign Concept and Design
150-00000-530100		Professional Services	60,000		Facility Use Study
150-00000-300600		Fund Balance - Unassigned		117,055	Fund Balance - Unassigned
		Total Hotel/Motel Tax Fund	**$ 117,055**	**$ 117,055**	
Public Safety Sales Tax Fund					
155-77000-542400	CIP-MISC	CIP - Buildings - Public Safety	$ 102,555		Public Safety Building Chiller Replacement
155-00000-300600		Fund Balance - Unassigned		$ 102,555	Fund Balance - Unassigned
		Total Public Safety Sales Tax Fund	**$ 102,555**	**$ 102,555**	
Parks Sales Tax Fund					
158-73000-544100	PR-14	CIP - Parks Projects	956,328		Baumgardner Park Improvements - Tennis Courts
158-00000-429100		Reimbursements from Other Governments		455,394	Baumgardner Park Improvements - Tennis Courts - School District Reimbursement
158-00000-300600		Fund Balance - Unassigned		500,934	Fund Balance - Unassigned
		Total Parks Sales Tax Fund	**$ 956,328**	**$ 956,328**	
Capital Projects Fund					
310-72000-543100	ST-54	ST-54 Wyatt Road West	247,570		Wyatt Road West - Increase in Cost of Materials, Relocate Utilities, Replace Subbase
310-00000-300600		Fund Balance - Unassigned		247,570	Fund Balance - Unassigned
310-73000-543100	CDBG	CIP - Public Works Projects	163,375		2023 CDBG Sidewalk Project - South Outer Road
310-00000-420120	CDBG	Grant - Federal		163,375	2023 CDBG Sidewalk Project - South Outer Road
310-72000-543100	ST-SDWK INFL	Sidewalk Infill	388,164		2025 Sidewalk Infill Program
310-00000-300500		Fund Balance - Assigned		388,164	Fund Balance - Unassigned
310-90000-590100		Operating Transfer Out - General Fund	78,256		Operating Transfer Out
310-90000-590430		Operating Transfer Out - Water Fund	89,074		Operating Transfer Out
310-90000-590460		Operating Transfer Out - Sewer Fund	16,224		Operating Transfer Out
310-73000-544100	CIP - MISC	CIP - Heavy Equipment		183,554	CIP - Heavy Equipment
		Total Capital Projects Fund	**$ 982,663**	**$ 982,663**	
Adams Farm TIF Fund					
354-82015-550100		Debt - Principal	215,000		Retirement of Debt - More Prinicipal thank budgeted
354-00000-300600		Fund Balance - Unassigned		215,000	Fund Balance - Unassigned

City of Blue Springs, Missouri
Exhibit A - Budget Amendment Details
2024-25 Budget Amendment - August 18, 2025

		Total Adams Farm TIF Fund	**$ 215,000**	**$ 215,000**	
Water Fund					
430-33020-540400	CIP-MISC	Operating Equipment	72,851		Murphy Tractor & Equipment
430-33030-540400	CIP-MISC	Operating Equipment	16,223		
430-90000-490310		Operating Transfer In - Capital Projects Fund		89,074	Operating Transfer In
430-82005-550200		Debt - Interest	368,445		TriCounty Debt
430-33010-510900		Snow Removal Overtime	15,000		Snow Removal Overtime
430-33020-510900		Snow Removal Overtime	39,000		Snow Removal Overtime
430-33030-510900		Snow Removal Overtime	22,000		Snow Removal Overtime
430-00000-300700		Net Position		$ 444,445	New Position
		Total Water Fund	**$ 533,519**	**$ 533,519**	
Sewer Fund					
460-36020-540400	CIP-MISC	Operating Equipment	16,224		Murphy Tractor and Equip
460-90000-490310		Operating Transfer In - Capital Projects Fund		16,224	Operating Transfer In
460-75000-543500	SAN-10	CIP - PW Equipment	578,707		Vactor 2100i Combination Sewer Cleaner
460-75000-543500	CIP-MISC	CIP - PW Equipment	294,719		Key Equipment - Televising Truck
460-75000-543300	SNI-06	CIP - PW Sewer Projects	4,280,111		Sni-A-Bar Wastewater Treatment Plant design
460-36010-510900		Snow Removal Overtime	15,000		Snow Removal Overtime
460-36020-510900		Snow Removal Overtime	34,000		Snow Removal Overtime
460-36030-510900		Snow Removal Overtime	26,000		Snow Removal Overtime
460-00000-300700		Net Position		5,228,536	New Position
		Total Sewer Fund	**$ 5,244,760**	**$ 5,244,760**	
		Total Debits and Credits	**$ 8,983,608**	**$ 8,983,608**	
		Less Transfers In/Out	$ (183,554)	$ (183,554)	
		Less Debt Service for Blue Surf Bay	$ -	$ -	
		Total Budget Amendment	**$ 8,800,054**	**$ 8,800,054**	

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 5, 2025

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

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

ISSUE/REQUEST

Passage of a Bill declaring as surplus the City-owned real property located at 1500 NW North Ridge Drive and authorizing the issuance of a Request for Proposals for the purchase and redevelopment of the site.

BACKGROUND/JUSTIFICATION

At the direction of City Council, staff has prepared a Request for Proposals (RFP) to solicit qualified development partners for the purchase and redevelopment of the 2.89 acre property located at 1500 NW North Ridge Drive, just West of NW Highway 7 and South of Blue Springs Country Club.

The subject site was originally developed as a commuter parking lot with approximately 240 spaces. The property is underutilized and presents an opportunity to support infill development along the Highway 7 corridor.

The RFP outlines the City's preference for high-quality, mixed-use project that could include uses such as:

- Sit-down restaurant(s)
- Professional Office
- Commercial Services
- Potential Class-A high-density residential

Proposals should demonstrate how the development will enhance the economic vitality and aesthetics of this gateway corridor.

While the City will conduct a formal appraisal to be referenced during the evaluation process, developers are asked to identify the purchase price they believe reflects the fair market value of the property. The proposal should include the amount the developer is willing to pay and a letter of financial commitment or proof of funds.

To allow for adequate marketing and proposal preparation time, the RFP will remain open for 30 days.

Site History: The City of Blue Springs purchased the property at 1500 NW North Ridge Drive in 2002 for a purchase price of $325,000 from Jeffery D. Barr. The site was utilized as a commuter parking lot consisting of approximately 240 parking spaces on 2.89 acres. According to the Jackson County Assessor's Records, the site has a current market value of $755,210.

Project Timeline:

- RFP Issued: August 19, 2025
- Proposal Due Date: September 19, 2025
- Evaluation & Selection: October - November 2025
- Negotiation with Selected Developer: November – December 2025

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 19, 2025	December 31, 2025

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 declaring property surplus with Request for Proposals attached as Exhibit A.

REVIEWED BY:

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

Introduced by Councilmember _____ BILL NO. 5346

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN PARCELS OF CITY-OWNED REAL PROPERTY LOCATED AT 1500 NW NORTH RIDGE DRIVE AS SURPLUS AND AUTHORIZING THE SOLICITATION OF OFFERS FOR DISPOSITION THEREOF

WHEREAS, the City of Blue Springs owns real property located at 1500 NW North Ridge Drive, further described as Jackson County Parcel Number 36-420-04-14-00-0-00-000 ; and

WHEREAS, the City deems it to be in the best interest of the community to declare this parcel as surplus in order to facilitate private redevelopment that aligns with the City's long-term planning goals for the Highway 7 corridor; and

WHEREAS, the City desires to solicit proposals from qualified developers for the purchase and redevelopment of said property via a formal Request for Proposals process.

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

Section 1. The real property located at 1500 NW North Ridge Drive, described as Jackson County Parcel Number 36-420-04-14-00-0-00-000, is hereby declared surplus and no longer necessary for municipal use.

Section 2. The City Administrator is hereby authorized to issue a Request for Proposals and solicit offers for the sale and private redevelopment of said parcels via the Request for Proposals attached hereto as Exhibit A.

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 18th day of August 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

REQUEST FOR PROPOSALS (RFP)

Purchase of City-Owned Property at 1500 NW North Ridge Drive

August 19, 2025 - RFP Issued
September 18, 2025 - Deadline for Proposals

CITY OF BLUE SPRINGS, MO
City Development Department
903 W. Main Street, Blue Springs, MO 64015 816-228-0124 |
www.BlueSpringsGov.com

ABOUT BLUE SPRINGS

Blue Springs was founded by pioneers in 1827 along the cooling spring waters of the Little Blue River. In the last two decades the city has grown to more than 60,000 residents, holding the distinction of being the 10th largest city in Missouri. It offers all the excitement of metropolitan-style shopping and nightlife, with world-class sporting events, international conventions, all within a 25-minute drive, but when the day is through, the people of Blue Springs agree there's no other place they would rather call home.

BLUE SPRINGS AMENITIES

Located on Interstate 70, less than a half hour from downtown Kansas City, there is an energized fast-growing place that knows the meaning of community. Blue Springs enjoys the benefits of:

- High-quality housing
- Central location
- Excellent health care
- Hiking Trails
- Nationally recognized schools'
- Outdoor recreation opportunities
- Parks

All of these are included in the many reasons families choose to live in Blue Springs. These amenities provide the foundation of a quality lifestyle for its residents.

PROJECT OVERVIEW

The Request for Proposals ("RFP") is being issued by the City of Blue Springs, Missouri ("City").

In compliance with the City's policy on the sale of City-owned property, staff have prepared a Request for Proposals (RFP) calling for submissions on the purchase and development of the property.

The RFP works to convey a vision for development that creates a vibrant, unique development and sense of place that offers a mix of uses, including high density residential commercial, retail, office and services.

GENERAL INFORMATION & CONDITIONS

1. The City of Blue Springs is accepting proposals from interested parties with the intention to purchase and develop city-owned property.
2. The property for consideration consists of one (1) parcel totaling nearly 2.89 acres in size located on the south side of nw north ridge drive and west of nw highway 7.
3. The City is seeking a qualified party with the interest, resources and experience to purchase and develop the parcel in a manner that would be a desirable addition to the area.
4. Preference will be given to proposals which outline a compatible development with existing adjacent development in the area.
5. The City reserves the right to accept or reject any and all proposals for the best interest of the City.

GENERAL SITE LOCATION





Project Area Background

The property consists of one (1) lot that is approximately 125,888 square feet in the North Ridge Subdivision. The property was originally purchased as a commuter lot. As of 2025 the total market value according to the Jackson County Assessor is $755,210 and an assessed value of $241,667. The subject property has been used as a commuter parking lot and contains approximately 240 parking spaces.



1/4 mile and 1/2 mile radius buffer

Description of Project and Requirements

I. Project Background and Goals

The City of Blue Springs, Missouri, located in eastern Jackson County along Interstate 70, is the 10th largest city in the state with the 2023 U.S. Census population of more than 60,000 residents; and continues to grow steadily. The City's highest areas of growth and redevelopment are concentrated around the I-70 and Adams Dairy Parkway Interchange, and the I-70 and US 7 Highway interchange.

The property at 1500 NW North Ridge offers an excellent opportunity for high-quality development that complements the City's vision for this rapidly growing corridor. Preference will be given to buyers who plan to develop the site in a way that stimulates the creation of a vibrant destination with a high-quality mix of land uses, including commercial, retail, office, services, sit-down restaurant(s), and the potential for upscale, Class A high-density residential that supports and enhances existing development along US 7 Highway corridor.

The site is located to the west of US 7 Highway and is currently a commuter parking lot providing approximately 240 parking spaces. To the east is Blue Springs Country Club which features a private 18-hole golf course and pro shop available to the public.

Notable tenants and amenities in the surrounding area include:

- Cosentinos Price Chopper Grocery Store
- Walmart Neighborhood Market
- Lunar Bowl
- Former Miller Movie Theatre

Zoning: The subject property is currently zoned General Business (GB), with an opportunity to rezone to higher density residential in the area. A Planned Development is encouraged to ensure the proposed development is compatible and fits the characteristics of the neighborhood.

II. Site Information:

The property for consideration consists of one (1) parcel located at 1500 NW North Ridge Drive located approximately 220' to the west of Northwest Highway 7 in Blue Springs, Missouri. Bids will only be accepted for those wishing to purchase the lot "as is" in its current condition.

The Jackson County Parcel Number and Size are as follows:

- Parcel Number: 36-420-04-14-00-0-00-000 (2.894 Acres)

Please see attached aerial map for more information regarding the location of the parcel.




VILLAGE





III. Proposal Content:

All proposals must include the following:

- Transmittal Letter: The transmittal letter should include:
  a. Name, title, and contact information of the individual(s) with the authority to bind the Developer.
  b. Signature of individual(s) representing the Developer.
  c. Address and legal form of the Developer
  d. A statement that if selected, the Developer will negotiate in good faith with the City.
  e. A statement that the Developer is not in arrears in the payment of any obligation due and owing to the State of Missouri, the City of Blue Springs, of Jackson County, including tax payments and employee benefits, and that it shall not become so during the term of the agreement, if selected.
  f. A statement that the proposal is valid for a minimum of 120 days from the submission deadline.
  g. A statement that Developer will conform and accept responsibility for compliance with all applicable federal, state, and local laws, ordinances and regulations.

- Statement of Qualifications: The City seeks a Developer with extensive experience and a track record of success and delivering the objectives outlined in Section 4. Developers should include in their submission a summary that demonstrates the Developer understands the requirements of this RFP and a description as to how the Developer proposes to integrate the requirements of this RFP into the project.

- Availability: A statement on the availability and commitment of the Developer and assigned professional who will undertake the project.

- Qualifications and Experience: Provide a summary of the Project Team's experience with projects similar to the proposed project. Descriptions of previous projects should include the following: total land and building area, scope, location, development value, duration of project from inception to completion; role of Project Team members during project execution, and client references, including authorization to contact references.

- Project Plan: Submit a conceptual description of the proposed project that includes the intended uses for the proposed development of the Project Area and size of uses. It is important the Developer describes how this project will meet the development goal outlined in Section I. An estimated timeline for project implementation and conceptual layout should be included. The City anticipates negotiating a development agreement with the preferred Developer that will require the Developer to submit additional materials and successfully complete the City's development application process.

- Sale Price: The proposal must include the nature of ownership being requested and the amount the Developer is willing to pay for the project site. While the City has not yet established a formal appraisal, one will be conducted and used as a reference point during the proposal review process. It is the City's intent to sell the property for an amount consistent with fair market value. Therefore, Developers should identify what they perceive to be the fair market value of the property and include that amount in their offer. A letter of support demonstrating proof of funds is required.

- Public-Private Partnership: The proposal should include a statement indicating whether the proposed development would be contingent upon any local or state government support or action other than review and approval of the development application. Any request for incentives must include a proforma to outline the financial assumptions and projections of the proposed development, which shall outline the funding gap to bridge with public incentives and estimated ROI with and without incentives. Preference will be given to proposals that do not rely solely on City financial incentives to make the development viable.

- Disclosure and Non-Collusion Certification: Proposal will disclose any personal or professional interest which could be a possible conflict of interest in contracting with the City. The proposal must include a properly completed and executed non-collusion certification.

IV. Evaluation Criteria:

Developers interested in being considered should submit seven (7) hard copies and one electronic copy of the proposal by 5:00 PM September 18th, 2025, to the following address:

Community Development Director
City of Blue Springs, Missouri
903 West Main Street
Blue Springs, Missouri 64015

Proposals will be evaluated on the following criteria:

- Purchase Price
- Developer Qualifications, experience, and creative vision.
- The capacity of the development proposal to create an upscale, vibrant mixed-use development with retail, commercial, services, Class-A sit-down restaurant and high-density residential.
- Quality of conceptual development plan and compatibility with development objectives.
- Developer financial capabilities and the ability to successfully execute a project from concept to completion and ongoing operation.
- The ability of the proposal to support and/or encourage further development in the area and along Highway 7 Corridor.

V. Timeline:

- RFP Issued: August 19, 2025
- RFP Due Date: September 18, 2025
- Proposal review by City Council: October/November 2025
- Notification to preferred Developer and development agreement negotiations: November/December 2025

VI. Conditions and Limitations

By submitting a proposal in response to this RFP, the respondent expresses its intent to comply with the established timeline. In addition, the respondent accepts the evaluation process and methodology, as well as acknowledges and accepts that the determination of "the most qualified and capable" Developer will require subjective judgements. The city reserves the right to request clarification information provided in proposals as a response to this RFP without changing the terms of this RFP. The City has the right, in its sole and absolute discretion, to reject any and all proposals received in response to this RFP and to cancel this RFP at any time, for any or no reason, prior to entering into any binding agreements. Responses to this RFP vest no legal or binding rights in the Developers nor does it or is it intended to impose any legally binding obligations upon the City, officials or employees of the City unless and until final legal binding agreements are negotiated and executed. This RFP does not commit to the City to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the selected Developer and the City.

Any commitment made by the City will be subject to the appropriation of funds by the City Council to carry out any such commitments and the execution of a contract acceptable to the City. The City will not be responsible for any costs incurred by the Developers or Project Team members related to any response to this RFP and will not reimburse any costs to the Developer or Project Team member.

Before submitting a bid, bidders should carefully examine the site and fully inform themselves of the existing conditions. To schedule a time, contact Mike Mallon (816) 228-0124 to make arrangements.

VII. Conditions and Limitations

- Exhibit "A" Non-Collusion Certification
- General Conditions
- Map of Project Area (Attachment)
- Blue Springs Comprehensive Plan
  www.bluespringsgov.com/DocumentCenter/View/11338

General Conditions Governing Responses and Subsequent Contracts

- SCOPE: The following terms and conditions, unless otherwise modified by the City of Blue Springs within this document, shall govern the submission of proposals and subsequent contracts. The City of Blue Springs reserves the right to reject any proposal that takes exception to these conditions.

- DEFINITIONS AS USED HEREIN:
  a. The term “request for proposal” means a solicitation of a formal, sealed proposal.
  b. The term “respondent” means the person, firm, bidder or corporation who submits a formal sealed proposal.
  c. The term “City” means City of Blue Springs, Missouri.
  d. The term “City Council” means the governing body of the City of Blue Springs, Missouri.
  e. The term “Contractor” means the respondent awarded a contract under this proposal.

- COMPLETING PROPOSAL: All information must be legible. Any and all corrections and/or erasures must be initialed. Each proposal must be signed in ink by an authorized representative of the respondent and required information must be provided. Contents of the proposal submitted by the successful respondent of this RFP will become part of any contract as a result of this solicitation.

- REQUEST FOR INFORMATION: Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the City of Blue Springs, 903 W. Main Street, Blue Springs, Missouri 64015, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above-mentioned deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the city in the form of an addendum addressed to all prospective respondents.

- CONFIDENTIALITY OF PROPOSAL INFORMATION: Each proposal must be submitted in or under the cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project. All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.

- SUBMISSION OF PROPOSAL: Proposals are to be sealed and submitted to the City of Blue Springs, 903 W. Main Street, Blue Springs, MO 64015, prior to the date and time indicated on the coversheet. At such times, all proposals received will be formally opened. The opening will consist of only the name and address recording of respondents.

General Conditions Governing Responses and Subsequent Contracts

- ADDENDA: All changes, additions and/or clarifications in connection with this proposal will be issued by the Community Development Department in the form of a WRITTEN ADDENDUM. SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED.
  Verbal responses and/or representations shall not be binding on the City.

- LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS: Proposals received after the date and time indicated on the cover sheet shall not be considered. Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.

- BONDS: When a Bond is required, it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least A Best's rating and a FPR9 or better financial performance rating per the current A.M. Best Company ratings.)

- NEGOTIATION: The City reserves the right to negotiate any and all elements of this proposal.

- TERMINATION: Subject to the provisions below, any contract derived from this Request For Proposal may be terminated by either party upon thirty (30) days advance written notice to the other party; but if any work or service hereunder is in progress, but not completed as of the date of termination, then said contract maybe extended upon written approval of the City until said work or services are completed and accepted.

- TERMINATION FOR CAUSE: In the event that the contract is terminated or canceled upon request and for the convenience of the City, without the required thirty (30) days' advance notice, then the City shall negotiate reasonable termination costs, if applicable.

- TERMINATION FORCAUSE: Termination by the City for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived in the event of Termination for Cause.

- TERMINATION DUE TO UNAVAILABILITY OF FUNDS IN SUCCEEDING FISCAL YEARS: When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be canceled, and the contractor shall be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.

General Conditions Governing Responses and Subsequent Contracts

- TAX EXEMPT: The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.

- SAFETY: All practices, materials, supplies, and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, State and/or local safety or environmental codes.

- RIGHTS RESERVED: The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make an award to the response deemed to be most advantageous to the City.

- RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this proposal or any resultant agreement or its rights, title, or interest therein or its power to execute such agreement to any other person, company or corporation without the previous written approval of the City

- DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any respondent for any liability whatsoever.

- HOLD HARMLESS: The contractor shall agree to protect defend, indemnify, and hold the City Council, City of Blue Springs, MO, its officers, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission or negligent act of the contractor, its agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from award of this proposal.

- LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.

- ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in anyway, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.

- DOMESTIC PRODUCTS: The City of Blue Springs follows Section 34.353,RSMo that requires each contract for the purchase or lease of manufactured goods or commodities by the City, and each contract made by the City for construction, alteration, repair, or maintenance of any public works shall contain a provision that any manufactured goods or commodities used or supplied in the performance of that contract or any subcontract thereto shall be manufactured or produced in the United States.

General Conditions Governing Responses and Subsequent Contracts

- CONFLICTS: No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450 – 105.496 shall not be violated. Contractor covenants that presently have no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

- DEBARMENT: By submission of its response, the Contractor certifies that neither it nor its principal(s) is/are presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administration's List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to in excess of $100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of $100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal Department, agency or provision of law. If the Contractor is unable to certify any of the statements in this certification, the Contractor must attach an explanation to its response.

VIII. Submission Requirements

Submittal Requirements Summary

- Transmittal Letter
- Statement of Qualifications
- Availability
- Qualifications & Experience
- Project Plan
- Sale Price
- Public-Private Partnership
- Disclosure & Non-Collusion Certification

IX. Evaluation Criteria

- Purchase Price
- Developer Qualifications, experience, and creative vision.
- The capacity of the development proposal to create an upscale, vibrant mixed-use development with retail, commercial, services, sit-down restaurant, and class-A high-density residential.
- Quality of conceptual development plan and compatibility with development objectives.
- Developer financial capabilities and the ability to successfully execute a project from concept to completion and ongoing operation.
- The ability of the proposal to support and/or encourage further development in the area and along Highway 7 Corridor.

X. Timeline

- RFP Issued: August 19, 2025
- RFP Due Date: September 18, 2025
- Proposal review by City Council: October/November 2025
- Notification to preferred Developer and Development Agreement negotiations: November/December 2025

XI. Submittal & Contact

Submit proposals via email or digital portal to:

Mike Mallon
Senior Director of City Development
City of Blue Springs
Email: Mmallon@bluespringsgov.com
Phone: (816) 228-0124

XII. Terms & Conditions

- The City reserves the right to accept or reject any or all proposals.
- All materials submitted may become public records.
- The City is not responsible for the costs incurred during proposal development.
- Firms must comply with applicable federal, state, and local laws and regulations.

XIII. Site & Local Utilities



CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 1, 2025

SUBMITTED BY: George Schmitz **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Assistant to the City Administrator George Schmitz will present the City's Strategic Plan. Upon completion of the presentation, adoption of a Resolution is in order.

BACKGROUND/JUSTIFICATION

The City Council adopted the Strategic Plan Framework in 2015 and updated the Plan in 2021. Since the adoption, there have been many changes within the community, administration, and City leadership. To ensure current needs are addressed, a new Strategic Plan process is needed.

The City of Blue Springs Strategic Plan 2025-2030 (The Plan) will be a comprehensive tool to help guide the decisions made by Council and Staff with accountability and transparency. It sets a clear direction for the City by outlining its goals and objectives, helping the City prioritize the use of resources and ensure resources are allocated to best meet new goals and objectives. The Strategic Plan will also focus City efforts on the areas identified as most critical to achieving its desired outcomes and adapt its plans as circumstances change.

The City Council contracted with BerryDunn on October 21, 2024, by Resolution No. 87-2024 to lead the City in a Strategic Planning process. Staff have been meeting with BerryDunn biweekly to develop the timeline and planning process. Staff and BerryDunn facilitated in-person Community Forums, pop-ups, and group/individual interviews, as well as virtual engagement through a Social Pinpoint site and Employee surveys. These events and forums helped gather Community input and feedback to contribute to the drafting of the Strategic Plan.

In May 2025, the Mayor, City Council, and City Staff, held respective Work Session retreats with BerryDunn to further develop the Strategic Plan. At these Work Sessions, mission and vision statements were drafted alongside core values, strategic priorities, and goals for the City. Performance and outcome measures were developed to help the City evaluate progress on its goals and objectives. BerryDunn then collected the feedback from these work sessions to develop an initial Strategic Plan Draft.

A work session was conducted in June 2025 with the Mayor, City Council, and City Staff with consultants from BerryDunn where the initial draft of the Strategic Plan was presented. Mayor and City Council provided feedback to Staff for further editing and refinement.

The Plan presented today is the culmination of a ten-month process, working collaboratively with the Mayor and City Council, City staff, community leaders, and residents to create a framework to help guide the City's decisions, investments, and priorities for the next five years.

This plan will help shape key decisions around city services, infrastructure investment, economic development, neighborhood vitality, and long-term sustainability. It will guide the City in setting priorities, measuring progress, and adapting to new opportunities and challenges as they arise.

Once the Strategic Plan is finalized and adopted, Staff will develop the Implementation Plan to be completed by September 2025. This will put into action the mission and vision statements with goals and metrics to monitor the City's progress. The Strategic Plan will be connected to the Operating and Capital Budgets and a Performance Dashboard will be built to track progress.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
August 18, 2025	December 31, 2030

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Strategic Plan Presentation
2. Resolution with City of Blue Springs Strategic Plan attached as "Exhibit A"

REVIEWED BY:

Requesting Director: ***George Schmitz***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

The City of Blue Springs Missouri

STRATEGIC PLAN 2025-2030

1

Strategic Plan 2025

- Blue Springs has had varying Strategic Plans known by many different names throughout the years.
- In 2015, The City Council adopted the Strategic Plan Framework, and the plan was updated in 2021.
- Since its adoption, there have been many changes within the community, administration, and City leadership. To ensure current needs are addressed, a new Strategic Plan process is needed.
- The City Council contracted with BerryDunn on October 21, 2024, to lead the City in a Strategic Planning process.

2

Strategic Plan 2025

- The Plan presented today is the culmination of a ten-month process, working collaboratively with the Mayor and City Council, City staff, community leaders, and residents to create a framework to help guide the City's decisions, investments, and priorities for the next five years.
- This plan will help shape key decisions around city services, infrastructure investment, economic development, neighborhood vitality, and long-term sustainability. It will guide the City in setting priorities, measuring progress, and adapting to new opportunities and challenges as they arise.

3

What is a Strategic Plan

- At its core, a Strategic Plan is a living document that guides decision making.
- But it is more than just a document – a Strategic Plan is a roadmap for how City leadership can work together, stay aligned, and deliver results that matter to the people of Blue Springs.

4

What is a Strategic Plan

- A document that helps set a clear direction for its future by outlining goals and objectives
- It helps focus City efforts on the areas identified as most critical to achieving its desired outcomes and adapt its plans as circumstances change

5

Why a Strategic Plan

- The City of Blue Springs is growing and evolving and with that growth comes the need for a clear and intentional strategy to guide the future.
- This Strategic Plan ensures that progress is not only possible, but purposeful.
- This plan helps the Mayor, City Council, and City staff understand how best to direct time, energy, and resources.
- The **strategic priorities, goals, and objectives** provide a framework for focused effort and meaningful progress.

6

Mission and Vision Statements

- Mission: Why do we exist?
- Vision: Where are we headed?
- They help guide decisions, align priorities, and inspire action – for staff, residents, and external partners.
- A clear mission keeps everyone focused on what matters most, while a compelling vision provides a shared picture of our future.

7

Mission Statement

The City provides services that promote a safe and welcoming environment, support sustainable growth, and strengthen community for today and tomorrow.

8

Vision Statement

Blue Springs is a growing community with the heart of a small-town, guided by big opportunities and a commitment to a high-quality of life for all.

9

How this relates to Economic Development

- A strong mission and vision help attract the kind of investment we as a City want.
- Businesses, developers, and entrepreneurs look for communities with clear direction, a sense of identity, and leadership that supports long-term growth.
- Our mission emphasizes service, safety, and sustainability—core elements of a thriving local economy. Our vision presents Blue Springs as a modern, opportunity-driven community that balances growth with small-town values.

10

How this relates to Economic Development

This clarity:

- Builds confidence in our development processes
- Helps differentiate us from neighboring cities
- Encourages strategic partnerships and reinvestment
- Sends a consistent message to site selectors and investors

11

Core Values

The Core Values serve as the foundation for how work is done, guiding decisions, shaping service delivery, and reinforcing the culture of public service.

12

Core Values

- **Collaboration & Community Engagement – Working Together for Impact**
  We believe in the power of partnership—across departments, with residents, and among regional stakeholders. Through respectful engagement and teamwork, we create a stronger, more connected community.
- **Integrity & Accountability – Earning Trust Through Action**
  We act ethically, transparently and responsibly. By doing what's right and following through on our commitments, we build trust with the community and each other.

13

Core Values

- **Innovation & Adaptability – Creating a Visionary Future**
  We are forward-thinking and flexible in how we approach challenges. By listening, learning and seeking out creative solutions, we adapt to changing needs and create better outcomes.
- **Service – Serving with Purpose and Compassion**
  We are committed to delivering high-quality, accessible services with empathy and responsiveness.
- **Sustainability – Protecting Our Future**
  We are dedicated to the responsible stewardship of our environment, infrastructure, and finances. Our actions today are guided by our responsibility to future generations.

14

Strategic Priorities

- What are the focus areas to move toward the City's vision?
- These strategic priorities are being given focus because they were identified as being the most important areas for opportunity and improvement via the community and employee engagement

15

Strategic Priorities

- Downtown Revitalization
- Balanced Growth
- Community Identity
- Infrastructure
- Community Safety and Wellbeing
- Organizational Health

16



Downtown Revitalization

Continue to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing opportunities and diverse dining, entertainment, and retail.

17

Downtown Revitalization

Objectives:

- Improve streetscapes to create a pedestrian-friendly environment.
- Develop Central Park to offer recreational gathering areas downtown.
- Encourage and support higher density residential units to attract new residents downtown.
- Foster a business-friendly environment where a mix of commercial uses is incorporated throughout downtown.
- Promote redevelopment of underutilized and incompatible properties to implement the City's Downtown Master Plan.
- Utilize grants, the Main Center Redevelopment Corporation Policy, and other funding opportunities to further incentivize different types of development.

18

Downtown Revitalization

Performance Measures

- Complete a comprehensive streetscape design for downtown by December 2025.
- Begin construction of streetscape improvements that enhance walkability and appearance by December 2026.
- Approve a Central Park plan that supports recreation and community gatherings by December 2025.
- Complete construction of Central Park improvements to serve as a downtown amenity by December 2028.

19

Downtown Revitalization

- Approve a redevelopment plan for the former lumberyard site to support mixed-use or residential development by December 2025.
- Begin construction on the lumberyard redevelopment project by December 2026.
- Adopt a redevelopment or reuse plan for the church property to support downtown revitalization by December 2026.
- Actively engage with property owners and development partners to secure approved redevelopment plans for underutilized properties within downtown.
- Update the Main Center Redevelopment Corporation Policy to include modernized incentives for mixed-use, residential and commercial development by December 2028.

20



Balanced Growth

Expand and grow the City strategically and thoughtfully for residents and businesses to adequately prepare to accommodate growth.

21

Balanced Growth

Objectives:

- Complete the Comprehensive Plan Update to guide the City's development, infrastructure investment, housing, public services and land use to help ensure coordinated and efficient growth.
- Strategically annex properties to accommodate future residential and commercial amenities and employment opportunities.
- Complete a housing needs assessment to identify gaps or needed housing options to help ensure all residents (future and current) can move to or remain in the City throughout their lives.

22

Balanced Growth

- Enhance and individualize the redevelopment process to make it easier to reuse and redevelop vacant and underutilized properties.
- Proactively identify areas that are appropriate for various types of land uses to help ensure adequate services and infrastructure are in place.
- Develop and update design guidelines and regulations for industrial, commercial and all types of residential development to achieve high-quality and long-lasting attractiveness of corridors and neighborhoods.
- Update Building Codes and Property Maintenance Codes so that safety and property values are maintained.

23

Balanced Growth

- Create an Economic Development Work Plan to attract, promote, support and retain businesses and strengthen relationships with the business community.
- Complete the Parks, Recreation and Open Space Master Plan Update to guide future park improvements across the City.

24

Balanced Growth

Performance Measures:

- Adopt the Comprehensive Plan update by December 2026.
- Develop and approve the Intent to Annex Plan by City Council by December 2026.
- Develop annexation incentives to attract properties by December 2026.
- Complete the Housing Needs Assessment as part of Comprehensive plan by December 2026.
- Amend the Unified Development Code (UDC) to formalize new development regulations to make development more financially feasible for specific redevelopment types and areas by December 2027.

25

Balanced Growth

- Adopt design guidelines and regulations by December 2027.
- Establish annual review process for City Development, Design and Construction, Building, Property Maintenance and Licensing Codes by December 2026.
- Adopt an annual Economic Development Work Plan by December 2026.
- Adopt the Parks, Recreation and Open Space Master Plan Update by December 2026.

26



Community Identity

Enhance community engagement and identity by developing a comprehensive brand that reflects the unique culture and assets of Blue Springs.

27

Community Identity

Objectives:

- Develop and implement a comprehensive brand identity that clearly articulates and celebrates the unique culture of Blue Springs and highlights the assets of the community to help ensure consistency across all City operations.
- Regularly update the Resident Guide for visitors and all residents by providing helpful information on community offerings, City services, and neighborhood connections.
- Provide residents meaningful volunteer opportunities that encourage civic pride.
- Update the City's website as an effective means to communicate with and inform the community about accomplishments, roles and responsibilities and progress toward strategic initiatives.

28

Community Identity

Performance Measures:

- Develop and execute staff training of brand standards by March 2026.
- Develop style guide by December 2025.
- Complete a plan that incorporates sign inventory by December 2025.
- Update resident guide at least once per year.
- Provide two-to-four volunteer opportunities per year.
- Launch a new City website and new domain name by March 2026.
- Distribute monthly newsletter to highlight City news, events, projects and successes.

29



Infrastructure

Build and maintain infrastructure to provide safe and reliable services.

30

Infrastructure

Objectives:

- Prepare a 20-year preventive street maintenance plan to establish a proactive approach to pavement repair, pothole prevention, and maintenance.
- Create a Street Capital Improvement Plan to prepare for future growth and funding opportunities.
- Prepare a water system study of the City's water system to address aging infrastructure and future capacity needs.
- Prepare a sewer system study to assess current conditions, evaluate system capacity, identify needs, and support regulatory compliance.
- Design and construct Sni-A-Bar Plan improvements to meet the Environmental Protection Agency (EPA) requirements.
- Partner with Missouri Department of Transportation (MoDoT) on traffic mitigation projects to reduce congestion on 7 Highway.

31

Infrastructure

- Monitor and stay current with evolving technologies to effectively provide services.
- Encourage approaches to sustainability and green energy when updating City facilities and buildings.
- Development of Southwest Park to address service gaps in Southern Blue Springs.
- Prepare a stormwater maintenance plan to improve drainage capacity, reduce flood risk and enhance water quality.
- Develop a comprehensive plan to maintain buildings to help ensure long term functionality, safety and relevance.

32

Infrastructure

Performance Measures:

- Complete Preventive Pavement Maintenance Program Plan for CIP 2025
- Complete Street Capital Improvement Plan in FY 2025-26
- Complete water system study in 2026
- Select a design firm for the sewer system study in 2025
- Complete design improvements for the sewer system in 2028
- Complete bond election for sewer system in 2026
- Hold quarterly meetings with MoDot
- Design and construct Sni-A-Bar Plan improvements by December 2030

33

Infrastructure

Performance Measures:

- Create a technology equipment replacement plan by December 2026
- Design and issue bonds for Southwest Park by December 2026
- Complete Southwest Park by December 2028
- Prepare stormwater maintenance study by December 2026
- Complete Mechanical Parking Maintenance Plan by December 2026
- Complete Interior Finishes Replacement Plan by December 2028
- Conduct a Comprehensive Building Conditions Assessment every five years

34





Community Safety and Wellbeing

Maintain a safe environment where people feel and are secure.

35

Community Safety and Wellbeing

Objectives:

- Use developing technologies, equipment, systems and facilities to address safety and reduce incidents of crime.
- Expand outreach programs to increase community engagement and help residents take proactive steps to protect themselves, their property, and their neighborhood.
- Create a plan for an Animal Control shelter to support the safety of people and animals.
- Increase police staffing levels and retention efforts to meet population growth and call load.
- Identify, coordinate, and create resources to provide easy access and support for vulnerable populations.

36

Community Safety and Wellbeing

Performance Measures:

- Implement Drone as First Responder Technology (DFR) by December 2027.
- Report crime rates.
- Expand Flock Camera Program based on high accident and crime areas.
- Increase crime prevention initiatives.
- "Ghost car" program to increase visibility 2025.
- Increase Girls on Fire and Life Sports sessions by one per year.

37

Community Safety and Wellbeing

- Complete monthly/bimonthly officer/community meetings/forums.
- Attend four recruitment fairs annually.
- Complete Officer mental health visits biannually.
- Hire two officers per 1,000 population by December 2030.
- Develop a long-term plan for Animal Control by June 2027
- Create an action plan to support vulnerable populations by September 2026.

38

Organizational Health

Create an environment that encourages collaboration, teamwork, integrity and accountability to empower staff to deliver exceptional service for the Community.



39

Organizational Health

Objectives:

- Leverage modern technology and system capabilities to improve operations.
- Invest in personnel, training, equipment, technology and professional education to enhance the delivery of public services and support professional growth.
- Create opportunities for cross-department collaboration to reduce silos and enhance communication.
- Strengthen continuity of operations by documenting key processes and implementing knowledge transfer practices.
- Prioritize a safe working environment by supporting a proactive Safety Committee that identifies risks, promotes safe work practices and helps to ensure all employees have the tools and training needed to help prevent injuries.
- Elevate a culture that celebrates wins, recognizes significant achievements, and promotes employee engagement and wellness.

40

Organizational Health

Performance Measures:

- Number of existing processes improved annually.
- Increase use of the learning management system.
- Increase staff training hours.
- Number of dollars spent on professional education for staff.
- Number of conferences attended.
- Hold monthly Process Improvement Team meetings.
- Number of critical processes documented for all departments.
- Create an employee newsletter by October 2025.
- Hold monthly Safety Committee meetings.
- Host Wellness Fair annually.
- Number of staff engagement events.

41

What's Next

- A dedicated implementation team comprised of City leadership, department directors, staff, and external partners will oversee the translation of strategic goals into action steps.
- This team will track progress, manage timelines, and adapt as needed to ensure that every initiative remains aligned with community priorities.
- The City will also host annual review sessions with the Mayor and City Council to assess the outcomes, identify emerging issues, and adjust the plan as necessary.

42

What's Next

- Blue Springs residents can expect to see meaningful progress this year in areas such as infrastructure improvements, Downtown revitalization, economic development, public safety initiatives, and enhancements to quality of life.

43

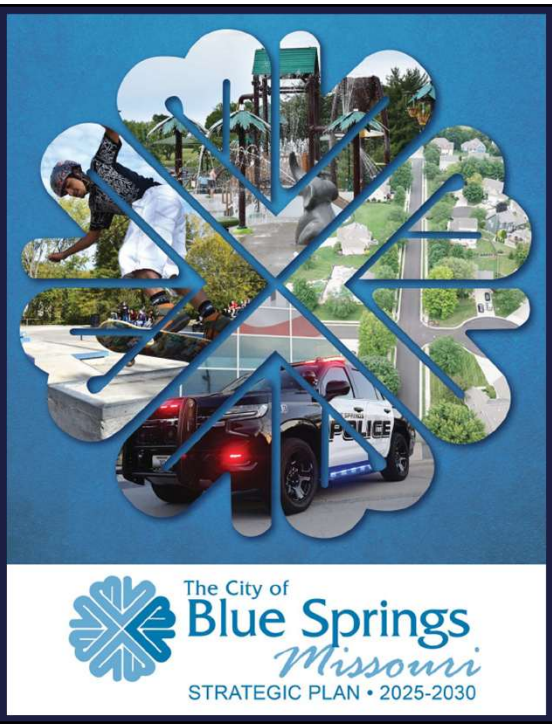
Strategic Plan Projects Underway

- **Downtown Revitalization** - Downtown Streetscape Enhancements Project, Central Park, Lumberyard Redevelopment
- **Infrastructure** - Parks, Recreation, and Open Space Master Plan
- **Infrastructure** - Preventive Pavement Maintenance Program
- **Infrastructure** - Street Capital Improvement Plan
- **Community Identity** - City Website Redesign, City Style Guide
- **Organizational Health** – LinkedIn Learning Launch, Creation of Employee Newsletter, Monthly Safety Committee Meetings

44

The shared vision we've built together will serve not only as a guide but as a commitment: we will grow intentionally, act collaboratively, and strive to deliver results that make residents proud to call **Blue Springs home.**

45



46



47

Resolution No. 64-2025

A RESOLUTION APPROVING THE CITY OF BLUE SPRINGS STRATEGIC PLAN 2025-2030

WHEREAS, the Blue Springs City Council adopted the Strategic Plan Framework in 2015 and updated the Strategic Plan in 2021; and

WHEREAS, since the adoption, there have been many changes within the community, administration, and City leadership, indicating the need for a new Strategic Plan; and

WHEREAS, the City of Blue Springs Strategic Plan 2025-2030 is a comprehensive tool to help guide the decisions made by Council and staff with accountability and transparency, setting a clear direction for the City by outlining its goals and objectives, helping the City prioritize the use of resources and ensure resources are allocated to best meet new goals and objectives; and

WHEREAS, the City Council contracted with BerryDunn on October 21, 2024, by Resolution No. 87-2024 to lead the City in a Strategic Planning process; and

WHEREAS, Staff and BerryDunn facilitated in-person Community Forums, pop-ups, and group/individual interviews, as well as virtual engagement through a Social Pinpoint site and employee surveys, gathering community input and feedback to contribute to the drafting of the new Strategic Plan; and

WHEREAS, in May 2025, the Mayor, City Council and City Staff held respective Work Session retreats with BerryDunn to further develop the Strategic Plan, creating Mission and Vision statements for the City alongside core values, strategic priorities, and goals for the City; and

WHEREAS, a Work Session was conducted in June 2025 with the Mayor, City Council and City Staff with consultants at BerryDunn where the initial draft of the Strategic Plan was presented for further editing and refinement; and

WHEREAS, the City of Blue Springs Strategic Plan 2025-2030 is the culmination of a ten-month process, working collaboratively with the Mayor, Council, City Staff, community leaders, and residents to create a framework to help guide the City's decisions, investments, and priorities for the next five years.

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 City of Blue Springs Strategic Plan 2025-2030; said document is attached hereto as Exhibit "A" and is incorporated herein.

Section 2. City Staff is directed to perform all tasks necessary to implement the document and its stated objectives.

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 18th day of August 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

City of Blue Springs – Strategic Plan

Mission

The City provides services that promote a safe and welcoming environment, support sustainable growth, and strengthen community for today and tomorrow.

Vision

Blue Springs is a growing community with the heart of a small town, driven by big opportunities and a commitment to a high quality of life for all.

Core Values

Collaboration & Community Engagement – Working Together for Impact
We believe in the power of partnership—across departments, with residents, and among regional stakeholders. Through respectful engagement and teamwork, we create a stronger, more connected community.

Integrity & Accountability – Earning Trust Through Action
We act ethically, transparently and responsibly. By doing what's right and following through on our commitments, we build trust with the community and each other.

Innovation & Adaptability – Creating a Visionary Future
We are forward-thinking and flexible in how we approach challenges. By listening, learning and seeking out creative solutions, we adapt to changing needs and create better outcomes.

Service – Serving with Purpose and Compassion
We are committed to delivering high-quality, accessible services with empathy and responsiveness.

Sustainability – Protecting Our Future
We are dedicated to the responsible stewardship of our environment, infrastructure, and finances. Our actions today are guided by our responsibility to future generations.

Strategic Priorities

Downtown Revitalization: Continue to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing opportunities and diverse dining, entertainment and retail.

Objectives

1. Improve streetscapes to create a pedestrian-friendly environment.
2. Develop Central Park to offer recreational gathering areas Downtown.
3. Encourage and support higher density residential units to attract new residents to Downtown.
4. Foster a business-friendly environment where a mix of commercial uses is incorporated throughout Downtown.
5. Promote redevelopment of underutilized and incompatible properties to implement the City's Downtown Master Plan.
6. Utilize grants, the Main Center Redevelopment Corporation Policy, and other funding opportunities to further incentivize different types of development.

Performance Measures

1. Complete a comprehensive streetscape design for Downtown by December 2025.
2. Begin construction of streetscape improvements that enhance walkability and appearance by December 2026.
3. Approve a Central Park plan that supports recreation and community gatherings by December 2025.
4. Complete construction of Central Park improvements to serve as a Downtown amenity by December 2028.
5. Approve a redevelopment plan for the former lumberyard site to support mixed-use or residential development by December 2025.
6. Begin construction on the lumberyard redevelopment project by December 2026.
7. Adopt a redevelopment or reuse plan for the church property to support Downtown revitalization by December 2026.
8. Actively engage with property owners and development partners to secure approved redevelopment plans for underutilized properties within Downtown.
9. Update the Main Center Redevelopment Corporation Policy to include modernized incentives for mixed-use, residential and commercial development by December 2028.

Balanced Growth: Expand and grow the City strategically and thoughtfully for residents and businesses to adequately prepare to accommodate growth.

Objectives

1. Complete the Comprehensive Plan Update to guide the City's development, infrastructure investment, housing, public services and land use to help ensure coordinated and efficient growth.
2. Strategically annex properties to accommodate future residential and commercial amenities and employment opportunities.
3. Complete a housing needs assessment to identify gaps or needed housing options to help ensure all residents (future and current) can move to or remain in the City throughout their lives.
4. Enhance and individualize the redevelopment process to make it easier to reuse and redevelop vacant and underutilized properties.
5. Proactively identify areas that are appropriate for various types of land uses to help ensure adequate services and infrastructure are in place.
6. Develop and update design guidelines and regulations for industrial, commercial and all types of residential development to achieve high-quality and long-lasting attractiveness of corridors and neighborhoods.
7. Update Building Codes and Property Maintenance Codes so that safety and property values are maintained.
8. Create an Economic Development Work Plan to attract, promote, support and retain businesses and strengthen relationships with the business community.
9. Complete the Parks, Recreation and Open Space Master Plan Update to guide future park improvements across the City.

Performance Measures

1. Adopt the Comprehensive Plan update by December 2026.
2. Develop and approve the Intent to Annex Plan by City Council by December 2026.
3. Develop annexation incentives to attract properties by December 2026.
4. Complete the Housing Needs Assessment as part of Comprehensive Plan by December 2026.
5. Amend the Unified Development Code (UDC) to formalize new development regulations to make development more financially feasible for specific redevelopment types and areas by December 2027.
6. Adopt design guidelines and regulations by December 2027.
7. Establish annual review process for City Development, Design and Construction, Building, Property Maintenance and Licensing Codes by December 2026.
8. Adopt an annual Economic Development Work Plan by December 2026.
9. Adopt the Parks, Recreation and Open Space Master Plan Update by December 2026.

Community Identity: Enhance community engagement and identity by developing a comprehensive brand that reflects the unique culture and assets of Blue Springs.

Objectives

1. Develop and implement a comprehensive brand identity that clearly articulates and celebrates the unique culture of Blue Springs and highlights the assets of the community to help ensure consistency across all City operations.
2. Regularly update the Resident Guide for visitors and all residents by providing helpful information on community offerings, City services, and neighborhood connections.
3. Provide residents meaningful volunteer opportunities that encourage civic pride.
4. Update the City's website as an effective means to communicate with and inform the community about accomplishments, roles and responsibilities and progress toward strategic initiatives.

Performance Measures

1. Develop and execute staff training of brand standards by March 2026.
2. Develop style guide by December 2025.
3. Complete a plan that incorporates sign inventory by December 2025.
4. Update resident guide at least once per year.
5. Provide two-to-four volunteer opportunities per year.
6. Launch a new City website and new domain name by March 2026.
7. Distribute monthly newsletter to highlight City news, events, projects and successes.

Infrastructure: Build and maintain infrastructure to provide safe and reliable services.

Objectives

1. Prepare a 20-year preventive street maintenance plan to establish a proactive approach to pavement repair, pothole prevention, and maintenance.
2. Create a Street Capital Improvement Plan to prepare for future growth and funding opportunities.
3. Prepare a water system study of the City's water system to address aging infrastructure and future capacity needs.
4. Prepare a sewer system study to assess current conditions, evaluate system capacity, identify needs, and support regulatory compliance.
5. Design and construct Sni-A-Bar Plan improvements to meet the Environmental Protection Agency (EPA) requirements.
6. Partner with Missouri Department of Transportation (MoDoT) on traffic mitigation projects to reduce congestion on 7 Highway.
7. Monitor and stay current with evolving technologies to effectively provide services.
8. Encourage approaches to sustainability and green energy when updating City facilities and buildings.
9. Development of Southwest Park to address service gaps in Southern Blue Springs.
10. Prepare a stormwater maintenance plan to improve drainage capacity, reduce flood risk and enhance water quality.
11. Develop a comprehensive plan to maintain buildings to help ensure long term functionality, safety and relevance.

Performance Measures

1. Complete Preventive Pavement Maintenance Program for CIP 2025.
2. Complete Street Capital Improvement Plan in FY 2025 – 26.
3. Complete water system study in 2026.
4. Select a design firm for the sewer system study in 2025.
5. Complete design improvements for the sewer system in 2028.
6. Complete bond election for sewer system in 2026.
7. Hold quarterly meetings with MoDoT.
8. Design and construct Sni-A-Bar Plan improvements by December 2030.
9. Create a technology equipment replacement plan by December 2026.
10. Design and issue bonds for southwest Park by December 2026.
11. Complete Southwest Park by December 2028.
12. Prepare stormwater maintenance study by December 2026.
13. Complete Mechanical Parking Maintenance Plan by December 2026.
14. Complete Interior Finishes Replacement Plan by December 2028.
15. Conduct a comprehensive Building Conditions Assessment every 5 years.

Community Safety and Wellbeing: Maintain a safe environment where people feel and are secure.

Objectives

1. Use developing technologies, equipment, systems and facilities to address safety and reduce incidents of crime.
2. Expand outreach programs to increase community engagement and help residents take proactive steps to protect themselves, their property, and their neighborhood.
3. Create a plan for an Animal Control shelter to support the safety of people and animals.
4. Increase police staffing levels and retention efforts to meet population growth and call load.
5. Identify, coordinate, and create resources to provide easy access and support for vulnerable populations.

Performance Measures

1. Implement Drone as First Responder Technology (DFR) by December 2027.
2. Report crime rates.
3. Expand Flock Camera Program based on high accident and crime areas.
4. Increase crime prevention initiatives.
5. “Ghost car” program to increase visibility 2025.
6. Increase Girls on Fire and Life Sports sessions by one per year.
7. Complete monthly/bimonthly officer/community meetings/forums.
8. Attend four recruitment fairs annually.
9. Complete Officer mental health visits biannually.
10. Hire two officers per 1,000 population by December 2030.
11. Develop a long-term plan for Animal Control by June 2027
12. Create an action plan to support vulnerable populations by September 2026.

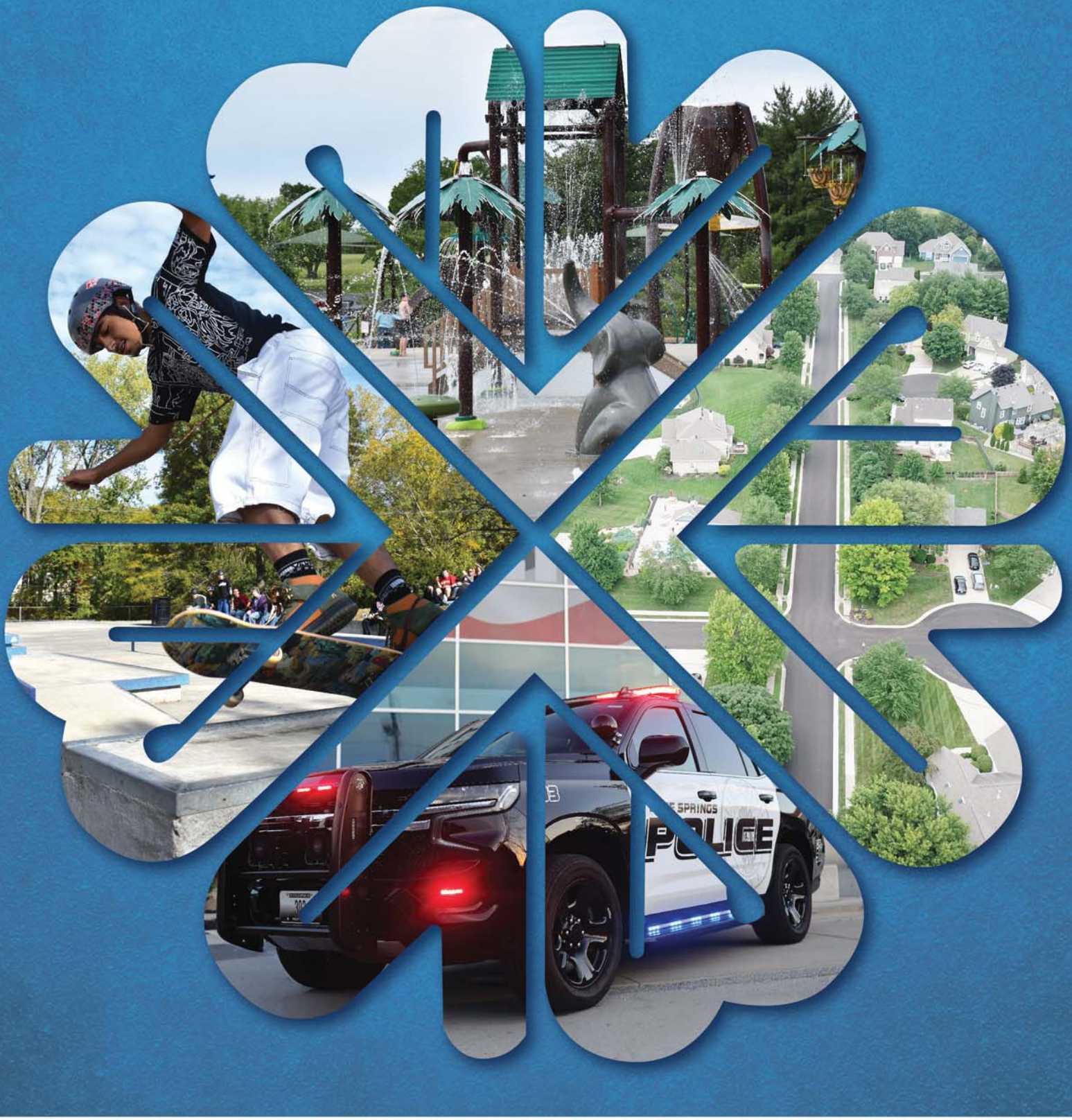
Organizational Health: Create an environment that encourages collaboration, teamwork, integrity and accountability to empower staff to deliver exceptional service for the Community.

Objectives

1. Leverage modern technology and system capabilities to improve operations.
2. Invest in personnel, training, equipment, technology and professional education to enhance the delivery of public services and support professional growth.
3. Create opportunities for cross-department collaboration to reduce silos and enhance communication.
4. Strengthen continuity of operations by documenting key processes and implementing knowledge transfer practices.
5. Prioritize a safe working environment by supporting a proactive Safety Committee that identifies risks, promotes safe work practices and helps to ensure all employees have the tools and training needed to help prevent injuries.
6. Elevate a culture that celebrates wins, recognizes significant achievements, and promotes employee engagement and wellness.

Performance Measures

1. Number of existing processes improved annually.
2. Increase use of the learning management system.
3. Increase staff training hours.
4. Number of dollars spent on professional education for staff.
5. Number of conferences attended.
6. Hold monthly Process Improvement Team meetings.
7. Number of critical processes documented for all departments.
8. Create an employee newsletter by October 2025.
9. Hold monthly Safety Committee meetings.
10. Host Wellness Fair annually.
11. Number of staff engagement events.



The City of Blue Springs *Missouri*

STRATEGIC PLAN • 2025-2030

TABLE OF CONTENTS

Introduction 2

Letter from leadership 3

Why a strategic plan? What does it do? 4

Timeline of progress 4

Strategic Plan Who we are 5

STRATEGIC PRIORITIES

Downtown Revitalization 6

Balanced Growth 8

Community Identity 10

Infrastructure 12

Community Safety and Wellbeing 14

Organizational Health 16

What's Next? Implementation 18

Engagement Summary 18

Acknowledgements 19

Introduction

Blue Springs is a community defined by its commitment to one another and forward-looking spirit. Amid a period of growth and change, our community recognizes that it is more important than ever to have a clear, cohesive strategy that reflects the evolving needs of our city and its residents. This Strategic Plan serves as a framework to guide decisions, prioritize resources, and coordinate efforts across departments, partners, and community stakeholders. It reflects both where we are now and where we want to be as a community that is safe, welcoming, and dynamic.

This Strategic Plan is designed to be both ambitious and actionable. Over the next several years, this plan will help shape key decisions around city services, infrastructure investment, economic development, neighborhood vitality, and long-term sustainability. It will guide us in setting priorities, measuring progress, and adapting to new opportunities and challenges as they arise.

Above all, this Strategic Plan reflects a commitment to our residents, responsible stewardship, and building a future that honors the character of Blue Springs while embracing new possibilities.

LETTER FROM
The Mayor

The City of Blue Springs Missouri

Blue Springs community members,

I am proud to share our City's Strategic Plan. This plan will shape the future of Blue Springs for years to come, and reflects our shared commitment to thoughtful planning, community engagement, and the long-term well-being of our city. Over the past several months, City Council, City staff, community leaders, and residents have worked collaboratively to create the Strategic Plan, which will guide decisions, investments, and priorities across all aspects of local government.

This engagement process has provided an opportunity to reflect on where we are today, define where we want to go, and determine how we will get there. Through community surveys, pop-up events, and interviews, your input has played a crucial role in helping create this plan.

This Strategic Plan is a roadmap for action. It will guide the work of our City Council and City departments as we move to better our City with purpose. I invite everybody in our community to stay involved as we implement this plan. Your voices and perspectives helped shape this plan and I want to sincerely thank you for moving us towards our shared vision of the future for Blue Springs.

Sincerely,

Chris Lievsay
Mayor
City of Blue Springs, Missouri



Jerry Kaylor
District 1
Mayor Pro Tempore

Katie Tholen
District 2
Councilmember

Nick Brummel
District 3
Councilmember

Chris Lievsay
Mayor

Galen Ericson
District 1
Councilmember

Kent Edmondson
District 2
Councilmember

Jeremy Rowan
District 3
Councilmember

What does it do?

The City of Blue Springs is growing and evolving and with that growth comes the need for a clear and intentional strategy to guide the future. This Strategic Plan ensures that progress is not only possible, but purposeful. More than just a document, the Strategic Plan is a roadmap for how City leadership can work together, stay aligned, and deliver results that matter to the people of Blue Springs.

This plan helps the Mayor, City Council, and City staff understand how best to direct time, energy, and resources. The **mission** defines the essential purpose of City government and its role in serving residents. The **vision** provides a unifying picture of where the City is headed and keeps the community focused on the future it wants to create. The **values** serve as the foundation for how work is done, guiding decisions, shaping service delivery, and reinforcing the culture of public service. The **strategic priorities, goals, and objectives** provide a framework for focused effort and meaningful progress. Together, these elements make it possible to prioritize, act, and measure impact with greater clarity and purpose.

Timeline of Progress

The development of the Strategic Plan took place over a ten month period, from November 2024 through August 2025, and was led by the City of Blue Springs in partnership with BerryDunn.

PHASE ONE

The work began with a planning phase that focused on assembling existing data from the City, establishing a detailed work plan and schedule, and setting up regular check-in meetings to guide the process.

PHASE TWO

With the foundation in place, this phase centered on community engagement and strategic analysis. This involved designing a public engagement strategy, developing thoughtful questions to guide interviews, and gathering input through a mix of virtual and in-person conversations. In March 2025, BerryDunn was on site to conduct interviews with elected officials and community members and to host public forums and pop-up events where people who care about Blue Springs could share their thoughts and ideas. The information gathered through these conversations, along with census and demographic data, formed the basis for an environmental scan that captured a broad understanding of the current state of the community and its future needs.

PHASE THREE

The final phase focused on creating the plan itself. Drawing on all the data and input collected, the consulting team facilitated two days of intensive work sessions in May 2025. The first session brought together the Mayor and City Council to develop the strategic direction and foundational elements of the plan. The second session engaged department leadership to refine the goals and identify how the plan would shape operations and decision-making. The draft plan was reviewed in depth by the staff and presented to the Mayor and City Council in a work session in June 2025. The result of this work and effort is a Strategic Plan that is rooted in community input, informed by data, and built to serve as a practical tool for achieving progress in Blue Springs.

The City of Blue Springs Missouri

OUR CORE VALUES

Collaboration & Community Engagement – *Working Together for Impact*

We believe in the power of partnership – across departments, with residents, and among regional stakeholders. Through respectful engagement and teamwork, we create a stronger, more connected community.

Integrity & Accountability – *Earning Trust Through Action*

We act ethically, transparently and responsibly. By doing what's right and following through on our commitments, we build trust with the community and each other.

Innovation & Adaptability – *Creating a Visionary Future*

We are forward-thinking and flexible in how we approach challenges. By listening, learning and seeking out creative solutions, we adapt to changing needs and create better outcomes.

Service – *Serving with Purpose and Compassion*

We are committed to delivering high-quality, accessible services with empathy and responsiveness.

Sustainability – *Protecting Our Future*

We are dedicated to the responsible stewardship of our environment, infrastructure, and finances. Our actions today are guided by our responsibility to future generations.



OUR MISSION

The City provides services that promote a safe and welcoming environment, support sustainable growth, and strengthen community for today and tomorrow.

OUR VISION

Blue Springs is a growing community with the heart of a small town, driven by big opportunities and a commitment to a high quality of life for all.

STRATEGIC PRIORITY

Downtown Revitalization

OUR GOAL

Continue to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing opportunities and diverse dining, entertainment and retail.

OBJECTIVES

- Improve streetscapes to create a pedestrian-friendly environment.
- Develop Central Park to offer recreational gathering areas Downtown.
- Encourage and support higher density residential units to attract new residents to Downtown.
- Foster a business-friendly environment where a mix of commercial uses is incorporated throughout Downtown.
- Promote redevelopment of underutilized and incompatible properties to implement the City's Downtown Master Plan.
- Utilize grants, the Main Center Redevelopment Corporation Policy, and other funding opportunities to further incentivize different types of development.



PERFORMANCE MEASURES

- Complete a comprehensive streetscape design for Downtown by December 2025.
- Begin construction of streetscape improvements that enhance walkability and appearance by December 2026.
- Approve a Central Park plan that supports recreation and community gatherings by December 2025.
- Complete construction of Central Park improvements to serve as a Downtown amenity by December 2028.
- Approve a redevelopment plan for the former lumberyard site to support mixed-use or residential development by December 2025.
- Begin construction on the lumberyard redevelopment project by December 2026.
- Adopt a redevelopment or reuse plan for the church property to support Downtown revitalization by December 2026.
- Actively engage with property owners and development partners to secure approved redevelopment plans for underutilized properties within Downtown.
- Update the Main Center Redevelopment Corporation Policy to include modernized incentives for mixed-use, residential and commercial development by December 2028.







STRATEGIC PRIORITY

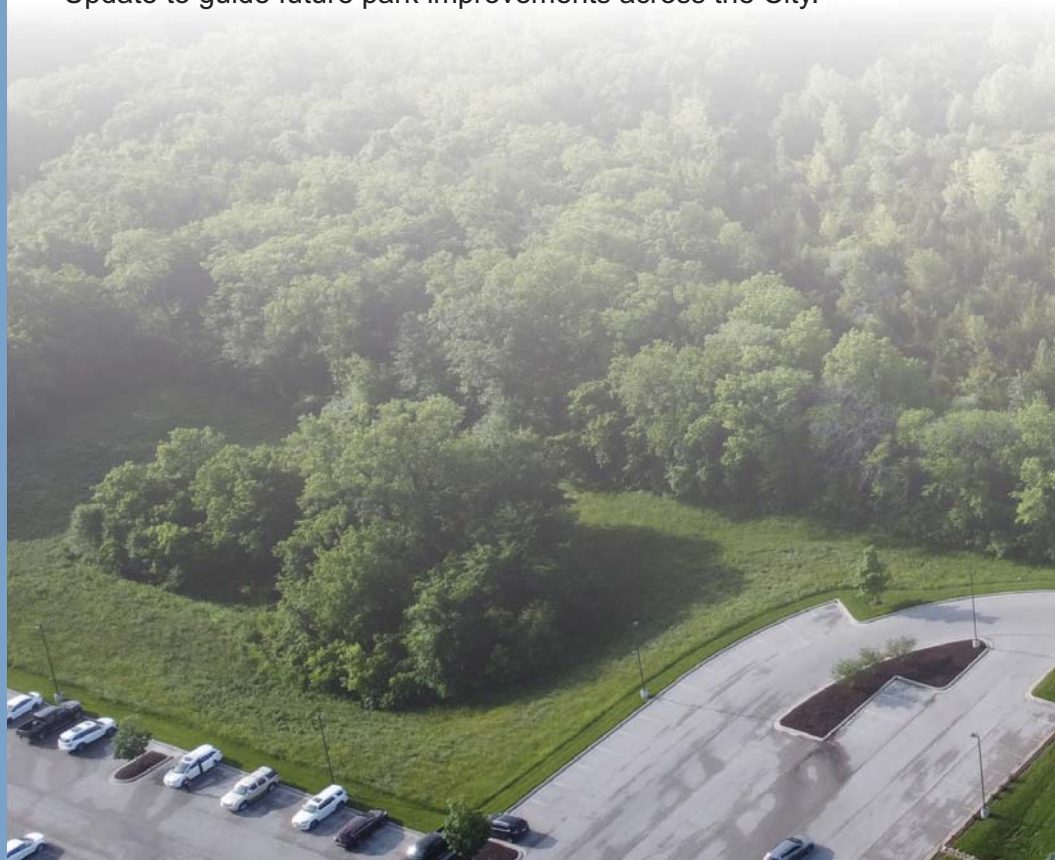
Balanced Growth

OUR GOAL

Expand and grow the City strategically and thoughtfully for residents and businesses to adequately prepare to accommodate growth.

OBJECTIVES

- Complete the Comprehensive Plan Update to guide the City's development, infrastructure investment, housing, public services and land use to help ensure coordinated and efficient growth.
- Strategically annex properties to accommodate future residential and commercial amenities and employment opportunities.
- Complete a housing needs assessment to identify gaps or needed housing options to help ensure all residents (future and current) can move to or remain in the City throughout their lives.
- Enhance and individualize the redevelopment process to make it easier to reuse and redevelop vacant and underutilized properties.
- Proactively identify areas that are appropriate for various types of land uses to help ensure adequate services and infrastructure are in place.
- Develop and update design guidelines and regulations for industrial, commercial and all types of residential development to achieve high-quality and long-lasting attractiveness of corridors and neighborhoods.
- Update Building Codes and Property Maintenance Codes so that safety and property values are maintained.
- Create an Economic Development Work Plan to attract, promote, support and retain businesses and strengthen relationships with the business community.
- Complete the Parks, Recreation and Open Space Master Plan Update to guide future park improvements across the City.



PERFORMANCE MEASURES

- Adopt the Comprehensive Plan update by December 2026.
- Develop and approve the Intent to Annex Plan by City Council by December 2026.
- Develop annexation incentives to attract properties by December 2026.
- Complete the Housing Needs Assessment as part of the Comprehensive Plan by December 2026.
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STRATEGIC PRIORITY

Community Identity

OUR GOAL

Enhance community engagement and identity by developing a comprehensive brand that reflects the unique culture and assets of Blue Springs.

OBJECTIVES

- Develop and implement a comprehensive brand identity that clearly articulates and celebrates the unique culture of Blue Springs and highlights the assets of the community to help ensure consistency across all City operations.
- Regularly update the Resident Guide for visitors and all residents by providing helpful information on community offerings, City services, and neighborhood connections.
- Provide residents meaningful volunteer opportunities that encourage civic pride.
- Update the City's website as an effective means to communicate with and inform the community about accomplishments, roles and responsibilities and progress toward strategic initiatives.



PERFORMANCE MEASURES

- Develop and execute staff training of brand standards by March 2026.
- Develop style guide by December 2025.
- Complete a plan that incorporates sign inventory by December 2025.
- Update resident guide at least once per year.
- Provide two-to-four volunteer opportunities per year.
- Launch a new City website and new domain name by March 2026.
- Distribute monthly newsletter to highlight City news, events, projects and successes.





STRATEGIC PRIORITY

Infrastructure

OUR GOAL

Build and maintain infrastructure to provide safe and reliable services.

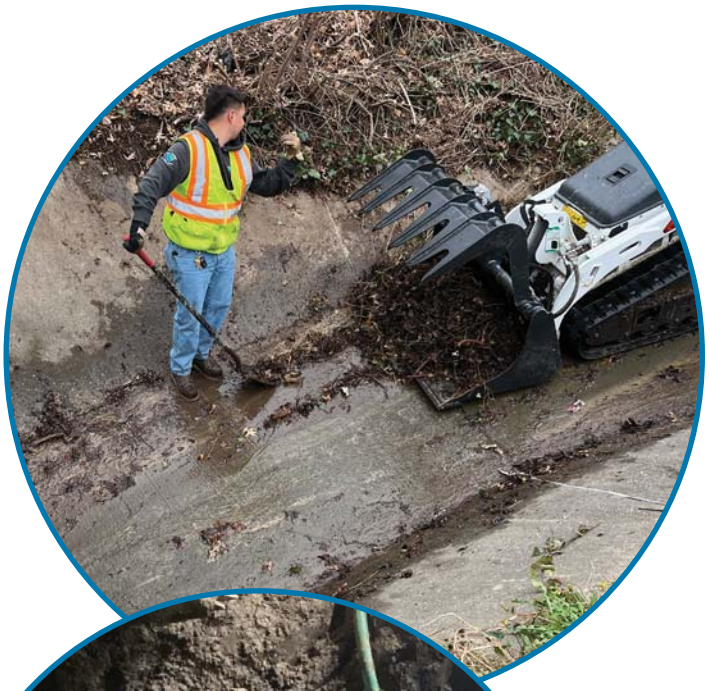
OBJECTIVES

- Prepare a 20-year preventive street maintenance plan to establish a proactive approach to pavement repair, pothole prevention, and maintenance.
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- Prepare a water system study of the City's water system to address aging infrastructure and future capacity needs.
- Prepare a sewer system study to assess current conditions, evaluate system capacity, identify needs, and support regulatory compliance.
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- Partner with Missouri Department of Transportation (MoDoT) on traffic mitigation projects to reduce congestion on 7 Highway.
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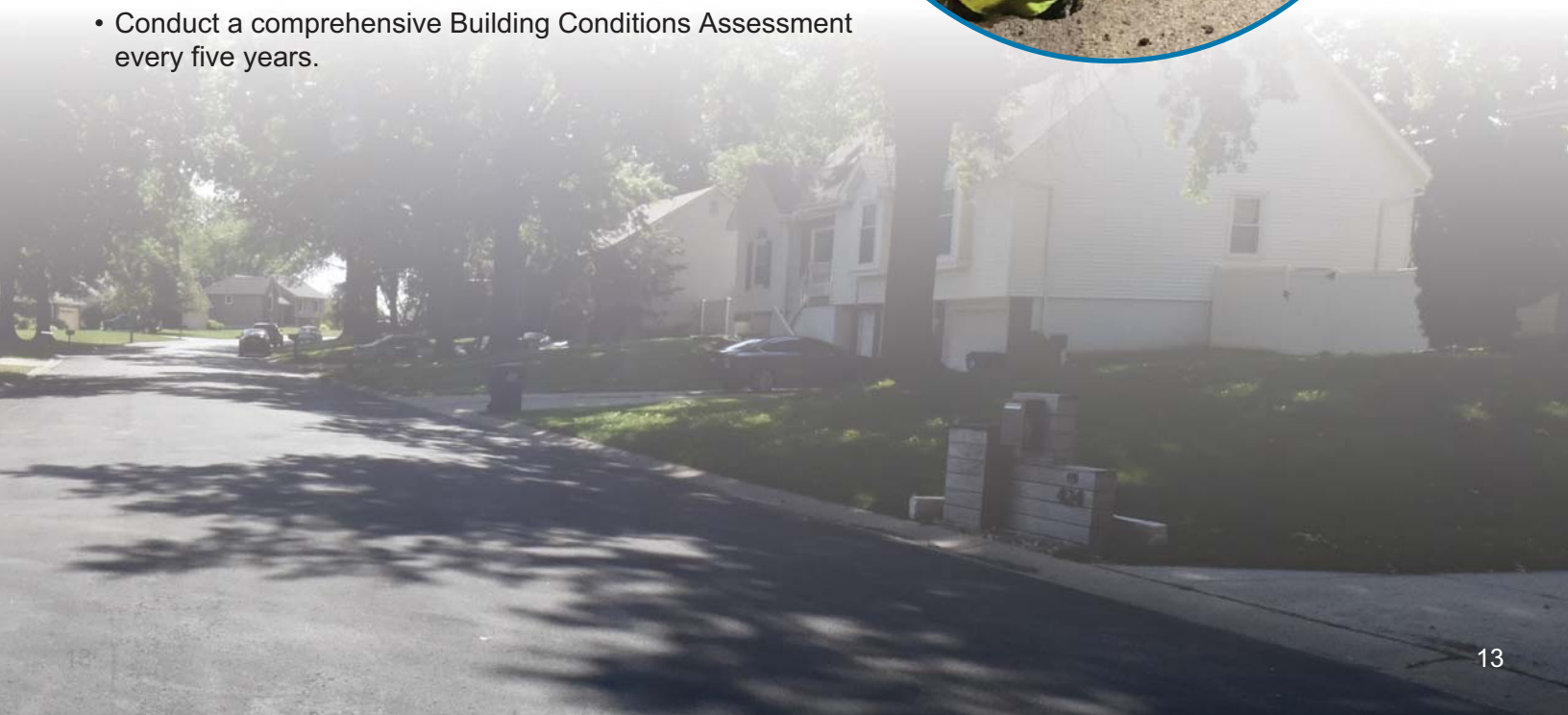


PERFORMANCE MEASURES

- Complete Preventive Pavement Maintenance Program Plan for CIP 2025.
- Complete Street Capital Improvement Plan in FY 2025 – 26 .
- Complete water system study in 2026.
- Select a design firm for the sewer system study in 2025.
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- Complete bond election for sewer system in 2026.
- Hold quarterly meetings with MoDoT.
- Design and construct Sni-A-Bar Plan improvements by December 2030.
- Create a technology equipment replacement plan by December 2026.
- Design and issue bonds for Southwest Park by December 2026.
- Complete Southwest Park by December 2028.
- Prepare stormwater maintenance study by December 2026.
- Complete Mechanical Parking Maintenance Plan by December 2026.
- Complete Interior Finishes Replacement Plan by December 2028.
- Conduct a comprehensive Building Conditions Assessment every five years.







STRATEGIC PRIORITY

Community Safety and Wellbeing

OUR GOAL

Maintain a safe environment where people feel and are secure.

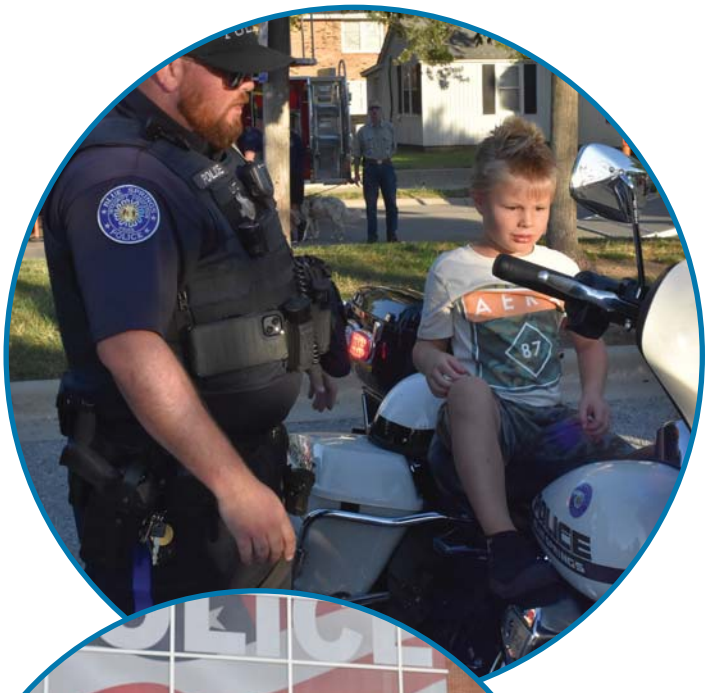
OBJECTIVES

- Use developing technologies, equipment, systems and facilities to address safety and reduce incidents of crime.
- Expand outreach programs to increase community engagement and help residents take proactive steps to protect themselves, their property, and their neighborhood.
- Create a plan for an Animal Control shelter to support the safety of people and animals.
- Increase police staffing levels and retention efforts to meet population growth and call load.
- Identify, coordinate, and create resources to provide easy access and support for vulnerable populations.



PERFORMANCE MEASURES

- Implement Drone as First Responder Technology (DFR) by December 2027.
- Report crime rates.
- Expand Flock Camera Program based on high accident and crime areas.
- Increase crime prevention initiatives.
- “Ghost car” program to increase visibility 2025.
- Increase Girls on Fire and Life Sports sessions by one per year.
- Complete monthly/bimonthly officer/community meetings/forums.
- Attend four recruitment fairs annually.
- Complete Officer Mental Health Visits biannually.
- Hire two officers per 1,000 population by December 2030.
- Develop a long-term plan for Animal Control by June 2027.
- Create an action plan to support vulnerable populations by September 2026.





STRATEGIC PRIORITY

Organizational Health

OUR GOAL

Create an environment that encourages collaboration, teamwork, integrity and accountability to empower staff to deliver exceptional service for the Community.

OBJECTIVES

- Leverage modern technology and system capabilities to improve operations.
- Invest in personnel, training, equipment, technology and professional education to enhance the delivery of public services and support professional growth.
- Create opportunities for cross-department collaboration to reduce silos and enhance communication.
- Strengthen continuity of operations by documenting key processes and implementing knowledge transfer practices.
- Prioritize a safe working environment by supporting a proactive Safety Committee that identifies risks, promotes safe work practices and helps to ensure all employees have the tools and training needed to help prevent injuries.
- Elevate a culture that celebrates wins, recognizes significant achievements, and promotes employee engagement and wellness.



PERFORMANCE MEASURES

- Number of existing processes improved annually.
- Increase use of the learning management system.
- Increase staff training hours.
- Number of dollars spent on professional education for staff.
- Number of conferences attended.
- Hold monthly Process Improvement Team meetings.
- Number of critical processes documented for all departments.
- Create an employee newsletter by October 2025.
- Hold monthly Safety Committee meetings.
- Host Wellness Fair annually.
- Number of staff engagement events.





What's Next?

A dedicated implementation team comprising of City leadership, department directors, staff, and external partners will oversee the translation of strategic goals into action steps. This team will track progress, manage timelines, and adapt as needed to help ensure that every initiative remains aligned with community priorities.

We will share an implementation plan that summarizes key performance indicators and milestone achievements. A publicly available report will be published semi-annually and will include updates on progress and stories of the tangible impact across departments. The City will also host annual review sessions with the Mayor and City Council to assess the outcomes, identify emerging issues, and adjust the plan as necessary.

Blue Springs residents can expect to see meaningful progress this year in areas such as infrastructure improvements, downtown revitalization, economic development, public safety initiatives, and enhancements to quality of life. The shared vision we've built together will serve not only as a guide but as a commitment: we will grow intentionally, act collaboratively, and strive to deliver results that make residents proud to call Blue Springs home.

Engagement Summary



1888
Visits to Social Pinpoint



348
Social Pinpoint Contributions to Engagement Tools



75
Attendance at Community Events and Popups



60
Group or 1-1 Interviews



3
Plan Development Sessions

Acknowledgements

The City of Blue Springs extends its sincere appreciation to the many individuals who contributed their time, expertise, and voices to the development of this Strategic Plan.

This plan is the result of months of collaboration, thoughtful input, and shared commitment from across the community. We want to thank the Mayor and City Council for their leadership and vision and for helping to shape the foundational direction of the plan. We are also grateful to City staff across all departments for their insight, dedication, and active participation throughout the planning process. Their knowledge of City operations and deep understanding of the community provided valuable context and helped ensure the plan is both realistic and actionable.

Special thanks to the residents, business owners, and community stakeholders who participated in interviews, forums, and conversations throughout the engagement process. Your voices were critical in shaping the content of this plan and grounding it in what matters most to the people of Blue Springs.

Finally, we acknowledge the facilitation and guidance of the BerryDunn consulting team, whose experience and support helped bring structure, clarity, and momentum to the planning process. This plan belongs to the entire Blue Springs community, and it reflects our shared values and our vision for the future.

BerryDunn


The City of
Blue Springs
Missouri