CITY COUNCIL MEETING
September 2, 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 18, 2025 City Council Meeting and August 19, 2025 Budget Work Session
   b. Resolution No. 65-2025 approving disposition of records

4. Public Hearing – Fiscal Year 2025-2026 Budget

5. Introduction and first reading only of Bill No. 5347 approving the Fiscal Year 2025-2026 Budget

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

7. Adopt Resolution No. 66-2025 extending the Main Center Redevelopment Corporation Incentive Policy

8. Introduction and readings of Bill No. 5348 amending the Code of Ordinances related to the Main Center Redevelopment Corporation to allow for the continuation of credits

9. 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.**

10. Councilmember Comments

11. Mayoral Comments

12. Adjourn

Miscellaneous Items

Park Commission Meeting – Wednesday, 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 – Wednesday, September 17, 6:00 PM
Planning Commission Meeting – Monday, September, 22, 6:30 PM
Public Safety Citizens' Advisory Board Meeting – Tuesday, September 22, 6:30 PM
City Council Meeting – Monday, October 6, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, August 28, 2025.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: August 28, 2025

SUBJECT: Agenda Explanations

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

Items 4 & 5 – Fiscal Year 2025-26 Budget
A public hearing is being held to receive public comment on the proposed Fiscal Year (FY) 2025-26 Budget. Upon conclusion of the public hearing, a Bill approving the FY 2025-26 Budget will be ready for introduction and first reading. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Items 7 & 8 – Main Center Redevelopment Corporation Incentive Policy and Code Amendment
Adopt a Resolution approving the extension of the Main Center Redevelopment Corporation (MCRC) Incentive Policy for three additional years and passage of a Bill amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the MCRC for a period of three additional years. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 18, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 18, 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 Kaylor.

- Minutes of the August 4, 2025 City Council Meeting.
- **Liquor License for 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
- **Resolution No. 62-2025** appointing Successor Directors to the Downtown Blue Springs Community Improvement District
- **Resolution No. 63-2025** approving a contract with Callahan Concrete & Asphalt Construction, LLC in the amount of $388,164.04 for miscellaneous concrete construction for sidewalk infill projects

The Consent Agenda was approved 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. 5343 – RETREAT AT CHAPMAN FARMS (PF-06-25-9622)

Councilmember Kaylor introduced Bill No. 5343 approving a Final Plat for The Retreat at Chapman Farms, consisting of fifty-seven lots 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 (PF-06-25-9622). City Clerk Erin Ford made the first reading of Bill No. 5343 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5343 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

DRAFT

2ND READING – BILL NO. 5343

Ms. Ford made the second reading of Bill No. 5343 by title. Councilmember Edmondson moved to adopt Bill No. 5343 upon its second reading and give it **ORDINANCE NO. 5445,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 5344 – JACKSON COUNTY COMMUNITY BACKED ANTI-DRUG TAX

Councilmember Kaylor introduced Bill No. 5344 approving a contract in the amount of $225,000.00 with Jackson County Community Backed Anti-Drug Tax for a Law Enforcement School-Based Initiative. City Clerk Erin Ford made the first reading of Bill No. 5344 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5344 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5344

Ms. Ford made the second reading of Bill No. 5344 by title. Councilmember Edmondson moved to adopt Bill No. 5344 upon its second reading and give it **ORDINANCE NO. 5446,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5345 – FISCAL YEAR 2024-25 BUDGET AMENDMENT

Councilmember Kaylor introduced Bill No. 5345 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. City Clerk Erin Ford made the first reading of Bill No. 5345 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5345 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5345

Ms. Ford made the second reading of Bill No. 5345 by title. Councilmember Edmondson moved to adopt Bill No. 5345 upon its second reading and give it **ORDINANCE NO. 5447,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5346 – SURPLUS PROPERTY AND REQUEST FOR PROPOSALS

Councilmember Kaylor introduced Bill No. 5346 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. City Clerk Erin Ford made the first reading of Bill No. 5346 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5346 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5346

Ms. Ford made the second reading of Bill No. 5346 by title. Councilmember Edmondson moved to adopt Bill No. 5346 upon its second reading and give it **ORDINANCE NO. 5448,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following vote:

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

PRESENTATION – CITY STRATEGIC PLAN

Mayor Lievsay provided a brief history of City Strategic Plans. Assistant to the City Administrator George Schmitz presented the City's Strategic Plan to Council.

RESOLUTION 64-2025 – CITY STRATEGIC PLAN

Councilmember Kaylor moved to adopt Resolution No. 64-2025 approving the City's Strategic Plan. Motion seconded by Councilmember Ericson and carried unanimously.

COUNCIL COMMENTS

Councilmember Brummel: Local school districts start school on August 19 and 20

Councilmember Edmondson: Bite of Blue Springs is August 23 in downtown Blue Springs

MAYORAL ANNOUNCEMENTS

- Summer Music in the Park at Railroad Park is on August 24

CLOSED SESSION

At 6:31 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation 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:

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

CITY OF BLUE SPRINGS

ATTEST

Chris Lievsay, Mayor

Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL BUDGET WORK SESSION
AUGUST 19, 2025

A Work Session of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, August 19, 2025, 6:00 p.m. in the Administrative Training Room of the Blue Springs City Hall, 903 W. Main Street with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

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

Also present were City Administrator Christine Cates, Assistant City Administrator Dennis Dovel, Assistant to the City Administrator George Schmitz, Senior Director of City Development Mike Mallon, Police Chief Bob Muenz, Director of Parks and Recreation Justin Stuart and City Clerk Erin Ford.

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.

FISCAL YEAR 2024-25 BUDGET

City Administrator Christine Cates presented highlights of the Fiscal Year 2025-26 Budget for Council consideration. Assistant City Administrator Dennis Dovel presented information regarding the Administrative Services budget which includes City Administration, Communications, Human Resources, Information Technology, Law, Finance Utility Billing and Municipal Court. Senior Director of City Development Mike Mallon, Police Chief Bob Muenz and Director of Parks and Recreation Justin Stuart presented information regarding their respective Department budgets. Staff addressed questions from Council regarding the proposed budget allocations.

A copy of the PowerPoint presentation, Budget Message and Budget in Brief distributed during the meeting are attached to these Minutes and incorporated herein.

ADJOURN

At 6:58 p.m., there was no further business to come before the Council, Mayor Lievsay declared the meeting adjourned.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 22, 2025

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

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

ISSUE/REQUEST

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

BACKGROUND/JUSTIFICATION

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
immediately	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A.

REVIEWED BY:

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

Resolution No. 65-2025

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

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

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

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

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

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

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 2nd day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Exhibit A

The City of Blue Springs Missouri

DISPOSITION LIST

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

BOX NO. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media, and content captured through third-party	Ongoing per policy
		cameras, excluding records that have been retained	
		for official investigative or other legal purpose.	
N/A	07/31/2024-08/31/2024	All employee emails In Sent Items, Deleted Items, Junk, and Clutter Folders	09/03/2025
CD-461	01/01/2020-12/31/2020	Building Permit Reports - Monthly	09/03/2025
CD-478	2017-2018	CDBG Grant Files 2017-2018	09/03/2025
CD-177	12/2008-4/2011	Fence and driveway permits	09/03/2025
CD-178	03/2013-11/2014	Fence and driveway permits	09/03/2025
CD-179	11/2014-03/2016	Fence and driveway permits	09/03/2025
CD-180	03/2016-01/2017	Fence and driveway permits	09/03/2025
CD-181	05/2011-03/2013	Fence and driveway permits	09/03/2025
CD-446	01/01/2013-12/31/2013	Commercial Building Plans - 2013	09/03/2025

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

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
September 2, 2025

EXHIBITS FOR PUBLIC HEARING

FISCAL YEAR 2025-2026 BUDGET

EXHIBIT #1 City Council Information Form dated August 22, 2024 with the following attachments: Budget in Brief, Notice of Public Hearing, Strategic Plan Budget Presentation and Bill adopting 2025-26 Budget

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 22, 2025

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

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

ISSUE/REQUEST

A public hearing is being held to receive public comment on the proposed Fiscal Year (FY) 2025-26 Budget. Upon conclusion of the public hearing, a Bill approving the FY 2025-26 Budget will be ready for introduction and first reading.

BACKGROUND/JUSTIFICATION

The proposed 2025-26 budget of $112,763,377 represents an increase from the adopted 2024-25 budget of $95,995,533 by $16,767,844 or 17.47% primarily due to an increase in operating costs and capital improvements. A budget work session was held with the City Council on August 19, 2025 to discuss the proposed budget.

The attached Budget in Brief summarizes the proposed 2025-26 budget.

Section 7.5 of the City's Home Rule Charter requires the adoption of the annual budget on or before the last day of the fiscal year currently ending. Adoption of the budget shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated.

Fund	**Proposed Budget FY 2025-26**
General	$ 34,261,282
Hotel/Motel Tax	$ 690,072
Public Safety Sales Tax	$ 6,306,888
Parks Sales Tax	$ 5,157,444
Debt Service	$ 2,303,244
Capital Projects	$ 26,718,834
TIF Capital Projects	$ 7,163,164
Fieldhouse/Aquatics	$ 3,153,675
Golf Course	$ 2,292,721
Water	$ 12,872,989
Sewer	$ 11,843,064
Total Budget by Fund	**$ 112,763,377**

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

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

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Budget in Brief
2. Notice of Public Hearing
3. Strategic Plan Budget Presentation
4. Bill adopting 2025-26 Budget

REVIEWED BY:

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

BUDGET IN BRIEF

City of Blue Springs, Missouri

October 1, 2025 - September 30, 2026

The Fiscal Year 2025-26 budget for the City of Blue Springs is the fiscal plan for this city for the next year. City Departments have set forth the goals and objectives they want to accomplish, including services and capital improvement projects.

Revenues

- The City of Blue Springs receives revenues from several sources, including property taxes, sales taxes, utility franchise fees, licenses fees, fines, charges for services, grants from other governmental agencies, donations, water sales and sewer services.

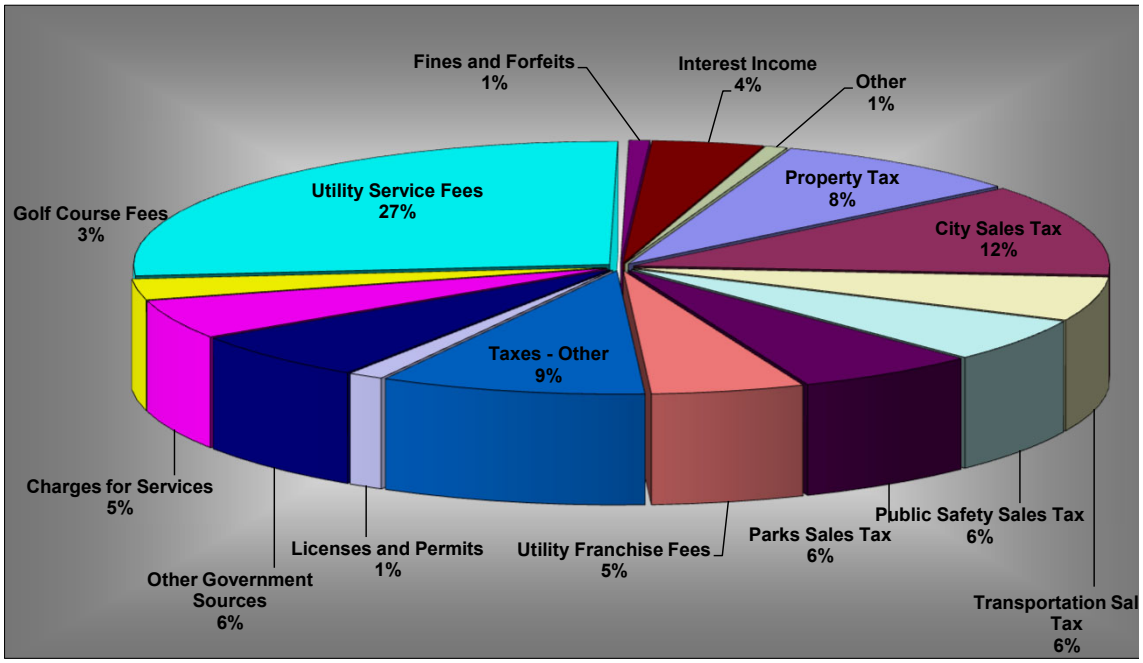
- Some of our largest revenue sources include:
  - $12,272,051 - Water Sales
  - $12,240,359 - Sewer Service
  - $11,261,808 - 1% City Sales Tax
  - $ 8,040,522 - Property Taxes
  - $ 7,195,110 - Tax Increment Finance Tax (TIF)
  - $ 5,798,551 - Parks Sales Tax
  - $ 5,962,616 - Other Government Sources
  - $ 5,379,087 - Transportation Sales Tax
  - $ 5,359,472 - Public Safety Sales Tax
  - $ 4,729,688 - Utility Franchise Fees

- Overall revenues are expected to increase in nearly every category next year. With the largest increases in the General Fund by 3.06% or $958,301, Water Fund by 7.56% or $932,592 and Sewer Fund by 12.71% or $1,056,616. Licenses and Permits are projected to decrease compared to the adopted FY 2024-25 budget due to rising interest rates which negatively impacts building permits.

- The General Fund balance is required to stay at or above an amount equal to 25 percent of General Fund operating expenditures to provide for a 25 percent Emergency Reserve Fund. In addition, reserves of 25% each year, 50% of the growth in unassigned fund balance will be allocated to the Pavement Management Program. The 2025-26 budget projects a total reserve amount of $8,242,456 and anticipates fund balance will exceed this amount.

Where the Money Comes From

Revenue by Source



Fiscal Year 2025-26

Property Tax	$	8,040,522
City Sales Tax	$	11,261,808
Transportation Sales Tax	$	5,379,087
Public Safety Sales Tax	$	5,359,472
Parks Sales Tax	$	5,763,011
Utility Franchise Fees	$	4,869,219
Taxes - Other	$	8,421,355
Licenses and Permits	$	1,130,588
Other Government Sources	$	5,962,616
Charges for Services	$	4,803,993
Golf Course Fees	$	2,557,314
Utility Service Fees	$	25,011,145
Fines and Forfeits	$	665,248
Interest Income	$	3,558,371
Other	$	710,086
Use of Cash Reserves	$	19,269,541
Total	**$**	**112,763,377**

Expenditures

Expenditures for the City of Blue Springs in the Fiscal Year 2025-26 will total $112,763,377, an increase of 17.47% over the adopted FY 2025 budget.

- The Expenditures include funding for:
  - personal services costs (salaries and benefits)
  - supplies and materials
  - contracted services
  - debt service payments (principal and interest)
  - capital outlay for equipment, vehicles, and computer enhancements, and
  - capital improvement projects

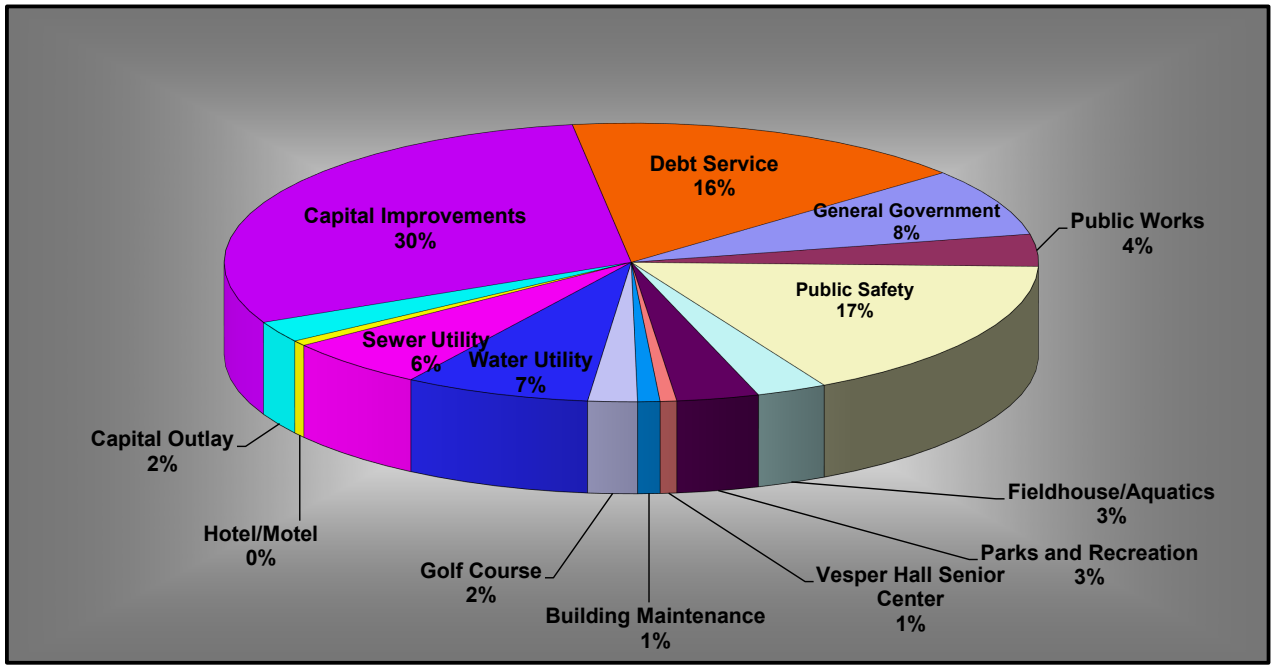
- The City has 340.13 Full-time Positions (including full-time and part-time employees). This is an increase of one position over the number approved in the FY 2025 budget. An Animal Control Officer position was added to bring the total number of Animal Control Officers to five. Throughout the year, several positions may be renamed based upon experience, job responsibilities and evolving organizational needs, without increasing the total number of employees.

- Capital improvements and outlay for FY 2026 are focusing on the following priority areas:
  - $2.9 million for Park improvements
  - $475,000 for Public Safety projects
  - $26.9 million for Street and Stormwater projects
  - $2.19 for Sewer projects
  - $1.2 million for Water projects
  - $2.8 million for capital outlay

- Other major expenditure line items include Wholesale Water Purchases, Purchased Sewer Services, Facility Utilities, Street Light Utilities, Park Maintenance Supplies, Training, Fuel, Street Maintenance Materials.

Where the Money Goes

Expenditures by Function



Fiscal Year 2025-26

General Government	$	8,872,622
Public Works	$	4,188,030
Public Safety	$	18,813,449
Fieldhouse/Aquatics	$	3,153,675
Parks and Recreation	$	3,682,244
Vesper Hall Senior Center	$	738,884
Building Maintenance	$	994,029
Golf Course	$	2,206,221
Water Utility	$	8,318,489
Sewer Utility	$	6,492,910
Hotel/Motel	$	690,072
Capital Outlay	$	2,767,923
Capital Improvements	$	33,569,714
Debt Service	$	18,275,115
Total	**$**	**112,763,377**

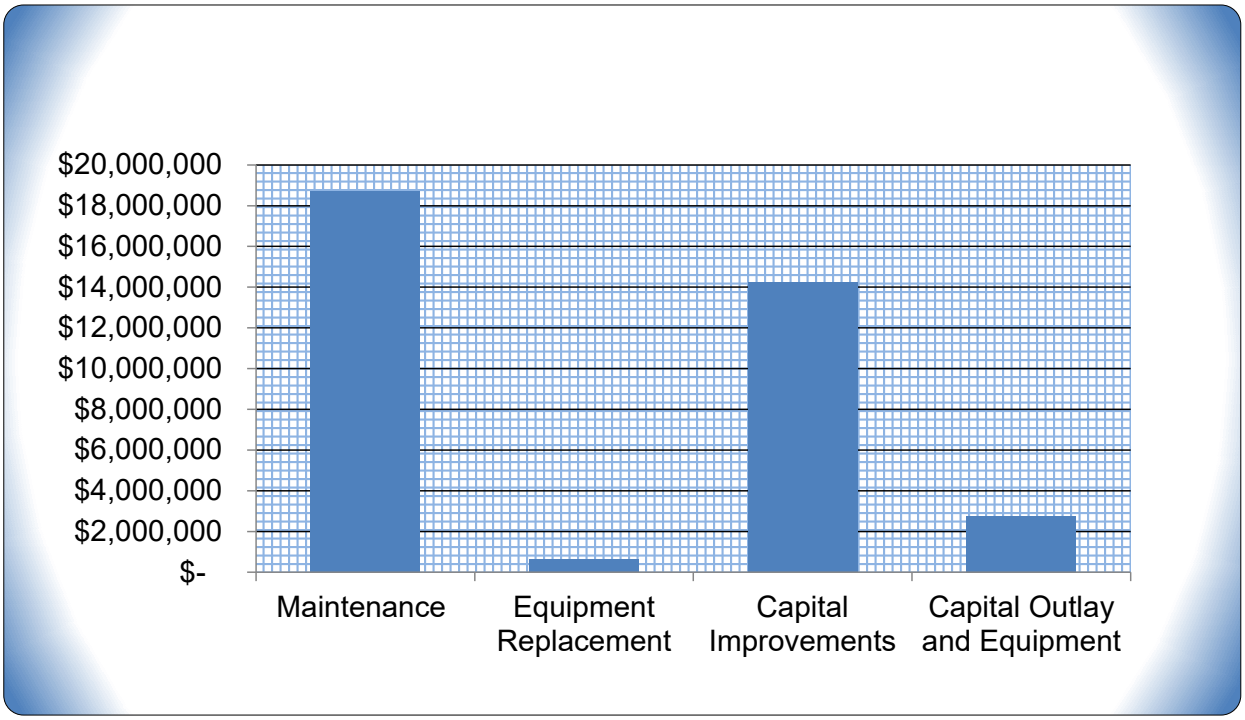
Capital Improvements

Total Expenditures: $36,337,637

Maintenance		**$**	**18,723,797**
PR-15	Blue Springs Park Improvements	$	300,000
PR-17	Roatary Park Improvements	$	1,100,000
PR-18	Hidden Valley Park Improvements	$	150,000
PR-23	Central Park Improvements	$	354,264
PR-80	Trail Renovations	$	50,000
PS-13	Police Department Locker Room Expansion	$	300,000
SAN-07	Citywide Maintenance	$	1,102,500
SNI-01	Sludge Removal	$	1,000,000
ST-06	Pavement Maintenance Program	$	13,028,308
STM-06	Stormwater Maintenance	$	100,000
WA-12	Miscellaneous Watermain Maintenance	$	1,000,000
WA-14	Water Tank Maintenance Contract	$	238,725
Equipment Replacement		**$**	**621,582**
PS-22	Council Chambers/court Room Audio/visual Project	$	175,000
ST-24	Snow Plow / Dump Truck	$	230,669
ST-26	1.5 Ton Dump/Snow Truck	$	75,219
ST-68	Ford F250 Pick-up Truck	$	56,039
SAN-20	Hydraulic Track Loader	$	84,655
Capital Improvements		**$**	**14,224,335**
CD-04	Downdown Master Plan Implementation	$	4,904,600
PR-71	Southwest Park Construction	$	1,200,000
ST-49	ADP Duncan Road Right Turn Lane	$	1,515,000
ST-55	SW 12th street Improvements	$	4,514,984
ST-64	Crafco Crack Sealer	$	73,096
ST-65	Rubber Tire Skid Loader	$	84,655
ST-66	Mock Avenue Improvements	$	1,932,000
Capital Outlay and Equipment		**$**	**2,767,923**
Codes		$	114,257
Information Technology		$	88,500
Parks Maintenance		$	413,700
Recreation		$	18,650
Police Administration		$	186,500
Police Community Services Bureau		$	47,200
Police Investigative Services Bureau		$	108,000
Police Operations Bureau		$	919,800
Golf Course		$	86,500
Sewer Maintenance		$	10,250
Sewer Operations		$	305,940
Street Maintenance		$	152,851
Water Operations		$	280,940
Water Maintenance		$	34,835

Capital Improvements

Type of Improvement

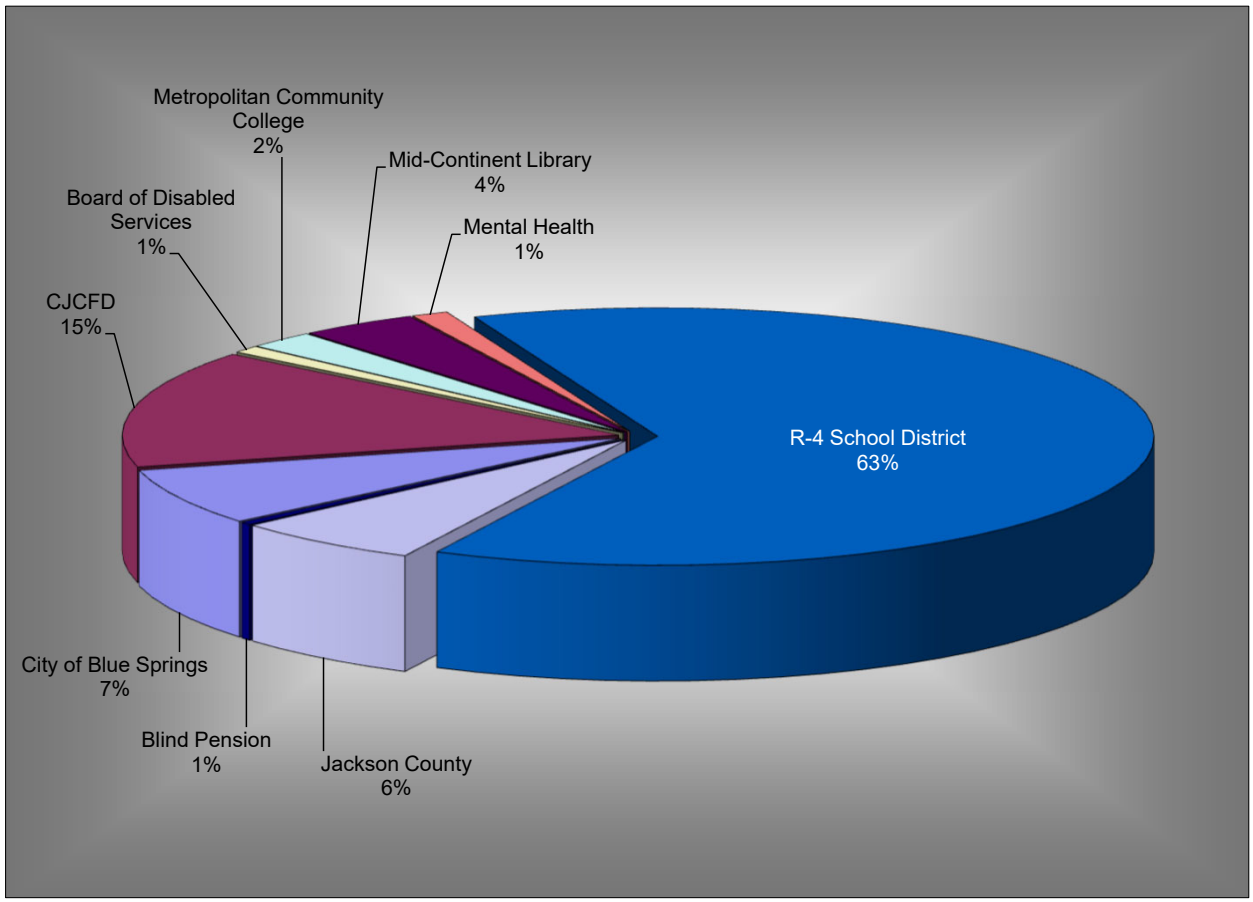


Fiscal Year 2025-26

Maintenance	$	18,723,797
Equipment Replacement	$	621,582
Capital Improvements	$	14,224,335
Capital Outlay and Equipment	$	2,767,923
Total	**$**	**36,337,637**

Where Your Tax Dollars Go

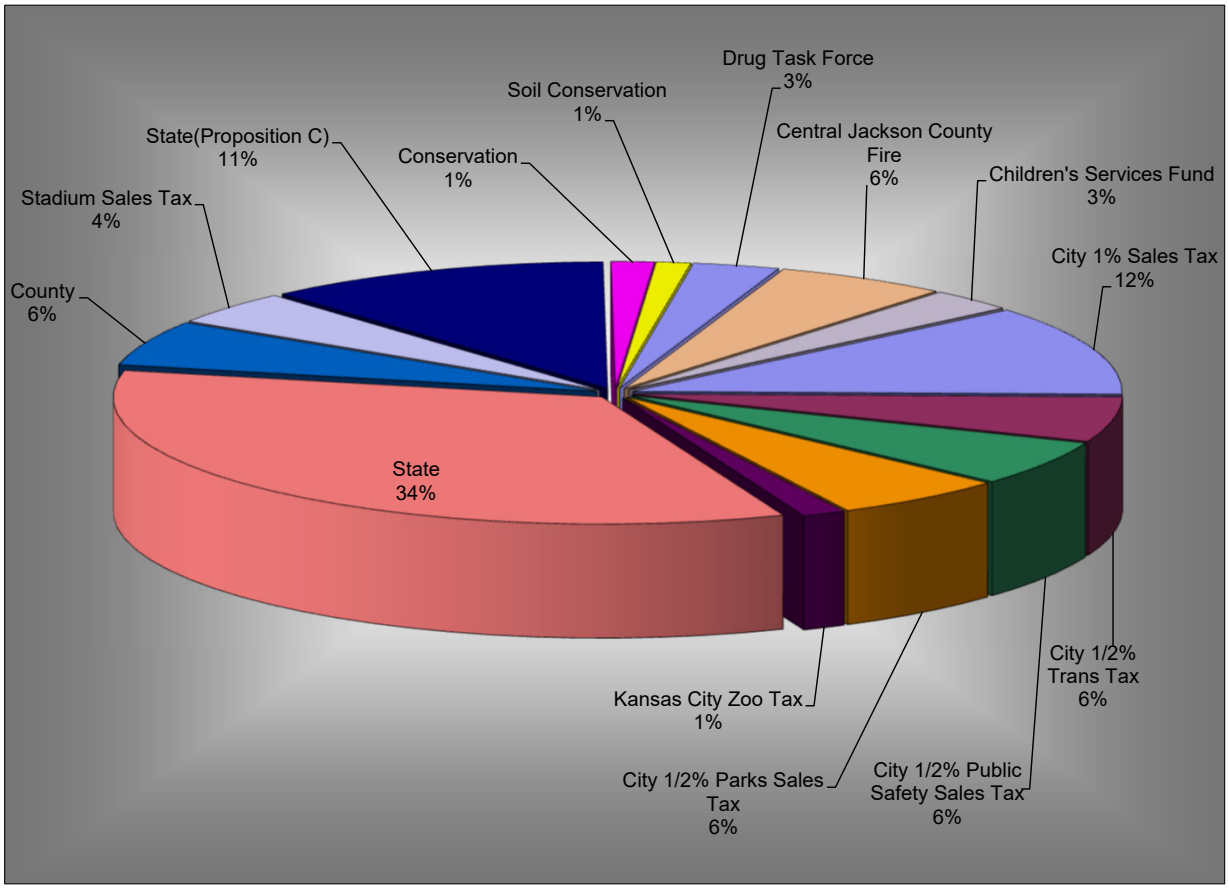
Property Tax Revenue Distribution



The 2025 property tax rate is $8.1584 per $100 assessed valuation. The City's portion of the $8.1584 is $0.5801. Of the $0.5801, $0.4301 goes to the General Fund for general government purposes and $.15 pays debt service on general obligation bonds in the General Obligation Bond Debt Service Fund.

Where Your Tax Dollars Go

Sales Tax Revenue Distribution



The 2025 City sales tax rate is 8.725 % of gross sales. The City's portion of the 8.725 % is 1 percent. This is the largest general government revenue source for the City, and is used to finance general government and capital improvements. In addition, there is a .5 percent Transportation Sales Tax, which is used solely to finance transportation improvements, such as streets, a .5 percent Public Safety Sales Tax, which is used solely to finance Public Safety operations and a .5 percent Park Sales Tax, which is used solely to finance park improvements.

Summary of Available Net Assets

Fund	Total Estimated Available Net Assets 10/01/25	Projected Revenues	Budgeted Expenditures	Operating Transfer In(Out)	Total Estimated Available Net Assets 9/30/26
General Fund	$ 22,128,008	$ 32,283,153	$ 34,261,282	$ 1,978,130	$ 22,128,009
G.O. Bond Debt Service	$ 3,789,243	$ 2,286,317	$ 2,303,244	$ 500,000	$ 4,272,316
Capital Projects	$ 43,332,110	$ 5,938,165	$ 26,718,834	$ -	$ 22,551,441
TIF Capital Projects	$ 9,116,638	$ 7,195,110	$ 7,163,164	$ (31,946)	$ 9,116,638
Fieldhouse/Aquatics	$ 1,054,429	$ 3,362,476	$ 3,153,675	$ 175,846	$ 1,439,074
Park Sales Tax	$ 393,288	$ 5,798,551	$ 5,157,444	$ -	$ 1,034,394
Golf Course	$ 434,836	$ 2,573,382	$ 2,292,721	$ -	$ 715,498
Water Utility	$ 20,575,291	$ 13,268,163	$ 12,872,989	$ (918,654)	$ 20,051,811
Sewer Utility	$ 18,386,489	$ 14,327,140	$ 11,843,064	$ (1,505,135)	$ 19,365,431
Hotel/Motel Tax	$ 1,708,210	$ 792,608	$ 690,072	$ (198,241)	$ 1,612,505
Public Safety Sales Tax	$ 9,158,112	$ 5,668,772	$ 6,306,888	$ -	$ 8,519,996
Totals	**$ 130,076,655**	**$ 93,493,836**	**$ 112,763,377**	**$ -**	**$ 110,807,113**

City of Blue Springs
Budget Summary Fiscal Year 2025-26

Revenues

By Source:		
Property Tax	$	8,040,522
City Sales Tax	$	11,261,808
Transportation Sales Tax	$	5,379,087
Public Safety Sales Tax	$	5,359,472
Park Sales Tax	$	5,763,011
Utility Franchise Fees	$	4,869,219
Taxes - Other	$	8,421,355
Licenses and Permits	$	1,130,588
Other Government Sources	$	5,962,616
Charges for Services	$	4,803,993
Utility Service Fees	$	25,011,145
Golf Course Fees	$	2,557,314
Fines and Forfeits	$	665,248
Interest Income	$	3,558,371
Other	$	710,086
Use of Cash Reserves	$	19,269,541
Total Projected Revenues	**$**	**112,763,377**

Tax Rates (As of November 1, 2025)		
Property Tax per $100 assessed valuation:		
City of Blue Springs	$	0.5801
Central Jackson County Fire	$	1.2078
Board of Disabled Services	$	0.0732
Metropolitan Community College	$	0.1806
Mid-Continent Library	$	0.3152
Mental Health	$	0.0974
R-4 School District	$	5.1685
Jackson County	$	0.5056
Blind Pension	$	0.0300
Total	**$**	**8.1584**

Sales Taxes per $1.00 in sales:		
City 1% Sales Tax	$	0.01000
City 1/2% Transportation Sales Tax	$	0.00500
City 1/2% Public Safety Sales Tax	$	0.00500
City 1/2% Parks Sale Tax	$	0.00500
Kansas City Zoo Tax	$	0.00125
State	$	0.03000
County	$	0.00500
Central Jackson County Fire	$	0.00500
Stadium Sales Tax	$	0.00375
State (Proposition C)	$	0.01000
Conservation	$	0.00125
Soil Conservation	$	0.00100
Drug Task Force	$	0.00250
Children's Services Fund	$	0.00250
Total	**$**	**0.08725**

Expenditures

Expenditures by Function		
General Government	$	8,872,622
Public Works	$	4,188,030
Public Safety	$	18,813,449
Fieldhouse/Aquatics	$	3,153,675
Parks and Recreation	$	3,682,244
Vesper Hall Senior Center	$	738,884
Building Maintenance	$	994,029
Golf Course	$	2,206,221
Water Utility	$	8,318,489
Sewer Utility	$	6,492,910
Hotel / Motel	$	690,072
Total	**$**	**58,150,625**

Operating Expenditures by Category		
Personal Services	$	30,509,656
Supplies and Materials	$	3,735,312
Contracted Services	$	23,905,657
Total	**$**	**58,150,625**

Capital Improvement Expenditures		
Community Development	$	4,904,600
Parks	$	3,154,264
Public Safety	$	475,000
Streets	$	21,609,970
Sanitary Sewer	$	1,187,155
Sni-A-Bar	$	1,000,000
Water System	$	1,238,725
Capital Outlay	$	2,767,923
Total	**$**	**36,337,637**

Debt Service Expenditures		
General Obligation Debt	$	2,303,244
Park Sales Tax Debt	$	2,207,444
Public Safety Sales Tax Debt	$	1,375,596
TIF Capital Projects	$	6,542,023
Grain Valley / Tri-County	$	3,000,000
Sewer	$	2,846,808
Total	**$**	**18,275,115**

Total Budgeted Expenditures	**$**	**112,763,377**


THE CITY OF BLUE SPRINGS
MISSOURI

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Aug 13, 2025

Printer's Fee: $52.41

Anjana Bhadoriya

_____

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 08/14/2025

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The City Council of the City of Blue Springs, Missouri, will hold a public hearing Tuesday, September 2, 2025 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, to receive citizens' comments relative to the City's proposed 2025-2026 fiscal year budget.

The Budget Message and proposed 2025-2026 fiscal year budget are available for inspection on the City's website at www.bluespringsgov.com . Anyone desiring further information is invited to contact the City Administrator Monday through Friday, 8:00 a.m. to 5:00 p.m. Phone number 228-0111.

CITY COUNCIL
CITY OF BLUE SPRINGS
BY ERIN FORD, CITY CLERK

Published in the Examiner, Aug 13, 2025

3739180

BLUE SPRINGS
MISSOURI

STRATEGIC PLAN 2025-2030

1

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.
- It 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

2

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.

3

Mission Statement

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

4

Vision Statement

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.

5

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

6

Strategic Priorities

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

7



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.

8



Community Identity

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

9



Balanced Growth

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

10



Infrastructure

Build and maintain infrastructure to provide safe and reliable services.

11





Community Safety and Wellbeing

Maintain a safe environment where people feel and are secure.

12

Organizational Health

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



13

City Budget

FY 2025-26

14

City Budget FY 2025-26

- At the simplest level, the City prepares an annual budget because we are required by law to do so.
- Preparation of the budget presents an opportunity to evaluate work of past and current years and, most importantly, plan the work of the fiscal year ahead.
- Budget decisions are policy decisions.
- When we decide which services we will fund, at what level, we are making important policy decisions, which will profoundly affect the citizens of the community.

15

How does this relate to the City's Strategic Plan?

16

Strategic Plan and The Budget

- The City's Strategic Plan outlines **strategic priorities, goals, and objectives** that provide the City with a framework for focused effort and meaningful progress.
- The City hosted a Budget Work Session on August 19th where Departments were able to share with Mayor and council where resources are being prioritized as they correlate to the identified Strategic Priorities for the City.
- This was a critical step in helping to initiate the implementation phase, ensuring that City leadership, department directors, and staff will be able to translate our strategic goals into action steps.

17

Major Initiatives and Budget Items As They Correlate to Strategic Plan Priority Areas

18

Downtown Revitalization

- CD-04 – Downtown Master Plan Implementation - $4,904,600
  - "Complete a comprehensive streetscape design for Downtown by December 2025."
- PR-23 – Central Park Improvements - $204,264
- Resolution No. 61-2025 – CDBG Funds allocating $150,000 for a trail around the Central Park Pond
  - "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"
- Contract no. 2025-085 - $37,591 – Demolition of houses on City-Owned Church Property
  - "Adopt a redevelopment or reuse plan for the church property to support downtown revitalization by December 2026"

19

Infrastructure

- ST-06 – Preventive Pavement Maintenance Program - $13,028,308
- ST-06 – Neighborhood Street Preservation - $15,000,000
  - "Prepare a 20-year preventive street maintenance plan to establish a proactive approach to pavement repair…"
  - "Complete Street Capital Improvement Plan in FY 2025-2026"
- Resolution No. 13-2025 - $1,052,000 for the addition of a Right Turn Lane at Adams Dairy Parkway and Duncan Road
- ST-64 Crack Sealer - $73,096
- ST-65 Skid Steer - $84,655
- ST-66 Mock Avenue Improvements - $1,932,000
- ST-55 SW 12th Street Improvements - $4,514,984

20

Infrastructure

Stormwater Projects:

- STM-06 Stormwater Maintenance – $100,000
- SAN-07 Citywide Maintenance - $1,102,500
- Resolution No. 04-2025 – $304,190 South Outer Road Watermain Improvement Project
- 2024-166 – Water System Study
  - "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."
- 2024-166 - $515,105 - Contract Management Services for Sni-A-Bar Wastewater Treatment Facility
  - "Design and construct Sni-A-Bar Plan improvements by December 2030"

21

Infrastructure

- Sewer Maintenance - $10,000 for Sewer Camera Maintenance
  - "Stay current with evolving technologies"
  - "Prepare a sewer system study"

Parks & Recreation:

- Contract No. 2025-065 - $294,100 – Design Services for Southwest Park
  - "Complete Southwest Park by December 2028"

22

Balanced Growth

- Community Development - $5,000 for Consulting or professional services related to potential annexation efforts
  - "Strategically annex properties to accommodate future residential and commercial amenities and employment opportunities."
- Community Development - $5,000 for Travel for retail recruitment efforts in conjunction with Retail Strategies for 2 city Representatives
- CD-01 - $250,000 for the Comprehensive Plan Update
  - "Adopt the Comprehensive Plan update by December 2026"
- $176,050 in the current FY 2024-25 Budget for the Implementation of Software to allow all permits and plans to be submitted electronically

23

Community Safety and Wellbeing

- PS-13 – Police Department Locker Room Expansion - $300,000
  - "Hire two officers per 1,000 population by December 2030"
- Public Safety Administration Budget - $10,000 for Mental Health Visits
  - "Complete Officer mental health visits biannually"

Public Safety Community Services Budget:

- $10,510 for FirstTwo – a public safety software platform designed to provide real-time, location-based intelligence to law enforcement and emergency response agencies.
- $22,000 for CommsCoach – Tool designed to transform and enhance both training and quality assurance processes for Dispatch by leveraging AI to analyze and evaluate audio recordings
  - "Use Developing technologies, equipment, systems and facilities to address safety and reduce incidents of Crime."

24

Community Safety and Wellbeing

- Operations Bureau Budget - $43,200 for Drone Maintenance
  - "Implement Drones as First Responder Technology by December 2027"

25

Community Identity

- PS-22 Council Chambers/Courtroom Audio Visual - $175,000
  - Providing Residents with helpful information on community offerings, City services, and neighborhood connections
  - Assisting with consistency across City operations
- Website Redesign - $67,300
  - "Launch a new City website and new domain name by March 2026."

26

Community Identity

Creation of a City Style Guide by December 2025

- Consistent branding
- Cohesive messaging
- New Name Badges
- New Business Cards / Stationary
- Magazines / City Communications
- "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."

27

Organizational Health

- Wellness Program - $60,000
  - "Elevate a culture that celebrates wins, recognizes significant achievements, and promotes employee engagement and wellness."
- LinkedIn Learning - $21,588
  - "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."

28

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.

29

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.

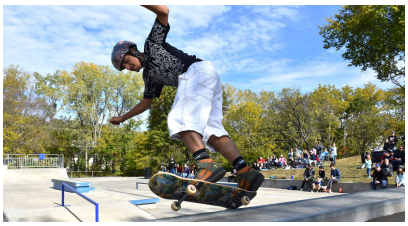
30

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.**

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32

Introduced by Councilmember _____ BILL NO. 5347

ORDINANCE NO. _____

AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING THE ANNUAL OPERATING AND CAPITAL BUDGETS OF THE CITY OF BLUE SPRINGS, MISSOURI, FOR THE FISCAL YEAR OCTOBER 1, 2025 - SEPTEMBER 30, 2026

WHEREAS, in accordance with Section 7.2 of the City Charter, the City Council does hereby adopt the Budget for the 2025-26 Fiscal Year, including proposed income, proposed operating expenditures, and proposed capital expenditures; and

WHEREAS, total proposed expenditures shall not exceed the total of estimated income plus any surplus anticipated to be on hand at the end of the 2024-25 fiscal year; and

WHEREAS, the City Council has held a Public Hearing for public comment and input on September 2, 2025, for the October 1, 2025 - September 30, 2026 Proposed Annual Budget as required by Section 7.5 of the City Charter.

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

Section 1. The Annual Budget of $112,763,377 including organizational salary schedule, operating and expenses accounts for staff, boards and commissions, and the City Council, debt service fund accounts, special revenues funds, enterprise funds, capital projects funds and a Capital Improvements Program (CIP) of the City of Blue Springs, Missouri, for the fiscal year commencing October 1, 2025, and ending September 30, 2026, as submitted by the City Administrator and incorporated herein by reference, as if fully set out in this Ordinance, is hereby approved.

Fund	**Proposed Budget FY 2025-26**
General	$ 34,261,282
Hotel/Motel Tax	$ 690,072
Public Safety Sales Tax	$ 6,306,888
Parks Sales Tax	$ 5,157,444
Debt Service	$ 2,303,244
Capital Projects	$ 26,718,834
TIF Capital Projects	$ 7,163,164
Fieldhouse/Aquatics	$ 3,153,675
Golf Course	$ 2,292,721
Water	$ 12,872,989
Sewer	$ 11,843,064
Total Budget by Fund	**$ 112,763,377**

Section 2. The City Administrator is hereby authorized to expend the funds as set forth in said Budget.

Section 3. That this Ordinance shall be in full force and effect from and after October 1, 2025.

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 2nd day of September 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: August 19, 2025

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

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

ISSUE/REQUEST

Adopt a Resolution approving the extension of the Main Center Redevelopment Corporation (MCRC) Incentive Policy for three additional years and passage of a Bill amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the MCRC for a period of three additional years.

BACKGROUND/JUSTIFICATION

The MCRC Incentive Policy is designed to strengthen the economic vitality of the Main Center area by providing financial incentives for improving the appearance and structural condition of its buildings and increasing infill development of vacant parcels and population density to further support commercial properties.

The MCRC Incentive Policy expires in 2025 and requires recommendation of the MCRC Board of Directors and approval of the City Council for an extension. The new Downtown Master Plan was adopted by City Council on March 18, 2024. Staff recommends a three-year extension to the current policy to align with the current MCRC Cooperative Agreement and to allow sufficient review time to see if changes are necessary or advisable to help implement the Downtown Master Plan. Staff, the MCRC Board and Council would review the policy in 2028 after further steps are taken to implement the Master Plan and the policy is reviewed to better align with the goals and outcomes of the Master Plan.

The only changes in the policy language are to remove any references to the Downtown Review Board, which was decommissioned by the City Council on December 16, 2024, and to Section VI, which changes the expiration date of the policy to September 30, 2028.

In addition, if the Incentive Policy is extended for three years, Council shall consider a Bill amending Section 805.030.D of the Code of Ordinances, extending the program three years, which allows a 50% fee reduction for projects in the MCRC District. The only change in the Code is the expiration date of the program to September 30, 2028.

Proposed changes were recommended for approval by the MCRC Board of Directors on August 5, 2025.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 3, 2025	September 30, 2028

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	MCRC Board of Directors
Date:	August 5, 2025
Action:	Unanimous recommendation for all items to be presented for City Council approval

ECONOMIC DEVELOPMENT PROJECT

Main Center Redevelopment Corporation

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with proposed policy attached as Exhibit A
2. Bill amending Section 805.030.D

REVIEWED BY:

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

Resolution No. 66-2025

A RESOLUTION APPROVING A THREE-YEAR EXTENSION OF THE MAIN CENTER REDEVELOPMENT CORPORATION INCENTIVE POLICY

WHEREAS, the City of Blue Springs has a sincere interest in maintaining and redeveloping its Downtown in a manner that is both aesthetically and economically viable; and

WHEREAS, the City recognizes the need to promote the welfare of the Downtown business base; and

WHEREAS, the City recognizes redevelopment is more challenging than conventional development and often requires incentives to assist in redevelopment; and

WHEREAS, the City has implemented a Main Center Redevelopment Corporation Incentive Policy, which is revised periodically; and

WHEREAS, the Main Center Redevelopment Corporation Board of Directors met August 5, 2025 and voted unanimously to recommend a three-year extension of the Main Center Redevelopment Corporation policy and fees for City Council approval, and

WHEREAS, the City wishes to extend the policy while allowing for the review of the policy as part of the implementation steps of the new Downtown Master Plan adopted by City Council March, 18, 2024.

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

Section 1. That the Main Center Redevelopment Corporation Incentive Policy, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and extended for three additional years through September 30, 2028.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 2nd day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

2025RES

EXHIBIT A

City of Blue Springs, Missouri

Main Center Redevelopment Corporation Incentive Policy

I. Program Statement

The intent of the Main Center Redevelopment Corporation (MCRC) is to strengthen the economic viability of the Main Center area by providing financial incentives for improving the appearance and structural conditions of its buildings and increasing the infill development of vacant parcels and population density to further support commercial properties. Additionally, this policy is designed to encourage new investment and re- development not associated with deferred routine maintenance neglected by the current property owner. As such, the policy is not intended to serve as routine maintenance relief (HVAC, paint, gutters, roofing), but rather a catalyst to blight removal and district betterment.

Main Center has been at the heart of Blue Springs development since early 1880's. Twelve of the 126 buildings in the redevelopment area were constructed prior to 1900, while buildings in the entire area average over 50 years old. The maturity of the area brings with it both charm as well as challenges in that many of the buildings and land parcels do not conform to current standards and practices. The Main Center Redevelopment Corporation was incorporated to allow the City of Blue Springs to assist business and property owners in meeting these challenges.

The ultimate success of the Main Center is dependent on private sector commitment. It is up to the merchants, building owners, residents, professionals and investors to improve the value of their businesses and the condition of their buildings.

These incentive programs are intended to stimulate improvements to the Main Center Corridor by providing innovative financing mechanisms. It presents an opportunity to preserve our community's heritage, and to enhance and promote the unique atmosphere which Main Center can provide. Successful implementation will result in a stronger Main Center and a stronger Blue Springs community.

II. Downtown Master Plan

A number of downtown buildings have been altered in a manner that does not contribute to the appearance or the image of Main Center. In some cases, alteration is not consistent with the overall design of the structure itself. Such building treatments are in direct conflict with the need for a comprehensive, coordinated approach to improvements.

Several guiding documents have been developed with public input for the downtown area. In January 2007, the City adopted the original Downtown Master Plan, in 2017 Downtown Design Guidelines were established, and in 2024 a new Downtown Master Plan was adopted by the City. It is important that structures, both in their design and use, conform to the Downtown Master Plan and Design Guidelines. Accordingly, no incentive program shall be granted

unless, at a minimum, the proposed Redevelopment Project conforms to these standards as determined by City staff. This Policy provides for two types of incentives: (1) real property tax abatement and (2) a reduction in permit fees which would be applicable to new development and redevelopment under the city code. It is contemplated that development may request and receive one, or both incentive programs. The two are not considered mutually exclusive.

III. Description of Tax Abatement Program

Pursuant to Chapter 353, RSMo, the Main Center Redevelopment Corporation has the ability to abate real property taxes for redevelopment projects. The amount and length of the tax abatement is dependent on which "Level" applies to the project: A, B or C. The incentive amount varies with each Level depending upon the investment amount.

Level A

The purpose of Level A is to attract sizable (market shifting) investments. There are two classes within Level A:

Investment Threshold:	Minimum $750,000
Incentive Amount	10 years 100% abatement + 15 years at 75% abatement

Investment Threshold	Minimum $1,000,000 – Requires "But for" economic analysis, paid for by the applicant
Incentive Amount	10 years 100% abatement + 15 years at 100% abatement

Level B

The purpose of Level B is to attract mid-market investments (market stimulating):

Investment Threshold	$100,000 - $749,999
Investment Amount	10 years 100% abatement + 15 years at 50% abatement

Level C

The purpose of Level C is to attract market stabilizing investments (market stabilization):

Investment Threshold	$5,000 - $99,999
Incentive Amount:	Equal to cost of improvements or 100% abatement for 10 years, whichever occurs first

Determination of qualified investment threshold. If the project involves new construction, or rehabilitation of an existing structure, interior and exterior costs may count towards the investment range. The total project budget for the investment should look to allocate 50% to exterior costs and 50% to interior costs, subject to the MCRC Board of Directors review. Interior costs shall not include furniture, appliances, inventory, trade or display fixtures. The MCRC Board of Directors shall review the project budget and make a recommendation to the City Council for approval.

Project density. A project shall generally relate to an individual land parcel, but treating multiple properties as if assembled may be appropriate depending upon the circumstances. This policy shall not generally apply to individual single family residential structures, unless it is appropriate to treat a project involving multiple structures as a whole. Commercial projects may have one or more units per structure.

Impact on School District Because new residential projects which qualify for Levels A or B have the potential to significantly generate students into the school district, affected parties shall confer with the District to identify mitigating factors, such as entering into a PILOT Agreement, as may be appropriate given such a project's financial viability. For example, one new residential single family dwelling would not generally be expected to qualify at Levels A or B, and requiring a PILOT on this lower investment amount may render this Policy's abatement inconsequential as a means to incenting development which conforms to the Downtown Master Plan. However, a multiple family residential structure (e.g., attached housing, four-plex, etc.) may well qualify at Levels A or B and, given this higher investment amount, a PILOT Agreement would be appropriate.

"PILOT" refers to payments in lieu of taxes to be made to all taxing authorities whose property tax revenues are affected by the abatement on the same pro rata basis and in the same manner as the ad valorem property tax revenues received by each taxing authority from such property in the year such payments are due.

But-for economic analysis means that, with respect to a particular Redevelopment Project, the applicant would not reasonably be anticipated to undertake the Redevelopment Project without the tax abatement incentive, which may be evidenced by an applicant's affidavit attesting to this fact. The cost of the but-for economic analysis will be paid for by the applicant.

IV. Description of Permit Fee Program

City Code Section 805.030 provides the public purpose and framework for a partial waiver of building, plan review, and sign permit fees inclusive of water and sewer system development fees (Fees) to encourage in-fill development and redevelopment in the Main Center area.

In each situation, upon request, the Fees within the district will be reduced by one-half (½), or 50%.

V. Eligible Property

Redevelopment projects may be located on any parcel within the MCRC Redevelopment Area. See attached Exhibit B for the redevelopment area boundaries.

VI. Tax Abatement Application Process:

Applications for the program will be accepted by the City Staff on behalf of Main Center Redevelopment Corporation. A $250.00 filing fee to MCRC is required with the application for investment Level "C" or a filing fee of $750.00 for investment Level "A" and "B".

The Application will first be reviewed by City Staff for a determination of whether the proposed Redevelopment Project conforms to the Downtown Master Plan. If City Staff determines that the proposed Redevelopment Project conforms to the Downtown Master Plan, then the application will be considered by the MCRC Board of Directors for recommendation to the City Council, including a recommendation as to the appropriate incentive Level. The City Council shall then consider the MCRC recommendation. If the City Council favorably considers the application, it will adopt an ordinance approving the redevelopment project and authorizing the tax abatement. The property owner and MCRC will then enter into a Memorandum of Understanding setting forth program responsibilities and expectations and execute deeds conveying the property – albeit briefly – to MCRC and then back to the property owner, which then serves as the statutory trigger for the tax abatement.

The tax incentive is available for only those projects that have been approved by the City Council before the project is started. The project is considered started when the applicant has received one or more building permits for the project.

VII. Permit Fee Reduction Process

Requests for reduction in Fees can be made to the Community Development Department along with the submission of applicable Permit Application materials.

VI. Expiration

This Policy expires September 30, 2028. No applications will be accepted after this period, but applications submitted before September 30, 2028 will be processed in accordance with this Policy.

VII. Performance Audit

To assist in measuring the effectiveness of this Policy, City Staff shall collect the following benchmark data: baseline annual assessed valuation of the Redevelopment Area; number of building permits issued with and without abatements within the

Redevelopment Area identifying the number of projects (and units) completed per parcel; capital investment amount; amount of square feet built or rehabilitated. This data shall be documented annually.

City Staff shall present to the MCRC Board of Directors and the City Council a Performance Audit that quantifies and analyzes the program results. City Staff shall also make a recommendation whether the program should be continued or modified. All affected taxing jurisdictions shall be provided with a copy of the Performance Audit and notified of the date that it will be presented to the City.

Introduced by Councilmember _____ BILL NO. 5348

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 805.030.D OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI TO ALLOW FOR THE CONTINUATION OF CREDITS FOR CERTAIN FEES IN THE MAIN CENTER REDEVELOPMENT CORPORATION FOR A PERIOD OF THREE YEARS

WHEREAS, the City of Blue Springs added a new Section 805.030: Credits for Permit Fees in the Main Center Redevelopment Corporation Area to the Code of Ordinances, by Ordinance No. 4676 on August 7, 2017; and

WHEREAS, it is advisable to amend Section 805.030.D to extend the credits for a period of three years; and

WHEREAS, extending the credits to expire in three years will align with the expiration of the Main Center Redevelopment Corporation Incentive Policy and allow alignment with the continued implementation of the Downtown Master Plan; and

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

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

Section 1. That Section 805.030.D shall be amended as follows:

D. This Section shall expire on ~~November 5, 2023~~ September 30, 2028 unless extended by action of the City Council.

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 2nd day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____