CITY COUNCIL MEETING
September 17, 2025
5:00 p.m. – Executive Session
6:00 p.m. – City Council Meeting

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.

5:00 p.m. **Executive Session** – Discussion related to Employee Groups and Contract Negotiations pursuant to Sections 610.021 (9) and (12)

6:00 p.m. **City Council Meeting**

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 September 2, 2025 City Council Meeting and September 10, 2025 Special Meeting
   b. Resolution No. 68-2025 approving a contract with OATS Transit for transportation services for Site Transportation to and from Vesper Hall
   c. Resolution No. 69-2025 approving a contract with OATS Transit for transportation services for Community Transportation to and from locations within Blue Springs
   d. Resolution No. 70-2025 approving a contract with OATS Transit for transportation services for day trips from Vesper Hall
   e. Resolution No. 71-2025 approving Task Order #17 to Contract No. 2024-166 with Cochran for Highway 7 Pedestrian Improvements Project
   f. Resolution No. 72-2025 approving Task Order #18 to Contract No. 2024-166 with Cochran for E. Wyatt Street Phase 2 Improvements

g. Resolution No. 73-2025 appointing Successor Directors to the North Blue Springs Community Improvement District
h. Resolution No. 74-2025 approving the 2025 Wage Reopener Amendment with Communications Workers of America

4. Public Hearing – West Gate Villas Rezoning (RZ-06-25-9623) and Planned Development Concept Plan (PDC-06-25-9624)

5. Introduction and readings of Bill No. 5349 approving West Gate Villas Rezoning (RZ-06-25-9623) and Planned Development Concept Plan (PDC-06-25-9624)

6. Public Hearing – 2025 Tax Levy

7. Introduction and readings of Bill No. 5350 establishing the 2025 Tax Levy

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

9. Introduction and readings of Bill No. 5351 approving a Final Plat for Hawes Estates (PF-07-25-9643)

10. Introduction and readings of Bill No. 5352 approving a contract with Central Jackson County Fire Protection District for Opticom maintenance and repair

11. Introduction and readings of Bill No. 5347 approving the Fiscal Year 2025-26 Budget

12. Introduction and readings of Bill No. 5353 approving a Budget Amendment for Fiscal Year 2024-25

13. 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.**

14. Councilmember Comments

15. Mayoral Comments

16. Adjourn

Miscellaneous Items

Planning Commission Meeting – Monday, September 22, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, September 23, 6:00 PM
City Council Meeting – Monday, October 6, 6:00 PM
Public Arts Commission Meeting – Wednesday, October 8, 4:00 PM
Planning Commission Meeting – Monday, October 13, 6:30 PM
Economic Development Meeting – Monday, October 15, 8:15 AM
Park Commission Meeting – Wednesday, October 15, 6:00 PM
Land Bank Meeting – Monday, October 20, 3:00 PM
City Council Meeting – Monday, October 20, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Monday, September 15, 2025.

Megan Rodgers
Deputy City Clerk

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

FROM: Christine Cates
City Administrator

DATE: September 15, 2025

SUBJECT: Agenda Explanations

Item 3b, 3c & 3d – Contracts with OATS Transit for Transportation Services
Adopt three resolutions approving one-year contracts with OATS, Incorporated, dba OATS Transit totaling $169,357 for transportation services for seniors and disabled patrons in Blue Springs: (1) site transportation to and from Vesper Hall Monday – Friday; (2) community transportation to and from locations within Blue Springs' city limits Tuesdays, Wednesdays, and Thursdays; and (3) transportation to day trips from Vesper Hall. Refer to Council Information Form from Parks Director Justin Stuart for additional information.

Item 3e – Task Order #17 with Cochran for Hwy 7 Pedestrian Improvements Project
Adopt a Resolution approving Task Order #17 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Construction Inspection Services for the TAP-9901(447) Hwy 7 – Pedestrian Improvements Project ST-43 for a total amount of $330,608. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3f – Task Order #18 with Cochran for E. Wyatt Street Phase 2 Improvements
Adopt a Resolution approving Task Order #18 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the E. Wyatt Street Phase 2 Improvements – Roundabout at ADP and Wyatt for a total amount of $231,333; CIP ST – 18. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

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

Item 3h – Wage Reopener Amendment with Communications Workers of America
Adopt a Resolution adopting the 2025 Wage Reopener Amendment to the labor agreement with the Communication Workers of America Local 6363 for communication workers. Refer to Council Information Form from Human Resources Director Amy Willyard for additional information.

Item 4 & 5 – West Gate Villas Rezoning and Planned Development Concept Plan
A public hearing is being held at the request of the Applicant, Bryan Rahn of Ward Development, on behalf of the property owner, George T. Ward Builders, INC., for consideration to rezone from "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) (RZ-06-25-9623) for the 6.28 +/- acre property located at northeast corner of NW 19th Street and NW Mock Avenue for West Gate Villas (PDC-06-25-9624). Upon conclusion of the public hearing a Bill rezoning West Gate Villas and approving a Planned Development Concept Plan will be ready for introductions and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 6 & 7 – 2025 Tax Levy
A public hearing is being held to receive public comment on the 2025 Property Tax Levy for the City of Blue Springs. Upon conclusion of the public hearing, a Bill establishing the 2025 Property Tax Levy will be ready for introduction and readings. Refer to Council Information Form from Senior Director of Finance Karen Van Winkle for additional information.

Items 9 – Hawes Estates Final Plat
Passage of a Bill approving the Final Plat for Hawes Estates (PF-07-25-9643), consisting of three lots generally located west of Shroud Rd and south of SE Wyatt Rd. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 10 – Opticom Maintenance and Repair
Passage of a Bill approving a Cooperative Agreement with the Central Jackson County Fire Protection District for Opticom Maintenance and Repair. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 11 – Fiscal Year 2025-26 Budget
Passage of a Bill approving the FY 2025-26 Budget. The public hearing was held and the Bill was continued from the September 2, 2025, City Council meeting. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 12 – Fiscal Year 2024-25 Budget Amendment
Bill amending the 2024-25 annual budget increasing the previously adopted and amended budget of $143,139,209 by $216,402 to $143,355,611. Refer to Council Information Form from City Administrator Christine Cates for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
September 2, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, September 2, 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, Attorney Lindsey Kolisch, 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 18, 2025 City Council Meeting
- **Resolution No. 65-2025** approving 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

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – FISCAL YEAR 2025-26 BUDGET

Mayor Lievsay opened the Public Hearing to consider the proposed Fiscal Year 2025-26 Budget at 6:01 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

City Administrator Christine Cates and Assistant to the City Administrator George Schmitz reviewed the details of the proposed Fiscal Year 2025-26 Budget with Strategic Planand addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:22 p.m.

DRAFT

MOTION TO CONTINUE – BILL NO. 5347 – FISCAL YEAR 2025-26 BUDGET

Councilmember Kaylor moved to continue Bill No. 5347 approving the Fiscal Year 2025-26 Budget to the September 17, 2025 City Council meeting. Motion to continue seconded by Councilmember Brummel and carried unanimously.

RESOLUTION 66-2025 – MAIN CENTER REDEVELOPMENT CORPORATION

Councilmember Kaylor moved to adopt Resolution No. 66-2025 approving the extension of the Main Center Redevelopment Corporation Incentive Policy for three additional years. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5348 – CODE AMENDMENT RELATING TO MAIN CENTER REDEVELOPMENT CORPORATION INCENTIVE POLICY

Councilmember Kaylor introduced Bill No. 5348 amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the Main Center Redevelopment Corporation for a period of three additional years. City Clerk Erin Ford made the first reading of Bill No. 5348 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5348 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5348

Ms. Ford made the second reading of Bill No. 5348 by title. Councilmember Edmondson moved to adopt Bill No. 5348 upon its second reading and give it **ORDINANCE NO. 5449,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following vote:

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

MAYORAL ANNOUNCEMENTS

- Blue Springs fall magazine is available for residents
- Next Council meeting is on Wednesday, September 17 due to Council attendance at a conference

ADJOURNMENT

At 6:27 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Brummel and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
September 10, 2025

A special meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, September 10, 2025, 5:00 p.m. at the Administration Training Room of Blue Springs City Hall, 903 W. Main Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

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

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, Police Chief Bob Muenz, Senior Director of City Development Mike Mallon, Human Resources Director Amy Willyard, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 5:00 p.m. The City Clerk confirmed a quorum of the Council was present.

CLOSED SESSION

At 5:00 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2), (9) and (12) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate, Employee Groups and Contract Negotations 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 Brummel and carried with the following votes:

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

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

DRAFT

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 20, 2025 **CONTRACT NO.**

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

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

ISSUE/REQUEST

Adopt three resolutions approving one-year contracts with OATS, Incorporated, dba OATS Transit (hereinafter OATS) totaling $169,357 for transportation services for seniors and disabled patrons in Blue Springs: (1) site transportation to and from Vesper Hall Monday – Friday; (2) community transportation to and from locations within Blue Springs' city limits Tuesdays, Wednesdays, and Thursdays; and (3) transportation to day trips from Vesper Hall.

BACKGROUND/JUSTIFICATION

For many years, Mid-America Regional Council (MARC) has provided limited transportation of residents 60 years of age and older as well as individuals with disabilities to and from Vesper Hall and access to a hot nutritional meal and building activities. OATS will provide three different services for the City: site transportation, community route, and day trips. Therefore, three contracts are required.

Site Transportation – OATS will start pickup at 8:00 a.m., Monday – Friday, excluding City holidays, and return riders home starting at 12:30 p.m. Requirements to ride the bus include being over the age of 60 or being disabled between the ages of 18-59. Riders are picked up from their residence and dropped off only at Vesper Hall. Drivers assist the riders as needed. Riders will not be charged for this service.

MARC provides funding based on a set amount ($6.50) per rider, each way. OATS will charge $80/hour and has estimated the site transportation cost to be $82,500 for the fiscal year.

Community Transportation – Community transportation provides services for seniors age 60+ and disabled adults from ages 18-59. This service, provided by OATS, is on Tuesdays, Wednesdays, and Thursdays from 10:00 a.m. – 2:00 p.m.

Riders can access this transportation by making appointments with OATS. OATS will provide accessible vehicles and drivers for this service. Requirements to ride the bus include being over the age of 60 or being disabled between the ages of 18-59. Riders are picked up and dropped off only at locations within the Blue Springs city limits. Drivers assist the riders as needed. Riders pay $3/stop. This fee is subtracted from the monthly expense prior to the City of Blue Springs receiving the invoice. OATS will charge $80/hour and has estimated the community route cost to be $76,977 for the fiscal year.

Day Trips – The City of Blue Springs has offered scheduled day trips to various locations for senior citizens as a part of its normal programming. Historically, the City hired and used tour buses or coaches to transport the seniors on day trips. The cost is now prohibitive for the use

of coach or tour buses when combined with the admission cost to the location of the trip.

The OATS cost is established at $80/hour, key on to key off. We are projecting a total of eighteen trips during the fiscal year, which are normally within a one-hour drive in each direction, with the total cost of the agreement estimated at $9,880. The cost of the OATS van will be covered through the program fees paid by the participants.

Based on the expressed need and the number of individuals currently utilizing this service, this transportation option is necessary in the City of Blue Springs.

FINANCIAL IMPACT

Contractor:	OATS, Incorporated
Amount of Request/ Contract:	$169,357
Amount Budgeted:	100-45000-530900 - $94,360 100-45000-530900 MARC-TRN PER - $82,560
Budget Year:	FY 2025-26
Funding Source/Account #:	100-45000-530900 MARC-TRN PER - $82,500 100-45000-530900 - $86,857
Account Balance:	$180,760 Date: 8/26/2025
Revenue to be Received:	$26,040
Revenue Account No.	100-00000-420120 MARC-TRN PER

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
October 1, 2025	September 30, 2026
Years and Months Contract in effect	**Number of times renewable**
1 Year	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolutions with contracts attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☒	OATS, Incorporated 2501 Maguire Blvd, STE 101 Columbia, Missouri 65201
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 68-2025

A RESOLUTION APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND OATS, INCORPORATED, DBA OATS TRANSIT FOR SITE TRANSPORTATION TO AND FROM VESPER HALL

WHEREAS, the City of Blue Springs has contracted with OATS Incorporated, dba OATS Transit, to allow for transportation services to and from Vesper Hall for patrons 60 years and older as well as disabled adults ages 18-59; and

WHEREAS, OATS, Incorporated will charge $80 per hour for site transportation services to and from Vesper Hall, Monday through Friday;

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 OATS, Incorporated, dba OATS Transit for site transportation in the amount of $82,500. 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 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

Agreement for Services

G-702
Rev: 3/20/24

This agreement is entered into by **City of Blue Springs-Site Transportation** located at 903 W Main St., Blue Springs, MO 64015 816-226-9121, hereinafter known as the "**Contracting Party**" and OATS, Inc., 2501 Maguire Blvd, Ste 101, Columbia, MO 65201, a general not-for-profit corporation organized under the Laws of the State of Missouri, hereinafter known as OATS Transit.

The Contracting Party and OATS Transit hereby agree as follows:

1. This Agreement becomes effective on 10/1/2025 and terminates on 9/30/2026.

2. OATS Transit agrees to transport the Contracting Party to and from **Vesper Hall** for the purpose of Site Transportation. Scheduling of requested services is dependent upon vehicle and driver availability. OATS Transit will strive to fill all requests made, but makes no guarantee of service availability unless service is of a routine and recurring nature and specific commitment has been made by OATS Transit that service will be made available. Note: In rural areas, OATS Transit is a general public transportation provider and therefore routes are published and open to the public.

3. OATS Transit will invoice the Contracting Party for services rendered by the tenth (10th) day of the following month, and the Contracting Party will pay OATS Transit at a rate of $ **80.00** per **Hour**. Payment is due upon receipt of invoice; service cannot be delivered for delinquent accounts. OATS Transit reserves the right to renegotiate the rate should unforeseen circumstances (such as significant increase in fuel costs) arise.

4. The estimated total amount of compensation for services to be provided under this Agreement is (state specific dollar amount and explanation): $ 82,500.00 for approx 1032 hours of service, Mon - Fri.

5. If service is to be provided by OATS Transit on more than one day, the Contracting Party agrees to schedule OATS Transit service for any particular date at least twenty-four (24) hours in advance. Scheduling will be done through your OATS Transit regional office.

6. Unless otherwise noted below under item nine, OATS Transit will not provide service on the following 13 holidays: New Years Day; Martin Luther King, Jr. Day; Presidents Day; Memorial Day; Juneteenth; 4th of July; Labor Day; Columbus/ Indigenous Peoples Day; Veterans Day; Thanksgiving; the Day After Thanksgiving; Christmas Eve and Christmas Day. Should a holiday fall on a Saturday, the preceding Friday is recognized; if a holiday falls on a Sunday, the following Monday is recognized.

7. In cases of inclement weather OATS Transit's general policy is to use the public school closings as a guideline; however, the final decision rests with the OATS Transit driver. Should weather, or other unforeseen events, necessitate the cancellation of service, the Contracting Party will be notified.

8. This Agreement may be terminated by either party by providing thirty (30) days written notice to the other party.

9. Special conditions which apply to this Agreement are as follows *(specify "none" if none apply)*:
   Vesper staff will email OATS office any changes to the daily transportation route by 2:30 pm the day before. New Clients and or address changes will need to be emailed to OATS office at least 48 business hours in advance. OATS vehicles will be parked at the FUMC in Blue Springs. Vesper Hall is closed on Veterans Day. OATS will provide door to door or curb to curb transportation for residents 60+ or 18-59 with a disability within Blue Springs City limits to and from Vesper Hall.

Contracting Party

By: _____
Christine Cates, City Administrator

Approved as to form: Jennifer M. Baird
Jennifer Baird, City Attorney

Agency Email: _____

Date: _____

OATS, Inc.

By: Dorothy Yeager (BAC)
Dorothy Yeager, Executive Director

Date: 8/25/25 Regional Director Initials: BAC

Funding Source Code: 70-U-3034

Charter: Does this service support OATS program purposes?
- [x] YES – Not considered charter; no further action required.
- [ ] NO – Contact Home Office for instructions

Resolution No. 69-2025

A RESOLUTION APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND OATS, INCORPORATED, DBA OATS TRANSIT FOR COMMUNITY TRANSPORTATION

WHEREAS, the City of Blue Springs has contracted OATS, Incorporated, dba OATS Transit, to allow for transportation services for individuals 60 years and older and disabled adults ages 18-59 throughout Blue Springs city limits; and

WHEREAS, OATS, Incorporated, dba OATS Transit, will charge $80 per hour for transportation services to and from various locations within Blue Springs city limits on Tuesdays, Wednesdays, and Thursdays; and

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 OATS, Incorporated, dba OATS Transit, for community transportation in the amount of $76,977. 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 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

Transit Agreement for Services

G-702
Rev: 3/20/24

This agreement is entered into by **City of Blue Springs - In Town** located at 903 W Main St., Blue Springs, MO 64015 816-226-9121, hereinafter known as the "**Contracting Party**" and OATS, Inc., 2501 Maguire Blvd, Ste 101, Columbia, MO 65201, a general not-for-profit corporation organized under the Laws of the State of Missouri, hereinafter known as OATS Transit.

The Contracting Party and OATS Transit hereby agree as follows:

1. This Agreement becomes effective on 10/1/2025 and terminates on 9/30/2026.

2. OATS Transit agrees to transport the Contracting Party to and from **Various Locations** for the purpose of Various Purposes. Scheduling of requested services is dependent upon vehicle and driver availability. OATS Transit will strive to fill all requests made, but makes no guarantee of service availability unless service is of a routine and recurring nature and specific commitment has been made by OATS Transit that service will be made available. Note: In rural areas, OATS Transit is a general public transportation provider and therefore routes are published and open to the public.

3. OATS Transit will invoice the Contracting Party for services rendered by the tenth (10th) day of the following month, and the Contracting Party will pay OATS Transit at a rate of $ **80.00** per **Hour**. Payment is due upon receipt of invoice; service cannot be delivered for delinquent accounts. OATS Transit reserves the right to renegotiate the rate should unforeseen circumstances (such as significant increase in fuel costs) arise.

4. The estimated total amount of compensation for services to be provided under this Agreement is (state specific dollar amount and explanation): $ 76,977.00 for appx. 1031 hours minus $5583.00.

5. If service is to be provided by OATS Transit on more than one day, the Contracting Party agrees to schedule OATS Transit service for any particular date at least twenty-four (24) hours in advance. Scheduling will be done through your OATS Transit regional office.

6. Unless otherwise noted below under item nine, OATS Transit will not provide service on the following 13 holidays: New Years Day; Martin Luther King, Jr. Day; Presidents Day; Memorial Day; Juneteenth; 4th of July; Labor Day; Columbus/ Indigenous Peoples Day; Veterans Day; Thanksgiving; the Day After Thanksgiving; Christmas Eve and Christmas Day. Should a holiday fall on a Saturday, the preceding Friday is recognized; if a holiday falls on a Sunday, the following Monday is recognized.

7. In cases of inclement weather OATS Transit's general policy is to use the public school closings as a guideline; however, the final decision rests with the OATS Transit driver. Should weather, or other unforeseen events, necessitate the cancellation of service, the Contracting Party will be notified.

8. This Agreement may be terminated by either party by providing thirty (30) days written notice to the other party.

9. Special conditions which apply to this Agreement are as follows *(specify "none" if none apply)*:
   OATS will provide door to door or curb to curb transportation for residents 60+ within Blue Springs City Limits. Vesper Administrator will qualify residents that are 18-59 with a disability. Transportation will be provided on Tuesday, Wednesday, and Thursday each week from 10:00 am to 2:00 pm.
   There is a $3.00 per stop co-pay which is deducted from the monthly invoice.

Contracting Party

By: _____
Christine Cates, City Administrator

Approved as to form: Jennifer M. Baird
Jennifer Baird, City Attorney

Agency Email: _____

Date: _____

OATS, Inc.

By: Dorothy Yeager (BRL)
Dorothy Yeager, Executive Director

Date: 6/25/25 Regional Director Initials: BRL

Funding Source Code: 70-U-7778

Charter: Does this service support OATS program purposes?
☑ YES – Not considered charter; no further action required.
☐ NO – Contact Home Office for instructions

Resolution No. 70-2025

A RESOLUTION APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND OATS, INCORPORATED, DBA OATS TRANSIT, FOR TRANSPORTATION FOR VARIOUS DAY TRIPS

WHEREAS, the City of Blue Springs has contracted with OATS, Incorporated, dba OATS Transit, to allow for transportation to and from Vesper Hall for various day trips for patrons 60 years and older; and

WHEREAS, OATS, Incorporated, will charge $80 per hour for transportation to various attractions throughout the Kansas City metro; and

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 OATS, Incorporated, dba OATS Transit for transportation for various day trips in the amount of $9,880. 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 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

Transit Agreement for Services

G-702
Rev: 3/20/24

This agreement is entered into by **Vesper Hall Day Trips** located at 400 NW Vesper Street, Blue Springs, MO 64014 (816) 228-0181, hereinafter known as the "**Contracting Party**" and OATS, Inc., 2501 Maguire Blvd, Ste 101, Columbia, MO 65201, a general not-for-profit corporation organized under the Laws of the State of Missouri, hereinafter known as OATS Transit.

The Contracting Party and OATS Transit hereby agree as follows:

1. This Agreement becomes effective on 10/1/2025 and terminates on 9/30/2026.

2. OATS Transit agrees to transport the Contracting Party to and from **Various Locations** for the purpose of Various Activities. Scheduling of requested services is dependent upon vehicle and driver availability. OATS Transit will strive to fill all requests made, but makes no guarantee of service availability unless service is of a routine and recurring nature and specific commitment has been made by OATS Transit that service will be made available. Note: In rural areas, OATS Transit is a general public transportation provider and therefore routes are published and open to the public.

3. OATS Transit will invoice the Contracting Party for services rendered by the tenth (10th) day of the following month, and the Contracting Party will pay OATS Transit at a rate of $ **80.00** per **Hour**. Payment is due upon receipt of invoice; service cannot be delivered for delinquent accounts. OATS Transit reserves the right to renegotiate the rate should unforeseen circumstances (such as significant increase in fuel costs) arise.

4. The estimated total amount of compensation for services to be provided under this Agreement is (state specific dollar amount and explanation): **$ 9,880.00 approx. 123 hours of service.**

5. If service is to be provided by OATS Transit on more than one day, the Contracting Party agrees to schedule OATS Transit service for any particular date at least twenty-four (24) hours in advance. Scheduling will be done through your OATS Transit regional office.

6. Unless otherwise noted below under item nine, OATS Transit will not provide service on the following 13 holidays: New Years Day; Martin Luther King, Jr. Day; Presidents Day; Memorial Day; Juneteenth; 4th of July; Labor Day; Columbus/ Indigenous Peoples Day; Veterans Day; Thanksgiving; the Day After Thanksgiving; Christmas Eve and Christmas Day. Should a holiday fall on a Saturday, the preceding Friday is recognized; if a holiday falls on a Sunday, the following Monday is recognized.

7. In cases of inclement weather OATS Transit's general policy is to use the public school closings as a guideline; however, the final decision rests with the OATS Transit driver. Should weather, or other unforeseen events, necessitate the cancellation of service, the Contracting Party will be notified.

8. This Agreement may be terminated by either party by providing thirty (30) days written notice to the other party.

9. Special conditions which apply to this Agreement are as follows *(specify "none" if none apply)*:
   OATS will require a 2 week notice for the need of 1 or 2 vehicles (2nd vehicle based on driver and vehicle availability). We will require 1 week notice for name and demographics of riders going on trip.

Contracting Party

By: _____
Christine Cates, City Administrator

Approved as to form: Jennifer M. Baird
Jennifer Baird, City Attorney

Agency Email: _____

Date: _____

OATS, Inc.

By: Dorothy Yeager (BM.)
Dorothy Yeager, Executive Director

Date: 9-25-25 Regional Director Initials: BM.

Funding Source Code: 70-U-3731

Charter: Does this service support OATS program purposes?
- [x] YES – Not considered charter; no further action required.
- [ ] NO – Contact Home Office for instructions

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 12, 2025

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

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

ISSUE/REQUEST

Adopt a Resolution approving Task Order #17 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Construction Inspection Services for the TAP-9901(447) Hwy 7 – Pedestrian Improvements Project ST-43 for a total amount of $330,608.

BACKGROUND/JUSTIFICATION

The Hwy7 – Pedestrian Improvements Project will involve the placement of sidewalk and ADA compliant signals along State Route 7 Highway from 40 Highway to Liggett Rd.

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

Cochran will provide Professional Engineering and Construction Inspection Services for Hwy 7 Pedestrian Improvements Project through the following phases:

- Phase A: Topographic Survey Phase
- Phase B: Preliminary Design Phase
- Phase C: Final Design Phase
- Phase D: Bidding Phase
- Phase E: Construction Phase

This work will include ADA compliance assessment with pedestrian signal upgrade plans, a preliminary design submission for the City for review and comment, easement document preparation for the final design, coordination with utilities that will be affected by the project, providing the city with project manuals and plans for bidding purposes, as well as serving as the City's representative for administering the terms of the construction contract. Cochran will provide on-site inspection services to inspect progress and quality of work, ensuring that the work conforms to the contract documents.

These improvements are necessary for the safety of citizens and the City's commitment to the improvement of the 7 Highway Corridor.

FINANCIAL IMPACT

Contractor:	SC Engineering, LLC, dba Cochran
Amount of Request/ Contract:	$330,608
Amount Budgeted:	$ 0
Budget Year:	FY 2024-25

Funding Source/Account #:	310-72000-543100 ST-43
Account Balance:	$0 Date: 8/18/2025
Additional Funds Needed:	Possible Budget Amendment in September

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 16, 2024	December 31, 2028
Years and Months Contract in effect	**Number of times renewable**
3 years, 3 months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Task Order #17 attached as Exhibit A.

REVIEWED BY:

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

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Certificate of Insurance:	☐	On File
E-Verify Affidavits:	☐	On File
E-Verify proof of enrollment:	☐	On File
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	On File

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	On File
Bid/RFP/RFQ: (submit all)	☐	N/A – Task Order
Bid/RFP/RFQ Tabulation:	☐	N/A – Task Order
Bid Waiver: (less than three bids)	☐	N/A – Task Order
Contractor address and email:	☒	SC Engineering, LLC, dba Cochran ATTN: David Christensen 618 SW 3rd Street Lee's Summit, MO 64063 david@cochraneng.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 71-2025

A RESOLUTION APPROVING TASK ORDER #17 TO CONTRACT NO. 2024-166 WITH SC ENGINEERING, LLC DBA COCHRAN FOR PROFESSIONAL ENGINEERING AND CONSTRUCTION INSPECTION SERVICES FOR HWY 7 – PEDESTRIAN IMPROVEMENTS PROJECT ST - 43

WHEREAS, the City wishes to make further sidewalk improvements to the portion of Hwy 7 between 40 Highway and Liggett Road; and

WHEREAS, these improvements are necessary for the safety of citizens and the City's commitment to the improvement of the 7 Highway Corridor; and

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

WHEREAS, the City of Blue Springs will receive a $2,500,000 Federal Grant for 80 percent (80%) of the construction costs of the sidewalk improvements; and,

WHEREAS, the City of Blue Springs is responsible for $500,000, a 20 percent (20%) match of construction costs of the sidewalk improvements

WHEREAS, Cochran will provide Professional Engineering and Construction Inspection Services for the project at a cost of $330,608; and,

WHEREAS, Cochran will provide Professional Engineering and Construction Inspection Services for the Hwy 7 Pedestrian Improvements Project, including survey, design, bidding, and on-site inspection services.

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

Section 1. The City Administrator is hereby authorized to enter into a contract with SC Engineering, LLC dba Cochran for Professional Engineering and Inspection Services for the Hwy 7 – Pedestrian Improvements Project in the amount of $330,608. 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

CONTRACT NO. 2024-166	TASK ORDER NO. 17	TASK ORDER EFFECTIVE DATE: SEPTEMBER, 2025	TASK ORDER TERMINATION DATE: DECEMBER 31, 2028
CITY		**CONSULTANT**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**		**SC Engineering, LLC, dba Cochran** **618 SW 3rd Street** **Lee's Summit, MO 64063**	
Attention: Dennis Dovel		Attention: David Christensen, Vice President	
Department: Administration		Phone: (314) 220-7016	
Phone: (816) 228-0111			

TASK ORDER

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

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

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

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

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

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

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

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

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

SC ENGINEERING, LLC, DBA COCHRAN	**CITY OF BLUE SPRINGS, MISSOURI**
	
David Christensen, Vice President	Christine Cates, City Administrator

EXHIBIT 1
Task Order #17 - Scope of Services

Hwy 7 - Pedestrian Improvements – Lump Sum Proposal:

The purpose of this Lump Sum Proposal is to provide Professional Engineering and Construction Inspection Services for the **TAP-9901(447) Hwy 7 – Pedestrian Improvements Project** (i.e. south phase), extending from Highway 40 to Liggett Road. These services will be delivered in accordance with the attached Project Cost Estimate, dated June 20, 2025, incorporated herein as attachment A.

SCOPE OF SERVICES:

A. Topographic Survey Phase:

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

B. Preliminary Design Phase:

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

C. Final Design Phase:

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

- Pedestrian Signal upgrade plans and specifications.
- Final cross-sections of the proposed improvements at 50 foot intervals.
- Traffic handling and detouring plan with signage.
- A complete set of contract documents and technical specifications including tabulation of bid quantities and current prevailing wage rates.

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

D. Bidding Phase:

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

E. Construction Phase:

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

FEE:

1. The total amount of fee to be paid for the Scope of Services, Items A thru D – "Design and Bidding Phase Services" as outlined in this proposal shall be a lump sum fee of $188,919.00.

2. The total amount of fee to be paid for the Scope of Services, Item E – "Construction Phase Services" as outlined in this proposal shall be a lump sum fee of $141,689.00.

ATTACHMENT A

Project Cost Estimate

City of Blue Springs

Hwy 7 - Pedestrian Improvements - Hwy 40 to Ligget Road (South Phase)

No.	Description	Unit	Quantity	Unit Cost	Cost
1	Construction Mobilization	LS	1	185,000.00	$185,000.00
2	Removal of Improvements	LS	1	138,000.00	$138,000.00
3	Linear Grading	STA	144	1,800.00	$259,200.00
4	ADA Concrete Sidewalk	SF	92,250	9.00	$830,250.00
5	Concrete Curb & Gutter	LF	3,500	45.00	$157,500.00
6	Driveway Approaches/Entrances	SF	14,280	15.00	$214,200.00
7	Pedestrian Signal Upgrades	EA	20	18,000.00	$360,000.00
8	Construction Traffic Control	LS	1	65,000.00	$65,000.00
9	Restoration	LS	1	78,000.00	$78,000.00

Project Notes:

1. Project total length - approx. 1.9 miles (Hwy 40 to Ligget)
2. New ADA compliant sidewalks both sides
3. Approx. 5,000 LF of existing sidewalk to remain

Construction Sub-Total	$2,287,150
18% Contingency	$411,687
STP Project Total =	**2,698,837**
Federal Share @ 80% =	**2,159,070**
Local Share @ 20% =	**539,767**
Surveying/Design Engineering Services	**$188,919**
Const. Admin./Inspection/Testing	**141,689**
City Expenditure (STP 20% Share + Engineering) **=**	**$870,375**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 21, 2025 **CONTRACT NO. 2024-166 Task Order #18**

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

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

ISSUE/REQUEST

Adopt a Resolution approving Task Order #18 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the E. Wyatt Street Phase 2 Improvements – Roundabout at ADP and Wyatt for a total amount of $231,333; CIP ST - 18

BACKGROUND/JUSTIFICATION

The City previously entered into a contract with Affinis Engineering (Contract No. 2023-088.1R) to provide design work for the improvements on Wyatt Road from 7 Highway to Adams Dairy Parkway. On October 21, 2024, City Council approved an On-Call Consulting Services Contract with SC Engineering, LLC dba Cochran (Cochran) for engineering consulting services.

With the turnover in staff in the City's engineering department, staff reached out to Cochran Engineering to review the plans submitted by Affinis. Phase 1 of the E. Wyatt Road Improvements project was approved with Task Order #12 at the May 5, 2025 City Council Meeting. Phase 1 is currently completing design and is scheduled for bidding in November 2025 with construction starting in Spring 2026. The construction will include widening of the road where appropriate, construction of new sidewalks on the north side within existing right of way, the installation of concrete curb, new asphalt, and street lighting from Hwy 7 to Adams Dairy Parkway.

Phase 2 design will include the acquisition of right-of-way as needed as well as the design work for construction of the new single-land Roundabout at the E. Wyatt and Adams Dairy Parkway Intersection and construction inspection and testing during the construction phase. Cochran Engineering provided a cost for design, testing and inspection of this phase at $231,333. Staff recommends approval of the contract.

FINANCIAL IMPACT

Contractor:	SC Engineering, LLC dba Cochran
Amount of Request/ Contract:	$231,333
Amount Budgeted:	$0
Budget Year:	FY 2024-25
Funding Source/Account #:	310-72000-543100 ST-18 Reserve PO# 24-0990
Account Balance:	$4,927,780 Date: 9/2/2025

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 17, 2025	August 31, 2027
Years and Months Contract in effect	**Number of times renewable**
Two years, 3 months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Task Order #18 attached as Exhibit A.

REVIEWED BY:

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

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Certificate of Insurance:	☐	On File
E-Verify Affidavits:	☐	On File
E-Verify proof of enrollment:	☐	On File
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	On File

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	On File
Bid/RFP/RFQ: (submit all)	☐	N/A – Task Order
Bid/RFP/RFQ Tabulation:	☐	N/A – Task Order
Bid Waiver: (less than three bids)	☐	N/A – Task Order
Contractor address and email:	☒	SC Engineering, LLC, dba Cochran ATTN: David Christensen 618 SW 3rd Street Lee's Summit, MO 64063 david@cochraneng.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 72-2025

A RESOLUTION APPROVING TASK ORDER #18 TO CONTRACT NO. 2024-166 WITH SC ENGINEERING, LLC DBA COCHRAN FOR E. WYATT ROAD IMPROVEMENTS PHASE 2 CIP ST-18

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

WHEREAS, the City approved Phase 1 of the E. Wyatt Road Improvements with Task Order #12 on May 5, 2025, which is under design and scheduled for construction starting in Spring 2026; and

WHEREAS, staff recommends entering into a Task Order with Cochran for Professional Engineering and Inspection Services for the E. Wyatt Road Phase 2 Improvements with a project end date of December 31, 2027.

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 Task Order #18 to Contract No. 2024-166 in the amount of $231,333 with SC Engineering, LLC dba Cochran for Professional Engineering and Inspection Services for the E. Wyatt Road Phase 2 Improvements. A copy of the proposed Task Order #18 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

EXHIBIT A

CONTRACT NO. 2024-166	TASK ORDER NO. 18	TASK ORDER EFFECTIVE DATE: SEPTEMBER 18, 2025	TASK ORDER TERMINATION DATE: DECEMBER 31, 2027
CITY		**CONSULTANT**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**		**SC Engineering, LLC, dba Cochran** **618 SW 3rd Street** **Lee's Summit, MO 64063**	
Attention: Dennis Dovel		Attention: David Christensen, Vice President	
Department: Administration		Phone: (314) 220-7016	
Phone: (816) 228-0111			

TASK ORDER

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

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

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

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

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

3. **Term**. Consultant shall begin work pursuant to this Task Order upon its Effective Date and all work shall be completed by December 31, 2026.

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

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

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

SC ENGINEERING, LLC, DBA COCHRAN	**CITY OF BLUE SPRINGS, MISSOURI**
	
David Christensen, Vice President	Christine Cates, City Administrator

EXHIBIT 1
Task Order #18 - Scope of Services

E. Wyatt Street Improvements – Phase 2 Project – Lump Sum Proposal:

The purpose of this Lump Sum Proposal is to provide Professional Engineering and Inspection Services for the ***E. Wyatt Street Phase 2 Improvements***, specifically the construction of a single-lane roundabout at the intersection of E. Wyatt Road and Adams Dairy Parkway. These services will be performed in accordance with the attached Project Cost Estimate, dated August 18, 2025

Phase 1 Improvements - *currently under design and scheduled for construction starting in the Spring 2026*, scope includes:

- New sidewalks on the north side, where none currently exist, within existing ROW, from Hwy 7 to Adams Dairy Parkway.
- Installation of concrete curb for a 28' wide pavement from 3rd Street to Adams Dairy Parkway (see attached cross section), within existing ROW. Note: the roadway cross section from Hwy 7 to just west of 3rd Street (i.e. existing 35' wide pavement) will remain in-place.
- New asphalt pavement from Hwy 7 to Adams Dairy Parkway.
- Street Lighting on the north side from Hwy 7 to Adams Dairy Parkway. *Note: this was not included in the original project.*

Phase 2 Improvements will include:

- Acquisition of right-of-way as needed for the new single-lane Roundabout at the E. Wyatt and Adams Dairy Parkway Intersection.
- Construction of a single-lane Roundabout at the E. Wyatt and Adams Dairy Parkway intersection.

Phase 3 Improvements to include:

- Acquisition of right-of-way as needed for sidewalks and driveway approaches on the south side, where none currently exist, from Hwy 7 to Adams Dairy Parkway.
- Construction of sidewalks on the south side, where none currently exist.
- Construction of driveway approaches on the south side to tie-in to new sidewalks.

SCOPE OF SERVICES:

A. Topographic Survey Phase:

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

B. Preliminary Design Phase:

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

C. Final Design Phase:

1. Right-of-Way and/or Easement Document Preparation - after notification of approval of the preliminary plans from the City, Cochran shall prepare right-of-way documents, temporary easement and/or permanent easement documents, as needed.
2. The final design shall include at a minimum the following information, and shall include the other actions as described:
   - Cover sheet with location map, sheet index, and legend of symbols.
   - Plan and profile sheet showing existing topography, the proposed improvements, existing utilities and relocations, if required, construction limits, profile grade line, and incorporate all review comments from the City.
   - Typical roundabout and roadway cross sections.
   - Storm sewer plans and specifications
   - Streetlighting plans and specifications.
   - Final cross-sections of the proposed improvements at 50 foot intervals.
   - Traffic handling and detouring plan with signage.
   - A complete set of contract documents and technical specifications including tabulation of bid quantities and current prevailing wage rates.
3. Submit final sidewalk and roadway plans and specifications to the City for review and approval.
4. Incorporate final comments from the City into the plans and specifications.
5. Utilities: we will contact all utilities that may be affected by this project and provide them with the roundabout and roadway improvement plans to help facilitate the utility relocations if needed.
6. Provide a final estimate of anticipated construction costs.

D. Bidding Phase:

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

E. Construction Phase:

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

FEE:

1. The total amount of fee to be paid for the Scope of Services, Items A thru D – "Design and Bidding Phase Services" as outlined in this proposal shall be a lump sum fee of $132,190.00.

2. The total amount of fee to be paid for the Scope of Services, Item E – "Construction Phase Services" as outlined in this proposal shall be a lump sum fee of $99,143.00.

ATTACHMENT

Project Cost Estimate

City of Blue Springs

Roundabout - E. Wyatt Road and Adams Dairy Pkwy

No.	Description	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	115,000.00	$115,000.00
2	Removal of Improvements	LS	1	75,000.00	$75,000.00
3	Unclassified Excavation	CY	2,500	30.00	$75,000.00
4	Embankment in Place	CY	4,500	12.00	$54,000.00
5	Storm Sewer	LF	600	175.00	$105,000.00
6	Storm Structures	EA	10	8,500.00	$85,000.00
7	Utility Relocation Allowance (water, electric, etc.)	LS	1	150,000.00	$150,000.00
8	Type 5 Aggregate For Base (4")	SY	3,200	6.00	$19,200.00
9	Stamped Red Concrete Pavement (8")	SY	450	145.00	$65,250.00
10	Concrete Pavement (10")	SY	2,200	125.00	$275,000.00
11	Raised Concrete Island 6" Thick	SF	1,800	8.00	$14,400.00
12	Concrete Curb and Gutter	LF	920	40.00	$36,800.00
13	Concrete Vertical Curb	LF	250	35.00	$8,750.00
14	Concrete Mountable Curb	LF	365	30.00	$10,950.00
15	ADA Concrete Sidewalk	SF	4,500	10.00	$45,000.00
16	Asphalt Pavement	TON	600	95.00	$57,000.00
17	Pavement Marking	LS	1	8,500.00	$8,500.00
18	Street Lighting	EA	8	11,500.00	$92,000.00
19	Permanent Signage	LS	1	30,000.00	$30,000.00
20	Restoration	LS	1	55,000.00	$55,000.00
21	Construction Traffic Control	LS	1	60,000.00	$60,000.00

Project Notes:

1. **This estimate does not include ROW Acquisition**

Construction Sub-Total	$1,436,850
15% Contingency	$215,528
Survey & Eng. Design @ 8%	$132,190
Const. Inspection/Testing	$99,143
Project Total =	**$1,883,710**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 9, 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 North Blue Springs Community Improvement District.

BACKGROUND/JUSTIFICATION

The North Blue Springs Community Improvement District (CID) was established on May 20, 2019, by Ordinance No. 4824 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 Bylaws set forth that Successor Directors shall serve for a term of four years. By its Resolution No. 2025-6 (attached), the North Blue Springs CID Board of Directors nominates and the Mayor appoints the following to serve as Successor Directors:

a. William Cosentino – August 24, 2025 – August 23, 2029
b. Paula Consentino – August 24, 2025 – August 23, 2029
c. Christine Cates – August 24, 2025 – August 23, 2029

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
August 24, 2025	August 23, 2029
Years and Months Contract in effect	**Number of times renewable**
4 years	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

North Blue Springs Community Improvement District

LIST OF REFERENCE DOCUMENTS ATTACHED

1. North Blue Springs CID Board Resolution No. 2025-6
2. Resolution appointing Successor Directors

REVIEWED BY:

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

NORTH BLUE SPRINGS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-6

NOMINATE SUCCESSOR DIRECTORS

WHEREAS, by Ordinance No. 4824, adopted and approved on May 20, 2019 (the "Approving Ordinance"), the City Council approved a certain petition (the "Petition") and established the North Blue Springs Community Improvement District Community Improvement District (the "District") as a political subdivision of the State of Missouri, all pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the "CID Act");

WHEREAS, the Petition states that each Director shall serve a four (4) year term or until his/her successor director is appointed in accordance with the Petition;

WHEREAS, the CID Act and the Petition provides for the Mayor to appoint Successor Directors of the CID, with the consent of the City Council;

WHEREAS, William Cosentino, Paula Cosentino, and Christine Cates current 4-year terms are set to expire on August 23, 2025; and

WHEREAS, the CID's Board of Directors hereby submits to the Mayor nominations for Successor Directors, in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH BLUE SPRINGS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. The Board of Directors hereby submits to the Mayor and the City Council the following nominees to serve as Successor Directors of the CID:

(a) William Cosentino, to serve a new four-year term, with the term commencing on 8/24/2025 and expiring on 8/23/2029.

(b) Paula Cosentino, to serve a new four-year term, with the term commencing on 8/24/2025 and expiring on 8/23/2029.

(c) Christine Cates, to serve a new four-year term, with the term commencing on 8/24/2025 and expiring on 8/23/2029.

PASSED, by the Board of Directors of the North Blue Springs Community Improvement District on August 21, 2025.

Dante Cosentino, Executive Director

Resolution No. 73-2025

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

WHEREAS, the City of Blue Springs City Council passed Ordinance 4824 on May 20, 2019, creating the North 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 Petition provides that the Successor Directors shall be representatives of owners of property within the district; and

WHEREAS, the nominees have been provided in writing as representatives of owners of property within the district; 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 CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That the following persons are hereby appointed to the North Blue Springs Community Improvement District, each term to commence effective August 24, 2025 for the designated terms:

a. William Cosentino – August 24, 2025 – August 23, 2029
b. Paula Consentino – August 24, 2025 – August 23, 2029
c. Christine Cates – August 24, 2025 – August 23, 2029

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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

2025RES

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 18, 2025

SUBMITTED BY: Amy Willyard **DEPARTMENT: Human Resources**

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

ISSUE/REQUEST

Adopt a Resolution adopting the 2025 Wage Reopener Amendment to the labor agreement with the Communication Workers of America Local 6363 for communication workers.

BACKGROUND/JUSTIFICATION

In September 2022, the City Council approved a 3-year labor agreement with the Communication Workers of America Local 6360 (CWA) for communications officers. This labor agreement allows for the CWA to request an annual discussion regarding wages.

In April 2025, the CWA proposed wage adjustments. The City's negotiating committee consisted of City Administrator Christine Cates, Police Chief Bob Muenz, and Human Resources Director Amy Willyard. Attorney Jeff Place once again served as the City's outside special counsel for these wage discussions.

The wage adjustments include raising the entry wage to $20 hourly. In addition, a Shift Team Lead position has been created.

The City received notification in August from the CWA that the wage amendment was approved by its membership.

FINANCIAL IMPACT

Contractor:	N/A
Amount of Request/ Contract:	N/A
Amount Budgeted:	Annual Budget includes funding for this wage reopener.
Budget Year:	FY 2025-26
Funding Source/Account #:	100-2xxxxx-51xxxx
Account Balance:	N/A Date: 9/10/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
September 17, 2025	September 1, 2027
Years and Months Contract in effect	**Number of times renewable**
Two Years	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 CWA Memorandum of Agreement attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Amy Willyard***	Budget: ***Lori Turner***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

Resolution No. 74-2025

A RESOLUTION APPROVING AN A WAGE AMENDMENT WITH THE COMMUNICATION WORKERS OF AMERICA LOCAL 6360, FOR COMMUNICATIONS OFFICERS

WHEREAS, the State of Missouri provides the right of collective bargaining for groups of employees such as communications officers for the City of Blue Springs; and

WHEREAS, representatives from Communications Workers of America (CWA) Local 6360 and the City have met, bargained in good faith and discussed wages and mutually agreeable language for a wage amendment for the bargaining unit consisting of communications officers; and

WHEREAS, the City has been notified that the members of the bargaining unit have voted in the affirmative to approve the wage amendment which is attached hereto as Exhibit "A" and the CWA Local 6360 now requests that the City Council consider approving same; and

WHEREAS, the City Council has reviewed this agreement with members of management and its legal counsel.

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

Section 1. The City Administrator has the authority and is hereby authorized to enter into a wage amendment with the Communication Workers of America Local 6360, covering the terms and conditions of employment contained therein, and no other terms and conditions. A copy of the proposed wage amendment is attached hereto as Exhibit A and is incorporated herein.

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

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 17th day of September 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Megan Rodgers, Deputy City Clerk

EXHIBIT A

Memorandum of Agreement

City of Blue Springs and CWA Local 6360

The undersigned parties hereby agree to amend their 2022-2027 labor agreement effective October 1, 2025 as follows:

1. Replace the final two years of the Wage Table included at Appendix A with the following:

Step	FY 25-26	FY 26-27
0	$ 20.00	$ 20.30
1	$ 20.60	$ 20.91
2	$ 21.22	$ 21.54
3	$ 21.85	$ 22.18
4	$ 22.51	$ 22.85
5	$ 23.19	$ 23.53
6	$ 23.88	$ 24.24
7	$ 24.60	$ 24.97
8	$ 25.34	$ 25.72
9	$ 26.10	$ 26.49
10	$ 26.88	$ 27.28
11	$ 27.68	$ 28.10
12	$ 28.52	$ 28.94
13	$ 29.37	$ 29.81
14	$ 30.25	$ 30.71
15	$ 31.16	$ 31.63
16	$ 32.09	$ 32.58
17	$ 33.06	$ 33.55
18	$ 34.05	$ 34.56

2. Add a new Section 8.08 to read as follows:

Section 8.08. Shift Leads

There shall be one Shift Lead position on each of the four shifts. The Shift Lead will serve as an overall resource to the other members of the shift to provide guidance and assistance as needed. The Shift Lead will be responsible for providing oversight to ensure compliance with the City's expectations. The Shift Lead will provide guidance and direction to co-workers and will be responsible for accurately reporting any issues to the Dispatch Supervisor or higher-level management. The Shift Lead will not have any responsibility for discipline or disciplinary decision-making.

The City will post notices for any Shift Lead opening and will have the right to select the most qualified candidate from among all applicants. Management will consider knowledge, experience, interpersonal skills, leadership ability, job performance, and seniority when selecting the successful applicant. Employees selected to serve as Shift Lead will move to the lowest step on the Shift Lead pay scale that results in a pay increase of at least five percent (5%).

Employees serving as a Shift Lead may opt to return to a regular Communication Officer position at any time, either on the shift they are already on or by bidding to a position on another shift that already has a Lead. The City may also opt to return a Shift Lead to their regular Communication Officer position at any time, at its sole discretion. Employees returning to the Communication Officer position will return to the pay step they would have occupied at that time had they remained consistently in their Communication Officer position.

The City will not be required to fill any open Shift Lead slot in the schedule through step-up (e.g. when the regular Shift Lead is ill, on vacation, or absent for other reasons).

3. Add a new Wage Table to Appendix A for the Shift Lead position, as follows:

Step	FY 25-26	FY 26-27
0	$ 21.40	$ 21.72
1	$ 22.04	$ 22.37
2	$ 22.70	$ 23.04
3	$ 23.38	$ 23.74
4	$ 24.09	$ 24.45
5	$ 24.81	$ 25.18
6	$ 25.55	$ 25.94
7	$ 26.32	$ 26.71
8	$ 27.11	$ 27.52
9	$ 27.92	$ 28.34
10	$ 28.76	$ 29.19
11	$ 29.62	$ 30.07
12	$ 30.51	$ 30.97
13	$ 31.43	$ 31.90
14	$ 32.37	$ 32.85
15	$ 33.34	$ 33.84
16	$ 34.34	$ 34.86
17	$ 35.37	$ 35.90
18	$ 36.43	$ 36.98

So agreed this ____ day of September, 2025.

Christine Cates
City Administrator

Tom Gebken
President

Tom Gebken

On behalf of
The City of Blue Springs

On behalf of
CWA Local 6360

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 9, 2025

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

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

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Bryan Rahn of Ward Development, on behalf of the property owner, George T. Ward Builders, INC., for consideration to rezone from "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) (RZ-06-25-9623) for the 6.28 +/- acre property located at northeast corner of NW 19th Street and NW Mock Avenue for West Gate Villas (PDC-06-25-9624). Upon conclusion of the public hearing a Bill rezoning West Gate Villas and approving a Planned Development Concept Plan will be ready for introductions and readings.

BACKGROUND/JUSTIFICATION

The applicant is proposing an Independent Senior Living Community consisting of 46 total single level apartment units. The proposed development will consist of eleven (11) single-story four-plex buildings and one (1) duplex. The proposed development will have a community clubhouse, an amenity area, and internal sidewalks. The proposed development will include a mix of units with attached one-car garages, while the units along the south side of the development will feature off-street parking spaces located directly in front of each unit. The units will incorporate a combination of brick, stone, and vinyl siding. The development proposes two (2) points of access to West Gate Villas. One access point is located on the north side of the site with full access to NW South Outer Road. The second point of access is located on the south side of the site with full access to NW Mock Avenue. Internal streets are proposed as private, with the developer responsible for the maintenance of all internal streets and sidewalks. West Gate Villas will be completed in a single phase.

The proposed 6.28 +/- acre development has a density of 7.0 units per acre, which is lower than the densities envisioned under the 2014 Comprehensive Plan's Corridor Reinvestment designation (Mixed Use-Employment Dominant, Mixed Use-Service/Entertainment Dominant, and High-Density Residential). The project meets the requirement for a minimum of 15% open space through its planned open areas and amenities and includes a retaining wall along the west and south sides of the site.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 18, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-06-25-9623)

Staff recommends approval of the Planned Development Concept Plan (PDC-06-25-9624) with the following four conditions:

1. Approval 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 by the Planned Development Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	September 08, 2025
Action:	Recommended Approval of the Rezoning Aye: 5 No: 2 Recommended Approval of the Planned Development Concept Plan with four conditions Aye: 5 No: 2

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on August 23, 2025; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section—Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by Reference)
2. Bill approving the Rezoning and Planned Development Concept Plan

REVIEWED BY:

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

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 8, 2025 City Council: September 17, 2025
Project Name:	***West Gate Villas***
Site Location:	NE Corner of NW 19th Street and Mock Avenue
Project Request:	**RZ-06-25-9623**; Rezoning from "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) **PDC-06-25-9624**; PD Concept Plan to allow for 46 dwelling units; 11-four plex, 1-two plex, and clubhouse amenity **PP-06-25-9625**; Preliminary Plat for 46 apartment dwelling units, community club house, gazebo with open space located on 6.28 +/- acres.

Applicant: Bryan Rahn | Ward Development
Property Owner: George T. Ward Builders, INC.
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property, "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) located at northeast corner of NW 19th Street and Mock Avenue. The applicant is also requesting approval of a Planned Development (PD) Concept Plan/Preliminary Plat to allow for the development of Independent Senior Living community consisting of 46 apartment dwelling units, community clubhouse, gazebo and open space located on 6.28 +/- acres.

Staff Recommendation: Staff recommends approval of the Rezoning application. Staff also recommends approval of the PD Concept Plan with conditions and Preliminary Plat with conditions, which are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/8/1978	Planning Commission	Approval of Rezoning from Agricultural to "B-2" (General Business/Service Office) (R-5-78)
05/01/1978	City Council	Approval of Rezoning from Agricultural to "B-2" (General Business/Service Office) (R-5-78)
04/01/1996	City Council	Approval of Final Plat West Gate 1st Plat
10/02/1996	City Council	Approval of Final Plat West Gate 2nd Plat Lots 3-4 (ORD 2719)
11/04/1996	City Council	Approval of Final Plat of West Gate, 3rd Plat, Lot 5 (ORD 2732)
07/12/2004	Planning Commission	Approval of Rezoning to Regional Commercial for the land use of auto dealerships (R-6-2004)
07/19/2004	City Council	Approval of Rezoning property from GB (General Business) to RC (Regional Commercial) (ORD 3801)
10/11/2004	Planning Commission	Approval of Conditional Use Permit for a vehicle and equipment sales expansion for Franklin National Suzuki (CU-9-2004)

11/08/2004	Planning Commission	Approval of Final Plat for West Gate 3rd Plat, Lot 5 & 6 approved/ A replat of West Gate 2nd Plat, Lots 3 and West Gate 3rd Plat, Lot 8
11/15/2004	City Council	Approval of Final Plat for West Gate 3rd Plat, Lot 5 & 6 approved/ A replat of West Gate 2nd Plat, Lots 3 and West Gate 3rd Plat, Lot 8 (ORD 3838)
01/10/2005	Planning Commission	Approval of Alternative Sign Review for McCarthy Blue Springs Nissan (ASP-9-2004)
06/05/2006	City Council	Approval of the Final Plat of West Gate 4th Plat, Lots 7, 8, 9, 10 & 11; A replat of West Gate 3rd Plat, Lots 5-6 & West Gate 2nd Plat, Lot 4

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

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Bank and Right of Way/ "I-70"
South:	"SO" (Service Offices)	Office, Small & Vacant
East:	"RC" (Regional Commercial)	Medical offices
West:	"RE" Residential Estates	Assembly, Community

REZONING ANALYSIS

Existing Zoning: "RC" (Regional Commercial)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – R" (Planned Development-Residential)

Proposed Land Use: A 55+ and over community consisting of 11 4-plex buildings, 1-2-plex, (46 units in total) community clubhouse, and gazebo with open space.

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

The Comprehensive Plan designates the subject property as a *Corridor Reinvestment Area,* which is defined as:

Areas along the primary corridors in Blue Springs, outside Neighborhood Centers, Business Hubs, or District Destinations that require strategic investments to improve both the immediate areas as well as the relationship to other potential places elsewhere in the corridors. Priority land uses in these areas include employment or residential uses that can support the other places, or commercial uses that require format, location or access needs that are not compatible with more compact or mixed-use places. Development patterns in Corridor Reinvestment Areas require balancing access and visibility along the

corridor with incremental investment strategies that can restore value to the corridor as a whole.

The Corridor Reinvestment Area are currently developed areas along significant transportation corridors, where specific site and building design must be balanced with transportation functions. General land use to be mapped as future land use would have some specific plans for the following: Mixed Use-Employment Dominant, Mixed Use Service/Entertainment Dominant, High Density Residential, and Open Space.

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

> *There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and provide general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.*
>
> Through the PD, the development will utilize the regulations specified in the standards provided. The proposed building types are most closely related to the "Apartment Complex." An apartment complex is a grouping of apartment buildings in a common development arranged around internal system of streets/internal access, walkways and common open space. The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

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

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

   STAFF RESPONSE: The proposed rezoning is consistent with the City's 2014 Comprehensive Plan, which designates this area as a Corridor Reinvestment area. The Comprehensive Plan designates the subject property for Mixed Use—Employment Dominant, Mixed Use—Service/Entertainment Dominant,

High-Density Residential, and Open Space land uses. The rezoning request is compatible with these designations and promotes reinvestment, supports economic opportunities, and encourages higher-density residential development in proximity to area commercial districts. The proposal supports the long-term vision of the Comprehensive Plan by strengthening land use compatibility in and within the surrounding areas.

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

   STAFF RESPONSE: The intent of the PD-R zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. The proposed rezoning advances this intent by providing opportunities for a variety of residential housing types within a planned framework that emphasizes design quality and compatibility. Staff find the PD-R zoning district supports the intent of the abutting zoning districts by securing the property for residential land uses that are consistent with surrounding development patterns; and supports the City's planning goals.

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

   STAFF RESPONSE: Approval of the rezoning application would establish a precedent for high-quality residential development and is consistent with the intent of the "PD-R" zoning district. This precedent would promote planned development in the corridor and work towards achieving its long term vision. Denial of the rezoning application maintain the current zoning and could delay future development and reinvestment in the site and area, which would limit opportunities to achieve the desired development in the area.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting specified standards and modifications through a PD Concept Plan. The proposed modifications are intended to promote a higher quality development pattern, building type, and design standards for the site. Staff finds the request to be reasonable and consistent with the purpose and intent of a Planned Development and maintains alignment with objectives of the UDC.

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

   STAFF RESPONSE: Staff finds this rezoning will not reduce the ability of the City or other government agencies to provide services, facilities, or programs. The subject property is in a developing area but is already served by municipal infrastructure and public services. Any additional improvements to provide adequate services, including utilities, stormwater, and street improvements will be provided by the developer and will be consistent with City standards and applicable regulations.

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

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

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

   STAFF RESPONSE: The requested zoning change is justified by a change in conditions since the property's original designation. The subject property is currently zoned "RC" (Regional Commercial), and the proposed rezoning reflects updated development patters and land use priorities for the area as identified in the Comprehensive Plan.

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

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

9. The recommendations of professional staff.

   STAFF RESPONSE: Based on the review criteria and supporting findings, staff recommends approval of this rezoning request.

PRELIMINAY PLAT & PD CONCEPT PLAN ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

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

Preliminary Plat

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

Planned Development And Building Type

Standards: All regulations not specified in the provided Planned Development and Building Type Standards for the development shall conform to the requirements for each use or most compatible zoning district as outlined in the City of Blue Springs Unified Development Code in effect at the time of development. The PD and Building Type Standards provided supply the necessary zoning and development standards with modifications to the Blue Springs Unified Development Code. Below is the list of PD Standards for West Gate Villas:

APARTMENT—COMPLEX

	Required	Proposed
Frontage Width	N/A	N/A
Area	MF-10: 4,000 S.F. Min. Per Ground Floor Unit	N/A
Front setback	50 ft minimum on collector; 20 ft minimum on local	20 ft minimum
Side setback	10 ft minimum, 20 ft minimum when adjacent to less intensive zoning district	20 ft minimum
Corner Side setback	10 ft minimum, 20 ft minimum when adjacent to less intensive zoning district	20 ft minimum
Rear setback	20 ft minimum	25 ft minimum
Height	45 feet maximum, up to 3 stories, except up to 65 feet and 5 stories in MF-18 District	Met single story
Frontage Type	Buffer Edge	Buffer Edge
Design and Performance Standards	Building coverage=60% of lot area maximum. Front-loaded and side-loaded garages shall be setback at least 50 feet from collector streets and 20 feet from all other streets. MF-10: 10 units per acre maximum	Building coverage=11% of lot area Density: 7 units per acre

Land Use & Density: The proposed land use for West Gate Villas is Apartment Complex. The Corridor Reinvestment Area of the Comprehensive Plan indicates that the property should be developed with high density residential. The proposed land use is “Multi-Family Housing” with eleven (11) 4-plex units per building and two (2) units per building (single-duplex) for a total of 46 units.

46 units/6.28 acres = 7.32 units per acre

The proposed development has a density of 7.0 dwelling units per acre, which is on the lower end of the range typically associated with multi-family residential development types identified in the Comprehensive Plan.

Housing Balance: The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on

building permit data through the end of May 2025, the current housing balance is 70.50% single-family and 29.62% multi-family (non-single-family). The estimated future balance is 70.64% single-family and 29.36% multi-family based on approved projects that have not been permitted. As of September 2, 2025, an additional 224 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,254 70.50%	52	17,345 70.64%
Multi-Family	6,779 29.62%	0	7,209 29.36%
Total Units	23,033	52	24,554

*Approved, unpermitted units is based on Preliminary Plats or Concept Plans approved since January 2018.
**Estimated future units is existing/permitted units + approved, unpermitted units.

Future units: 17,345 single-family units / 0.70 = 24,778 total units
24,778 – 17,345 single-family units = 7,433 multi-family units
7,433 units – 7119 future units = ***224 multi-family units***

If approved, this development would add to the Multi-Family, Unpermitted Unit count.

Architectural Character: The proposed development consists of eleven (11) single-story four-plex buildings and one (1) duplex, along with a community clubhouse, amenity area, and internal sidewalks. The residential buildings are designed with four-sided architecture incorporating a combination of brick, stone, and vinyl siding. Each unit includes an attached single-car garage with a decorative garage door to enhance the overall architectural character of the site.

Parking: Each Multi-Family Housing unit requires one and half parking spaces per unit. The submitted building elevations shows all units will feature a one-car garage. There is additional parking provided in the driveway.

Land Use	Required	Provided
"Multi-Family"	1.5 spaces per one bedroom unit Total Required for complex 69 spaces	1.5 spaces provided Total Provided for complex 69 spaces
Clubhouse Parking	13 spaces	13 spaces provided 2 ADA spaces

Streets & Sidewalks: The development proposes two (2) points of access to West Gate Villas. One access point is located on the north side of the site with full access to NW South Outer Road, and the second access point is located on the south side of the site with full access to NW Mock Avenue. Internal streets are proposed as private, with the developer responsible for the maintenance of all internal streets and sidewalks.

Pedestrian

Access: The internal pedestrian system consists of 5-foot-wide sidewalks that create a continuous loop throughout the site and provide connections between the apartment buildings. These sidewalks connect to the clubhouse, amenities, and to the two access points.

Traffic: A traffic memo, prepared by a Professional Engineer registered in the State of Missouri, states that the anticipated traffic generated by this development does not warrant a Traffic Impact Study per City of Blue Springs Design and Construction Manual.

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

Sanitary Sewer: Gravity sanitary sewer service is available to the north of the site and has sufficient capacity to accommodate flows from the proposed development. The developer will be responsible for extending sanitary sewer infrastructure within the property to serve the site. Final design will require verification by an engineer or surveyor to ensure that sewer inverted elevations are adequate to provide service.

Signage: All signs will have to be approved with a sign permit. If the signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping, including required plant units will be reviewed with the PD Final Plan. Below is a table outlining the buffer requirements for the site.

Landscape Area	**Required Units / PUs (plant units)**
South buffer: Adj to “SO” zoning/ Buffer A	*7 feet wide: 45 units per 100 ft: 15 feet wide: 30 units per 100 feet*
East buffer: Adj. to “RC” zoning and “SO” zoning / Buffer C	*25 feet wide: 60 units per 100 feet; 35 feet wide: 55 units per 100 feet*
North buffer: Adj. to I-70 / “GB” Buffer B	*15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet*
West buffer: Adj. to “RE” zoning and “GB/PUD” / Buffer B	*15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet*
Parking lot landscaping:	2 PUs per uncovered space
Required Plant Units	1,625 plant units

Proposed Plant Units	1,644 plant units

Open Space: The "Apartment Complex" building type requires a minimum of 15% of the total site be open space. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Land Area Summary	
PD-RESIDENTIAL	
Residential (Independent Senior Living)	5.87 acres 46 units
Commercial Space	N/A
Open Space	0.43 acres (Required Met)
Total	6.30 acres

Preservation: The site is currently undeveloped and consists primarily of open land with no existing structures or improvements. The property is generally flat with minimal vegetation, aside from scattered grass and low ground cover.

Phasing: The development is proposed as a single-phase project, with construction anticipated to begin in Fall 2025 and reach completion by Fall 2026.

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

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The proposed PD District is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The proposed PD District supports the public's health, safety and welfare by promoting coordinated development that provides additional housing opportunities and compatibility with area development.

3. The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The proposed PD District is not highly unique in its design, but the PD District provides the necessary flexibility to achieve a coordinated site layout and mix of uses that would not be possible under the base zoning district. The PD process remains the most appropriate to achieve the projects goals and align with the City's development objectives.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: No modification or exceptions from the zoning regulations are requested under the proposed Planned Development. Therefore, this criterion is not applicable.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

   STAFF RESPONSE: The PD Concept Plan meets the review criteria for a Zoning Map amendment, as outlined in the findings of this staff report.

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

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

   STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

   STAFF RESPONSE: The proposed preliminary plat is in compliance with the requirements of the Development Code and standards of the proposed zoning.

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

   STAFF RESPONSE: The proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development.

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

   STAFF RESPONSE: The applicant has provided reports and memos addressing stormwater management, and both stormwater and water quality impacts will be mitigated through the proposed design. A traffic impact study was not required for this project; however, the anticipated traffic generated by the development is expected to

have minimal impact on the surrounding roadway network. The overall site layout incorporates sound planning, engineering, and urban design principles.

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

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

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

   STAFF RESPONSE: The design will not impede the construction of future public infrastructure within the area, and is supported by existing public infrastructure.

7. The recommendations of professional staff.

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

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

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendation:

Staff recommend approval of the Rezoning application.

Staff recommend approval of the Planned Development Concept Plan application with the following four (4) conditions:

1. Approval 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 by the Planned Development Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

Staff recommends approval of the Preliminary Plat application with the following 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 otherwise approved through the PD Concept Plan.

2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9623) and PD Concept Plan (PDC-06-25-9624) are denied by the City Council.
3. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
4. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
5. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
6. All existing easements that interfere with proposed units must be vacated prior to recording of the Final Plat.



RZ-06-25-9623 / PDC-06-25-9624

NW 19th St & NW Mock Ave

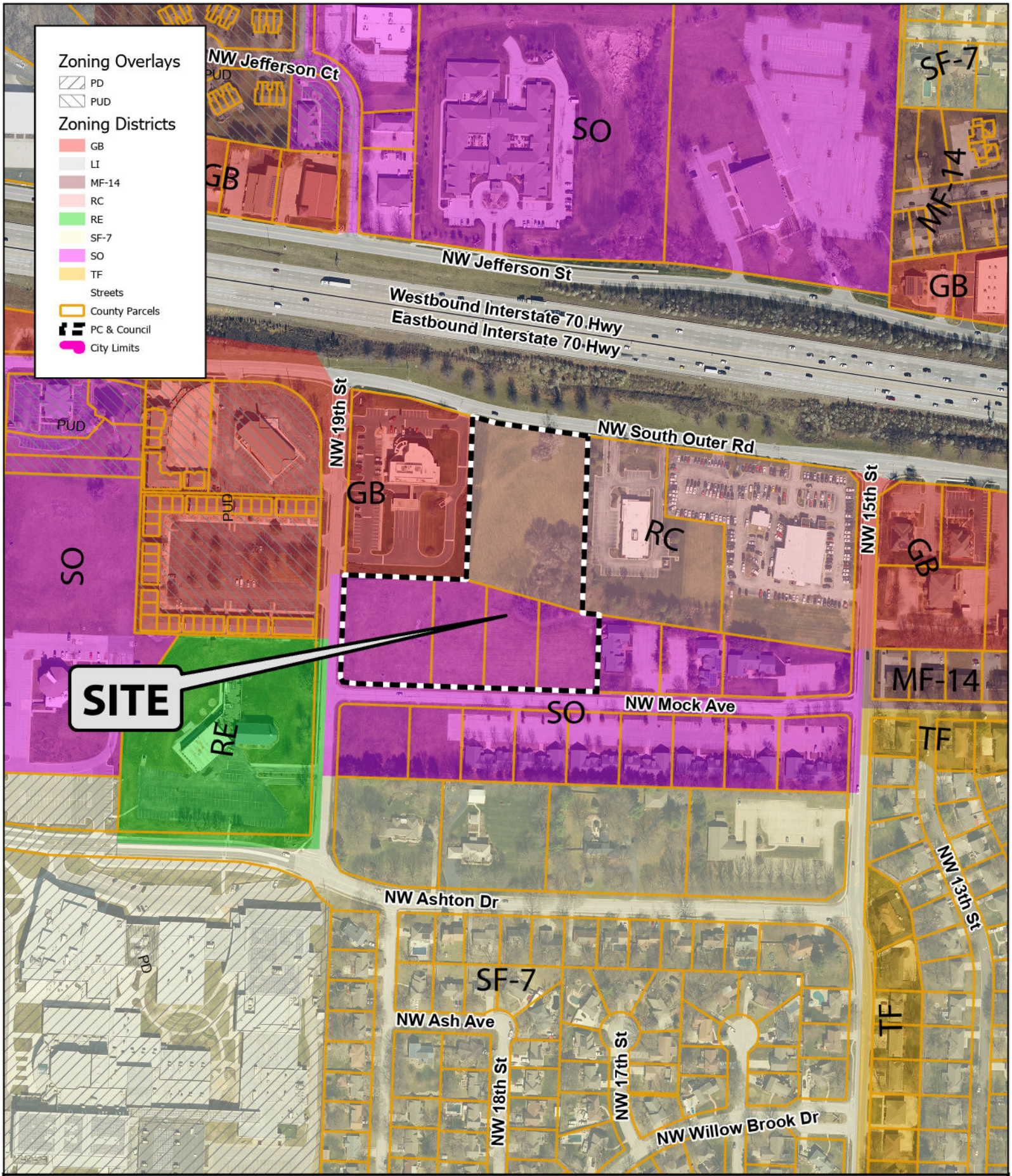
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AERIAL LOCATION MAP

N

1" = 300'

Date: 07/09/25



RZ-06-25-9623 / PDC-06-25-9624

NW 19th St & NW Mock Ave

Parcels # 35-640-02-28-00-0-00-000 \ 35-640-02-27-00-0-00-000 \ 35-640-02-26-00-0-00-000 \ 35-640-02-29-00-0-00-000 \ 35-640-02-32-00-0-00-000

SITE LOCATION & ZONING MAP

The City of Blue Springs Missouri

N

1" = 300'

Date: 07/09/25

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

REZONING MAP

LEGAL DESCRIPTION

A replat of FINAL PLAT, WEST GATE - 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (Per Doc. 2006E0043350), a subdivision in the City of Blue Springs, Jackson County, Missouri, as now established, all in the Southeast quarter of Section 25, Township 49 North, Range 31 West, more particularly described as follows:

Beginning at the Southeast corner of Lot 11 WEST GATE-4th PLAT; Thence N01°55'49"E, a distance of 190.48' along the East line of said Lot; Thence N81°27'07"W, a distance of 41.92'; Thence N02°09'36"E, a distance of 434.86'; Thence N82°21'40"W, a distance of 232.33'; Thence N73°22'29"W, a distance of 58.60'; Thence S02°17'54"W, a distance of 402.02'; Thence N87°42'06"W, a distance of 300.02'; Thence S02°17'54"W, a distance of 252.97'; Thence along a curve to the right, having a radius of 15.00', a central angle of 90°22'48", an arc length of 23.66', a chord bearing of S42°53'48"E, and a chord length of 21.28', Thence S88°04'11"E, a distance of 616.98' to the Point of Beginning. Containing 6.30 Acres, more or less.

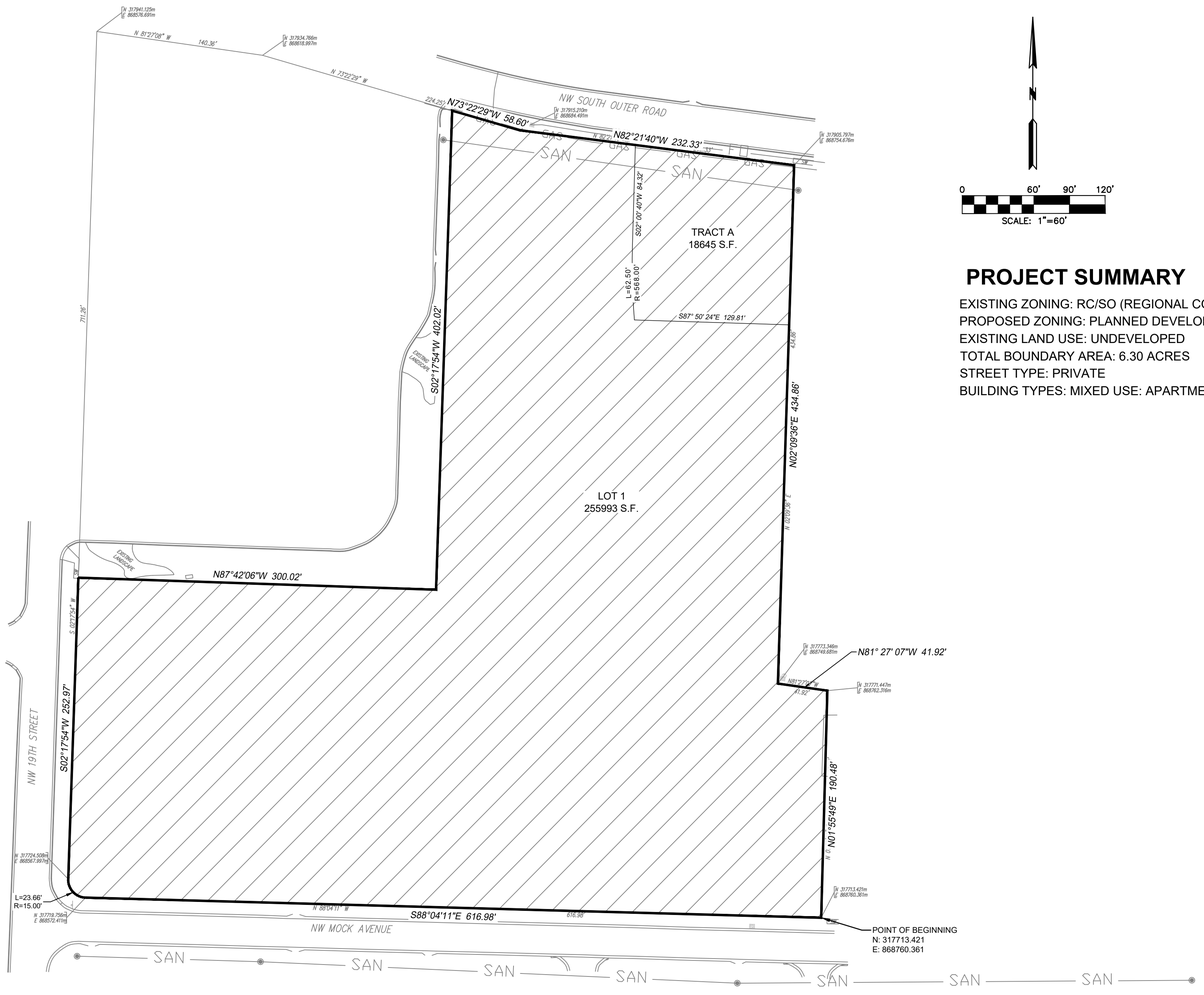
PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Lot Line	Proposed Property Line
Existing Easement Line	Proposed Lot Line
Existing Curb & Gutter	Proposed Easement
Existing Sidewalk	Proposed Curb & Gutter
F/O Existing Fiber Optics	Proposed Sidewalk
ST Existing Storm Sewer	ST Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
WTR Existing Waterline	Proposed Fire Hydrant
GAS Existing Gas Main	W/L Proposed Waterline
SAN Existing Sanitary Sewer	SAN Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
UGE Existing Underground Power	Proposed HDS
OHU Existing Overhead Power	Proposed Contour Major
Existing Street Light	Proposed Contour Minor
Existing Contour Major	Proposed Retaining Wall
Existing Contour Minor	
Existing Tree Line	

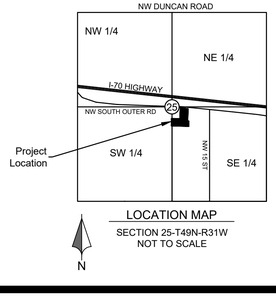


PROJECT SUMMARY

EXISTING ZONING: RC/SO (REGIONAL COMMERCIAL / SERVICE OFFICE)
PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL
EXISTING LAND USE: UNDEVELOPED
TOTAL BOUNDARY AREA: 6.30 ACRES
STREET TYPE: PRIVATE
BUILDING TYPES: MIXED USE: APARTMENTS, CLUBHOUSE & AMENITY

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 456-6151
CONTACT - RICHARD MICHEAL



NO.	REVISION	BY	CK/APP	DATE

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2005
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

REZONING MAP

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
August 26, 2025

JOB NO.
24.020

SHEET 1 OF 1

FILE LOCATION: (G:\SHARED DRIVES\HG PROJECTS (YR 2023-2026\H)\24.020 WEST GATE VILLAS (WARD) (DEVELOPMENT) (CIVIL)\SHEET_FILES\24.020-REZONING.DWG
PLOT DATE 8/26/2025 7:31 PM by JACK WILSON

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PD CONCEPT PLANS

GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0318G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

PROPERTY DESCRIPTION

All that part of Lots 7 through 11, 4th Plat, West Gate

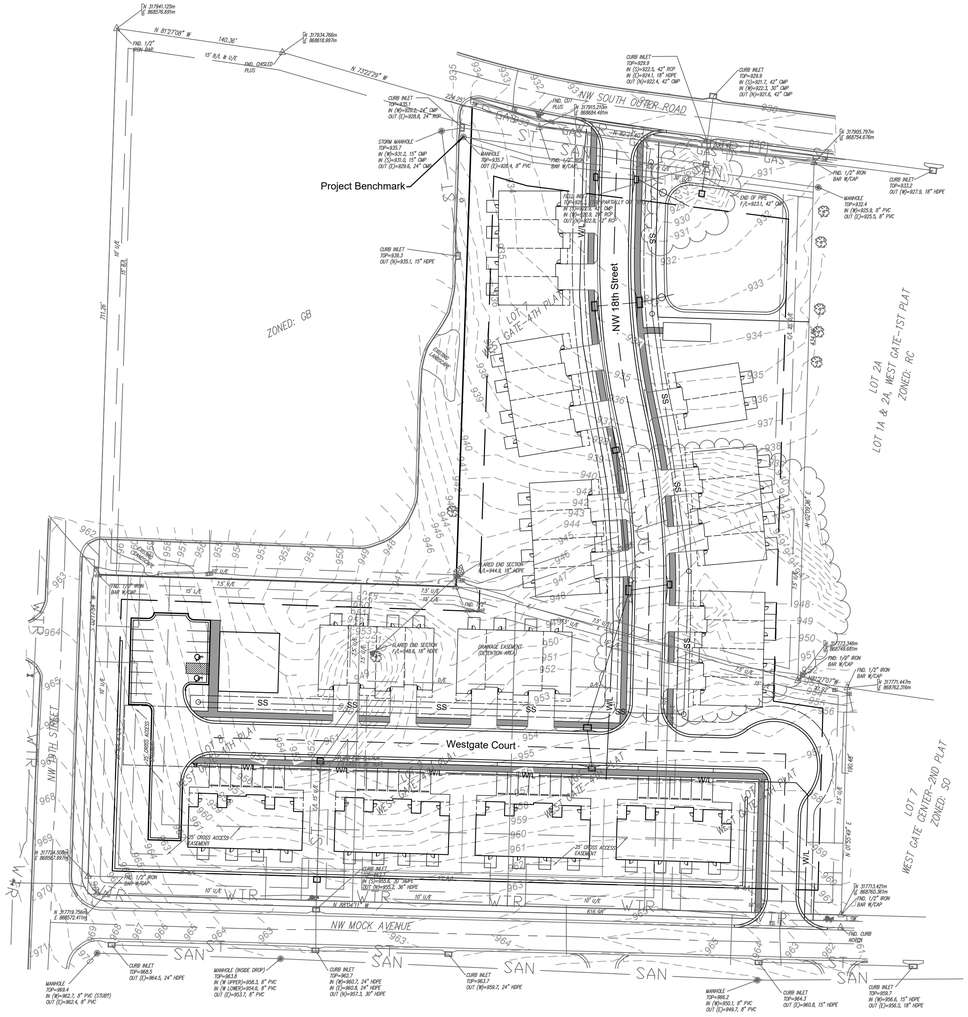
PROJECT BENCHMARK

#1 Center of Manhole Located at the Northwest
Corner of the Parcel
N: 1043019.13
E: 2849945.28
Top Elev. 935.7

PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026



INDEX OF SHEETS

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE RENDERING
4 SITE PLAN

APPENDIX

LANDSCAPE PLAN
ELEVATION PLAN

UTILITIES

City of Blue Springs
Public Works
903 W. Main Street
Blue Springs, MO 64015
816-228-0121

City of Blue Springs
Water and Sewer
500 S.E. Sunnyside School Road
Blue Springs, MO 64014
816-228-0195

Spire
(Administrative Offices)
3025 S.E. Clover Drive
Lee's Summit, MO 64082
816-537-4681

Evergy
401 SE Bailey Road
Lee's Summit, MO. 64081
816-347-4320

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

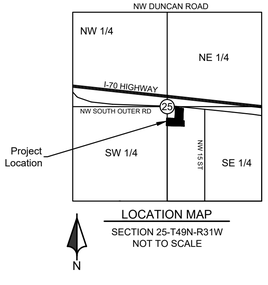
Public Water Supply District 13
of Jackson County
99 Lake Lotawana Road
Lee's Summit, MO 64086
816-774-2315

Southern Jackson County Fire
Protection District
11010 Milton Thompson Road
Lee's Summit, MO 64086
816-525-4200

811
Know what's below.
Call before you dig.

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
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CONTACT - RICHARD MICHEAL



LOCATION MAP
SECTION 25-T49N-R31W
NOT TO SCALE

DATE	REVISION	NO.	BY	CK/APP

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STATE OF MISSOURI
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NUMBER 2004
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R. KEVIN STERRETT, MO E-26440
August 26, 2025

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COVER SHEET

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base
DRAWING NO.
24.020 PDPs
DATE
August 26, 2025
JOB NO.
24.020
SHEET 1 OF 4

FILE LOCATION: G:\SHARED DRIVE\SHC PROJECTS\ (YR 2023-2024)\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-PD COVER SHEET.DWG
PLOT DATE: 8/26/2025 3:34 PM by DAVE HUDSON

NO.	REVISION	DATE	BY	CK/APP

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

fg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

EXISTING CONDITIONS

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
August 26, 2025

JOB NO.
24.020

SHEET OF
2 4

FILE LOCATION G:\SHARED DRIVES\BS PROJECTS (YR 2023-2024)\2024\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-EXISTING CONDITIONS.DWG
PLOT DATE 8/26/2025 2:37 PM by CLARA TIDSON

DATE	REVISION	NO.	BY	CK/APP

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R. KEVIN STERRETT, MO E-26440
August 26, 2025

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE RENDERING

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.020 Base
DRAWING NO.	24.020 PDPs
DATE	August 26, 2025
JOB NO.	24.020
SHEET OF	3 OF 4

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\2024\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-SITE RENDERING NEW 20250801.DWG
PLOT DATE: 8/26/2025 3:57 PM by LISA HUDSON

PLAN LEGEND:

(10) # of Parking Stalls

N

0 40' 60' 80'

SCALE: 1"=40'

PROJECT SUMMARY:

Existing Zoning: RC (Regional Commercial) & SO (Service Office)
Proposed Zoning: PD (Residential)
Total Area: 6.28 acres
Total Units: 46
Density: 7.00 units/acre

PARKING ANALYSIS:

Independent Senior Living
44 Units (Buildings 1-11) - 4 Units Per Building
2 Units (Building 12) - 2 Units Per Building
Total Units: 46

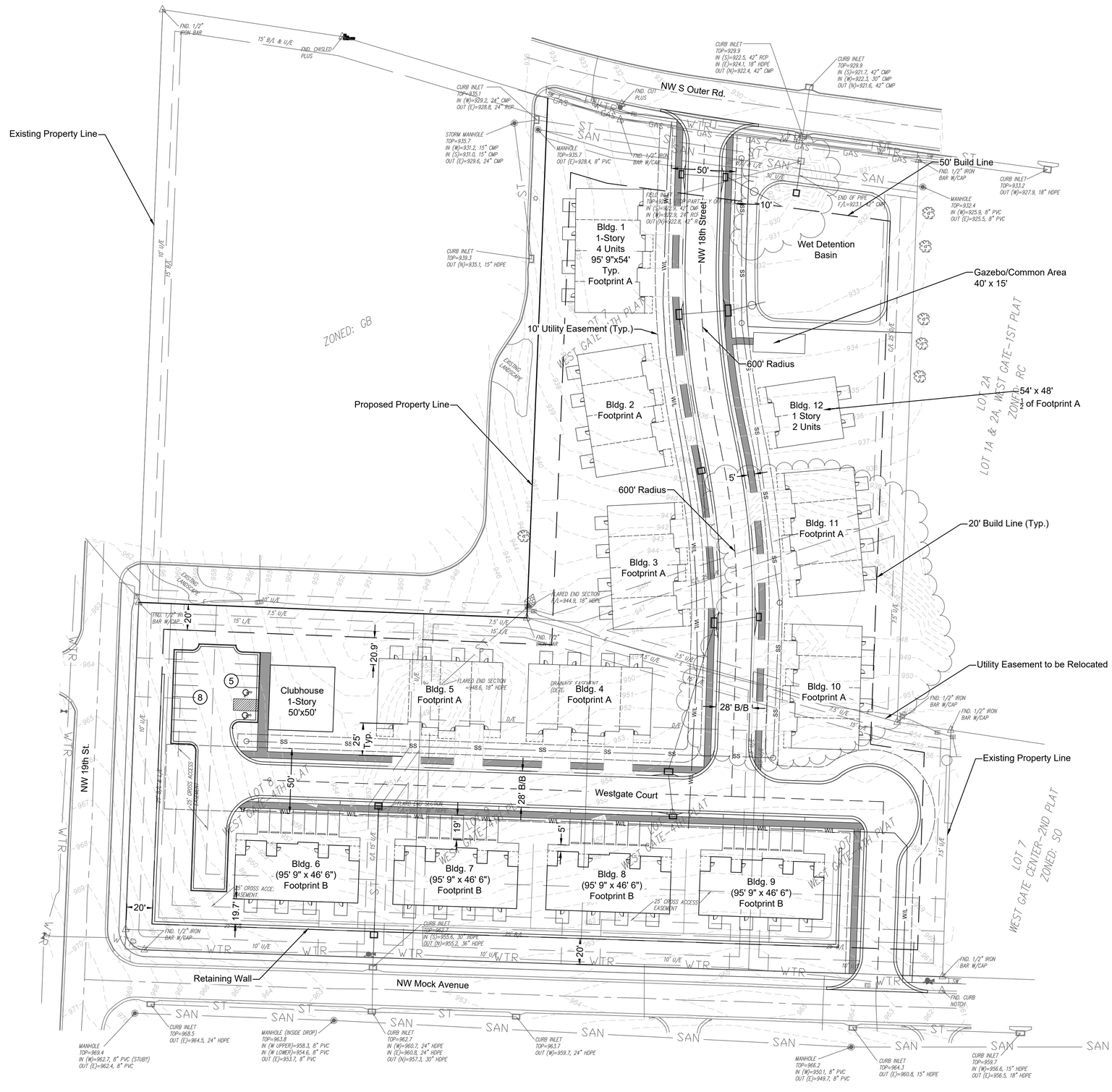
Required Space:	1.5 per dwelling unit
Total Required:	69 Spaces
Total Provided:	69 Spaces (includes driveways and garages)

Clubhouse

Total Required:	13 Spaces
Total Provided:	13 Spaces
Total ADA Spaces:	2 Spaces

GENERAL NOTES:

1. All internal sidewalks shown at 5' wide.



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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

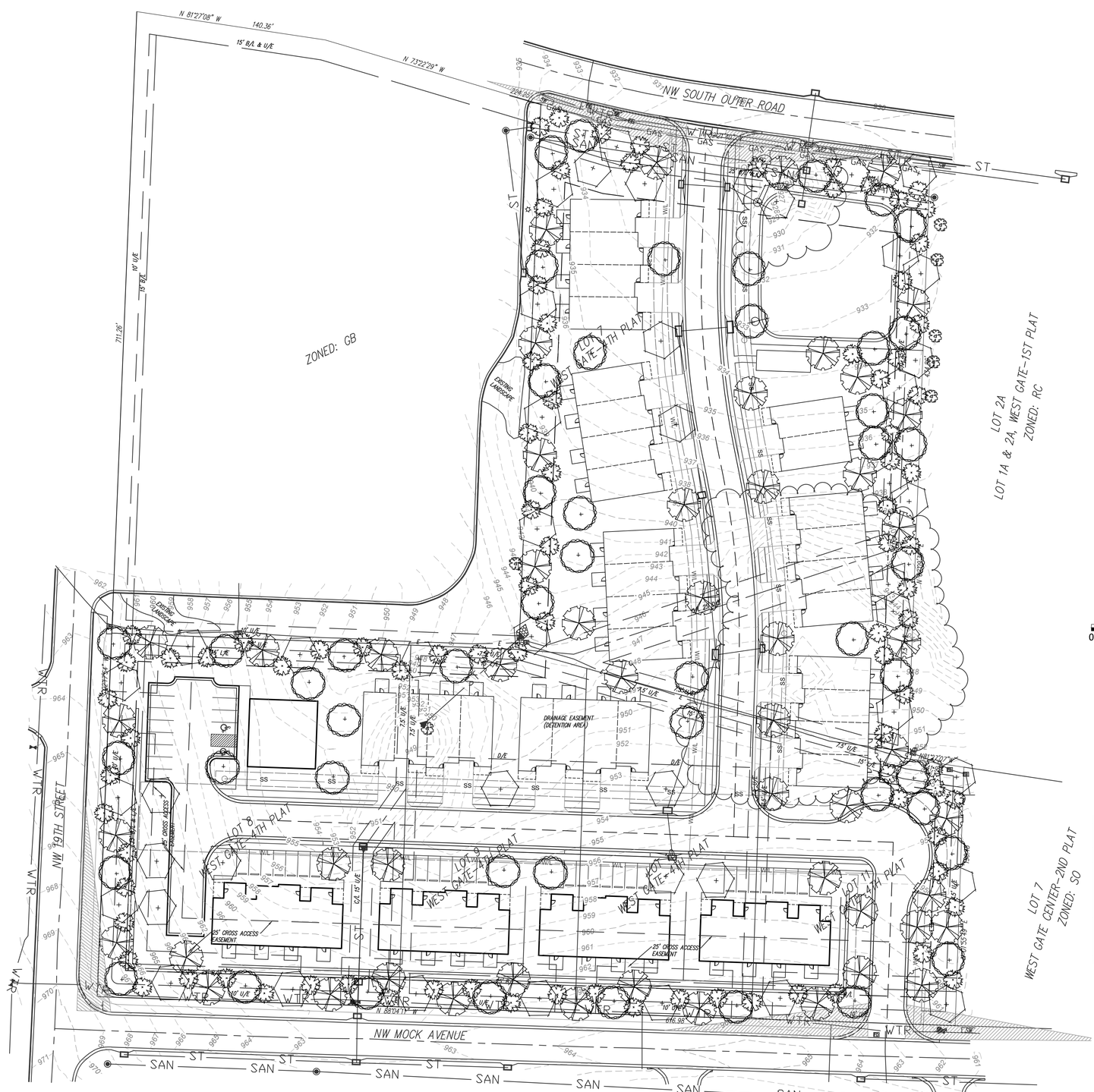
Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE PLAN

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.020 Base
DRAWING NO.	24.020 PDPs
DATE	August 26, 2025
JOB NO.	24.020
SHEET	4
OF	4

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-SITE PLAN.DWG
PLOT DATE 8/27/2025 4:58 PM by LISA HUDSON



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

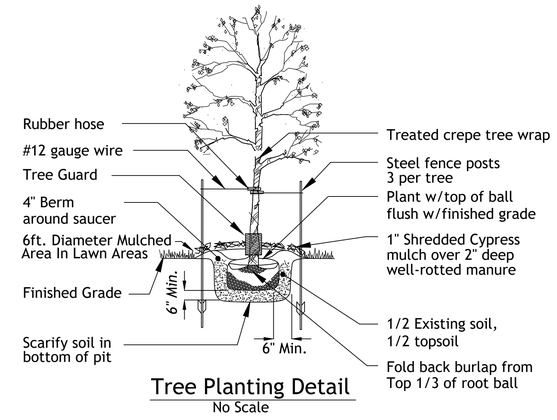
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

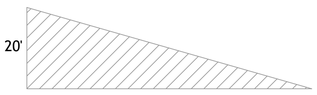
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Tree Planting Detail
No Scale



SIGHT TRIANGLE

Landscape Matrix Table

Parcel	Buffer Details			Calculations		Proposed Plant Units				Subtotals	
Location of Buffer	**Length (of property line)**	**Buffer Type**	**Buffer Width**	**Plant Unit Calcs**	**Existing Trees** (8pu)	**Shade Trees** (8 pu)	**Ornamental** (5 pu)	**Conifers** (5 pu)	**Shrubs** (1 pu)	**Total Proposed Units**	**Above/ Below Required**
EAST Property Line	667	C	25'	667*60/100 =400 pu	NA	30@ 8 =240 pu	NA	32 @ 5 =160 pu	NA	400	0
NORTH Property Line	292'	B	15'	292*45/100 =131 pu	N/A	13@ 8 =104 pu	NA	7 @ 5 =35 pu	NA	139	+8
WEST Property Line	955'	B	15'	955*45/100 =430 pu	NA	34@ 8 =272 pu	N/A	36 @ 5 =180 pu	N/A	452	+22
SOUTH Property Line	632'	A	7'	632*45/100 =284 pu	NA	23@ 8 =184 pu	N/A	17 @ 5 =85 pu	N/A	269	-15
Open Space Landscaping	148,978 ft.	NA	NA	148,978 / 500= 298 pu	N/A	37@ 8 =296 pu	NA	NA	NA	296	-2
Parking lot	41 stalls			2 pu per stall = 82 pu		10 @ 8 =88 pu	NA	NA	NA	88	+6
Cumulative Totals:				1,625 pu	NA	1,184	NA	460	NA	1,644	+19

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	49	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	52	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	46	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	92	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

NO.	DATE	REVISION	BY	CK/APP
1	7-28-25	CITY COMMENTS	GO	GO

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STATE OF MISSOURI
GREGORY O. OSTERHAUS
NUMBER A-2009030573
LANDSCAPE ARCHITECT
7-28-25

Consult tgi Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

LANDSCAPE PLAN

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
June 6, 2025

JOB NO.
24.020

SHEET OF 1

FILE LOCATION: C:\DESIGN\PG CONSULT\WEST GATE VILLAS\DWGS\WEST GATE VILLAS LANDSCAPE.DWG
PLOT DATE: 6/13/2025 11:05:14 PM by GMAE

Planning Comments
Provide a written narrative for the Rezoning:

The northern portion of the project site is currently zoned **Regional Commercial**, while the southern portion is designated **Service Office**. Despite being on the market for several years, both properties have seen minimal interest from developers, and there has been very limited new development in the immediate area under these zoning classifications.
The proposed rezoning introduces an alternative land use that better leverages the site's strategic location and proximity to existing businesses. This proposal maintains the character and general land use patterns of the area while offering a more viable development path.
According to the **2014 Comprehensive Plan**, the area is identified as an **Employment District**, a designation that our project supports through its emphasis on local services and job creation. Additionally, the site falls within the **C3 designation** in the city's ongoing comprehensive plan update. While this section of the plan is still under development, our proposal aligns with the intended direction and goals of the revision.

Provide a written Narrative for the Planned Development Concept Plan

The proposed development is a **55+ active adult residential community**, designed to provide high-quality housing for older adults in a vibrant, service-rich environment. Site construction is anticipated to begin in **late 2025**, with **vertical construction starting in spring 2026**.
This project represents a thoughtful and strategic use of the property, especially given the lack of development activity under the current zoning designations. While the community itself may not generate significant direct employment, its residents will actively utilize nearby services and businesses, thereby supporting local economic growth and job creation.
We believe this aligns with the **spirit of the 2014 Comprehensive Plan**, which designates the area as an **Employment District**. The indirect employment generated through increased demand for local services contributes meaningfully to the district's intended function.
Furthermore, as the city continues to update its comprehensive plan, we've observed a growing emphasis on **mixed-use zoning**. This trend supports developments that integrate residential and commercial uses in a way that enhances community vitality. Our proposal complements existing commercial development and reflects this evolving planning direction.

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT

GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0318G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

LEGAL DESCRIPTION

A replat of FINAL PLAT, WEST GATE - 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (Per Doc. 2006E0043350), a subdivision in the City of Blue Springs, Jackson County, Missouri, as now established, all in the Southeast quarter of Section 25, Township 49 North, Range 31 West, more particularly described as follows:

Beginning at the Southeast corner of Lot 11 WEST GATE-4th PLAT; Thence N01°55'49"E, a distance of 190.48' along the East line of said Lot; Thence N81°27'07"W, a distance of 41.92'; Thence N02°09'36"E, a distance of 434.86'; Thence N82°21'40"W, a distance of 232.33'; Thence N73°22'29"W, a distance of 58.60'; Thence S02°17'54"W, a distance of 402.02'; Thence N87°42'06"W, a distance of 300.02'; Thence S02°17'54"W, a distance of 252.97'; Thence along a curve to the right, having a radius of 15.00', a central angle of 90°22'48", an arc length of 23.66', a chord bearing of S42°53'48"E, and a chord length of 21.28', Thence S88°04'11"E, a distance of 616.98' to the Point of Beginning. Containing 6.30 Acres, more or less.

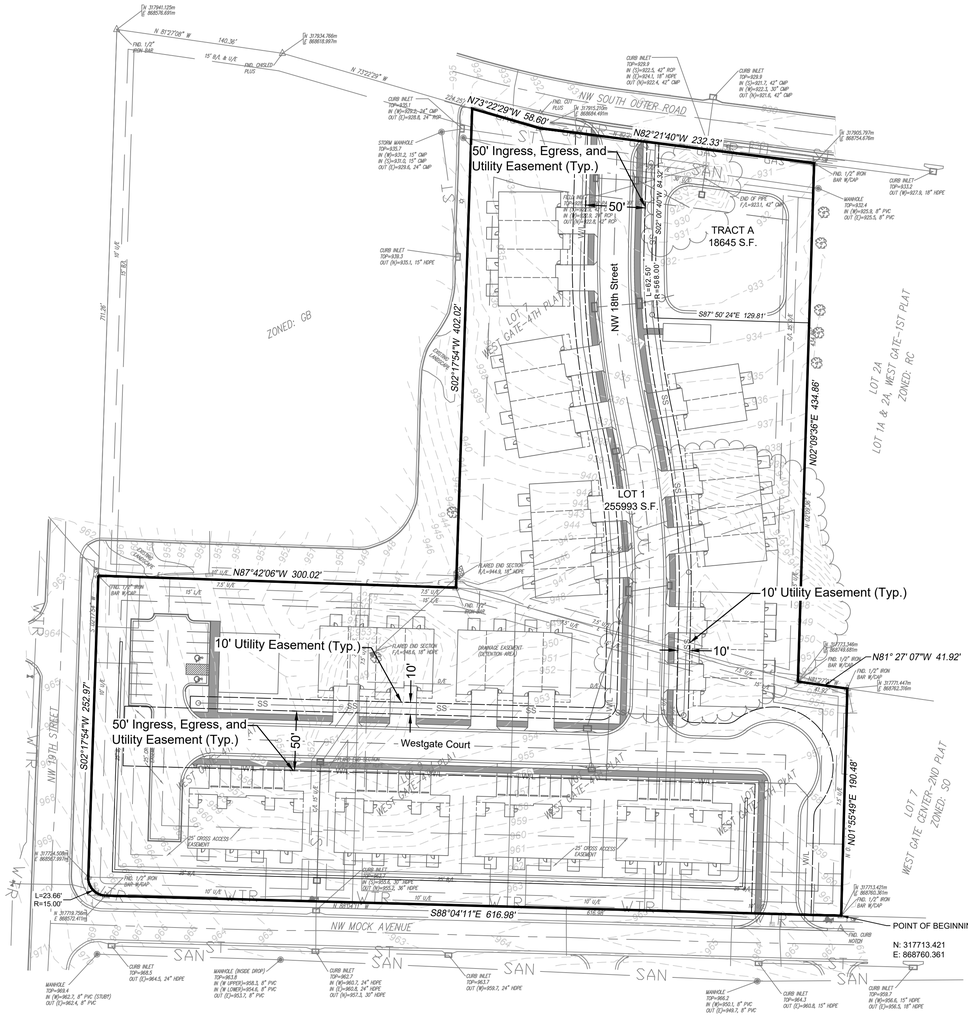
PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026

PROJECT SUMMARY

EXISTING ZONING: RC/SO (REGIONAL COMMERCIAL / SERVICE OFFICE)
PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL
EXISTING LAND USE: UNDEVELOPED
TOTAL BOUNDARY AREA: 6.30 ACRES
STREET TYPE: PRIVATE
BUILDING TYPES: MIXED USE: APARTMENTS, CLUBHOUSE & AMENITY



LEGEND

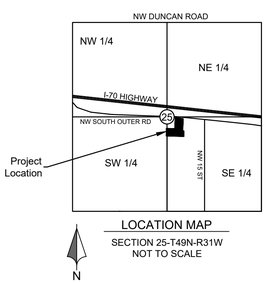
Existing Section Line	Proposed Right-of-Way
Existing Lot Line	Proposed Property Line
Existing Easement Line	Proposed Lot Line
Existing Curb & Gutter	Proposed Easement
Existing Sidewalk	Proposed Curb & Gutter
Existing Fiber Optics	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Underground Power	Proposed HDS
Existing Overhead Power	Proposed Contour Major
Existing Street Light	Proposed Contour Minor
Existing Contour Major	Proposed Retaining Wall
Existing Contour Minor	
Existing Tree Line	

LAND AREA SUMMARY	
PD-RESIDENTIAL	
RESIDENTIAL (INDEPENDENT SENIOR LIVING)	5.87 ACRES 46 UNITS
COMMERCIAL	N/A
OTHER SPACE	0.43 ACRES
TOTAL	6.30 ACRES

DESIGN & PERFORMANCE STANDARDS		
PROPOSED ZONING: PD-RESIDENTIAL		
STANDARD	REQUIREMENT	RESULT
FRONTAGE WIDTH	N/A	N/A
LOT AREA	MF-10: 4,000 S.F. MIN. PER GROUND FLOOR UNIT	N/A
MAX. DENSITY	MF-10: 10 UNITS PER ACRE MAX	7.0 UNITS PER ACRE
FRONT SETBACK	50 FT. MIN. ON COLLECTOR; 20 FT. MIN. LOCAL	MET
SIDE & CORNER SIDE SETBACK	10 FT. MIN., 20 FT. MIN. WHEN ADJACENT TO LESS INTENSIVE ZONING DISTRICT	MET
REAR SETBACK	20 FT. MIN.	MET
BUILDING SEPARATION	20 FT. MIN.	MET
BUILDING HEIGHT	45-FT. MAX., 3-STORIES	MET
FRONTAGE TYPE	N/A	N/A
DESIGN & PERFORMANCE STANDARDS	BUILDING COVERAGE = 60% OF LOT AREA MAX., NON-RESIDENTIAL DESIGN STANDARDS IN SECTION 407.090 SHALL APPLY TO ALL APPLICATIONS OF THIS BUILDING TYPE	11% BUILDING COVERAGE
OPEN SPACE	MINIMUM OF 15%	MET

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 456-6151
CONTACT - RICHARD MICHEAL



LOCATION MAP
SECTION 25-T49N-R31W
NOT TO SCALE

NO.	REVISION	BY	CK/APP	DATE

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2006
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base
DRAWING NO.
24.020 PDPs
DATE
August 26, 2025
JOB NO.
24.020
SHEET OF
1 1

FILE LOCATION:G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24024.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24020-PRELIM PLAT.DWG
PLOT DATE: 8/26/2025 3:04 PM by ELISA THOSON



BUILDINGS 1,2,3,4,5,10,11



BUILDINGS 6,7,8,9

WARD DEVELOPMENT

UNIT ELEVATIONS

Westgate Villas

SCALE

SHEET

A-1



Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left

WARD DEVELOPMENT

CLUBHOUSE ELEVATIONS

Westgate Villas

SCALE

SHEET

A-2

RZ-06-25-9623;
PDC-06-25-9624;
PP-06-25-9625

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	
PC MEETING:	8.11.2025
CC MEETING:	8.18.2025
BOA MEETING:	
NEWSPAPER:	7.26.2025
NOTICE LETTERS:	7.25.2025
PLANNER:	Shantele Frie

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

West Gate Villas

Project Name

NE corner of NW 19th Street and Mock Avenue	SEE ATTACHED
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)	**Legal Description (attach as a separate page if too large)**

RC/SO	Vacant	PD-Residential	Independent Senior Living	6.3	1
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Bryan Rahn	Ward Development	816-985-2641	bryan@countryclub-homes.com
Name of Applicant	**Company**	**Phone**	**Email Address**

1120 Eagles Ridge Blvd	Grain Valley	Mo	64029
Address	**City**	**State**	**Zip Code**

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

X 7566045d-59bc-485d-8931-81666aeb3a00 Digitally signed by 7566045d-59bc-485d-8931-81666aeb3a00 Date: 2025.06.26 16:06:38 -05'00' 6/26/25

Applicant Signature **Date**

GEORGE T. WARD BUILDERS, INC.	816-229-8115	Bryan@countryclub-homes.com
Name of Property Owner	**Phone**	**Email Address**

1120 Eagles Ridge Blvd	Grain Valley	Mo	64029
Address	**City**	**State**	**Zip Code**

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

X 7566045d-59bc-485d-8931-81666aeb3a00 Digitally signed by 7566045d-59bc-485d-8931-81666aeb3a00 Date: 2025.06.26 16:08:28 -05'00' 6/26/25

Property Owner Signature **Date**

Received
06/27/2025 10:24:08 AM

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

PROJECT DESCRIPTION:

Rezoning, replat and development plan for Westgate Villas, 46 DU (11) 4-plex, (1) 2-plex and a clubhouse.

Received
06/27/2025 10:24:10 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Bryan Rahn	Ward Development		
Address	**City**	**State**	**Zip**
1120 Eagles Ridge Blvd	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
Bryan@countryclub-homes.com	816-229-8115		

DEVELOPER

Name	Company Name		
Bryan Rahn	George T Ward Builders		
Address	**City**	**State**	**Zip**
1120 Eagles Ridge Blvd	Grain Valley	Mo	64029
Email	**Phone**	**Fax**	
Bryan@countryclub-homes.com	816-229-8115		

ENGINEER

Name	Company Name		
Richard Michael	HG Consult, INC		
Address	**City**	**State**	**Zip**
1533 Locust Street	Kansas City	MO	64108
Email	**Phone**	**Fax**	
rmichael@hgcons.com	816-456-6151		

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig and Associates		
Address	**City**	**State**	**Zip**
33604 E. 235th Street	Pleasant Hill	Mo	
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	816-209-6621		

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Kelly Tobin	MARTINEZ TOBIN & REDMAN, LLC		
Address	**City**	**State**	**Zip**
1828 Swift Avenue, Suite101	North Kansas City	Mo	64116
Email	**Phone**	**Fax**	
ktobin@mtrlaw.net	816-527-0009		

OTHER CONTACT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

Received
06/27/2025 10:24:11 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Aug 23, 2025

Printer's Fee: $221.46

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Orange

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

Signed or attested before me on this: 08/26/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Vacation | VAC-07-25-9641
Rezoning | 06-25-9623
Planned Development Concept Plan | 06-25-9624
"West Gate Villas"
Northeast corner of NW 19 th Street & NW Mock Ave
Parcel # 35-640-02-32-00-0-00-000; 35-640-02-26-00-0-00-000; 35-640-02-27-00-0-00-000; 35-640-02-28-00-0-00-000; 35-640-02-29-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday September 08, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Bryan Rahn, Ward Development, on behalf of the property owner , George T. Ward Builders, INC, for approval of a vacation of a utility, drainage, and cross access easement (VAC-07-25-9641), as well as a rezoning from "RC/SO" (Regional Commercial/Service Offices) to "PD-Residential" (Planned Development-Residential) and a Planned Development Concept Plan for the 6.3 +/- acres for independent senior living located on the Northeast corner of NW 19 th Street and NW Mock Ave, for a neighborhood consisting of eleven four-plex, one duplex, and a clubhouse (PDC-06-25-9624). Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A REPLAT OF FINAL PLAT, WEST GATE – 4 TH PLAT, LOTS 7, 8, 9, 10 AND 11 (PER DOC. 2006E0043350), A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AS NOW ESTABLISHED, ALL IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-

EAST CORNER OF LOT 11 WEST GATE-4 TH PLAT; THENCE N01°55'49"E, A DISTANCE OF 190.48' ALONG THE EAST LINE OF SAID LOT; THENCE N81°27'07"W, A DISTANCE OF 41.92'; THENCE N02°09'36"E, A DISTANCE OF 434.86'; THENCE N82°21'40"W, A DISTANCE OF 232.33'; THENCE N73°22'29"W, A DISTANCE OF 58.60'; THENCE S02°17'54"W, A DISTANCE OF 402.02'; THENCE N87°42'06"W, A DISTANCE OF 300.02'; THENCE S02°17'54"W, A DISTANCE OF 252.97'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00', A CENTRAL ANGLE OF 90°22'48", AN ARC LENGTH OF 23.66', A CHORD BEARING OF S42°53'48"E, AND A CHORD LENGTH OF 21.28', THENCE S88°04'11"E, A DISTANCE OF 616.98' TO THE POINT OF BEGINNING. CONTAINING 6.30 ACRES, MORE OR LESS.

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

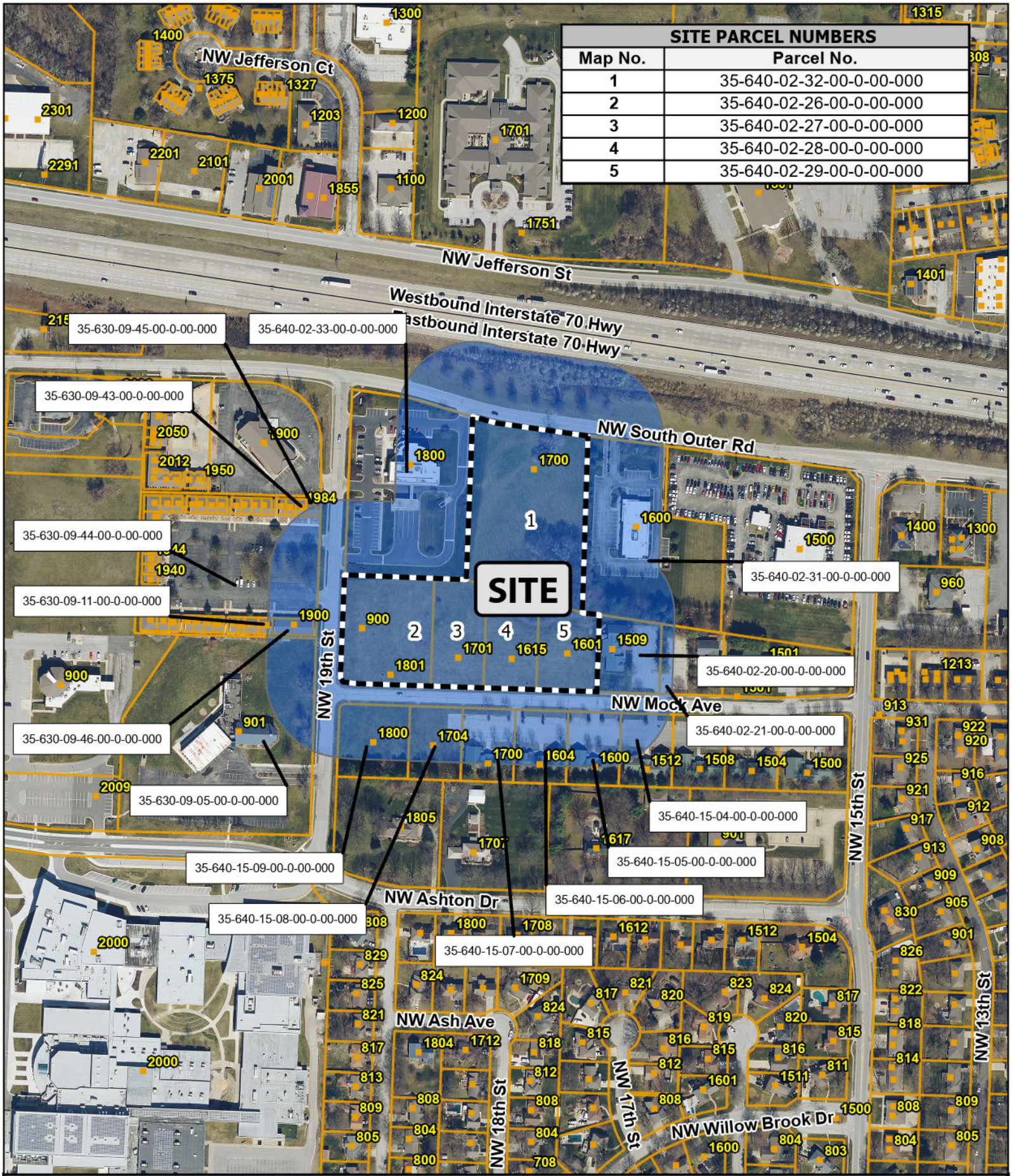
The City Council of the City of Blue Springs will also hold a public hearing on the above noted **Vacation | VAC-07-25-9641; Rezoning | 06-25-9623; Planned Development Concept Plan | 06-25-9624** on **Wednesday September 17, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: August 23, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
08/20/2025

Published in the Examiner, Aug 23, 2025

3787810



RZ-06-25-9623 / PDC-06-25-9624

NW 19th St & NW Mock Ave

Parcels # 35-640-02-28-00-0-00-000 \ 35-640-02-27-00-0-00-000 \ 35-640-02-26-00-0-00-000 \ 35-640-02-29-00-0-00-000 \ 35-640-02-32-00-0-00-000

185' NOTIFICATION MAP

The City of Blue Springs Missouri

N

1" = 300'

Date: 07/09/25

OBJECTID	Parcel Number	Situs Address	Situs City	Situs Zip	Owner Name
1	35-640-15-04-00-0-00-000	1512 NW MOCK AVE	BLUE SPRINGS	64015	TOTTEN ENTERPRISES INC
2	35-640-02-20-00-0-00-000	1509 NW MOCK AVE	BLUE SPRINGS	64015	SERAFINI DEVELOPMENT LLC
3	35-640-15-08-00-0-00-000	1704 NW MOCK AVE	BLUE SPRINGS	64015	FSH ENTERPRISES LLC
4	35-640-15-07-00-0-00-000	1700 NW MOCK AVE	BLUE SPRINGS	64015	1700MOCK LLC
5	35-640-15-09-00-0-00-000	1800 NW MOCK AVE	BLUE SPRINGS	64015	SCHWOPE ROGER L & DEANNA R-TRUSTEES
6	35-630-09-43-00-0-00-000	1984 NW COPPER OAKS CIR	BLUE SPRINGS	64015	HARVEST BAPTIST CHURCH OF BLUE SPRINGS
7	35-640-15-05-00-0-00-000	1600 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C-TRUSTEE
8	35-640-15-06-00-0-00-000	1604 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C-TRUSTEE
9	35-630-09-44-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64015	FISCHER GERALD L & GLETA GAIL
10	35-640-02-21-00-0-00-000	1505 NW MOCK AVE	BLUE SPRINGS	64015	BLACHFORD PROPERTIES LLC
11	35-630-09-05-00-0-00-000	901 NW 19TH ST	BLUE SPRINGS	64015	REORGANIZED SCHOOL DIST #4
12	35-630-09-45-00-0-00-000	1986 NW COPPER OAKS CIR	BLUE SPRINGS	64015	HARVEST BAPTIST CHURCH OF BLUE SPRINGS
13	35-630-09-11-00-0-00-000	1910 NW COPPER OAKS CIR UNIT A	BLUE SPRINGS	64015	LIGURIAN PROPERTIES LLC
14	35-630-09-46-00-0-00-000	1900 NW COPPER OAKS CIR	BLUE SPRINGS	64015	LIGURIAN PROPERTIES LLC
15	35-640-02-28-00-0-00-000	1615 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
16	35-640-02-27-00-0-00-000	1701 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
17	35-640-02-26-00-0-00-000	1801 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
18	35-640-02-29-00-0-00-000	1601 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
19	35-640-02-31-00-0-00-000	1600 NW SOUTH OUTER RD	BLUE SPRINGS	64015	PROGRESSIVE PEDIATRICS LLC
20	35-640-02-32-00-0-00-000	1700 NW SOUTH OUTER RD	BLUE SPRINGS	64015	GEORGE T. WARD BUILDERS, INC.
21	35-640-02-33-00-0-00-000	1800 NW SOUTH OUTER RD	BLUE SPRINGS	64015	COMMUNITY AMERICA CREDIT UNION

Blue Springs, Missouri
Community Development

August 23, 2025

Ref: Public Hearing: Vacation | VAC-07-25-9641
Rezoning | RZ-06-25-9623
Planned Development Concept Plan | PDC-06-25-9624
"West Gate Villas"
Northeast corner of NW 19th St & Mock Ave
Parcel # 35-640-02-32-00-0-00-000; 35-640-02-26-00-0-00-000; 35-640-02-27-00-0-00-000; 35-640-02-28-00-0-00-000; 35-640-02-29-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Bryan Rahn of Ward Development on behalf of the owner George T Ward Builders, INC, for consideration of a vacation of a utility, drainage, cross access easement (VAC-07-25-9641), as well as rezoning from "RC/SO" (Regional Commercial/Service Offices) to "PD-Residential" (Planned Development-Residential) (RZ-06-25-9623) and a Planned Development Concept Plan for the 6.3 +/- acres for independent senior living located on the northeast corner of NW 19th Street and NW Mock Ave, to allow a neighborhood of eleven 4-plex, one duplex and a clubhouse on 6.3+/- acres of land (PDC-06-25-9624).

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

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

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

Planning Commission - Monday, September 8, 2025 @ 6:30 p.m.
&
City Council – Tuesday, September 15, 2025 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
September 17, 2025

EXHIBITS FOR PUBLIC HEARING

WEST GATE VILLAS
REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN

(RZ-06-25-9623) AND (PDC-06-25-9624)

EXHIBIT #1 City Council Information Form dated September 9, 2025 with the following attachments: Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on August 23, 2025; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section—Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by Reference) and Bill approving the Rezoning and Planned Development Concept Plan

Introduced by Councilmember _____ BILL NO. 5349
(RZ-06-25-9623 & PDC-06-25-9624)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "RC/SO" (REGIONAL COMMERCIAL/SERVICE OFFICE) TO "PD-R" (PLANNED DEVELOPMENT-RESIDENTIAL) AND APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN FOR WEST GATE VILLAS

WHEREAS, proper application having been made for Rezoning and Planned Development (PD) Concept Plan of property hereinafter described; and

WHEREAS, after review of the PD Concept Plan with respect to such issues as density, impacting surrounding areas, and adequacy of facilities and services, basic parameters are established for the development of the PD project; and

WHEREAS, in accordance with Title IV, Unified Development Code for the Municipal Code of the City of Blue Springs, Missouri, said application was referred to Planning Commission for report and recommendation, and a public hearing was held September 8, 2025, which Commission, after said hearing, recommended that the applications for Rezoning and PD Concept Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on September 17, 2025; and

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

WHEREAS, the City of Blue Springs, Missouri has regulated the development at this location by requiring that it be developed as a PD Concept Plan.

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

Section 1. That the following described tract of real estate is hereby rezoned from "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) The site is legally described as:

A REPLAT OF FINAL PLAT, WEST GATE – 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (PER DOC. 2006E0043350), A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AS NOW ESTABLISHED, ALL IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 WEST GATE-4TH PLAT; THENCE N01°55'49"E, A DISTANCE OF 190.48' ALONG THE EAST LINE OF SAID LOT; THENCE N81°27'07"W, A DISTANCE OF 41.92'; THENCE N02°09'36"E, A DISTANCE OF 434.86'; THENCE N82°21'40"W, A DISTANCE OF 232.33'; THENCE N73°22'29"W, A DISTANCE OF 58.60'; THENCE S02°17'54"W, A DISTANCE OF 402.02'; THENCE N87°42'06"W, A DISTANCE OF 300.02';

THENCE S02°17’54”W, A DISTANCE OF 252.97’; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00’, A CENTRAL ANGLE OF 90°22’48”, AN ARC LENGTH OF 23.66’, A CHORD BEARING OF S42°53’48”E, AND A CHORD LENGTH OF 21.28’, THENCE S88°04’11”E, A DISTANCE OF 616.98’ TO THE POINT OF BEGINNING. CONTAINING 6.30 ACRES, MORE OR LESS.

Section 2. That the above-described tract of real estate is hereby subject to the PD Concept Plan and Standards for West Gate Villas.

Section 3. No land covered within this PD Designation, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the Planned Development Concept Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said PD Concept Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at it September 08, 2025, meeting and to the City Council meeting at is September 17, 2025 meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this PD, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in UDC, unless modified by the Planned Development Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

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

Section 5. 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 9, 2025

SUBMITTED BY: Karen Van Winkle **DEPARTMENT: Finance**

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

ISSUE/REQUEST

A public hearing is being held to receive public comment on the 2025 Property Tax Levy for the City of Blue Springs. Upon conclusion of the public hearing, a Bill establishing the 2025 Property Tax Levy will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

On September 2, 2025, the office of the County Clerk of Jackson County, Missouri, provided to the City an updated total aggregate assessed valuation for the 2025 tax year in the amount of $1,505,133,986.

The increase in assessed valuation from 2024 totals $86,600,809 or 6.1% and is primarily due to increases in the real estate property valuation. New construction totals $25,454,883, the majority of which relates to residential construction in the southern portion of the City. In addition, the City added $24,198 for annexed properties for Ironwood and The Links subdivisions. This was a reassessment year and after adjusting for new construction, Residential increased 1.4%, Agriculture increased 1.8% and Commercial increased 26.3%.

2024 Final Assessed Valuation	$	1,418,533,177
2025 Assessed Valuation	$	1,505,133,986
Increase in valuation	$	86,600,809

Pursuant to RSMO Section 67.110 each political subdivision must adopt its tax rates not later than October of each year. If the tax rates are not set by this date, then no tax rate other than the rate necessary for the repayment of principal and interest on bonds shall be certified for the year. This must occur even though the appeals process has not been completed.

This bill establishes the 2025 property tax levy for the City of Blue Springs at a total rate of $0.5743 per $100 assessed valuation.

The proposed levy for General Fund operations has been calculated at $0.4243 per $100 assessed valuation in compliance with Article X, Section 22 of the Missouri Constitution (the Hancock Amendment) and Section 137.073, RSMo.

The levy for the General Obligation Bond Fund will remain at $0.1500 per $100 of assessed valuation, as initially proposed to voters on August 7, 1990, reaffirmed on August 5, 2008, and reconfirmed again on August 6, 2024.

The proposed 2025 tax levy is as follows compared to 2024, 2023, 2022 and 2021:

Levy	2025	2024	2023	2022	2021
General Fund	.4243	.4301	.4259	.4866	.4866
Recoupment	.0000	.0000	.0000	.0000	.0000
Debt Service	.1500	.1500	.1500	.1500	.1500
Total	.5743	.5801	.5759	.6366	.6366

The public hearing notice estimated the 2025 tax levy would total $0.5801 based upon the preliminary assessed valuation dated June 30, 2025. The assessed valuation received on September 2, 2025, was $15,880,601 or 1.04% lower which adjusted the tax levy down to $0.5743.

FINANCIAL IMPACT

Contractor:	N/A
Budget Year:	FY 2025-2026
Revenue to be Received:	$8,040,522
Revenue Account No.	100-00000-401100 & 210-00000-401100

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
October 1, 2025	September 30, 2026
Years and Months Contract in effect	**Number of times renewable**

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. Notice of 2025 Aggregate Assessed Valuation
2. Affidavit of Public Hearing as published in the Examiner on September 10, 2025
3. Bill establishing the property tax levy for 2025

REVIEWED BY:

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

Office of
Mary Jo Spino
Clerk of the County
Legislature

COUNTY LEGISLATURE

JACKSON COUNTY, MISSOURI

Jackson County
Courthouse
415 E. 12th Street
Kansas City, MO
64106
816-881-3242

NOTICE OF 2025
AGGREGATE ASSESSED VALUATION
FOR
POLITICAL SUBDIVISIONS
OTHER THAN SCHOOL DISTRICTS

As required by Section 137.245.3 RSMo., I, Mary Jo Spino, County Clerk of Jackson County, State of Missouri, do hereby certify that the following is the aggregate assessed valuation in Jackson County of…

City of Blue Springs

a political subdivision, for the year 2025, as shown on the Jackson County Assessment Rolls, plus Railroad and Utility valuations as reported by the State Tax Commission.

REAL PROPERTY ..... **$ 1,303,596,071**

	County Assessment Rolls		Locally Assessed RR & Utility		Total
Residential	$ 1,021,921,924	+	N/A	=	$1,021,921,924
Agricultural & Horticultural	$ 164,461	+	N/A	=	$ 164,461
Commercial	$ 279,420,838	+	$ 2,088,848	=	$ 281,509,686
	$ 1,301,507,223	+	$ 2,088,848	=	**$1,303,596,071**

NEW CONSTRUCTION

Residential	$ 18,506,621
Ag & Hort	$
Commercial	$ 6,948,262
TOTAL	$ 25,454,883

Note: The Amount of "New Construction" Value(s) are included above

The Non-Taxable Amount of "Abatement and/or TIF" Value(s) are **not** included above

PERSONAL PROPERTY ..... **$ 181,388,087**

	County Assessment Roll		Locally Assessed RR & Utility		Total
"PP-B" Personal Property – Business	$ 43,396,419	+	$ 1,003,028	=	$ 44,399,447
"PP-I" Personal Property - Individual	$ 136,988,640	+	N/A	=	$ 136,988,640
	$ 180,385,059	+	$ 1,003,028	=	$ **181,388,087**

STATE ASSESSED – REAL PROPERTY ..... **$ 18,066,189**

STATE ASSESSED – PERSONAL PROPERTY ..... **$ 2,083,639**

TOTAL CURRENT VALUATION **$ 1,505,133,986**

This information is transmitted to assist you in complying with Section 67.110 RSMo., which requires that notice be given and public hearings held before tax rates are set.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Jackson, at my Office in Kansas City, Missouri, this 2nd day of Sept., 2025.

Mary Jo Spino Clerk

Mary Jo Spino

ASSESSMENT DEPARTMENT

JACKSON COUNTY, MISSOURI

Jackson County
Courthouse
415 E. 12th Street
Kansas City, MO
64106
816-881-3239

NOTICE OF 2025
AGGREGATE ASSESSED VALUATION
OF TAX INCREMENT FINANCED PROPERTY

CITY - BLUE SPRINGS

For the year 2025, as shown on the Jackson County Assessment Rolls.

TIF VALUES	
Residential	$ 2,812,875
Ag & Hort	$
Commercial	$ 28,958,715

TOTAL TIF INCREMENT..... $ 31,771,590

NEW CONSTRUCTION TIF	
Residential	$
Ag & Hort	$
Commercial	$
TOTAL	$

Note: The amount of "New Construction TIF" is included above.

THE EXAMINER

See Proof on Next Page

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 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Sep 10, 2025

Printer's Fee: $179.19

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: 09/10/2025

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 at a meeting of the City Council on Wednesday, September 17, 2025 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith, Blue Springs, Missouri, for the purpose of hearing citizen comments relative to the setting of the property tax rate for the City of Blue Springs for the year 2025, for its fiscal year beginning October 1, 2025, as a result of the current assessed valuation, dated September 2, 2025, from the Clerk of Jackson County.

The setting of the tax rates is governed by Article X, Section 22 of the Constitution of Missouri and Sections 137.073, 137.073.2 and 137.073.4(1), RSMo.

Assessed Valuation	Current Tax Year	Prior Tax Year
(By Categories)	2025	2024
Real Estate	1,303,596,071	1,206,500,833
Personal Property	181,388,087	191,834,696
State Assessed Railroad & Utility-Real Estate	18,066,189	18,134,666
State Assessed Railroad & Utility-Personal	2,083,639	2,062,982
TOTAL	1,505,133,986	1,418,533,177

Levy Category	Tax Rate (Per $100) 2025*	Tax Rate (Per $100) 2024
General (City Operating)	.4301	.4301
Bond (General Obligation)	.1500	.1500
TOTAL	.5801	.5801

CITY OF BLUE SPRINGS
CITY COUNCIL
BY ERIN FORD
CITY CLERK

* Subject to revision based upon the receipt of the final assessed valuations established by the Board of Equalization and contingent upon subsequent review and certification of rate computations by the State Auditor's Office.

PUBLISH: SEPTEMBER 10, 2025

Published in the Examiner, Sep 10, 2025

3840810

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
September 17, 2025

EXHIBITS FOR PUBLIC HEARING

2025 TAX LEVY

EXHIBIT #1 City Council Information Form dated September 9, 2025 with the following attachments: Notice of 2025 Aggregate Assessed Valuation; Affidavit of Public Hearing as published in the Examiner on September 10, 2025 and Bill establishing the property tax levy for 2025

Introduced by Councilmember _____ BILL NO. 5350

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE PROPERTY TAX LEVY FOR 2025

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

Section 1. That pursuant to the laws of the State of Missouri, relating to the Home Rule Charter cities, there is hereby levied on the assessed valuation of all properties, both real and personal, liable for taxation in the City of Blue Springs, Missouri, as shown by the assessments made by the County Assessor for Jackson County, Missouri, and returned certified by the County Clerk, on the books of said City, the following taxes:

For General Revenue	$0.4243
For General Obligation Bonds	$0.1500
Total Levy per $100.00 Assessed Valuation for 2025	$0.5743

Section 2. The above levy and tax rate is hereby fixed and adopted by the City Council as the rate of **$0.5743.**

Section 3. The rate of taxes levied, specified in Section 1, shall be duly certified and reported to the County Clerk of Jackson County, Missouri, as provided by law.

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

Section 5. 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

2025ORD

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 9, 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 Hawes Estates (PF-07-25-9643), consisting of three (3) lots generally located west of Shroud Rd and south of SE Wyatt Rd.

BACKGROUND/JUSTIFICATION

The applicant, John Overstreet of Tri-County Water Authority, has submitted a Planning Application on behalf of the property owner, James T. Hawes, requesting approval of Final Plat (FP-07-25-9643) for approximately 17 acres located at 27711 E Wyatt Road.

The proposal includes the creation of three lots: Lot 1, approximately 7 acres, will be developed for a major water infrastructure facility by Tri-County Water Authority, while Lots 2 and 3, each approximately 5 acres, are intended for single-family residential use.

The Preliminary Plat (PP-05-25-9572) was approved by Planning Commission on June 23rd, 2025. The Conditional Use Permit (CUP-05-25-9573), and Rezoning (RZ-05-25-9572) were approved by the City Council at a regular scheduled meeting on July 7th, 2025.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 17, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with the following five (5) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to Building Permit Issuance, the following must occur:
   a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project..
   b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.

4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.
5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	September 8, 2025
Action:	Recommended Approval of the Final Plat with five (5) conditions by a vote of 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***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 8,2025 City Council: September 17, 2025
Project Name:	***Hawes Estates – 1st Plat***
Site Location:	27711 SE Wyatt Rd
Project Request:	**PF-07-25-9643**; Final Plat for a parcel to be sub-divided into three lots for a total of 17 +/- acres.

Applicant: John Overstreet | Tri-County Water Authority
Property Owner: James T. Hawes
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting approval of a Final Plat for the development of an approximately 17+/- acre site. The proposed project includes the creation of three lots; Lot 1 approximately 7+/- acres in size, will be developed for a major water infrastructure use by the Tri-County Water Authority. Lots 2 and 3, each approximately 5+/- acres are intended for single-family residential use.

Staff Recommendation: Staff recommends approval with conditions Final Plat applications.

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approval of South Annexation (A-5-2003)

Future Applications: Prior to building permit issuance for lots 2 and 3 of this plat, the Final Plat must be approved and recorded at Jackson County. For Lots 1 a site Plan Design review must occur before the issuance of a building permit for the Major Water Infrastructure use by Tri County Water Authority.

.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"PD/MU"-Planned Development/Mixed Use	Colonial Gardens
South:	"AG-County" (Agriculture)	Detached Single Family Residential
East:	"AG-County" (Agriculture)	Undeveloped Vacant Land
West:	"PD/MU"-Planned Development/Mixed Use	Single-Family Residential

PLAT ANALYSIS

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

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

Phasing: The site is proposed to be developed in multiple phases

Preservation: The current parcel contains existing structures, including a single-family farmhouse located on the existing Lot 1. While the site includes these structures, the majority of the land remains undeveloped and consists of open fields. All existing structures are scheduled to be removed by Tri-County Water Authority at their expense, with demolition to be completed no later than December 31, 2026. Existing trees on the property will be preserved when possible, and additional landscaping will be incorporated to enhance the site's overall appearance and environmental quality.

Streets & Sidewalks: Lot 1 will include single access drive from SE Wyatt Road, designed with sufficient distance to allow vehicles to full exit the roadway before stopping at the entrance gate. Lots 2 and 3, which are intended for single-family residential use, will each have a single driveway access without a gated entry off Shroud Road. As part of the public improvements, a 5-foot wide ADA compliant sidewalk will be installed along SE Wyatt Road to enhance pedestrian accessibility and connectivity.

Traffic: A traffic study was not required for the proposed development, as the major utility use will not generate additional traffic. The facility is designed to be remotely monitored, with only routine daily inspections conducted by a standard utility vehicle.

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

Sanitary Sewer: The proposed Lot 1 will not require connection to a sanitary sewer system due to its intended use. Lots 2 and 3 will be served by private septic systems, as public sanitary sewer infrastructure is not currently available in this area.

Open Space: In accordance with the "SF-12" zoning district standards, a minimum of 10% of the site must be designated as open space. The development is also required to submit a Landscape Plan that complies with the City of Blue Springs landscaping requirements.

Land Use: Three water utility providers have existing water lines in this area: Tri-County Water Authority, the City of Blue Springs, and Jackson County Public Water Supply District (PWSD) 13. An interconnect facility is needed at this location to enhance system resiliency for all three entities during maintenance and repair outages. Lot 1, approximately 7 ± acres, is designated for major water infrastructure to be operated by Tri-County Water Authority. Lots 2 and 3, each approximately 5 ± acres, are intended for single-family residential use.

Building Typology: UDC Chapter 405 does not provide a building type that can be appropriately applied to the proposed land use, nor are there special use standards for the "Utility-Major" land use. Therefore, staff has evaluated the use and any lot size, setback, height, building coverage, etc. requirements based on the site and surrounding properties

Parking: Parking for the proposed development will be required in accordance with the standards outlined in the Unified Development Code. The Utility-Major located on Lot 1 will be subject to the parking requirements specified in Schedule B of the UDC. The single-family residential lots (Lots 2 and 3) will be required to provide a minimum of two (2) parking spaces per dwelling unit. Parking compliance for all lots will be reviewed in greater detail during the Site Plan Design Review process to ensure adequacy and adherence to City Standards.

Architectural Character: **The building and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

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

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process.

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The Final Plat is in substantial compliance with the approved Preliminary Plat considering the lot, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans will be reviewed for adequacy and conformance with adopted technical specifications.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: Phase 1 will include the development of single-family homes on Lots 2 and 3. Lot 1 will be reviewed in Phase 2 and is subject to Site Plan Design Review for the proposed Tri-County Water Authority major water infrastructure facility.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the approved Preliminary Plat to the proposed Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: Staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

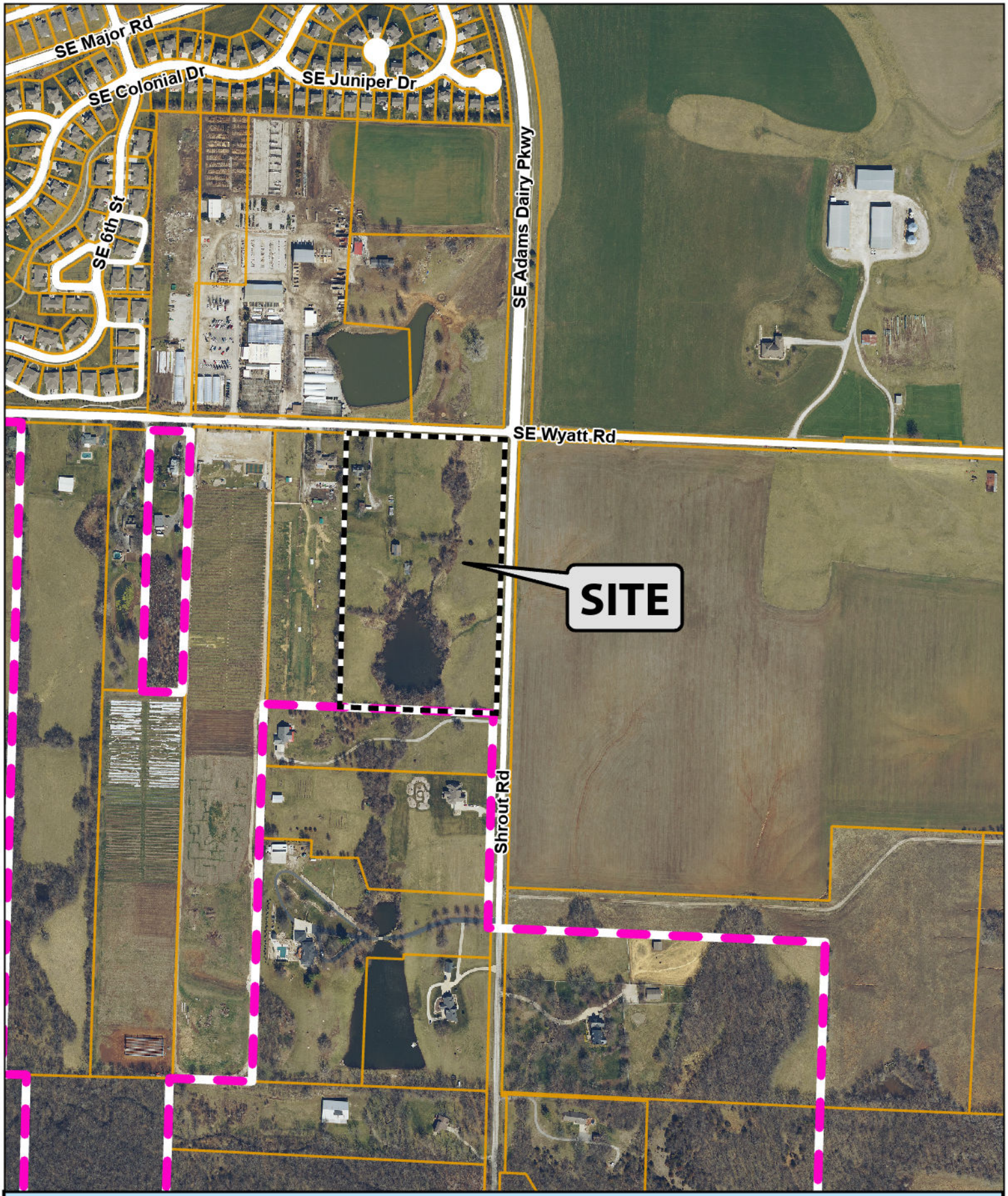
6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Final Plat with the conditions listed below.

Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff recommends approval of the Final Plat application with the following five (5) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to Building Permit Issuance, the following must occur:
   a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project..
   b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.
4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.
5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.

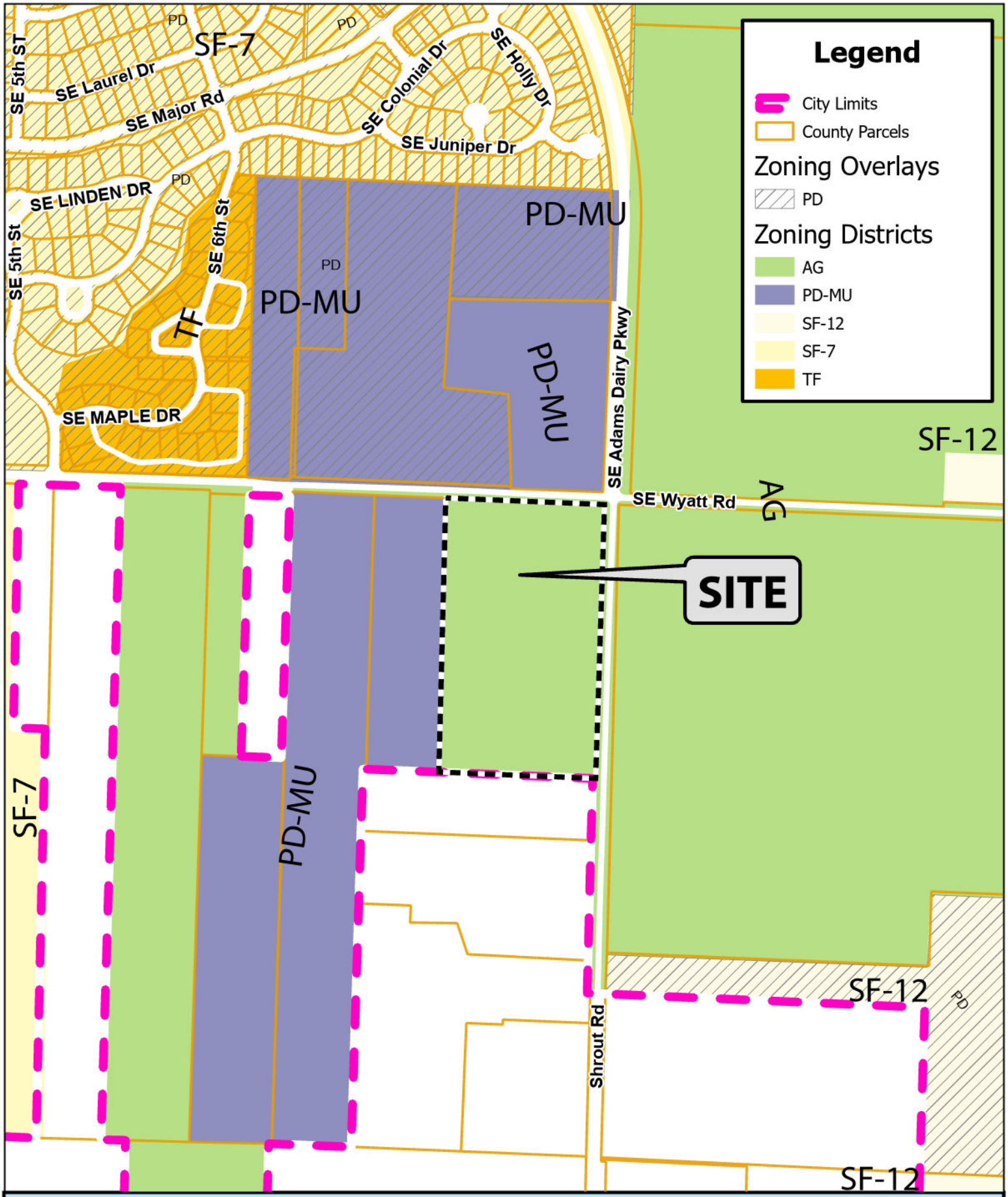


The City of Blue Springs Missouri

PF-07-25-009643
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
AERIAL LOCATION MAP

N
1" = 500'

Date: 06/03/25



The City of Blue Springs Missouri

PF-07-25-009643
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
SITE LOCATION & ZONING MAP

N
1" = 500'

Date: 06/03/25

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-07-25-9643
PC MEETING:	9.8.2025
CC MEETING:	9.15.2025
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	Logan Day

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

HAWES ESTATES-PHASE 1
Project Name

27711 E. WYATT RD, BLUE SPRINGS, MO 64014 SEC 20 TWP48 RNG 30; N 1124' OF E 697' OF NW NW 1/4
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) **Legal Description (attach as a separate page if too large)**

AG	AG HOME SITE	SF-12 UTILITY	HOMESITE-UTILITY	17	3
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

JOHN OVERSTREET	TRI-COUNTY WATER AUTHORITY	816-796-4100-204	j.overstreet@tri-countywaterauthority.com
Name of Applicant	Company	Phone	Email Address

28405 E. BLUE VALLEY RD	INDEPENDENCE	MO	64058
Address	City	State	Zip Code

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

X _____ 7/28/25
Applicant Signature — Date

JAMES T. HAWES
Name of Property Owner **Phone** **Email Address**

27711 E. WYATT RD	BLUE SPRINGS	MO	64014
Address	City	State	Zip Code

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

X James T. Hawes 7-28-25
Property Owner Signature — Date

Received
07/29/2025 8:04:18 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

PROJECT DESCRIPTION:

Final Plat of the described property. The parcel will be divided into three lots.

Lot 1 will be approximately 7 acres and will be used by Tri-County Water Authority for major water infrastructure improvements.

Lots 2 and 3 will be approximately 5 acres each and will be used for single family homes.

Received
07/29/2025 8:04:20 AM

Introduced by Councilmember _____ BILL NO. 5351
(PF-07-25-9643)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR HAWES ESTATES, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on July 28, 2025, the Applicant, John Overstreet of Tri-County Water Authority, submitted a Planning Application on behalf of the property owner John T. Hawes for the property hereinafter described; and

WHEREAS, on September 8, 2025, the City Planning Commission held a regular scheduled meeting for Hawes Estates 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 September 17, 2025, the City Council approved Hawes Estates 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; The North 1124.95 feet of the East 697 feet of the Northwest Quarter of the Northwest Quarter of Section 20, Township 49, Range 30, Jackson County Missouri. Subject to the Covenants, Restrictions, Reservations and Easements now of record.

Section 2. The Final Plat of Hawes Estates, 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 Final Plat Number (PF-07-25-9643) submitted to the Planning Commission at its September 8, 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 General Development Plan.
2. Prior to Building Permit Issuance, the following must occur:
    a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project.
    b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.
4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.
5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.

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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 18, 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 Cooperative Agreement with the Central Jackson County Fire Protection District for Opticom Maintenance and Repair.

BACKGROUND/JUSTIFICATION

In May 2025 it was discovered that several of the intersection traffic signal override devices, known as Opticoms, were not working properly. These devices are used to provide fire and police vehicles controlled access at intersections during emergency responses by changing the traffic signal to green for the oncoming emergency vehicle. During the repair and assessment of the Opticoms by the Public Works Department, it was discovered that a vast majority of the Opticoms were not functioning properly and that the agreement detailing the cost sharing of the system between the City of Blue Springs and the Central Jackson County Fire Protection District (CJCFPD) was created in 2012 and no longer applicable.

The attached agreement stipulates that the City and CJCFPD will equally share the cost of maintenance of the system for the next five years, as well as equally share the current cost to repair the system estimated to be $82,365.48. The City's cost for the current repairs is $41,182.74. Funds have been transferred to the appropriate account in Police Operations to cover the current costs. In the future, Public Works personnel will routinely check the system to ensure timely maintenance is being completed.

FINANCIAL IMPACT

Contractor:	Central Jackson County Fire Protection District (CJCFPD)
Amount of Request/ Contract:	$41,182.74
Amount Budgeted:	$0
Budget Year:	FY 2025-26
Funding Source/Account #:	100-20030-530500
Account Balance:	$45,550 upon approval of FY 2025-26 Budget Date: 8/26/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
September 18, 2025	September 18, 2030
Years and Months Contract in effect	**Number of times renewable**
5 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 agreement attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5352

ORDINANCE NO. ____

AN ORDINANCE APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND THE CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT FOR OPTICOM MAINTENANCE AND REPAIR

WHEREAS, in May of 2025 it was discovered that several of the intersection traffic signal override devices known as Opticoms, were not working properly. These devices are used to provide fire and police vehicles in emergency responses controlled access at intersections by changing the traffic signal to green for the oncoming emergency vehicle; and,

WHEREAS, during the repair and assessment of the Opticoms by the Public Works Department, it was discovered that a vast majority of the Opticoms were not functioning properly and that the agreement detailing the cost sharing of the system between the City of Blue Springs and the Central Jackson County Fire Protection District (CJCFPD) was created in 2012 and no longer applicable; and,

WHEREAS, the City and CJCFPD wish to enter into a cost sharing agreement for future maintenance of the Opticom system for the next five years.

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 an agreement between the City of Blue Springs and the Central Jackson County Fire Protection District for Opticom Maintenance in the amount of $41,182.74. A copy of the agreement is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said 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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

COOPERATIVE AGREEMENT FOR OPTICOM REPAIR AND MAINTENANCE

THIS COOPERATIVE AGREEMENT FOR REPAIR AND MAINTENANCE OF THE OPTICOM SYSTEM (this "**Agreement**") is made and entered into as of the ____ day of _____ 2025, by and between the **CITY OF BLUE SPRINGS, MISSOURI** a home rule city and a Missouri municipal corporation having a principal office at 903 West Main Street, Blue Springs, Missouri 64015 (the "**City**") and **CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT,** a Missouri Public Fire Protection District, 805 NE Jefferson Street, Blue Springs, Missouri 64014 (**"District"** and together with the City the **"Parties"**).

RECITALS

A. Sections 70.210 through 70.320 of the Revised Statutes of Missouri, as amended, authorize Missouri municipalities to contract with any Missouri political subdivision for the planning, development, construction, acquisition, or operation of any public improvement or facility, or for a common service, provided, that the subject and purposes of any such contract or cooperative action are within the scope of the powers of such municipality.

B. The City and District desire to fix and maintain the Opticom Service system previously installed at intersections in the City.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. Opticom Repair. The cost of repair for the existing Opticom system is estimated at a total of Eighty-Two Thousand Three hundred Sixty-Five Dollars and forty-eight cents ($82,365.48). Each party shall remit payment of Forty-One Thousand One Hundred Eighty-Two Dollars and Seventy-Four cents ($41,182.74) toward the cost of repair for the Opticom system at the completion of the repair or as necessary to facilitate the repair. The parties also agree to evenly split (50/50) the costs of continuing and future repair and maintenance for the Opticom system.

2. No Waiver of Sovereign Immunity; Limited Public Liability; No Personal Liability. Nothing in this Agreement shall be construed or deemed to constitute a waiver of the City's or the District's sovereign immunity. The Parties hereto agree that in no event shall the City or the District or any of their respective officials, agents, attorneys, employees, or representatives have any liability in damages or any other monetary liability to each other or any successor, assign, heir or personal representative of each other in respect of any suit, claim, or cause of action arising out of this Agreement and each party hereby waives any such claim.

4. Notices. Any Notice required by this Agreement shall be deemed given if deposited in the United States Mail, first class, postage prepaid and addressed as hereinafter specified.

If to the City: City of Blue Springs
903 West Main Street - City Hall
Blue Springs, Missouri 64015
Attn: Christine Cates

If to District: Central Jackson County Fire Protection District
805 NE Jefferson Street

Blue Springs, Missouri 64014
Attn: Chief Kirk Lair

Each party shall have the right to specify that notice is to be addressed to another address by giving to the other party Ten (10) days written notice thereof.

5. Entire Agreement; Amendment. The Parties agree that this Agreement constitutes the entire agreement between them and that no other agreements or representations other than those contained in this Agreement have been made by the Parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the Parties and when authorized and approved by the Blue Springs City Council and District Board of Directors.

6. Relationship of the Parties; No Third Party Right. Nothing contained in this Agreement nor any act of District or the City shall be deemed or construed to create a partnership or agency relationship between the Parties, or their agents or representatives and this Agreement is and shall be limited to the specific purposes set out in this Agreement. Other than as expressly provided in this Agreement, no Party shall be the agent of, or have any rights to create any obligations or liabilities binding on, the other Party. The Parties do not intend to confer any benefit under this Agreement on any person or entity other than the named Parties hereto.

7. Severability. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

8. Binding Effect. Except as otherwise expressly provided in this Agreement, the covenants, conditions and agreements contained in this Agreement shall bind and inure to the benefit of the District, the City, and their respective successors and permitted assigns.

9. Choice of Law; Venue. This Agreement and its performance shall be governed by and construed by the laws of the State of Missouri applicable to contracts made and to be performed wholly within such state, without regard to choice or conflict of laws provisions. The Parties hereto agree that any action at law, suit in equity, or other judicial proceeding arising out of this Agreement shall be instituted only in the Circuit Court of Jackson County, Missouri or in the Federal District Court for the Western District of Missouri and waive any objections based upon venue or *forum non conveniens* or otherwise. In the event that either Party shall have to enforce its rights under this Agreement in a court of law, the prevailing Party shall be entitled to payment of its attorney's fees and costs by the non-prevailing Party.

10. Execution; Counterparts. Each person executing this Agreement in a representative capacity warrants and represents that he or she has authority to do so, and upon request by the other Party, proof of such authority will be furnished to the requesting Party. This Agreement may be executed at different times and in two or more counterparts, and all counterparts so executed shall for all purposes constitute one and the same instrument, binding on the Parties hereto, notwithstanding that both Parties may not have executed the same counterpart. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the Party against whom enforcement is sought.

11. Term. The term of this agreement shall be five years from the date signed.

IN WITNESS WHEREOF, the City and District have each caused this Agreement to be executed in multiple original counterparts in their respective names and attested to as of the date first above written.

CITY OF BLUE SPRINGS, MISSOURI
(the "**City**")

By: _____ _____
Date

Approved as to form: _____
City Attorney

CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT
(the "**District**")

By:_____ _____
Date

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 8, 2025

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

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

ISSUE/REQUEST

Passage of a Bill approving the FY 2025-26 Budget. The public hearing was held and the Bill was continued from the September 2, 2025, City Council meeting.

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: ***Chrisine 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.

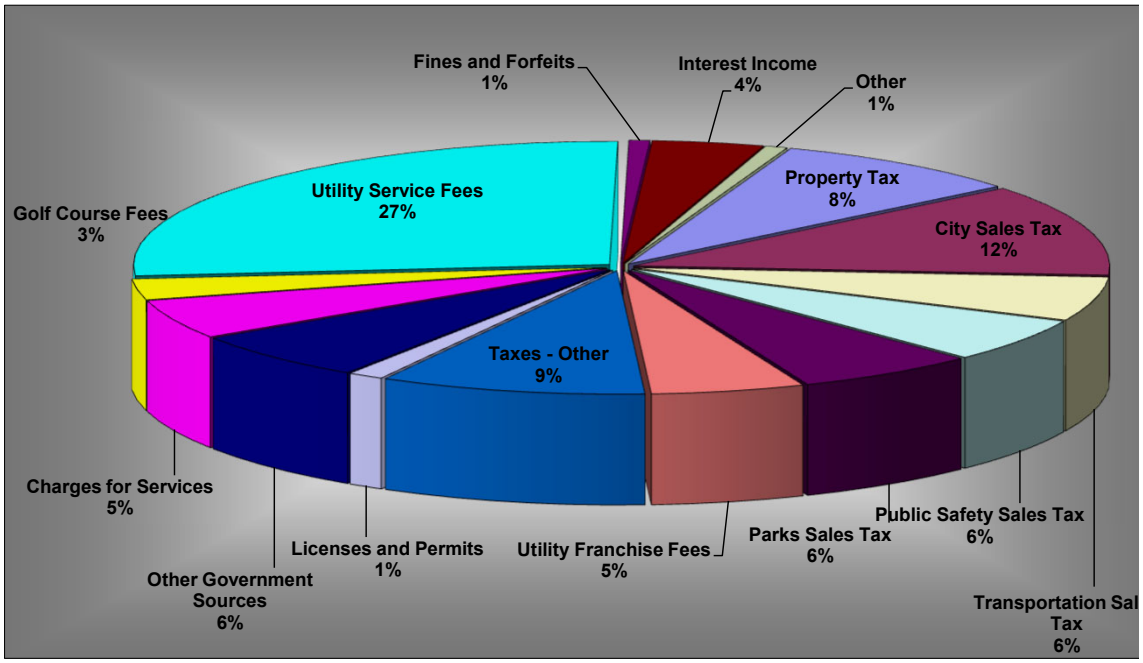
- Some of our largest revenue sources include:
  - $12,272,051 - Water Sales
  - $12,240,359 - Sewer Service
  - $11,261,808 - 1% City Sales Tax
  - $ 8,040,522 - Property Taxes
  - $ 7,195,110 - Tax Increment Finance Tax (TIF)
  - $ 5,798,551 - Parks Sales Tax
  - $ 5,962,616 - Other Government Sources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

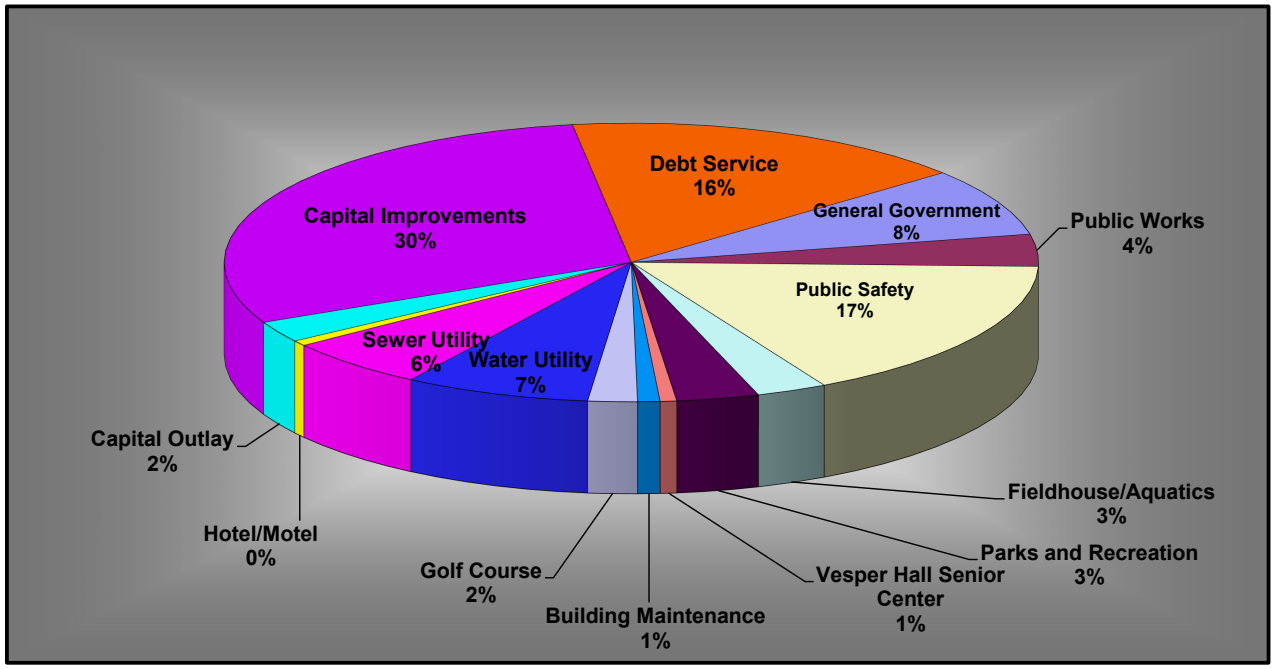
- The City has 340.13 Full-time Positions (including full-time and part-time employees). This is an increase of one position over the number approved in the FY 2025 budget. An Animal Control Officer position was added to bring the total number of Animal Control Officers to five. Throughout the year, 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**

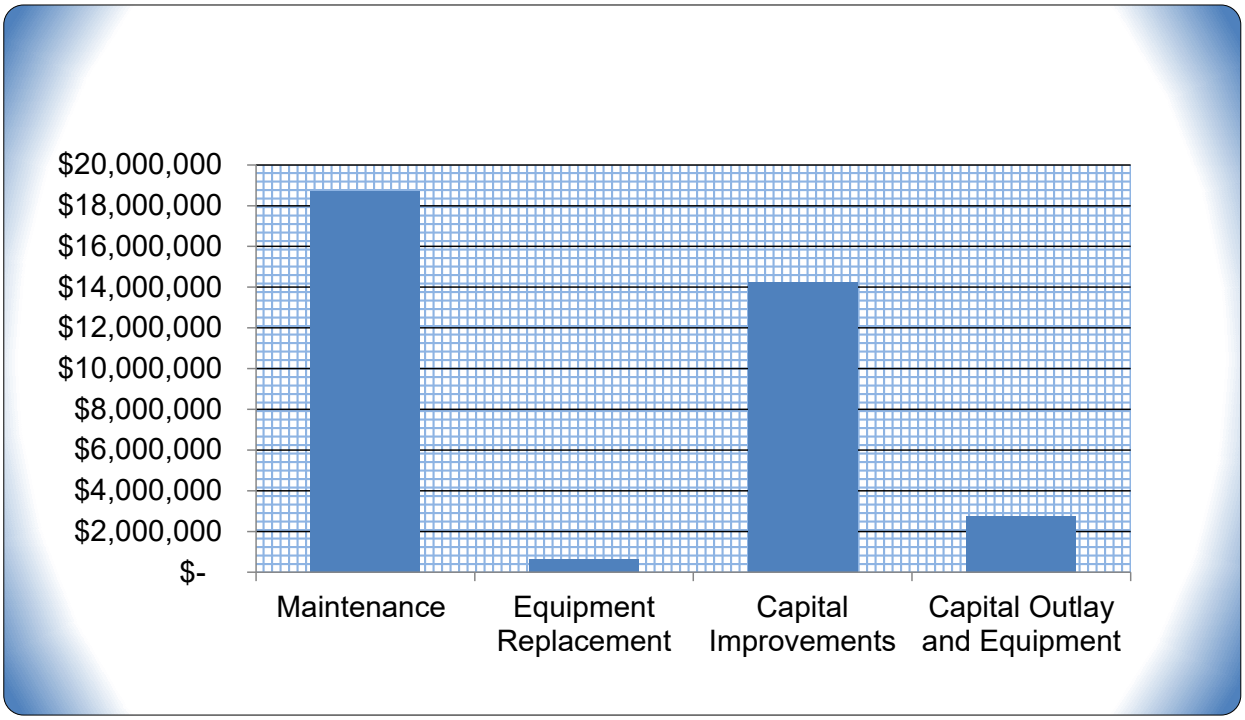
Capital Improvements

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

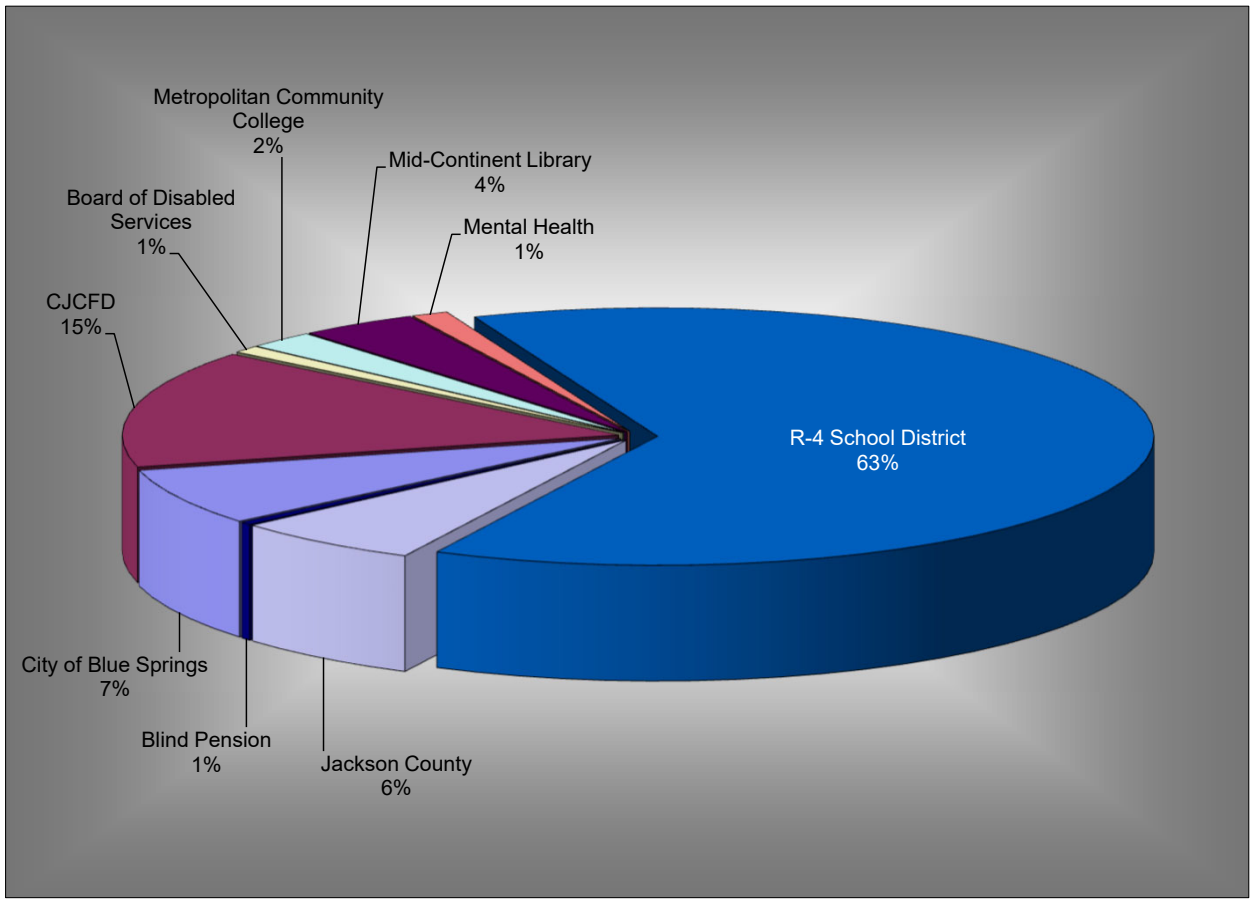


Fiscal Year 2025-26

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

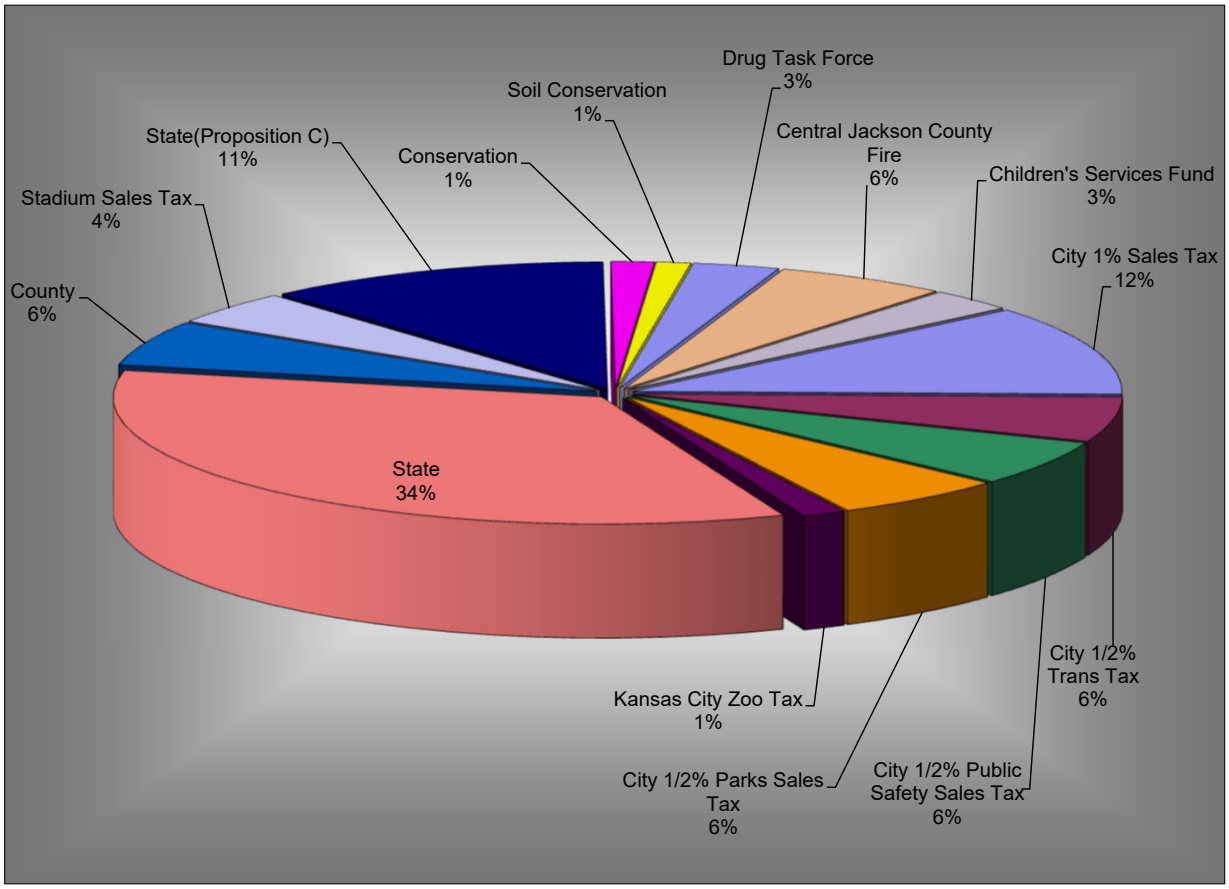
Property Tax Revenue Distribution



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.

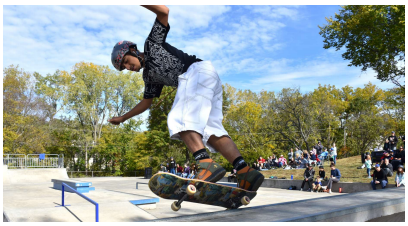
30

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 17th day of September 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 15, 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 $143,139,209 by $216,402 to $143,355,611.

Fund	Adopted Budget FY 2024-25	Amendments Ord 5417 & Ord 5447	Amendment Bill	Adopted and Amended Budget
General	$ 3,179,596	$ 995,787	$ 15,093	$ 34,190,476
Hotel/Motel Tax	$ 380,000	$ 117,055	$ 0	$ 497,055
Public Safety Sales Tax	$ 5,444,574	$ 102,555	$ 0	$ 5,547,129
Parks Sales Tax	$ 7,430,194	$ 1,386,628	$ 0	$ 8,816,822
Debt Service	$ 1,732,648	$	$ 0	$ 1,732,648
Capital Projects	$ 5,768,650	$38,364,102	$ 0	$ 44,132,752
TIF Capital Projects	$ 6,905,602	$ 215,000	$ 0	$ 7,120,602
Fieldhouse/Aquatics	$ 2,693,289	$ 107,479	$ 175,015	$2,975,783
Golf Course	$ 2,384,660	$ 76,792	$ 0	$ 2,461,452
Water	$ 13,474,983	$ 533,519	$ 13,147	$ 14,021,649
Sewer	$ 16,601,337	$ 5,244,760	$ 13,147	$ 21,859,244
Total Budget by Fund	$ 95,995,532	$47,143,677	$ 216,402	$ 143,355,611

BACKGROUND/JUSTIFICATION

GENERAL FUND

The expenditures in the General Fund will be increased by **$15,093** two Polic Department projects that are funded by donations, including pistols for the Citizen's Police Academy range days and headsets for the STAT Team.

FIELDHOUSE/BSB FUND

The expenditures in the Fieldhouse/BSB Fund will be increased by **$175,015** for part-time salaries and payroll taxes. During the preparation of the FY 2024-25 budget the salaries for lifeguards was based on estimates and this adjustment reflects the actual salaries based upon two seasons. These expenditures are offset by increased revenue from memberships.

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.

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: ***Christiine Cates***

Introduced by Councilmember _____ BILL NO. 5353

ORDINANCE NO. _____

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

NOW, THEREFORE, 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: **$143,139,209**

Amendment Details:		
General Fund	$	15,093
Fieldhouse/Aquatics Fund	$	175,015
Water Fund	$	13,147
Sewer Fund	$	13,147
Total Amendment	**$**	**216,402**

Amended Budget: **$143,355,611**

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 17th day of September 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Megan Rodgers, Deputy City Clerk

1st Reading: _____
2nd Reading: _____

2025ORD

City of Blue Springs, Missouri
Exhibit A - Budget Amendment Details
2024-25 Budget Amendment - September 17, 2025

Account #	Project	Account Name	Debit	Credit	Description
General Fund					
100-20030-520184		Munitions & Armory Equipment	$ 6,360	$ -	12-9MM Pistols for CPAAA Range Days
100-00000-470100	Donate-PS	Donations - Public Safety	-	6,360	Donation from CPAAA
100-20030-520180		Operating Supplies	8,733		50% of Purchase for 20 STAT Team Headsets
100-00000-470100	Donate-PS	Donations - Public Safety	-	$ 8,733	HERO Fund Grant
		Total General Fund	**$ 15,093**	**$ 15,093**	
Fieldhouse/Aquatics Fund					
410-43000-510200		Part-Time Wages	$ 162,578	$ -	Increase in Part-Time wages for Lifeguards and associated payroll taxes
410-43000-515100		FICA Taxes	10,080	-	Increase in Part-Time wages for Lifeguards and associated payroll taxes
410-43000-515150		Medicare Taxes	2,357	-	Increase in Part-Time wages for Lifeguards and associated payroll taxes
410-43000-436520		Memberships	-	175,015	Additional Revenues from Memberships
		Total Fieldhouse/Aquatics Fund	**$ 175,015**	**$ 175,015**	
Water Fund					
430-33010-520180		Operating Supplies	$ 13,147	$ -	50% of Neptune Mobile Data Collector - 25-1174
430-00000-30070		Net Position	-	13,147	Net Position
		Total Water Fund	**$ 13,147**	**$ 13,147**	
Sewer Fund					
460-36010-520180		Operating Supplies	$ 13,147	$ -	50% of Neptune Mobile Data Collector - 25-1174
430-00000-30070		Net Position	-	13,147	Net Position
		Total Sewer Fund	**$ 13,147**	**$ 13,147**	
		Total Debits and Credits	**$ 216,402**	**$ 216,402**	
		Less Transfers In/Out	-	-	
		Total Budget Amendment	**$ 216,402**	**$ 216,402**	