CITY COUNCIL MEETING
October 20, 2025 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

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

Anyone wishing to address the Mayor and Council during the meeting must fill out a Speaker's Appearance Form and give to the City Clerk prior to the start of the Council meeting. Forms are available online or located at the entrance of the Council Chambers. Speakers are subject to Council Rules of Procedure.

Invocation and Pledge of Allegiance

1. Call meeting to order

2. Confirmation of a Quorum

3. Consent Agenda

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

   a. Minutes of the October 6, 2025 City Council Meeting and October 13, 2025 Special City Council Meeting
   b. Resolution No. 87-2025 approving an Amendment with Flock Group Inc. for camera and software purchase and installation
   c. Resolution No. 88-2025 approving an Amendment with Stantec Consulting Services, Inc. for the 12th Street extension project
   d. Resolution No. 89-2025 approving a contract with Downey Construction Inc for annual miscellaneous concrete maintenance and repair
   e. Resolution No. 90-2025 designating Luxe One, LLC as the developer for 1500 NW North Ridge Drive and authorizing negotiation of agreements

4. Public Hearing – Sullivan Ranch Rezoning (RZ-07-25-9646) and General Development Plan (GDP-07-25-9647) – **Continued to October 20, 2025 and to be continued to November 3, 2025**

5. Public Hearing – Colbern Farms Rezoning (RZ-08-25-9668) and General Development Plan (GDP-09-25-9690) – **Continue to November 3, 2025 City Council Meeting**

6. Public Hearing – Tier 1 Tattoo Conditional Use Permit (CUP-08-25-9678)

7. Introduction and readings of Bill No. 5357 approving a Tier 1 Tattoo Conditional Use Permit (CUP-08-25-9678)

8. Public Hearing – Kansas City Cannabis Conditional Use Permit (CUP-08-25-9677)

9. Introduction and readings of Bill No. 5358 approving a Kansas City Cannabis Conditional Use Permit (CUP-08-25-9677)

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

11. Introduction and readings of Bill No. 5359 approving The Woodlands at Chapman Farms 2nd Final Plat (PF-08-25-9671)

12. 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.**

13. Councilmember Comments

14. Mayoral Comments

15. Adjourn

Miscellaneous Items

Planning Commission Meeting – Monday, October 27, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, October 28, 6:00 PM
City Council Meeting – Monday, November 3, 6:00 PM
Park Commission Meeting – Tuesday, November 4, 6:00 PM
Planning Commission Meeting – Monday, November 10, 6:30 PM
Veterans Day – **City Offices Closed** – Tuesday, November 11
Public Arts Commission Meeting – Wednesday, November 12, 4:00 PM
Land Bank – Monday, November 17, 3:00 PM
City Council Meeting – Monday, November 17, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, October 16, 2025.

Erin Ford, City Clerk

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

FROM: Christine Cates
City Administrator

DATE: October 16, 2025

SUBJECT: Agenda Explanations

Item 3b – Amendment to Flock Group Contract for Camera and Software
Adopt a Resolution approving an Amendment in the amount of $60,000.00 with Flock Group Inc. for camera and software purchase and installation for contract #2023-082. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 3c – Amendment to Stantec Consulting Servies Contract for 12th Street Extension
Adopt a Resolution approving an Amendment or in the amount of $101,131.00 with Stantec Consulting Services, Inc. for design, bidding and construction oversight for the 12th Street extension project for Contract No. 2024-182. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3d – Contract with Downey Construction for Annual Concrete Repair
Adopt a Resolution approving a contract in the amount of $300,000 annually with Downey Construction Inc for annual miscellaneous concrete maintenance and repair. Refer to Council Information Form from Public Works Superintendent Nate Lea for additional information.

Item 3e – Designate Luxe One LLC as North Ridge Property Developer and Authorize Negotiation of Agreements
Adopt a Resolution designating Luxe One, LLC as the developer for City-owned property located at 1500 NW North Ridge Drive, consisting of approximately 2.89 acres currently utilized as a public commuter lot. The proposed Resolution formally designates Luxe One, LLC as the developer and authorizes the City Administrator to prepare a Funding Agreement, negotiate a purchase price and prepare a Memorandum of Understanding (MOU) outlining the incentive request made by Luxe One, LLC for the proposed redevelopment of the site. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 4 – Sullivan Ranch Rezoning and General Development Plan Continuance
The Applicant, Charles Robinson of CJR Development, is requesting the public hearing for consideration of a Rezone and General Development Plan (RZ-07-25-9646) (GDP-07-25-9647) be continued to the October 20, 2025 City Council Meeting. A motion to continue is in order.

Item 5 – Colbern Farms Rezoning and General Development Plan Continuance
The Applicant, Colby Dowell of KAT Excavation is requesting the public hearing for consideration of a Rezoning (RZ-08-25-9668) and General Development Plan (GDP-09-25-9690) be continued to the November 3, 2025 City Council Meeting. A motion to continue is in order.

Items 6 & 7 – Tier One Tattoo Conditional Use Permit
A public hearing is being held at the request of the Applicant, Logan Johnson, Tier 1 Tattoo, to approve a Conditional Use Permit with Alternative Development Standards (CUP-08-25-9678) allowing body art services in General Business zoning within 500 feet of a residential use. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 8 & 9 – Kansas City Cannabis Conditional Use Permit
A public hearing is being held at the request of the Applicant, Dan Nelson, Kansas City Cannabis, on behalf of the property owner, Brandon Haverty, SC Noland, LLC, for consideration to approve a Conditional Use Permit (CUP-08-25-9677) allowing the extension of the current hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day at the property generally located at 1117 N 7 Highway. Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 11 – The Woodlands at Chapman Farms 2nd Final Plat
Passage of a Bill approving the Final Plat for The Woodlands at Chapman Farms (PF-08-25-9671) consisting of twenty-eight lots located generally east of SW 7 Highway and South of SW Wyatt Rd. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
October 6, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 6, 2025, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

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

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

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

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

CONSENT AGENDA

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

- Minutes of the September 17, 2025 City Council Meeting and September 29, 2025 City Council Work Session.
- **Resolution No. 75-2025** approving the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines
- **Resolution No. 76-2025** approving Task Order #20 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for sludge removal at the Sni-A-Bar Wastewater Treatment Facility SNI-01 in the amount of $106,985.00
- **Resolution No. 77-2025** approving a contract in the amount not to exceed $125,000.00 with Lippert Mechanical Service, LLC for on-call HVAC services for the City of Blue Springs
- **Resolution No. 78-2025** approving a contract in the amount of $240,000 annually with JCI Industries, LLC dba JCI Industries, Inc. for pump and motor maintenance and repair
- **Resolution No. 79-2025** approving a contract in the amount of $3,765,006.00 with HDR Engineering, Inc., for design services for the renovation and expansion of the Sni-A-Bar Wastewater Treatment Facility
- **Board and Commission Appointments**
  <u>Public Safety Citizens' Advisory Board:</u>
  Appoint: Brooklyn Herrington, Student Representative
  (Term expires: May 1, 2026)

DRAFT

Economic Development Council:
Appoint: Bryan Dennie, Member (Term expires: May 1, 2026)

- **Resolution No. 80-2025** accepting certain public assets for Retreat at Chapman Farms, 1st Plat
- **Resolution No. 81-2025** accepting certain public assets for The Woodlands at Chapman Farms, 2nd Plat
- **Resolution No. 82-2025** accepting certain public assets for Hudson Estates
- **Resolution No. 83-2025** accepting certain public assets for Eagles Ridge Estates PR-O, 5th Plat
- **Resolution No. 84-2025** accepting certain public assets for Shadow Glen, Lot 6
- **Resolution No. 85-2025** approving a contract in the amount of $1,833,884.00 with Rodriguez Mechanical Contractors Inc, for the replacement of the South Outer Road Watermain
- **Resolution No. 86-2025** appointing interim Directors to the Colonial Gardens Community Improvement District

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – SULLIVAN RANCH REZONING (RZ-06-25-9604) AND GENERAL DEVELOPMENT PLAN (GDP-07-25-9647) - MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:01 and advised the Council that the applicant, Charles Robinson of CJR Development, requested the public hearing for the consideration of the Rezoning and General Development Plan for Sullivan Ranch be continued to the October 20, 2025 City Council meeting (RZ-07-25-9646, GDP-07-25-9647).

Councilmember Kaylor moved to continue the public hearing on October 6, 2025 to October 20, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

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

Mayor Lievsay advised the Council that the applicant, Michael Scott on behalf of the property owner, St Peter's United Methodist Church, requested the public hearing for the consideration of the Rezoning and Planned Development Concept Plan for Rampage Athletics be continued to the November 3, 2025 City Council meeting (RZ-07-25-9644, PDC-07-25-9645).

Councilmember Kaylor moved to continue the public hearing on October 6, 2025 to November 3, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC COMMENT

David Mann spoke in support of creating a Downtown Entertainment District.

INTRODUCTION AND 1ST READING – BILL NO. 5354 – CODE AMENDMENT RELATED TO ANIMALS

Councilmember Kaylor introduced Bill No. 5354 amending Sections of Chapter 215 of the Blue Springs Code of Ordinances regarding Dogs, Cats, Animals and Dangerous Animals. City Clerk Erin Ford made the first reading of Bill No. 5354 by title; copies of the proposed Bill having previously been made available to the public.

MOTION TO CONTINUE

Councilmember Ericson moved to continue the proposed Code Amendment to the November 3, 2025 City Council Meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5355 – LAUBER MUNICIPAL LAW CONTRACT

Councilmember Kaylor introduced Bill No. 5355 approving a Contract for legal services with Lauber Municipal Law, LLC. City Clerk Erin Ford made the first reading of Bill No. 5355 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5355 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5355

Ms. Ford made the second reading of Bill No. 5355 by title. Councilmember Edmondson moved to adopt Bill No. 5355 upon its second reading and give it **ORDINANCE NO. 5456,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5356 – LAND BANK QUIT CLAIM DEED

Councilmember Kaylor introduced Bill No. 5356 accepting a Quit Claim Deed conveying property from the Land Bank of Blue Springs. City Clerk Erin Ford made the first reading of Bill No. 5356 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5356 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5356

Ms. Ford made the second reading of Bill No. 5356 by title. Councilmember Edmondson moved to adopt Bill No. 5356 upon its second reading and give it **ORDINANCE NO. 5457** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PRESENTATION

Cam South with Retail Strategies presented on retail recruitment and a workplan for 2026 for the City of Blue Springs.

DISCUSSION

Councilmembers Ericson and Brummel led a discussion about creating an Entertainment District in downtown Blue Springs.

MOTION TO DIRECT STAFF

Councilmember Ericson moved to direct staff to research and prepare a proposed ordinance for the City of Blue Springs. The proposed ordinance shall consider applicable Missouri statues, experiences form other cities, and the unique needs of our community with the goal of establishing an Entertainment District framework for Blue Springs. Said draft Ordinance shall be present to the Council for discussion and potential adoption at the first meeting in January 2026 or before. Motion seconded by Councilmember Brummel and carried unanimously.

COUNCIL COMMENTS

Councilmember Edmondson highlighted National Night Out on October 7, 2025 from 5:30 – 8:00 PM.

MAYORAL ANNOUNCEMENTS

- The Mayor is holding a Town Hall about the new Strategic Plan on October 15, 2025 at 6:00 PM.

ADJOURNMENT

At 6:39 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
MONDAY, OCTOBER 13, 2025

A special meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 13, 2025, 5:01 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 – Absent
Jeremy Rowan

Also present were City Administrator Christine Cates, Senior Director of City Development Mike Mallon, Assistant Director of City Development Nic Hutchison, Assistant to the City Administrator George Schmitz and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 5:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CLOSED SESSION

At 5:01 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Ericson and carried with the following votes:

Kaylor – Aye
Tholen – Aye
Brummel – Aye
Ericson – Aye
Rowan – Aye
Edmondson – Absent
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: September 26, 2025 **CONTRACT NO. 2023-082 Amendment #1**

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

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☐ Balanced Growth	☐ Community Identity
☐ Infrastructure	☒ Community Safety	☐ Organizational Health

ISSUE/REQUEST

Adopt a Resolution approving an Amendment in the amount of $60,000.00 with Flock Group Inc. for camera and software purchase and installation for contract #2023-082. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

A performance measure identified in the City's Strategic Plan 2025-2030 is the expansion of the Flock Camera System based on high accident and crime areas. The Police Department is expanding the Flock Camera System and search software to use developing technologies to address safety and reduce incidents of crime, an objective for the City's Community Safety and Wellbeing priority area in the City's Strategic Plan.

The recommended purchase includes seventeen additional cameras and installation and Flock Freeform search software. The addition of nine Flock Falcon license plate reader cameras will add coverage to additional intersections within the City, and the addition of eight Flock Condor surveillance video cameras will provide regular coverage at additional locations. The City purchased 51 Flock License Plate Reader cameras in 2023 and installed them at various intersections throughout the City. The addition of this technology to the Police Department has greatly assisted in detection, investigation and even prevention of criminal activity.

Staff is recommending the purchase of additional cameras to add more locations to the system. Also recommended is the addition of the Freeform search feature that enables officers and investigators with the capability to search the system using artificial intelligence to enhance their ability to locate suspect vehicles.

In summary, staff believes the cameras have been extremely beneficial in crime prevention and investigative efforts and should be expanded with the new enhanced search features. The Department has budgeted the first year of the search feature and plans to use an existing credit of $35,000.00 with Flock Group Inc. to fund the first year of the additional cameras. The total amount of the contract amendment over three years is $120,000.00 with the credit.

This will increase the total contract amount to $208,350 annually.

FINANCIAL IMPACT

Contractor:	Flock Group Inc.
Amount of Request/ Contract:	$60,000
Amount Budgeted:	$155,500
Budget Year:	FY 25-26
Funding Source/Account #:	155-21000-540400
Account Balance:	$155,500 Date: 10/3/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
October 21, 2025	September 26, 2028
Years and Months Contract in effect	**Number of times renewable**
3 years	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with amendment attached as Exhibit A.

REVIEWED BY:

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

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Required	If not required, explain
Certificate of Insurance:	☒	
E-Verify:	☐	On File
Bond:	☐	N/A
IRS Form W-9:	☐	On File
Bid/RFP/RFQ and Tabulation	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	Dan Murdock/Ryan Mertz dan.murdock@flocksafety.com; ryan.mertz@flocksafety.com **Flock Group Inc.** **1170 Howell Mill Rd., Suite 210** **Atlanta, GA. 30318**
Project Exemption Certificate needed:	☐	N/A

Resolution No. 87-2025

A RESOLUTION APPROVING A CONTRACT AMENDMENT WITH FLOCK GROUP INC. FOR CAMERA AND SOFTWARE PURCHASE AND INSTALLATION FOR CONTRACT #2023-082

WHEREAS, the City's Strategic Plan 2025-2030 identified the expansion of the Flock Camera System based on high accident and crime areas as a performance measure for the Community Safety and Wellbeing strategic priority; and

WHEREAS, the recommended purchase includes seventeen additional cameras and installation and Flock Freeform search software. The addition of this technology to the Police Department has greatly assisted in detection, investigation and prevention of criminal activity; and

WHEREAS, Staff is recommending the purchase of additional cameras to add more locations to the system. Also recommended is the addition of the Freeform search feature that enables officers and investigators with the capability to search the system using artificial intelligence to enhance their ability to locate suspect vehicles.

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 Flock Group Inc. for camera and software purchase and installation in the amount of $60,000.00, bringing the annual amount of the contract to $208,350. A copy of the proposed 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 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 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Docusign Envelope ID: AAA2A14D-4FCE-442F-9FB2-0CCDF52D1EF0

EFFECTIVE DATE: October 21, 2025	TERMINATION DATE: October 21, 2028	CONTRACT NUMBER: **2023-082**
CITY	**CONTRACTOR**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Flock Group Inc.** **1170 Howell Mill Rd., Suite 210** **Atlanta, GA. 30318**	
Department: Police	Attention: Dan Murdock/Ryan Mertz	
Phone: 816-228-0171	Phone: 312-415-3858/636-288-9037	

AMENDMENT TO CONTRACT NO. 2023-082

THIS AMENDMENT is made and entered into on the _____ of 10/3/2025 2025, between City of Blue Springs, Missouri ("City") and Flock Group Inc. ("Contractor").

WHEREAS, the City entered into Contract No. 2023-082 with Contractor with an effective date of May 2, 2023, for services generally identified as Flock camera and software purchase and installation ; and

WHEREAS, the City has requested and/or identified additional services to be performed by Contractor, due to the expansion of the Flock system by purchase of seventeen additional cameras and the Flock Freeform search software.

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

1. Scope amended as follows: Expansion of the Flock camera system to include purchase and installation of nine Flock Falcon License Plate Reader Cameras (two solar) and eight solar Flock Condor Video Cameras at additional new locations within the City, and purchase of the Flock FreeForm Search software for a total of $60,000.00 per year for three years. Refer to Attachments A and B for further information.

   All work shall be performed in accordance with Contractor's proposals dated September 25, 2025 attached hereto and incorporated herein as Attachment A and B.

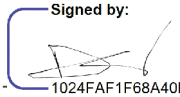
2. Amended cost. This amendment adds an additional cost of $60,000.00, bringing the total contract cost, including this amendment, to $208,350.00 annually.

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

Docusign Envelope ID: AAA2A14D-4FCE-442F-9FB2-0CCDF52D1EF0

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

FLOCK GROUP INC

Signed by:
By: 
1024FAF1F68A40F...
Name: Dan Haley
Title: Chief Legal Officer

CITY OF BLUE SPRINGS, MISSOURI

Christine Cates, City Administrator

Docusign Envelope ID: 828219D6-605C-4361-91CE-87992E602417

Flock Safety + MO - Blue Springs PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Ryan Mertz
ryan.mertz@flocksafety.com
+16362889037

flock safety

Docusign Envelope ID: 828219D6-605C-4361-91CE-87992E602417

flock safety

ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	MO - Blue Springs PD	Initial Term:	36 Months
Legal Entity Name:	MO - Blue Springs PD	Renewal Term:	36 Months
Accounts Payable Email:	apinvoices@bluespringsgov.com	Payment Terms:	Net 30
Address:	1100 Sw Smith St Blue Springs, Missouri 64015	Billing Frequency:	Annual Plan - Invoiced at First Camera Validation.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$35,000.00**
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	7	Included
Solar Long-Range LPR, fka Solar Falcon LR	Included	2	Included
Flock Safety Video Products			
Solar Video Camera, fka Condor	Included	8	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$0.00	7	$0.00
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	$0.00	2	$0.00
Professional Services - Existing Infrastructure Implementation Fee	$0.00	8	$0.00
		Subtotal Year 1:	$35,000.00
		Annual Recurring Subtotal:	$35,000.00
		Discounts:	$8,250.00
		Estimated Tax:	$0.00
		Contract Total:	$105,000.00

Docusign Envelope ID: 828219D6-605C-4361-91CE-87992E602417

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Docusign Envelope ID: 828219D6-605C-4361-91CE-87992E602417

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At First Camera Validation	$35,000.00
Annual Recurring after Year 1	$35,000.00
Contract Total	$105,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$0.00
Flock Safety Professional Services	$8,250.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.
Solar Video Camera, fka Condor	Law enforcement grade solar-powered video fixed camera addition to existing LPR install
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description

Docusign Envelope ID: 828219D6-605C-4361-91CE-87992E602417

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.		**Customer: MO - Blue Springs PD**	
By:	Signed by: 1024FAF1F68A40F...	By:	
Name:	Dan Haley	Name:	
Title:	Chief Legal Officer	Title:	
Date:	9/29/2025	Date:	
		PO Number:	

Docusign Envelope ID: 884FC66C-BFBF-4F60-AD01-56A4D1ABC332

Flock Safety + MO - Blue Springs PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Dan Murdock
dan.murdock@flocksafety.com
3124153858

flock safety

Docusign Envelope ID: 884FC66C-BFBF-4F60-AD01-56A4D1ABC332

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$25,000.00
Annual Recurring after Year 1	$25,000.00
Contract Total	$50,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$10,000.00
Flock Safety Professional Services	$0.00

Docusign Envelope ID: 884FC66C-BFBF-4F60-AD01-56A4D1ABC332

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

By: Signed by: 1024FAF1F68A40F...

Name: Dan Haley

Title: Chief Legal Officer

Date: 9/25/2025

Customer: MO - Blue Springs PD

By:

Name: Christine Cates

Title: City Administrator

Date:

PO Number:

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 2, 2025 **CONTRACT NO. 2024-182 Amendment #1**

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

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☒ Balanced Growth	☐ Community Identity
☒ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

Adopt a Resolution approving an Amendment in the amount of $101,131.00 with Stantec Consulting Services, Inc. for design, bidding and construction oversight for the 12th Street extension project for Contract No. 2024-182.

BACKGROUND/JUSTIFICATION

On December 2, 2024, the City entered into a contract through Resolution No. 103-2024 with Stantec Consulting Services, Inc. for the design, bidding and construction oversight for the 12th Street extension project. During the design phase it was determined that additional services outside the original scope of services is required related to stream impacts.

The design of 12th Street crosses two streams within the area. It has been determined that the U.S. Corps of Engineers has jurisdictional control over these waters requiring a nationwide permit (NWP 14 PCN). This requires hydraulic calculation for water runoff and how it is controlled as it enters into the stream corridor and/or controlled. The design and head walls around the bridge crossing has to be designed and the permit application and subsequent paperwork must be filed with the U.S. Corps of Engineers.

The current timeframe for bidding the project is December of 2025 with construction beginning in February 2026.

Stantec has provided an amended cost for this work of $101,131. Staff recommends approval of the amendment with Stantec Consulting Services.

FINANCIAL IMPACT

Contractor:	Stantec Consulting Services, Inc.
Amount of Request/ Contract:	$101,131.00
Amount Budgeted:	$4,514,984
Budget Year:	FY 2025-26
Funding Source/Account #:	310-72000-543100 ST-55 Bonds
Account Balance:	$4,514,984 Date: 10/3/2025

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 21, 2025	December 31, 2026
Years and Months Contract in effect	**Number of times renewable**
1 year 3 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with amendment 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	Required	If not required, explain
Certificate of Insurance:	☒	On File
E-Verify:	☒	On File
Bond:	☐	
IRS Form W-9:	☒	On File
Bid/RFP/RFQ and Tabulation	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	On File
Project Exemption Certificate needed:	☐	

Resolution No. 88-2025

A RESOLUTION APPROVING CONTRACT AMENDMENT NO. 1 TO CONTRACT NO. 2024-182 WITH STANTEC CONSULTING SERVICES, INC. FOR CHANGES IN THE SCOPE OF WORK FOR DESIGN, BIDDING AND CONSTRUCTION OVERSIGHT FOR THE 12TH STREET EXTENSION PROJECT ST-55

WHEREAS, the City of Blue Springs entered into a contract through Resolution No. 103-2024 with Stantec Consulting Services, Inc. for the design, bidding and construction oversight for the 12th Street extension project ; and

WHEREAS, the scope of services needs to be revised to include permitting and design services relate to stream crossing regulated by the U.S. Corps of Engineers and hydraulic calculation of water runoff from impervious surfaces; and

WHEREAS, the contract needs to be amended to include the new scope of services for the 12th Street Extension project in the amount of $101,131.00

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 Amendment No. 1 to Contract No. 2024-182 with Stantec Consulting Services, Inc., 7208 W. 80th Street, Suite 201, Overland Park, KS 66204 for additional services related to streams and water runoff in the amount of $101,131.00. A copy of the proposed Contract is attached hereto as Exhibit "A" and is incorporated herein.

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

EFFECTIVE DATE: October 21, 2025	TERMINATION DATE: December 31, 2026	CONTRACT NUMBER: **2024-182**
CITY	**CONTRACTOR**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Stantec Consulting Services, Inc.** **7208 W. 80th Street** **Overland Park, KS 66204**	
Department: Public Works	Attention: Kelly VanElders	
Phone: 86-228-0265	Phone: 913-905-3415	

AMENDMENT TO CONTRACT NO. 2024-182

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

WHEREAS, the City entered into Contract No. 2024-182 with Contractor with an effective date of November 19, 2024, for services generally identified as design, bidding and construction oversight for the 12th Street project; and

WHEREAS, the City has requested and/or identified additional services to be performed by Contractor, due to Corps of Engineers Wetland Delineation required permit and modular wall design for birdges required for stream crossings.

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

1. Scope amended as follows: The 12th Street design requires crossing two streams controlled by the U.S. Army Corp of Engineers and requires national permits, modular wall design to meet regulation and stormwater management design and calculations related to impervious runoff into the streams.

   All work shall be performed in accordance with Contractor's proposal dated October 1, 2025 attached hereto and incorporated herein as Attachment A.

2. Amended cost. This amendment adds an additional cost of $101,131.00, bringing the total contract cost for the 2025-26 fiscal year, including this amendment, to $522,731.00.

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

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

STANTEC CONSULTING SERVICES, INC.	**CITY OF BLUE SPRINGS, MISSOURI**
By: _____	_____
Name: VanElders, Kelly	Christine Cates, City Administrator
Title: _____	

Digitally signed by VanElders, Kelly
DN: CN="VanElders, Kelly", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads
Date: 2025.10.03 08:52:27-05'00'

ATTACHMENT A

Stantec

AUTHORIZATION FOR ADDITIONAL SERVICES

		Date	01 October 20025
"Stantec"	Stantec Consulting Services Inc.	Stantec Project # Stantec Pipeline #	190300219
	7208 W 80th Street, Suite 201, Overland Park, KS 66204 Ph: (913) 905-3415 email: kelly.vanelders@stantec.com		
Client	City of Blue Springs, MO	Client Project #	Client Proj. No.
	903 W Main St, Blue Springs, MO 64015 Ph: (816) 228-0110 email: ddovel@bluespringsgov.com		
Project Name and Location:	12th Street at SW Park	Change Order #	01

This is authorization for Stantec to perform additional services on the project as noted above.

A. Stantec agrees to perform the following additional service(s):

See attached exhibit from Wilson and Company- subconsultant to Stantec.

B. Client agrees to compensate Stantec for such additional services in accordance with the terms of the initial agreement for additional amount(s) stated below:

See attached exhibit.

C. All other terms and conditions of the original agreement shall remain in full force and effect.

Effect on Schedule: zero calendar days

By signing below, the parties agree and affirm that each has reviewed and understands the provisions set out above and that each party shall be bound by each and all of said provisions. A copy of this agreement shall serve and may be relied upon as an original.

Stantec Consulting Services Inc.

Kelly VanElders, Principal
Print Name and Title

Signature VanElders, Kelly Digitally signed by VanElders, Kelly DN: CN="VanElders, Kelly", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads Date: 2025.10.02 10:25:15-05'00'

Date Signed:

City of Blue Springs, MO

Print Name and Title

Signature

Date Signed:

Stantec

SUBCONSULTANT AGREEMENT CHANGE ORDER

Client Change Order # 01 Date 1 October 2025

"Subconsultant" Wilson & Company

Subconsultant Project # 190300219 Subconsultant Change Order # 01

800 East 101st Terr, Suite 200, Kansas City, MO 64131
Ph: 816.556.3628
email:

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 190300327 Stantec Pipeline #

7208 W. 80th Street, Suite 201, Overland Park, KS 66204
Ph: (913) 905-3415
email: kelly.vanelders@stantec.com

Project Name and Location: SW Park, Blue Springs, MO

In accordance with the original Subconsultant Agreement dated 31 October, 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

[Click here and enter detail changes or note attachment of details]

Total fees this Change Order		$	-
Original agreement amount		$	-
Change Order Number	1	$	101,131.00
Change Order Number		$	-
Change Order Number		$	-
Change Order Number		$	-
Total Agreement		**$**	**101,131.00**

Effect on Schedule: None.

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Reason Code: 6

Codes: 1. Budgeted Item 2. Design Discrepancy 3. Regulatory Change 4. Unforeseen Conditions
5. Cost Savings 6. Design Upgrade 7. Scope Change 8. Equipment Change

STANTEC CONSULTING SERVICES INC.

Kelly VanElders, Principal
Print Name and Title

Signature VanElders, Kelly Digitally signed by VanElders, Kelly DN: CN="VanElders, Kelly", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads Date: 2025.10.02 10:08:48-05'00'

Date Signed:

WILSON & COMPANY

Justin C. Klaudt, Senior Vice President
Print Name and Title

Signature

Date Signed: 10/2/2025

OWNER-ENGINEER AGREEMENT FOR ADDITIONAL SERVICES

SUPPLEMENT NO. 1

THIS SUPPLEMENTAL AGREEMENT is between Stantec Consulting Services, Inc. (hereafter "Prime"), and Wilson & Company, Inc., Engineers & Architects (hereafter "Engineer"), collectively referred to as the "Parties".

WHEREAS, the Engineer and Prime entered into an Agreement executed by the Prime on October 31, 2024, hereinafter referred to as the "Original Agreement", providing for civil design and surveying services for 12th Street Extension in Blue Springs, MO.

WHEREAS, it is necessary to amend the Engineer's Scope of Services, as outlined in the Original Agreement, at the request of the Prime, to add:

- SW Park stormwater management plan and final design of the detention pond systems (originally programmed with SW Park but will now be constructed w/ 12th Street Extension).
- Design of custom modular block headwalls for arched stream crossings.
- USACE Preconstruction Notification (PCN) for Nationwide Permit 14.

SCOPE OF SERVICES – ADDITIONAL WORK

The Engineer's scope of work shall be amended as set forth in Exhibit A, which is attached and hereby made a part of this Supplemental Agreement.

COMPENSATION

The Engineer's compensation shall be amended as set forth in Exhibit A.

SCHEDULE

The Engineer will begin work related to these additional services as soon as Monday, September 22nd, 2025. The additional work is estimated to add 4 weeks to the original milestone deadline for Final Design and PS&E stage with the targeted "advertise for bids" date remaining January 6th, 2026. Updated schedule:

Start Date/NTP	December 12, 2024	Completed
Survey Data Collection (Survey/Geospatial Field Work)	January 30, 2025	Completed
Survey Data Processing (CAD Basemap)	February 28, 2025	Completed
1st Deliverable: Concept Design Plans	March 7, 2025	Completed
Conceptual Design Review (City)	March 14, 2025	Completed
Geotech Explorations & Analysis	April 18, 2025	Completed
2nd Deliverable: Preliminary Design Plans & Estimate	July 18, 2025	Completed
Preliminary Design Review Complete (City)	August 1, 2025	Completed
3rd Deliverable: Preliminary Replating Docs	**September 24, 2025**	**In progress**
4th Deliverable: Final Design Plans	**October 29, 2025**	**In progress**
Final Design Review Complete (City)	November 12, 2025	
5th Deliverable PS&E (Sealed)	December 16, 2025	
Final Replat & Easements Filed	December 16, 2025	

Environmental Permitting Clearances	January 6, 2025
Advertise for Bids	January 6, 2026
Bid Letting	February 3, 2026
Begin Construction	Spring 2026

ENTIRE AGREEMENT

The Original Agreement, and any or all other previous supplements thereto, and this Supplement No. 1, constitutes the entire agreement between Parties. All terms and conditions of the Original Agreement, and all previous supplements remain in full force and effect and are incorporated therein as if set forth in their entirety.

IN WITNESS WHEREOF, the Parties hereby execute this Supplemental Agreement No. 1, on the day and year first above written.

Prime:

Stantec Consulting Services, Inc.

By:_____

Print name: _____

Title: _____

Date: _____

Engineer:

Wilson & Company, Inc., Engineers & Architects

By: Nicholas Thomas

Print name: Nicholas Thomas, PE, DBIA

Title: Senior Vice President, Civil Operations

Date: 9/17/2025

WILSON &COMPANY
HIGHER RELATIONSHIPS

800 East 101st Terrace, Suite 200
Kansas City, MO 64131
816 701 3100 p
816 942 3013 f
wilsonco.com

September 17, 2024

Kelly VanElders, PLA
Principal, Senior Landscape Architect
Stantec Consulting Services
7208 W. 80th Street, Suite 201
Overland Park, KS 66204

Re: **12th Street Extension – Additional Services Request (Supplemental Agreement No. 1)**

Mr. VanElders,

SW Park Stormwater Management & Design

As part of the ongoing SW Park & 12th Street projects, Wilson & Company is contracted to provide survey, site-civil, and roadway design services. As 12th Street design has advanced through concept and preliminary stage, it has been determined that a complete SW Park development stormwater management analysis and design is needed to progress through final stage to allow for certain stormwater facilities to be constructed with the 12th Street project, beginning in Spring 2026. The goal of this analysis is to develop a stormwater management plan for the entire park that limits the impact from the SW park to the tributary to Lake Jacomo to the maximum extent practical. The following scope items are necessary to advance the design:

1.1 Existing Conditions Hydrologic Analysis

Wilson & Company will advance the previously completed schematic hydrologic analysis for tributary to Lake Jacomo watershed with the primary focus area on the tributaries associated with the SW Park project. This analysis includes delineating the appropriate watersheds for existing conditions and determining land use and other parameters required to develop a HEC-HMS model to determine watershed hydrographs and peak runoff discharges for the 99%, 50%, 10%, 4%, 2%, and 1% annual exceedance probability (AEP) storm events based on existing watershed conditions.

1.2 Proposed Improvement Hydrologic Analysis

Wilson & Company will complete proposed improvement hydrologic analysis to determine the project impacts for three (3) proposed improvement scenarios associated with changes to the park. The goal of this analysis will be to provide three (3) improvement scenarios to present to the client that will reduce the impact to the main tributary creek, and ultimately Lake Jacomo, to the maximum extent practical from both a water peak discharge and volume scenario. The proposed improvement analysis will utilize the existing HEC-HMS analysis that was developed and adjust subbasin boundaries and land use parameters to meet the proposed park improvements. The analysis will then input and adjust detention pond areas and outlet structure configurations as appropriate in an attempt to reduce the peak discharge in the tributary to Lake Jacomo to existing conditions. Other parameters will be considered in this analysis, such as reducing the number of detention facilities and keeping all the facilities within the roadway right-of-way or park property boundaries.

1.3 Preliminary SW Park Drainage Master Plan Report

A preliminary SW Park Drainage Master Plan Report will be developed to select the appropriate drainage plan for the SW Park and 12th Street development. This report will outline the methodology used to complete the analysis and results for as many as three (3) proposed alternatives. The report will be reviewed and revised once based on the feedback from a park drainage master plan review meeting.

1.4 12th Street Detention Pond Hydraulic Analysis
After the proposed drainage improvement alternative is selected from the preliminary drainage report, Wilson & Company will develop a more detailed hydraulic analysis for the pond based on proposed grading and outlet structure routing based on the MARC BMP manual procedures for extended dry detention ponds. The analysis excludes detailed hydraulic modeling associated with the SW Park development improvements and only ends at the detention pond outlet structure.

1.5 12th Street Detention Pond Grading & Plan Sheets
Wilson & Company will complete final design of the 12th Street detention pond including a full Civil3D grading model of the storage basins as well as detail sheets for the controlled release outlet structures from the system. These proposed improvements will be detailed and developed into construction documents to be included with the 12th Street PS&E package.

Modular Block Headwall Systems Design
The project was originally scoped to include standard MoDOT box culvert structures including standard wingwalls and headwalls at the 2 major creek crossings. As design advanced through preliminary and into final stage, it was determined that with the required bury depth of the structures, cast-in-place concrete wingwall / headwall systems would not be the most effective solution to meet the goals of the overall project in terms of budget, aesthetics, and constructability. A large modular block (Redi-Rock Ledgestone) has been selected for the headwall systems. Implementation of these blocks in the design requires additional effort beyond standard MoDOT headwall/wingwall systems. The following scope items are necessary to advance the design:

2.1 Global Stability Geotechnical Analysis
Wilson & Company will retain Terracon as our geotech to perform global stability calculations and modeling of the 4 segments of modular block wall. The block wall supplier in coordination w/ the Contractor will perform all other site-specific structural calculations. Wilson & Company will provide the supplier with the previously completed geotech report (by Terracon) for 12th street for their use. These calculations will be a requirement of the modular block wall "shop drawings" submittal prior to construction.

2.2 Modular Block Wall Plan & Profiles
2.3 Modular Block Wall Typical Sections
2.4 Modular Block Wall Grading
2.5 Modular Block Wall Details
Wilson & Company will develop Civil3D alignments and profiles for the proposed modular block headwall systems in addition to detail headwall grading. Detailed construction documents including typical sections, plan & profiles, and details will be developed and included with the 12th Street PS&E package.

2.6 Coordination w/ Supplier & Cost Estimating
Wilson & Company will coordinate with a local modular block supplier, Redi-Rock, to obtain special modular block wall details, site-specific features and information, as well as cost estimates. The coordination efforts will also allow the supplier to get a head start on all other structural calculations for the block wall as described above.

2.7 Cast-In-Place Concrete Flange Design
Wilson & Company will perform structural calculations for design of a cast-in-place concrete flange to be constructed on the ends of the Contech aluminum single-radius arch structure. This will include detailing of the interface between the arch structure as well as surrounding modular blocks.

Nationwide Permit 14 PCN

Wilson & Company will complete an NWP 14 PCN based on the requirements outlined by the US Army Corps of Engineers (USACE) for Wetland Delineations under the CWA, Section 404/401 permitting, Section 7 Endangered Species Act (ESA) databased review, and Section 106 Cultural resources review that is required as part of the Section 404/401 permitting.

3.1 Waters of the U.S. Field Investigation

Wilson & Company will conduct a delineation of Wetlands and Waters of the U.S. (WOUS) in accordance with the methods listed in the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual (and associated Regional Supplement) for the project area. Field indicators of hydrophytic vegetation, hydric soils, and wetland hydrology will be observed and recorded to determine the wetland boundaries. All wetlands and streams identified on site those boundaries will be surveyed using GPS with sub-meter accuracy. Data points will be taken at wetland areas using approved USACE data forms to characterize the type of wetland community found. Wilson & Company will record the general composition of vegetation identified onsite.

3.2 Project Wide Waters of the U.S. Delineation Report

The data gathered during the wetland delineation will be used to prepare a Wetland Delineation Report. The report will include a narrative and tabular summary of all identified areas, delineation maps, data sheets, photolog, jurisdictional determination summary and form, and updated figures including: topo, NRCS soils, and FEMA floodplain.

3.3 Threatened and Endangered Species Review

Federal and State databases will be reviewed and evaluated, and an official response will be requested from Missouri Department of Conservation (MDC), MNDR, and the U.S. Fish and Wildlife Service (USFWS) to assess the projects potential to impact documented populations of threatened and endangered species (T&E) within the project area. This information will be used to request an official USFWS Information for Planning and Consultation (IPaC) species list that will be provided to the USACE as part of the Nationwide Permitting. A field survey documenting the results of the database and existing field conditions will be recorded and included with the submission to the USACE. This information will be utilized to support the PA process.

3.4 Cultural Resources

Wilson and Company will review available cultural and historical resources databases to assess the potential project impacts to documented archaeological and architectural resources. This task does not include pedestrian survey of the project area.

3.5 Clean Water Act Section 404/401 Permitting

Wilson and Company will utilize the wetland information collected and the design plans to prepare a Permit Application (PA) for the project. Based on the preliminary engineering, it's our assumption the project would require a USACE Nationwide Permit and a Missouri Department of Natural Resources (MDNR) Section 401 Certification. Wilson and Company will prepare and submit a PA to the USACE and MDNR for review and approval.

The applications will include general information, the amounts and types of Waters of the U.S. (WOTUS) and wetlands proposed to be impacted, and an analysis detailing the avoidance and minimization efforts made. The application will include graphics detailing the work along with unavoidable impacts. Wilson and Company will analyze the jurisdictional areas to be affected, summarize the results in both narrative and tabular formats, and submit the application package to the appropriate regulatory agencies.

WILSON &COMPANY

Cost Estimate

The estimated effort for the above sections includes project management, QA/QC, and coordination as well as travel expenses.

Total Cost: $101,031.00

We ask that these Additional Services for the project be authorized for the above amount to proceed with the above scope. Please let me know if you have any questions or would like to discuss any of these tasks further.

Sincerely,

Darren Meyer, PE
Project Manager
816-556-3628

Nicholas Thomas, PE, DBIA
Senior Vice President, Civil Operations

WILSON &COMPANY

EXHIBIT A
FEE ESTIMATE WORKSHEET

Proj.: 12th Street Extension
By: DJMeyer
Date: September 17, 2025
Client: Stantec
Notes: Wyatt to 12th Street Terminus

Fee Reviewed by: CDP
Date: 09/17/25

TASK I.D.	WORK TASK DESCRIPTION	ESTIMATED MANHOURS										TOTAL HOURS	LABOR EFFORT	EXPENSE EFFORT	TOTAL FEE
	TASK CODE / WCI CLASS	P6	P5	P4	P3	P2	P5	SP5	SP3	SP2	PD3				
	TITLE	QA/QC Manager	Project Manager	Project Engineer	Design Engineer	Design Engineer	Structural Engineer	Environmental Lead	Biological Specialist III	Biological Specialist II	CADD Technician				
	LABOR RATE	$260.00	$210.00	$162.00	$135.00	$120.00	$210.00	$142.50	$97.50	$88.50	$115.00				
STORMWATER MANAGEMENT & DESIGN															
1.1	Existing Conditions Hydrologic Analysis		8			24						32.00	$ 4,560.00	$ -	$ 4,560.00
1.2	Proposed Improvement Hydrologic Analysis	8	24			80						112.00	$ 16,720.00	$ -	$ 16,720.00
1.3	Preliminary SW Park Drainage Master Plan Report	4	16			24						44.00	$ 7,280.00	$ -	$ 7,280.00
1.4	12th Street Detention Pond Hydraulic Analysis	4	24			40						68.00	$ 10,880.00	$ -	$ 10,880.00
1.5	12th Street Detention Pond Grading & Plan Sheets	2	4	16	24						16	62.00	$ 9,032.00	$ -	$ 9,032.00
	Subtotal	18	76	16	24	168	0	0	0	0	16	318.00	$ 48,472.00	$ -	$ 48,472.00
MODULAR BLOCK HEADWALL SYSTEMS DESIGN															
2.1	Global Stability Geotechnical Analysis		2									2.00	$ 420.00	$ 7,000.00	$ 7,420.00
2.2	Modular block wall plan & profiles	1	2	8	16	16					20	63.00	$ 8,356.00	$ -	$ 8,356.00
2.3	Modular block wall typical sections	1	1	8	8	8					4	30.00	$ 4,266.00	$ -	$ 4,266.00
2.4	Modular block wall grading		2	24	32							58.00	$ 8,628.00	$ -	$ 8,628.00
2.5	Modular block wall details		1	4	8	8					8	29.00	$ 3,818.00	$ -	$ 3,818.00
2.6	Coordination w/ suppliers & cost estimating		4	2	2	2						10.00	$ 1,674.00	$ -	$ 1,674.00
2.7	Cast-in-place concrete headwall flange design	1	1		8		8				8	26.00	$ 4,150.00	$ -	$ 4,150.00
	Subtotal	3	13	46	74	34	8	0	0	0	40	218.00	$ 31,312.00	$ 7,000.00	$ 38,312.00
NATIONWIDE PERMIT 14 PCN															
3.1	Waters of the U.S. Field Investigation	1						8	16			25.00	$ 2,960.00	$ 936.00	$ 3,896.00
3.2	Project Wide Waters of the U.S. Wetland Delineation Report	1						6	16	4		27.00	$ 3,029.00	$ -	$ 3,029.00
3.3	Threatended and Endagered Species Review	1						6	16	4		27.00	$ 3,029.00	$ -	$ 3,029.00
3.4	Cultural Resources	1						2	4			7.00	$ 935.00	$ -	$ 935.00
3.5	Clean Water Act Section 404/401 Permittintg	2						4	16	8		30.00	$ 3,358.00	$ -	$ 3,358.00
	Subtotal	6	0	0	0	0	0	26	68	16	0	116.00	$ 13,311.00	$ 936.00	$ 14,247.00
	TOTALS	**27**	**89**	**62**	**98**	**202**	**8**	**26**	**68**	**16**	**56**	**652.00**	**$ 93,095.00**	**$ 7,936.00**	**$ 101,031.00**

WILSON &COMPANY

Proj.: 12th Street Extension
By: DJMeyer
Date: September 17, 2025
Client: Stantec
Notes: Wyatt to 12th Street Terminus

Fee Reviewed by:
CDP
Date:
09/17/25

EXHIBIT A
FEE ESTIMATE WORKSHEET - EXPENSES

TASK I.D.	WORK TASK DESCRIPTION	ESTIMATED EXPENSES					
	TASK CODE	7010	AIR	PDR	SUB1	DIRECT EXPENSE SUBTOTAL	EXPENSE EFFORT ($)
	UNIT CODE	Passenger Vehicle	Airfare	Per Diem - Kansas/ Missouri Rural Rate	Geotechnical - Terracon		
	UNIT	Mile	Unit	Day	Unit	($)	
	UNIT COST	$0.80	$1.00	$120.00	$7,000.00		
STORMWATER MANAGEMENT & DESIGN							
1.1	Existing Conditions Hydrologic Analysis					$ -	$ -
1.2	Proposed Improvement Hydrologic Analysis					$ -	$ -
1.3	Preliminary SW Park Drainage Master Plan Report					$ -	$ -
1.4	12th Street Detention Pond Hydraulic Analysis					$ -	$ -
1.5	12th Street Detention Pond Grading & Plan Sheets					$ -	$ -
	Subtotal	0.00	0.00	0.00	0.00	$ -	$ -
MODULAR BLOCK HEADWALL SYSTEMS DESIGN							
2.1	Global Stability Geotechnical Analysis				1.00	$ -	$ 7,000.00
2.2	Modular block wall plan & profiles					$ -	$ -
2.3	Modular block wall typical sections					$ -	$ -
2.4	Modular block wall grading					$ -	$ -
2.6	Coordination w/ suppliers & cost estimating					$ -	$ -
2.7	Cast-in-place concrete headwall flange design					$ -	$ -
	Subtotal	0.00	0.00	0.00	1.00	$ -	$ 7,000.00
NATIONWIDE PERMIT 14 PCN							
3.1	Waters of the U.S. Field Investigation	120.00	600.00	2.00		$ 936.00	$ 936.00
3.2	Project Wide Waters of the U.S. Wetland Delineation Report					$ -	$ -
3.3	Threatended and Endagered Species Review					$ -	$ -
3.4	Cultural Resources					$ -	$ -
3.5	Clean Water Act Section 404/401 Permittintg					$ -	$ -
	Subtotal	120.00	600.00	2.00	0.00	$ 936.00	$ 936.00
	UNIT TOTALS	**120.00**	**600.00**	**2.00**	**1.00**		
	EXPENSE TOTALS	**$96.00**	**$600.00**	**$240.00**	**$7,000.00**	**$936.00**	**$7,936.00**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 29, 2025 **CONTRACT NO.**

SUBMITTED BY: Nathan Lea **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☐ Balanced Growth	☐ Community Identity
☒ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $300,000 annually with Downey Construction Inc for annual miscellaneous concrete maintenance and repair.

BACKGROUND/JUSTIFICATION

During the repair of underground utilities and streets it is sometimes necessary to remove curb, sidewalk, and driveway sections. It is the responsibility of the Public Works Department to repair, replace, and/or construct these concrete accessories throughout the City's streets, properties, easements, and right of ways. This contract will be used for these repairs and replacements, as well as for the new installation and repair of deteriorated concrete accessories as needed.

The Public Works Department listed specifications for an Annual Miscellaneous Concrete Repair and Replacement contract on the City's website on Friday, August 29th, 2025, with a bid opening date of Friday, September 12, 2025. The following four bids were received.

- Downey Construction Inc
  - 6-inch Concrete Driveway with sealant $12 per sq. ft.
  - Remove 6-inch Concrete Driveway $15 per sq. ft.
  - Curbs-Removal $10 per linear ft.
  - Curbs-Installation $25 per linear ft.
  - Throats (Per Inlet) $57/lf or $1,275 per inlet
  - 4-inch Concrete Sidewalk Rmv/Replace $10 per sq. ft.
  - 4-inch Concrete Sidewalk New/Infill $9 per sq. ft.
  - Annual Inflation Adjustment Increase 5%
- Rob's Trucking
  - 6-inch Concrete Driveway with sealant $16.00 per sq. ft.
  - Remove 6-inch Concrete Driveway $4.00 per sq. ft.
  - Curbs-Removal $11.00 per linear ft.
  - Curbs-Installation $22.00 per linear ft.
  - Throats (Per Inlet) $1,400 per inlet
  - 4-inch Concrete Sidewalk Rmv/Replace $13.00 per sq. ft.
  - 4-inch Concrete Sidewalk New/Infill $11.75 per sq. ft.
  - Annual Inflation Adjustment Increase 6.5%

- Callahan Concrete & Asphalt Construction LLC
  - 6-inch Concrete Driveway with sealant $12.50 per sq. ft.
  - Remove 6-inch Concrete Driveway $4.00 per sq. ft.
  - Curbs-Removal $32.50per linear ft.
  - Curbs-Installation $32.50per linear ft.
  - Throats (Per Inlet) $2,500 per inlet
  - 4-inch Concrete Sidewalk Rmv/Replace $13.50 per sq. ft.
  - 4-inch Concrete Sidewalk New/Infill $12.50per sq. ft.
  - Annual Inflation Adjustment Increase 10%
- CTC Sitework
  - 6-inch Concrete Driveway with sealant $17.00 per sq. ft.
  - Remove 6-inch Concrete Driveway $5.00 per sq. ft.
  - Curbs-Removal $12.00 per linear ft.
  - Curbs-Installation $23.00 per linear ft.
  - Throats (Per Inlet) $1,800 per inlet
  - 4-inch Concrete Sidewalk Rmv/Replace $14.00 per sq. ft.
  - 4-inch Concrete Sidewalk New/Infill $12.50 per sq. ft.
  - Annual Inflation Adjustment Increase 7%

The Public Works Department is now requesting approval of a contract in the amount of $300,000 annually with Downey Constriction Inc as the lowest bidder for the Annual Miscellaneous Concrete Maintenance and Repair contract. This contract will allow Downey Construction Inc. to aid in the repair and replacement of the City's concrete infrastructure as needed by the Department.

FINANCIAL IMPACT

Contractor:	Downey Construction Inc
Amount of Request/ Contract:	$300,000
Amount Budgeted:	100-32000-530516 - $65,000 100-32000-530518 - $15,000 430-33020-530509 - $200,000 460-36020-530509 - $20,000
Budget Year:	FY 2025-26
Funding Source/Account #:	100-32000-530516 - $65,000 100-32000-530518 - $15,000 430-33020-530509 - $200,000 460-36020-530509 - $20,000
Account Balance:	100-32000-530516 - $65,000 100-32000-530518 - $15,000 430-33020-530509 - $200,000 460-36020-530509 - $20,000 Date: 9/29/2025

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
October 20, 2025	September 30, 2026
Years and Months Contract in effect	**Number of times renewable**
11 Months	Four 1-Year Optional Renewals

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Nathan Lea***	Budget: ***Lori Turner***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Required	If not required, explain
Certificate of Insurance:	☒	
E-Verify:	☒	
Bond:	☒	
IRS Form W-9:	☒	
Bid/RFP/RFQ and Tabulation	☒	
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☒	3626B E Noland RD Independence, MO 64055 Kdowney569@aol.com
Project Exemption Certificate needed:	☒	

Resolution No. 89-2025

A RESOLUTION APPROVING A CONTRACT WITH DOWNEY CONSTRUCTION INC FOR ANNUAL MISCELLANEOUS CONCRETE MAINTENANCE AND REPAIR

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

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

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

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

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

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

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

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

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

WHEREAS, the Public Works Department prepared specifications and secured quotations for Annual Miscellaneous Concrete Maintenance and Repair; and

WHEREAS, the Department received four bids and now recommends that the City award a contract to Downey Construction Inc, for work based on scope of services in the amount of $300,000 annually.

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 Downey Construction Inc for annual miscellaneous concrete maintenance and repair in the amount of $300,000 annually. 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 20th day of October 2025.

CITY OF BLUE SPRINGS

ATTEST: Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: October 20, 2025	TERMINATION DATE: September 30, 2026 with four one-year renewal options	CONTRACT NUMBER:
CITY	**CONTRACTOR**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Downey Construction Inc** **3626B E Noland Ct** **Independence, MO 64055**	
Department: Public Works	Attention: Karen Downey	
Phone: 816-228-0195	Phone: 816-373-1092	

PUBLIC WORKS CONTRACT

THIS CONTRACT, made and entered into this 16th day of October 2025, by the parties identified above.

WITNESSETH:

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

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

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

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

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

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

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

5. **Term**. The services of the Contractor shall commence on October 20, 2025 and end on September 30, 2026. All of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

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

7. **Payment**.

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

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of **$300,000** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of this Contract, and the City shall thereupon have the right to immediately terminate this Contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the

City for damages sustained by the City by virtue of any such breach of this Contract by the Contractor. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

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

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

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

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

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this Contract until this occupational license has been obtained.

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

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

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

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

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

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

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

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this Contract and on each anniversary of such insurance coverage during the term of this Contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by

faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this Contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

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

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

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

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

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

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

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

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

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation, or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

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

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

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

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

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

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

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

22. **Liquidated Damages**. Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the Contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

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

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

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

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

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

c. The contractor to whom the Contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training

program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars ($2,500.00) plus one hundred dollars ($100.00) for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

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

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

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

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

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared KAREN DOWNEY, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is KAREN DOWNEY and I am currently the OFFICE MANAGER of DOWNEY CONSTRUCTION (hereinafter "Company"), whose business address is 3626B E NOLAND COURT, INDEPENDENCE, MO 64055, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

Karen Downey
Affiant / Contractor

KAREN DOWNEY
Printed Name

Subscribed and sworn to before me this 10th day of October, 2025.

SEAL

KATIE DODD
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 17126950
My Commission Expires Dec 13, 2025

Katie Dodd
Notary Public

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

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

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

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

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

32. **Entire Contract**. This Contract contains the entire Contract of the parties. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties. This Contract supersedes all other agreements and conditions, including, but not limited to the Exhibits attached to this Contract.

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

DOWNEY CONSTRUCTION INC

By: Karen Downey
Name: KAREN DOWNEY
Title: Office Manager

CITY OF BLUE SPRINGS, MISSOURI

Christine Cates, City Administrator

APPROVED AS TO FORM

James Newell, Assistant City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor	Downey Construction Inc	
Scope of Work (Job Description)	Repair and/or replacement of concrete accessories associated with Sewer, Water, and Street projects within 15 working days from notification by the City of Blue Springs Public Works Department, unless weather conditions or other specific conditions warrant delays. Replace deteriorated concrete infrastructure as requested. Construct new sidewalk connections as designated and provided by the City's Public Works Department. All work shall be performed in accordance with Contractor's Quote dated September 12, 2025 attached hereto and incorporated herein as Attachment A. The Specifications for the Concrete Maintenance & Repair contract are attached hereto as Attachment B and incorporated herein.	
Start Date	October 20, 2025	
Interim Deadlines (if applicable)	**Date** **N/A**	**Phase of Project To Be Completed**
Final Completion Deadline	September 30, 2026 with four one-year optional renewals	
Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$300,000 annually	Maximum payment for services rendered
	$N/A	Maximum amount of expenses to be reimbursed
	$300,000 annually	Total maximum amount to be paid to Contractor

Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $ per hour ☒ Incremental payments as follows: Per Invoice ☐ % retainage held until completion of project.

SPECIFICATIONS

FOR

Annual Miscellaneous Concrete Maintenance & Repair Construction Agreement

CITY OF BLUE SPRINGS
Jackson County, Missouri

Bid Listing – Friday, August 29st, 2025 at 2:00 p.m.

Bid Closing – Friday, September 12th, 2025 at 2:00 p.m.

Request for Concrete Repair Price Quotes

The undersigned agrees to furnish all labor, tools, plant equipment, material, and necessary supervision required to construct, install, and to complete the work as stipulated in the attached request for price quotes, for a unit cost of:

6-inch Concrete Driveway with sealant	$ 12.00	per sq. ft.
Remove 6-inch Concrete Driveway	$ 15.00	per sq. ft.
Curbs-Removal	$ 10.00	per linear ft.
Curbs-Installation	$ 25.00	per linear ft.
Throats (Per Inlet)	$ 57/lf or $1,275 /per inlet	per inlet
4-inch Concrete Sidewalk Remove/Replace	$ 10.00	per sq. ft.
4-inch Concrete Sidewalk New/Infill	$ 9.00	per sq. ft.
Annual Inflation Adjustment Increase	5%	%

The above unit cost pricing shall include all the costs of all labor, overhead, profit. Blue Springs, Missouri, and all other incidentals required to fulfill the attached requirements.

Crew Capacity:
Number of Crews 1 Number of People/Crew 6

ADA Compliance:
Describe your experience with ADA requirements and related projects. WE HAVE COMPLETED MANY SIDEWALKS AND OTHER PROJECTS MEETING ADA REQUIREMENTS FOR THE CITIES OF BLUE SPRINGS, INDEPENDENCE, LEE'S SUMMIT AND OTHER CITIES WHERE WE HAVE BUSINESS LICENSES.

DOWNEY CONSTRUCTION INC — Company Name

816-373-1092 — Phone Number

KAREN DOWNEY — Company Representative

3626B E NOLAND COURT — Address

INDEPENDENCE, MO 64055 — City, State, Zip

kdowney569@aol.com — E-mail

References

Please provide 3-5 references we may contact about recent work or contracts you've held with them.

Company Name: CITY OF INDEPENDENCE
Contact: ZAN MCKINNEY
Phone Number: 1-660-853-9450 (CELL)
Email: zmckinney@indepmo.org
Contract: SIDEWALK & CURB/ SLABS, FLATWORK & FOOTINGS --- CONSECUTIVELY SINCE
Years Held: 2010 - WTH PUBLIC WORKS, ,FIRE PARKS, WATER, WATER POLLUTION

Company Name: KC BOBCAT
Contact: TIM DROEGE
Phone Number: 816-229-4006 / 816-215-1873 (CELL)
Email: tdrodge@kcbobcat.com
Contract: CONCRETE PARKING AREAS, DRIVE APPROACHES,
Years Held: SINCE 2015

Company Name: CITY OF LIBERTY / PARKS
Contact: TOM GARLAND
Phone Number: 816-398-2346
Email: tgarland@libertymo.gov
Contract: BRIDGE ABUTMENT, DRIVES
Years Held: 2019 - 2025

Company Name: CABLE DAHMER
Contact: ROBERT MERRITT
Phone Number: 816-419-9206
Email: rmerrit@cabledahmer.com
Contract: PARKING, SIDEWALK, TRENCHING,ETC VARIOUS
Years Held: SINCE 2019 TO CURRENT

Company Name: INDEPENDENCE SCHOOL DIS.
Contact: GUS BATEMAN
Phone Number: 816-918-9316
Email: gustavo_bateman@isdschools.org
Contract: VARIOUS CONCRETE PROJECTS
Years Held: **ANNUALLY SINCE 2010**

Company Name: MOLLE CHEVROLET
Contact: MIKE BRADLEY
Phone Number: **816-550-8960**
Email: **mikeb@mollechevrolet.com**
Contract: **CONCRETE FOOTINGS & FLOOR**
Years Held: 2019 - CURRENT

Company Name: **CITY OF BLUE SPRINGS**
Contact: **PAYTON DODD & JACKSON**
Phone Number: **816-228-0277 / 816-605-5662**
Email: **pdodd@bluespringsgove.com)**
Contract: **CONCRETE REPAIR & CONST.**
Years Held: **5 YEARS (2019-22)**

Company Name: **VARIOUS RESIDENTIAL & COMMERCIAL CUSTOMERS)**
Contact:
Phone Number:
Email:
Contract:
Years Held:

Locations of Recent Work

Please provide locations of local projects that you have completed that we may visit to evaluate the quality of your work.

Type of Work: CONCRETE / INDEP P&L
Address: 21500 E TRUMAN RD
BLDG FLOOR SLAB & PAD INSIDE BLDG

Type of Work: SIDEWALK / ROTARY PARK
Address: 2400 S HEDGES AVE, INDEP, MO

Type of Work: CONRETE / E&W SIDES OF BLDG
Address: 418 E NORTH FRONT ST, ORRICK, MO

Type of Work: ADA RAMP / & SIDEWALK
Address: 39TH & CRACKERNECK / INDEP

Type of Work: CONCRETE SLAB
Address: BRENNTAG / 5200 STILLWELL, KCMO

Type of Work: CONCRETE DRIVE APPROACH & CURB
Address: 43RD ST & STAYTON AVE/ INDEP

Type of Work: DRIVE APPROACHES / FEDEX
Address: 12501 NE 40th Street, KCMO

Type of Work: _____
Address: _____

Type of Work: CARDINAL RIDGE HOA / INDEP
Address: SEE ATTACHED LIST OF ADDRESSES

Type of Work: _____
Address: _____

Type of Work: DR APP/ CURBS / SIDEWALK
Address: CITY OF INDEP / SEE ATTACHED LIST OF ADDRESSES

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

Type of Work: _____
Address: _____

BS CONTRACT 9/12/25

LOCATIONS OF RECENT WORK

CARDINAL WOODS HOME OWNERS ASSOCIATION

CURBS AT THE FOLLOWING LOCATIONS

CARDINAL CT: 3208, 3212, 3217, 3225, 3228, 3300

VICTORIA DRIVE: 3208, 3209, 3212, 3220, 3224, 3312, 3316, 3320, 3328, 3329, 3333
3404, 3405, 3408, 3409, 3413, 3417

E 33RD STREET COURT SOUTH: 22500, 22501, 22504, 22509, 22516, 22517.

CITY OF INDEPENDENCE
LOCATIONS OF RECENT WORK

Walnut & Pleasant	Sidewalk / Curb / ADA Ramp
613 N Seminole	Sidewalk / Curb / ADA Ramp
173708 Bundschu	Drive Approach & Curb
2105 S sHedges	Drive Approach w/wings
16604 42nd Terr S	Drive Approach w/wings & Sidewalk
1911 N Redwood	Drive w/wings
1816 N Ponca	Drive
3794 S Spring	Drive Approach & Sidewalk
1908 Plymouth Road	Drive Section & Sidewalk
18501 E 27th St S	Drive Approach
20199 E Valley View Circle	Drive Approach, Curb & Sidewalk
3703 S Canterbury Pl	Drive w/wings
11605 E 39th St S	Drive w/wings
16009 E 38th St S	Drive
3420 S Ellis Way	Drive & Sidewalk

SPECIFICATIONS

FOR

Annual Miscellaneous Concrete Maintenance & Repair Construction Agreement

CITY OF BLUE SPRINGS
Jackson County, Missouri

Bid Listing – Friday, August 29st, 2025 at 2:00 p.m.

Bid Closing – Friday, September 12th, 2025 at 2:00 p.m.

The City of Blue Springs is requesting price quotations for an Annual Concrete Repair/Construction Agreement. The concrete repairs/construction will be made at various locations throughout the City of Blue Springs. The line item rates listed (labor, material, overhead, profit, haul off, etc.) in your quotation shall be firm for a period of one (1) year from the date of acceptance by the City of Blue Springs and may be adjusted per the Annual Inflation Adjustment Increase as bid by the contractor.

The contractor shall provide all labor, equipment, and material to complete concrete repairs/construction (driveways, sidewalks, and curbs) within 15 working days from notification by the City of Blue Springs unless weather conditions or other specific conditions warrant delays.

The majority of the concrete repair work to be performed by the contractor will be as the result of maintenance activities performed on the infrastructure system serving the City of Blue Springs. The maintenance work performed by the Public Works Department is comprised of water distribution system maintenance, sanitary sewer collection system maintenance, and street/storm sewer maintenance. A portion of the work will be for new construction at various locations as needed.

Concrete Construction Requirements

1. Standard Construction Details (attached) shall be followed.

2. Concrete must be KCMMB 4K mix per our standards.

3. All concrete installed shall be dowelled/pinned to existing. Required #4 bars, 12” long at 18” on center max with at least 2 dowels per section being replaced.

4. Expansion joint shall abut existing walks, curbs, driveways, and similar structures, and shall be deemed incidental to the contract.

5. Replacement concrete finish to match existing.

6. ADA compliance shall be strictly adhered to, should corrections be required

   contractor will be responsible.

Contractor Responsibility

1. Repair and/or replacement of concrete accessories associated with Sewer, Water Storm, and Street projects must be completed within 15 working days from notification by the City of Blue Springs, unless weather conditions or other specific conditions warrant delays.

2. Contractor will be responsible for supplying all gravel necessary for leveling purposes prior to pouring concrete.

3. Contractor will be responsible for disposal of all waste material.

4. The contractor will provide the necessary barricade devices to restrict traffic on to the driveway for 7 days after pour.

5. Concrete poured in the winter must be maintained at 50 degrees Fahrenheit or above for five (5) days.

6. All Driveways will be saw cut or scored at 1-inch depth to control cracking, in sections no larger than 10 feet square unless the existing driveway is scored differently which the contractor shall then match the existing driveway.

7. All concrete poured will be guaranteed against defects in material or workmanship for 1 year.

8. All concrete shall be treated with TK-AK2 Acuro Kure 1315, a clear protective sealant the day of pour.

9. Concrete forms will be removed within 5 working days following the completed pour.

10. All cleanup of material, rock, and other debris resulting from the concrete repair will be removed by the contractor within 5 working days following the completed pour.

11. Short load fees are recoverable upon on request and approval.

City Responsibility

1. City provides truncated dome panels where required.

2. City performs surface restoration.

Insurance Requirements

The contractor has and shall maintain current coverage throughout the duration of this agreement of the following insurance:

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

Workman's Compensation	Statutory requirements.

The Contractor shall provide thirty-day notice of cancellation of any said insurance to the City.

A copy of the Certificate of Insurance listing the City of Blue Springs, 903 W Main, Blue Springs, MO 64015 as an Additional Insured will be provided to the Utilities Project Manager upon notice of a successful bid.

Occupational License

The Contractor shall obtain and maintain a business license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license.

Payment Bond

Contractor shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

Performance Bond

The Contractor shall submit, upon execution of this agreement, a surety bond, or bonds, in the amount of the contract; and conditioned on the faithful performance of the work in accordance with the plans, specifications, and contract documents.

Award

The City of Blue Springs reserves the right to award the contract to the bidder offering the most advantageous combination of price and qualification.

Term of Contract

The contract has an estimated annual spending of $300,000. The price quotations provided by the contractor shall be firm for a period of five (5) years from the date of acceptance by the City of Blue Springs. The agreement will begin October 20, 2025 and end September 30, 2030.

All inquiries should be addressed to Payton Dodd, Utilities Project Manager, City of Blue Springs, via phone at (816) 228-0195 or by email at podd@bluespringsgov.com.

Please provide said quotations and any additional pertinent information on the form enclosed.

ALL SEALED BIDS ARE DUE BY 2:00 p.m., Friday, September 12, 2025.
MAIL OR DELIVER SEALED BID TO:

City of Blue Springs
Public Works Department
Payton Dodd
500 SE Sunnyside School Rd.
Blue Springs, Missouri 64014
(816) 228-0195 (office)
(816) 228-0296 (fax)

This request does not commit the City of Blue Springs to enter into an agreement, to pay any cost incurred in the preparation of price quotations in response to this request, or to procure or contract the services or supplies. The City of Blue Springs reserves the right to accept or reject any or all quotations received as a result of this request, to negotiate with any qualified sources, or to cancel on part or in its entirety the quotes submitted, if it is in the best interest to the City of Blue Springs.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2025

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

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☒ Balanced Growth	☐ Community Identity
☐ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

Adopt a Resolution designating Luxe One, LLC as the developer for City-owned property located at 1500 NW North Ridge Drive, consisting of approximately 2.89 acres currently utilized as a public commuter lot. The proposed Resolution formally designates Luxe One, LLC as the developer and authorizes the City Administrator to prepare a Funding Agreement, negotiate a purchase price and prepare a Memorandum of Understanding (MOU) outlining the incentive request made by Luxe One, LLC for the proposed redevelopment of the site.

BACKGROUND/JUSTIFICATION

Ordinance No. 5448, approved on August 18, 2025, declared the City-owned property located at 1500 NW North Ridge Drive as surplus and directed City staff to issue a Request for Proposals (RFP) for its redevelopment. The property consists of approximately 2.89 acres and is currently utilized as a public commuter lot.

Valuation History:
Developer's Independent valuation: $226,600
City Consultant's opinion of value (August 27, 2025): $685,000
Jackson County Assessor (2025): $755,210; Assessed value: $241,667
Original City Purchase Price (2003): $325,000 from Jeffery D. Barr

The City of Blue Springs posted the RFP on its website on August 19, 2025, seeking a qualified developer to plan, prepare, and implement a feasible redevelopment plan for the site located west of the intersection of NW North Ridge Drive and U.S. Highway 7. Proposals were due by 5:00 p.m. on Thursday, September 18, 2025.

The City received one (1) proposal, submitted by Luxe One, LLC. In an Executive Session on October 13, 2025, Luxe One, LLC presented its redevelopment concept to the Mayor and City Council and discussed its proposed approach for the project.

During the Executive Session, City Council unanimously voted to direct staff to prepare a Resolution designating Luxe One, LLC as the developer for the October 20, 2025 City Council meeting. The proposed Resolution will also authorize City Staff to preparing a Funding Agreement and preparing a Memorandum of Understanding (MOU) outlining the incentive request made by Luxe One, LLC, and will formalize the roles and responsibilities of both parties

and establish the standards and conditions governing the redevelopment of the subject property.

FINANCIAL IMPACT

Contractor:	Luxe One, LLC

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 20, 2025	March 1, 2027

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

City-owned property at 1500 NW North Ridge Drive

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ordinance 5448
2. RFP Response from Luxe One, LLC
3. City's Appraisal of the property
4. Resolution

REVIEWED BY:

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

Introduced by Councilmember Kaylor BILL NO. 5346

ORDINANCE NO. 5448

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

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

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

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

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

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

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

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

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

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

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST:

Erin Ford, City Clerk

1st Reading: August 18, 2025
2nd Reading: August 18, 2025

EXHIBIT A

REQUEST FOR PROPOSALS (RFP)

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

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

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

ABOUT BLUE SPRINGS

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

BLUE SPRINGS AMENITIES

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

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

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

PROJECT OVERVIEW

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

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

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

GENERAL INFORMATION & CONDITIONS

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

GENERAL SITE LOCATION





Project Area Background

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



1/4 mile and 1/2 mile radius buffer

Description of Project and Requirements

I. Project Background and Goals

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

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

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

Notable tenants and amenities in the surrounding area include:

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

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

II. Site Information:

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

The Jackson County Parcel Number and Size are as follows:

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

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




VILLAGE





III. Proposal Content:

All proposals must include the following:

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

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

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

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

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

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

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

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

IV. Evaluation Criteria:

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

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

Proposals will be evaluated on the following criteria:

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

V. Timeline:

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

VI. Conditions and Limitations

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

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

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

VII. Conditions and Limitations

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

General Conditions Governing Responses and Subsequent Contracts

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

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

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

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

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

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

General Conditions Governing Responses and Subsequent Contracts

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

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

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

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

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

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

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

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

General Conditions Governing Responses and Subsequent Contracts

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

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

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

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

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

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

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

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

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

General Conditions Governing Responses and Subsequent Contracts

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

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

VIII. Submission Requirements

Submittal Requirements Summary

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

IX. Evaluation Criteria

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

X. Timeline

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

XI. Submittal & Contact

Submit proposals via email or digital portal to:

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

XII. Terms & Conditions

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

XIII. Site & Local Utilities



CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 5, 2025

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

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

ISSUE/REQUEST

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

BACKGROUND/JUSTIFICATION

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

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

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

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

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

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

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

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

Project Timeline:

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

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

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

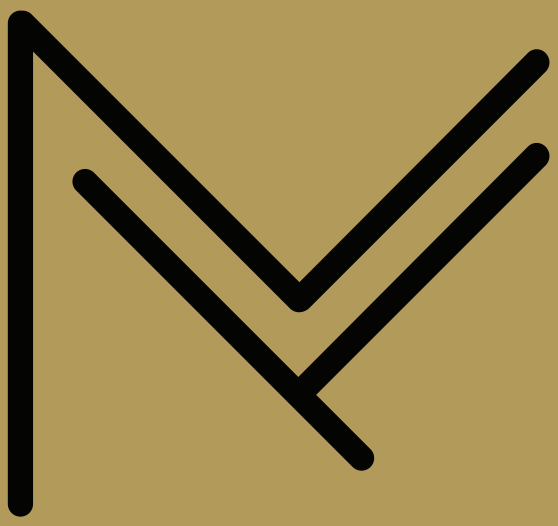
N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

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

REVIEWED BY:

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



LuxTwo

Letter of Transmittal

Luxe One, LLC
1501 NW NorthRidge Drive
Blue Springs, MO 64015

Re: 1500 NorthRidge "Commuter Lot"

To City Agent:

Contact of Developer:

Major Hammett,
Luxe One, LLC
1501 NW NorthRidge Drive
Blue Springs, MO 64015
816-520-7111
major@k8funding.com

Developer:

Luxe One, LLC, a Missouri limited liability company.
1501 NW NorthRidge Drive
Blue Springs, MO 64015

If selected to be the buyer of this real property, the Developer will negotiate in good faith with the City. This proposal to purchase the real property is valid for a minimum of 60 days. Developer will confirm and accept responsibility for compliance with all applicable federal, state, and local laws, ordinances, and regulations.

Sincerely,



Major Hammett
Luxe One, LLC

The City of Blue Springs is unique as it brings together a small town feel with the amenities of a healthy suburban community. Being residents and graduates, both Dave Williams and Major Hammett understand what it means to be Blue Springs Proud. They will bring to this project a firm understanding of the community feel and how to create **luxurious** yet affordable housing that will reflect the personality of the Blue Springs residents.

They come to this project with the success of their most recent venture, Major Lux Apartments, located at 1501 NW Northridge in Blue Springs MO. As this project developed and was built it was important to both that locally owned and operated businesses were included in the construction. Fourteen local companies and 47 Blue Springs graduates participated in the project and demonstrated the same pride and commitment to excellence that our community expects. They have additional Blue Springs businesses signed on to help with the Phase 2 "LuxTwo" project.

The projected footprint of "LuxTwo" includes 70 apartments which is expected to add over 170 residents to the area. In addition, the plan includes space for retail stores as a part of mixed-use building site. This will bring businesses and residents together within the same footprint, living, working and shopping in north Blue Springs. The similarly planned Major Lux apartments brought a healthy mix of young adults through retirement age residents and it is expected that these new apartments will also provide a wide range of possibilities. Thirty-one of the 53 families in the original Major Lux apartments moved to Blue Springs from other communities which demonstrates that high quality, well planned residences will draw individuals to Blue Springs and enhance the community it serves. As of April of this year MajorLux has been completely full and has a total of 19 additional families patiently waiting to join our Lux family.

The reputation of these developers when creating apartments has been built upon providing residents with a home, not just an apartment. Thoughtful consideration into the living guidelines for residents will assure the property and the area retains its value and that residents are comfortable and cared for. Current residents of Major Lux can speak to the environment that makes them want to make Blue Springs their home. With a firm understanding of the Blue Springs area, and experience advertising and selecting residents, this group will be able to provide a well-considered and proven plan to fill these apartments with residents that will be great neighbors and community members.

Many of the amenities of the new "LuxTwo" will be modeled after the current Major Lux Apartments including: an open area lounge and lobby for gathering and building events, large patio with grills and a fire pit, fitness center, coffee/tea bar, garages and storage rooms. A current resident favorite, a rooftop indoor/outdoor lounge, will be added to the new building that will allow residents a laid-back gathering space that can also be used for events and fundraisers for local charitable groups. Of course, providing an optimal space for the four-legged members of our residential family will be paramount and the project will include a fenced in space for free play as a part of the inclusive dog park.

It is especially important that this site creates not just a luxurious and exciting place for residents to call home, but it also provides opportunities to mirror the energy of our incredible city.

FINKLE + WILLIAMS

2023 AIA Kansas City Firm of the Year



Mixed-Use and Residential Experience



FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS Architecture is a **100% employee-owned** design firm. As owners, we are driven to do amazing things for others. As Architects, Planners, and Designers, we love using our craft to **help our clients achieve their vision in extraordinary ways**.

Since 1998, we have been immersed in helping create inspiring industrial, civic, corporate, mixed-use, entertainment, and science and technology environments. We help organizations optimize their operations, advance innovation, attract and retain difference-makers, develop professional, vocational, and personal skills, strengthen human connections, and improve life-balance and wellbeing.

Each step we take during a project is intentional, with the goal of building trust with our clients, our industry partners, and the communities we serve. We know what we do can have a significant economic, social, and environmental impact, so we take great care to be good stewards of the resources we're entrusted with along the way. We have no boundaries geographically or otherwise and are engaged in projects throughout the United States and abroad.

Location

8787 Renner Blvd
Suite 100
Lenexa, KS 66219

finklewilliams.com

Business Entity Type

S-Corp/ESOP

Business Founded

1998

AIA Kansas City | 2023 FIRM OF THE YEAR



Dave Williams AIA, NCARB

FINKLE + WILLIAMS Architecture

David Williams is a founding principal of F+W with responsibilities ranging from project design to quality control. His 40+ years of experience include a variety of projects types for clients within the mixed-use, entertainment and industrial markets.

Dave is responsible for managing the progression of construction drawings as they evolve from schematic design ideas, through the completion of construction. His focus is on the details. Dave's ability to effectively orchestrate communication among all disciplines ensures the intent of the design concepts are conveyed to the construction team in the most practical way.

Contact

dwilliams@finklewilliams.com
913.498.1550 x 100

Education

Bachelor of Environmental Design
Bachelor of Architecture
University of Kansas

Registrations

Registered Architect

Professional Affiliations

American Institute of Architects
NCARB

Experience

26 years with F+W
40 years total

Select Relevant Experience

- The LoFTs at Lenexa City Center Lenexa, KS
- InterUrban Lofts - Overland Park, KS
- Paragon Star Multi-Family - Lee's Summit, MO
- Luxe One Apartments - Blue Springs, MO
- The Rise - Lenexa, KS
- Urban Edge - Overland Park, KS
- Plaza Steppes - Kansas City, MO
- 2101 Broadway - Kansas City, MO
- 2100 Central - Kansas City, MO







The LoFTs at Lenexa City Center

Lenexa, KS

Project Description

The LoFTs at Lenexa City Center is a mixed-use development consisting of 9,200 SF Office, 67 luxury apartments, and 52 private secured structured parking spaces. The office space is located at the ground level served by the main entry lobby but also open to the city street frontage with storefront access.

Apartments types will suite a wide range of lifestyles including Studios, One Bedrooms, Roommate Two Bedrooms, Master/Guest Two Bedrooms including three Penthouse Two Bedroom Suites with raised sixteen foot ceilings. Every apartment includes its own private balcony and access to additional amenities including a clubhouse, fitness facility, dog wash station, storm shelter and central trash collection on each floor. An outdoor Terrace features a spa, pool, grilling stations fire pits and a TV pavilion.

Size
111,360 SF

Completion Date
2020

Value
$12.75M

Delivery Type
Design/Bid/Build







InterUrban Lofts

Overland Park, KS

Project Description

The InterUrban Lofts is a Boutique Residential and Office Development located in Downtown Overland Park. On the edge of the Downtown District it fits nicely in transition from the single family homes and the Downtown OP Center just a block off Santa Fe the districts main retail center. The 56,200 sf. mixed-use property includes 8,500 sf. office space and 41 apartments ranging in size from 700 sf to 1,600 sf.

The complex includes high-end common areas including a rooftop terrace equipped with grills, fire pits and a trellised area with outdoor TV. Other amenities include a fitness center, Coffee service and sitting area and a 54-car parking structure with assigned, heated and secured parking. You will find works from local glass artist Dierk VanKeppel of Rock Cottage Glassworks and paintings from Jeff Hanson throughout the facility.

Size
56,200 SF

Completion Date
2017

Value
$5.7M

Delivery Type
Design/Bid/Build







Paragon Star

Lee's Summit, MO

Project Description

A comprehensive, 190 acre master plan for a new development in Lee's Summit that centers around a large, multi-field soccer complex. Paragon Star will house a state-of-the-art multi-sports complex, a 120,000 square foot club house with training facility, approximately 45,000 square feet dedicated to medical facilities offering healthcare services to guests and residents, as well as around 55,000 square feet of co-working and traditional office space.With more than 90,000 square feet dedicated to entertainment and dining venues, Paragon offers sports viewing, live music, and a combination of first-to-market.

Elevated living at Paragon Star will include 390 luxury apartment units. Private amenities include, clubhouse entertainment, private dining suite, fully equipped fitness facility and yoga studio. All centered around a courtyard swimming pool with swim-up bar, fire pits, lawn games and private outdoor dining & grilling spaces. Apartment homes range from compact studios to penthouse 2 bedroom suites and are divided into three living environments including, an urban Paragon Parkway above the retail district, active social courtyard lifestyle and the quite natural environment of the Little Blue streamway.

Size
569,312 SF

Completion Date
Ongoing

Value
$79M

Delivery Type
CMAR







MajorLux Apartments

Blue Springs, MO

Project Description

MajorLux Apartments is a 4 story, 53 luxury unit apartment complex in Blue Springs, Missouri. The complex will feature 1, 2, and 3 bedroom apartments with both a ground level amenity space, plaza, and roof top deck for hosting and hanging out. Private garages tucked under the building provide a near single family residential feel this small community of residences.

Size
92,000 SF

Completion Date
Ongoing

Value
$14.5M







Urban Edge

Overland Park, KS

Project Description

Urban edge is an expansion on the successes of the InterUrban Lofts on the edge of the downtown Overland Park urban district creating a slightly smaller scale and quieter home that transitions to the single family residential nearby. The development includes 3 separate buildings each with 12 apartments for a total of 36 including studios and one and two bedroom homes. The buildings form a central courtyard amenity patio, dining and game space. All on-site parking is protected under car ports along the back alley.

Completion Date

Est. Fall 2025

Value

$12.M







The Rise

Lenexa, KS

Project Description

The Rise is a newly envisioned active adult complex designed to provide a vibrant lifestyle for individuals aged 55 and older. Situated near the Lofts building in Lenexa, this development aims to meet the growing demand for housing that offers both convenience and an active, social atmosphere.

This community will feature thoughtfully designed one- and two-bedroom apartments, tailored for comfort, accessibility, and modern living. Residents will have access to amenities for both relaxation and engagement with neighbors. At the heart of this project is the goal of promoting physical and mental well-being.

Size

TBD

Completion Date

Ongoing

STATEMENT OF AVAILABILITY

Developer, general contractor, architect, and engineers are available and committed to starting the project by November, 2025 with a goal to complete the project by March, 2027.

Luxe One, LLC



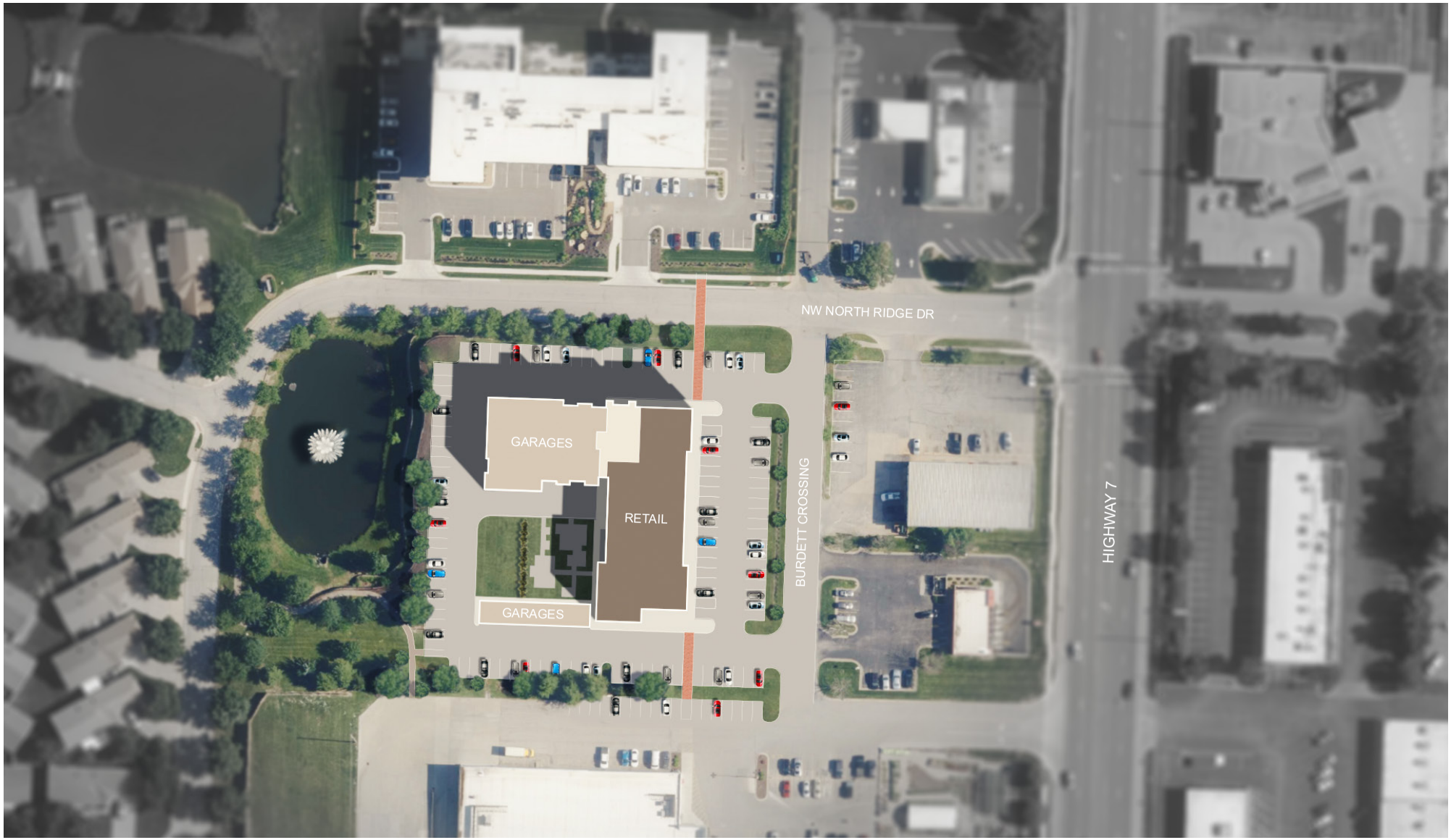
Major Hammett, Authorized Agent



SITE PLAN
SCALE: 1" = 80'-0"

FINKLE + WILLIAMS
ARCHITECTURE

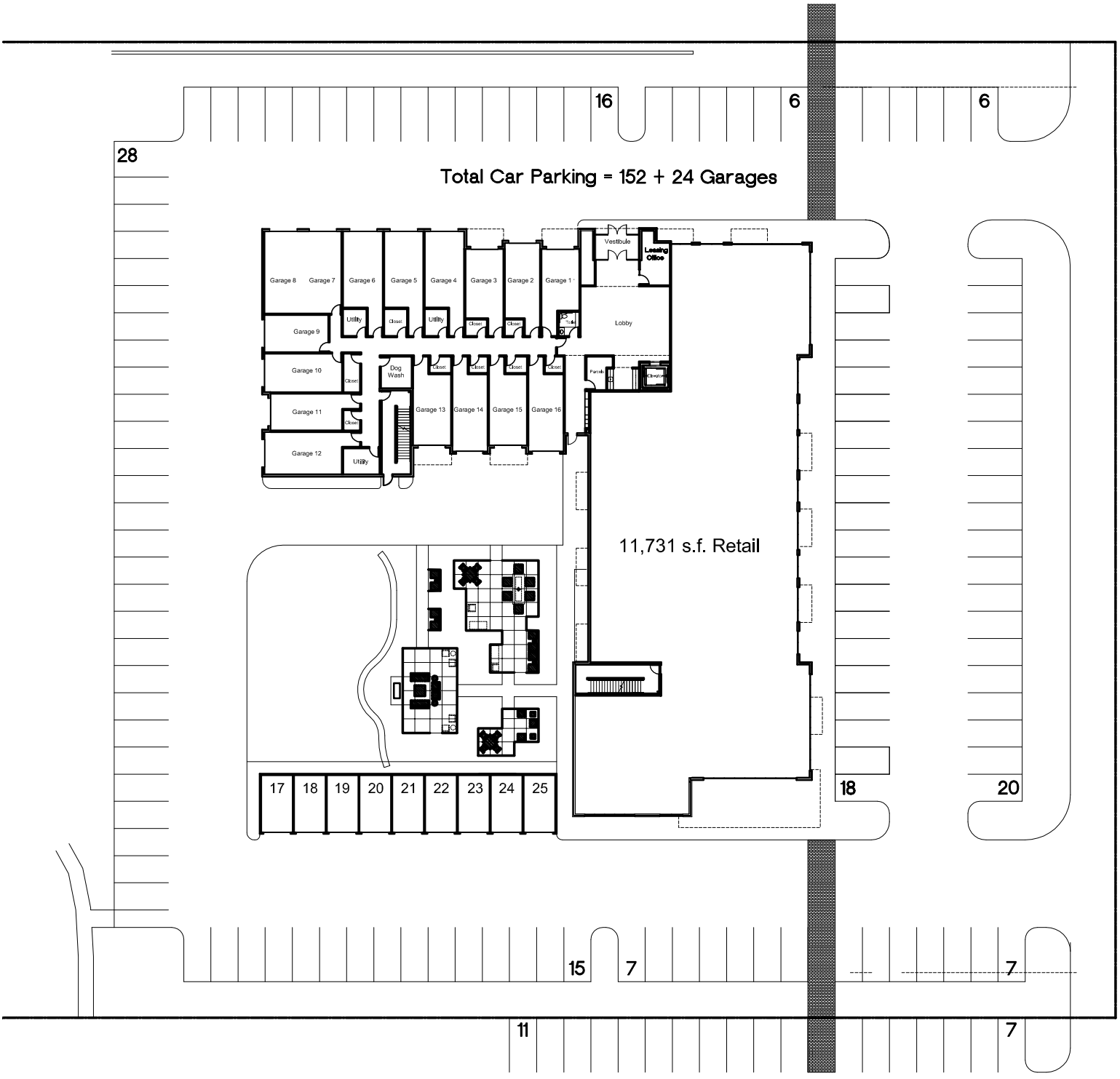
25-0912



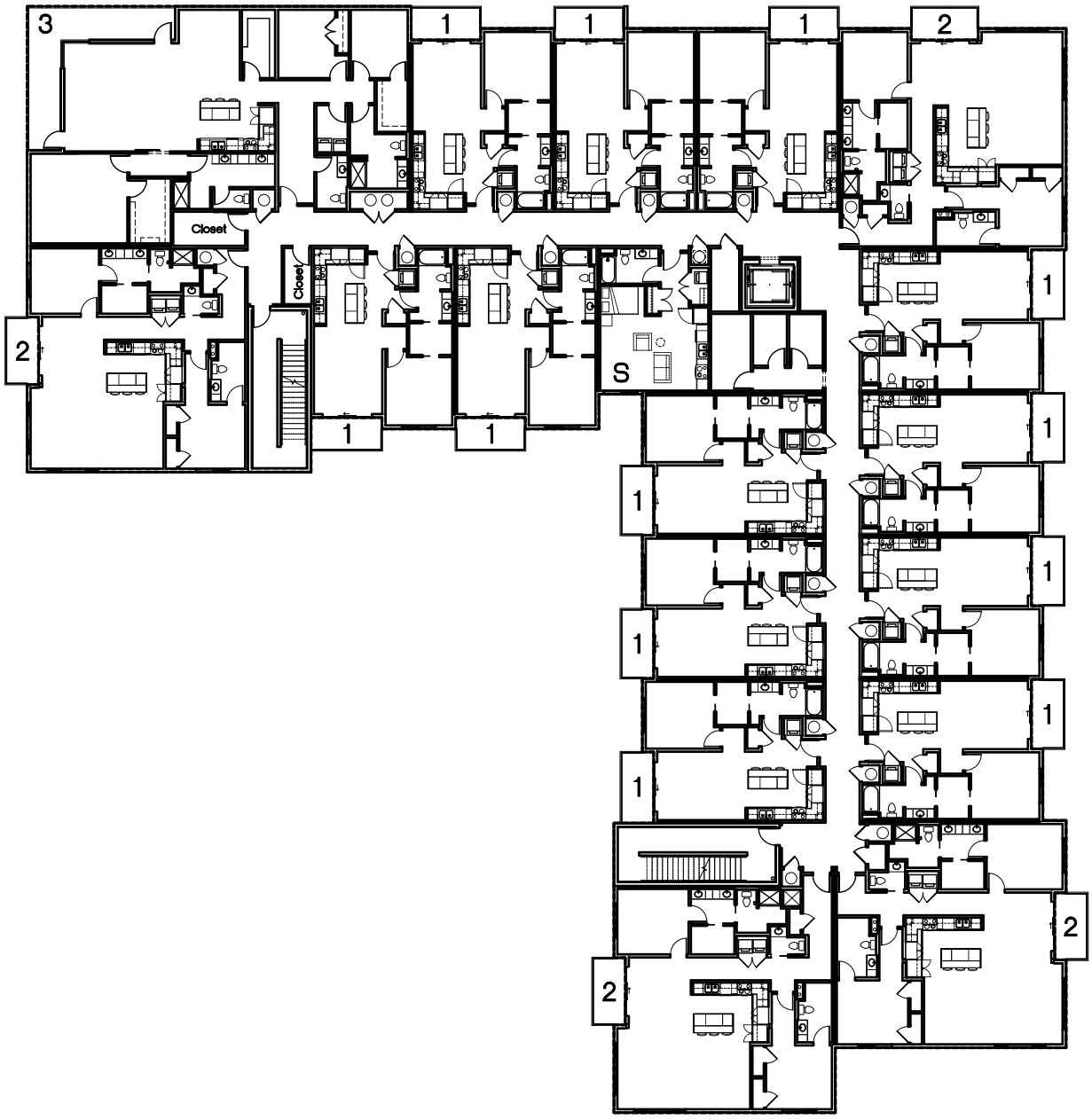
SITE PLAN
SCALE: 1" = 80'-0"

FINKLE + WILLIAMS ARCHITECTURE

25-0912

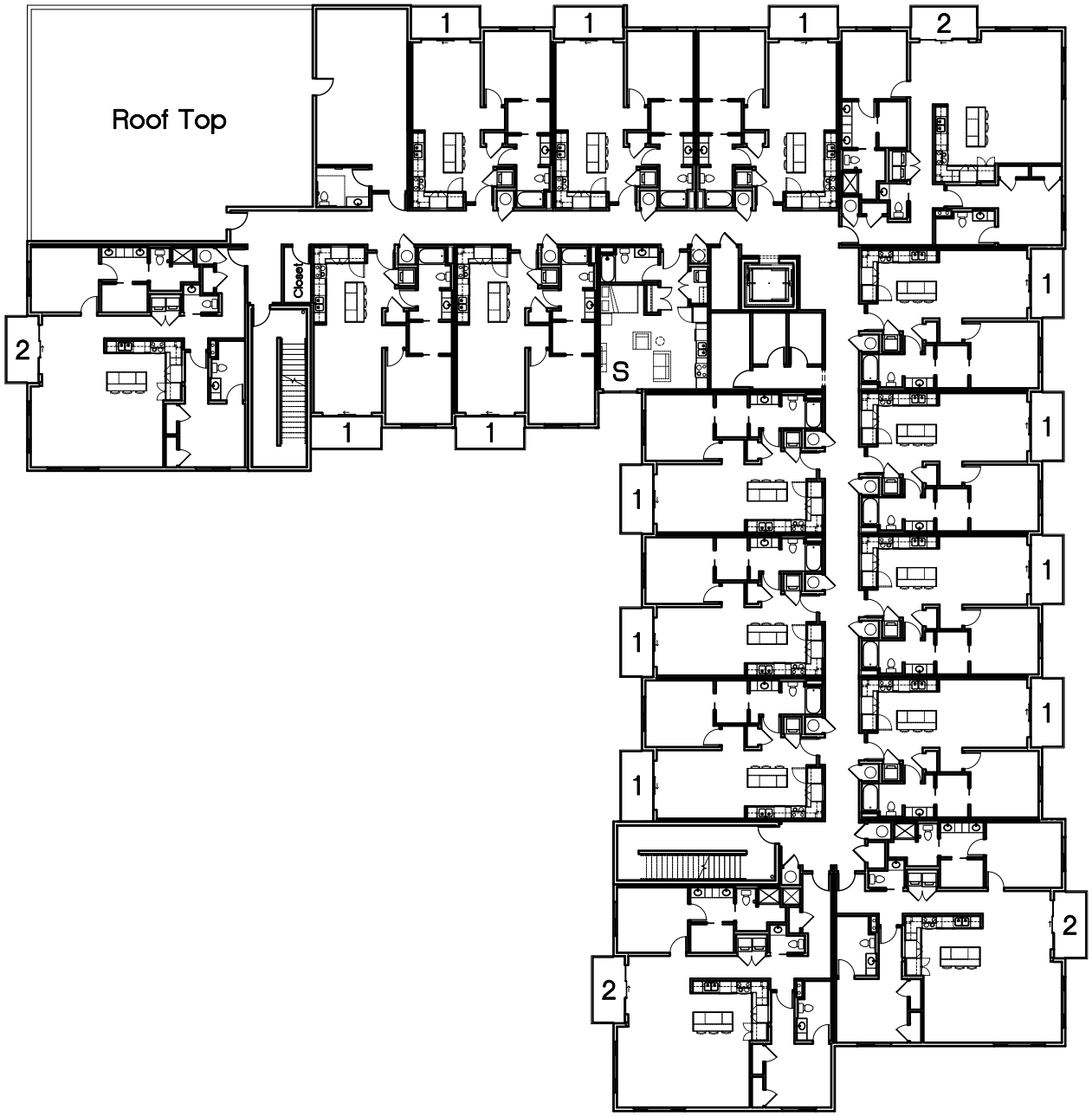


GROUND FLOOR PLAN



(17) - 2nd Floor Units, (12) 1 Bedroom, (4) 2 Bedroom, (1) 3 Bedrdoom, (0) Studio
(18) - 3rd Floor Units, (12) 1 Bedroom, (4) 2 Bedroom, (1) 3 Bedrdoom, (1) Studio
(18) - 4th Floor Units, (12) 1 Bedroom, (4) 2 Bedroom, (1) 3 Bedrdoom, (1) Studio
(17) - 5th Floor Units, (12) 1 Bedroom, (4) 2 Bedroom, (0) 3 Bedroom, (1) Studio
Total Units = 70 Units

2nd - 4th FLOOR PLAN



5th FLOOR PLAN


RESTAURANT
LUXTWO
FINKLE+
WILLIAMS
ARCHITECTURE


LuxTwo
SHOP LOCAL
SHOP LOCAL
FINKLE+
WILLIAMS
ARCHITECTURE


FINKLE+
WILLIAMS
ARCHITECTURE

9/9/2025

Letter of Transmittal

Mr. Major Hammett, Jr.
1501 NW North Ridge Dr
Blue Springs, MO 64015

Re: Real Estate Opinion of Value
1500 NW North Ridge Court
Blue Springs, MO 64015

Legal Description: NORTH RIDGE LOTS 1-5 LOT 5
Parcel Number: 36-420-04-14-00-0-00-000

Dear Mr. Hammett:

Pursuant to your request, I have prepared an analysis of the above property.

The purpose of the analysis is to estimate the 'market value' of the subject property as defined above. The conclusions are based upon a historically reasonable marketing time, as well as fee simple title, unencumbered, subject only to easements and other restrictions of record.

The function of this analysis is to aid the client in determining appropriate market value for potential purchase of the subject property. The analysis was prepared for use by the stated client, or their assignees, for those purposes only. Any other use by any other party is prohibited.

At the direction of the client, an Appraisal Report as detailed in USPAP Standards Rule 2-2(a), was not completed. In lieu of, the client has requested a verbal report, the details of which are outlined in this letter. Pursuant to USPAP Standards, information sufficient to develop an Appraisal Report is retained in the appraiser's work file. It is important to note that of the reporting options, the Appraisal Report provides more information than the verbal report. The appraiser has taken care in considering that the level of information and detail presented meets the intended user's expectation as well as the explicit Scope of Work as outlined in the agreed letter of engagement.

The report's conclusions are highlighted thus:

Highest and Best Use: Multi-family development/speculative hold. The current market conditions support the development of multi-family property. Acquisition time and changing market conditions could indicate a position of speculative hold depending upon the timing of the development.

Exposure Time: The appraiser's opinion of reasonable exposure time for the subject property is approximately 120 days.

Marketing Time: The appraiser's opinion of reasonable exposure time for the subject property is approximately 120 days.

Sale and Listing History: There is no current agreement of sale, listing, or option regarding the subject property. There have been no sales or other transfers of the subject property within three years prior to the effective date of this appraisal.

Result of Approaches to Value:

- Sales Comparison Approach: $1.80 per square foot or $226,584, or $226,600, rounded
- Cost Approach: Not Applicable
- Income Approach: Not Developed

Value Conclusions: The conclusions of the report are based on a visual inspection of the subject property, as well as the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification. My opinion of the market value, as defined, of the real property that is the subject of this report is $1.80 per square foot or $226,584, or $226,600, rounded as of August 27, 2025, which is the date of inspection and the effective date of this appraisal.

The analysis is based on a site inspection, investigation of the subject neighborhood area of influence, and review of relevant data for similar properties. A discussion concerning the three approaches to value can be found in the attached addendum concerning Scope of Work.

This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with current FIRREA and USPAP standards. The value conclusions stated herein are as of the effective date as stated above, and contingent upon the Limiting Conditions, Appraiser's Certification, and any/all other reservations as shall be stated within the body of the report and outline thereof in the appraiser's work file. There also may be assumptions, extraordinary assumptions and/or hypothetical conditions that could materially affect the report's conclusions.

Per USPAP requirements concerning a valid appraisal report, a signed certification would be included with the completed appraisal document.

Unless expressly specified in the engagement, the scope of work for this assignment does not include the attendance or testimony by the appraiser at any court, regulatory, or any conference or other work in preparation for such proceeding. Any request for participation in a trial, proceeding, conference, etc. must be considered a new assignment subject to reasonable and customary fees.

Please do not hesitate to contact me if I can be of additional service to you.

Respectfully,



George Gurnett

Missouri Certified General Appraiser

Missouri License Number 201404225

Scope of Work

The subject property and surroundings were personally inspected by the appraiser and legally identified from data supplied by the property owner and public records.

A description of the site was based on personal inspection and from public records. An examination of zoning maps, ordinances, and other governmental restrictions, where applicable, was made.

Specifically, land records as recorded on property record cards and electronic assessor records, including GIS systems, were used.

This general and specific data was analyzed to determine the subject property's highest and best use as if the land were vacant and as improved. Any trends in the subject property and the surrounding area were considered in the analysis. The three commonly used approaches to value were considered: the cost approach, the sales comparison approach, and the income capitalization approach.

The cost approach requires the collection of data regarding construction costs from one or more cost manuals and/or local contractors. If necessary, estimates of depreciation were derived from available data. The cost approach is the most applicable when the subject is newer and /or reflects little or no depreciation.

The income capitalization approach requires the collection of data to ascertain market rent, vacancy, expenses, and capitalization rates for similar properties. If actual lease information is not provided or available, this appraisal is conducted under a hypothetical condition that the property is being appraised without consideration to an existing lease, and this could have an impact on property value.

The market comparison approach utilizes comparable sales data obtained for the buyer, real estate agents, public records, data gathering services, and other appraisers.

Specifically, Heartland MLS, Co-Star, REIS, county appraisers' office records, a wide variety of websites, and information provided by lessors, lessees, and their representatives were used to collect and determine values. In some instances, actual sales of the subject property were used to determine the value of the subject property. Sales were verified by the examination of records.

A survey of market trends was determined through discussion with real estate owners, brokers, leasing agents active in the subject property area and stakeholders within the market. This information is paired against large datasets available through county

The value estimates are inclusive of all land and improvements. Personal property and non-realty items were not included in this valuation. Additional information may be available in the appraiser's work-file.

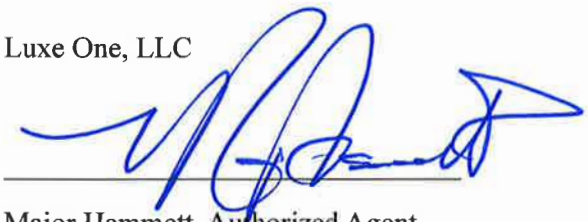
The appraisal engagement requests a value for the purposes of a purchase. This analysis is based upon the historical market acceptance for competing properties within the subject's general market area. All appropriate research, due diligence, and analysis were performed in conjunction with the appraisal assignment. The development of the opinion of value and the opinion of market acceptance will consist of all of the above and a reliance upon historical market acceptance.

All of the above was tempered by the appraisers' experience and judgment. The scope of the assignment is subject to all the assumptions and limiting conditions set forth within this report.

SALE PRICE

Developer proposes to purchase the Project Area located at 1500 NorthRidge "Commuter Lot", Blue Springs, Missouri for $226,600.00 for an absolute fee simple ownership in the Project Area.

Luxe One, LLC



Major Hammett, Authorized Agent

NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid for the purchase of real property located at 1500 NorthRidge "Commuter Lot" in Blue Springs, Missouri, Luxe One, LLC as bidder, and the person signing on behalf of bidder, certifies under penalty of perjury, that to the best of his knowledge and belief:

1. The prices of this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purposes of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
2. The prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
3. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.
4. There is no conflict of interest related to our submission of the bid.

Subscribed to under penalty of perjury under the laws of the State of Missouri, this day of 15, of September 2025, as the act and deed of said limited liability company.

Luxe One, LLC

By: _____

Major Hammett, Authorized Agent

Parking Lot

1500 NW North Ridge Dr, Blue Springs, MO 64015



Effective Date
August 23, 2025

Date of the Report
August 27, 2025

Report Type
Appraisal Report

Prepared For
Mr. Dennis Dovel
Assistant City Administrator
City of Blue Springs, MO

Client File Number
N/A

Internal File Number
25-1180

PREPARED BY:

KELLERCRAIG
VALUATION | CONSULTING



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KELLERCRAIG
VALUATION | CONSULTING

6701 W 64th Street, Suite 310
Overland Park, KS 66202

www.kellercraig.com
P: 913-362-3222

August 27, 2025

Mr. Dennis Dovel
Assistant City Administrator
City of Blue Springs, MO
903 W Main St
Blue Springs, MO 64015

RE: Appraisal Report for the property located at 1500 NW North Ridge Dr, Blue Springs, MO 64015

Dear Mr. Dovel:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Value	Current	Market Value	As Is	Fee Simple	08/23/2025	$685,000

Sincerely,
Keller Craig & Associates, LLC

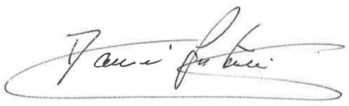
Damian Santucci, General Candidate for Designation
State Certified General, MO No. 2022037946
dsantucci@kellercraig.com

Daniel Frazee, MAI
State Certified General, MO No. 2009024916
dfrazee@kellercraig.com

Certification - Damian Santucci, General Candidate for Designation

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Damian Santucci, General Candidate for Designation performed the following type of inspection of the subject property: Site Inspection
- No one provided significant real property appraisal assistance to Damian Santucci, General Candidate for Designation.
- Damian Santucci, General Candidate for Designation has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.



Damian Santucci, General Candidate for Designation
State Certified General, MO No. 2022037946
Effective Date of Appraisal: August 23, 2025
Date of Report: August 27, 2025

Certification - Daniel Frazee, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Daniel Frazee, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Daniel Frazee, MAI.
- Daniel Frazee, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Daniel Frazee has completed the continuing education program for Designated Members of the Appraisal Institute.



Daniel Frazee, MAI
State Certified General, MO No. 2009024916
Effective Date of Appraisal: August 23, 2025
Date of Report: August 27, 2025

Summary of Salient Facts

Prepared for City of Blue Springs, MO

Parking Lot

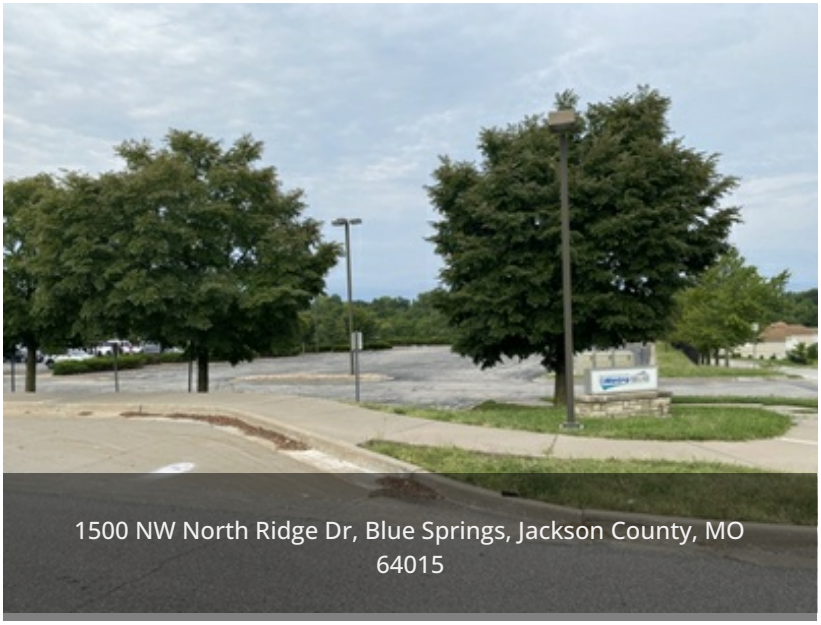
Property Overview

Property Class

Land

Property Owner

City of Blue Springs



1500 NW North Ridge Dr, Blue Springs, Jackson County, MO 64015

Valuations

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Value	Current	Market Value	As Is	Fee Simple	08/23/2025	$685,000

Site Characteristics

Site Characteristics			
MSA	Kansas City, MO/KS	Legal Description	NORTH RIDGE LOTS 1-5 LOT 5
Parcel Identifier	36-420-04-14-00-0-00-000	SF / Acres	125,888 / 2.8900
Shape	Rectangular	Topography	Basically Level
Flood Zone	X	Available Utilities	Electricity, Gas, Sewer, and Water

Zoning Characteristics

Zoning Characteristics			
Zoning Jurisdiction	Blue Springs, MO	Zoning Codes	GB
Zoning Description	General Business District	Conformity Conclusion	Conforming

Sales History

Sale History Remarks

There have been no sales in the past three years. In addition, the subject is not currently listed for sale. Historical records show the subject last transacted on August 25, 2003 for an undisclosed amount, via a Warranty Deed Doc. No. 2003I0105430. The grantor was reported as Porter Development Company, and the grantee was noted as the City of Blue Springs.

Scope of Work

Scope of Work Information	
Client Name	City of Blue Springs, MO
Report Type	Appraisal Report
Intended Use	Market Value
Intended User	City of Blue Springs

Purpose of the Appraisal

The purpose of the appraisal is to estimate the market value of the subject property.

Property Inspection

Appraiser	Extent of Inspection	Date Inspected
Damian Santucci	Site Inspection	August 23, 2025
Daniel Frazee, MAI	Did not inspect	N/A

Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

Property Identification

The property has been identified using the following sources:

- Postal address
- Public records
- Legal description

Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics

- Public Record Data
- Comparable Data
- Proprietary Company Database

Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Approaches Performed

The appraisers have performed the cost approach, and sales comparison approaches herein.

Data Sources

Item	Source (s)
Site Size	County Record
Zoning	City Record
Tax Data	County Record
Parking Spaces	Visual Observation

Definitions

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

Extraordinary Assumptions and Hypothetical Conditions

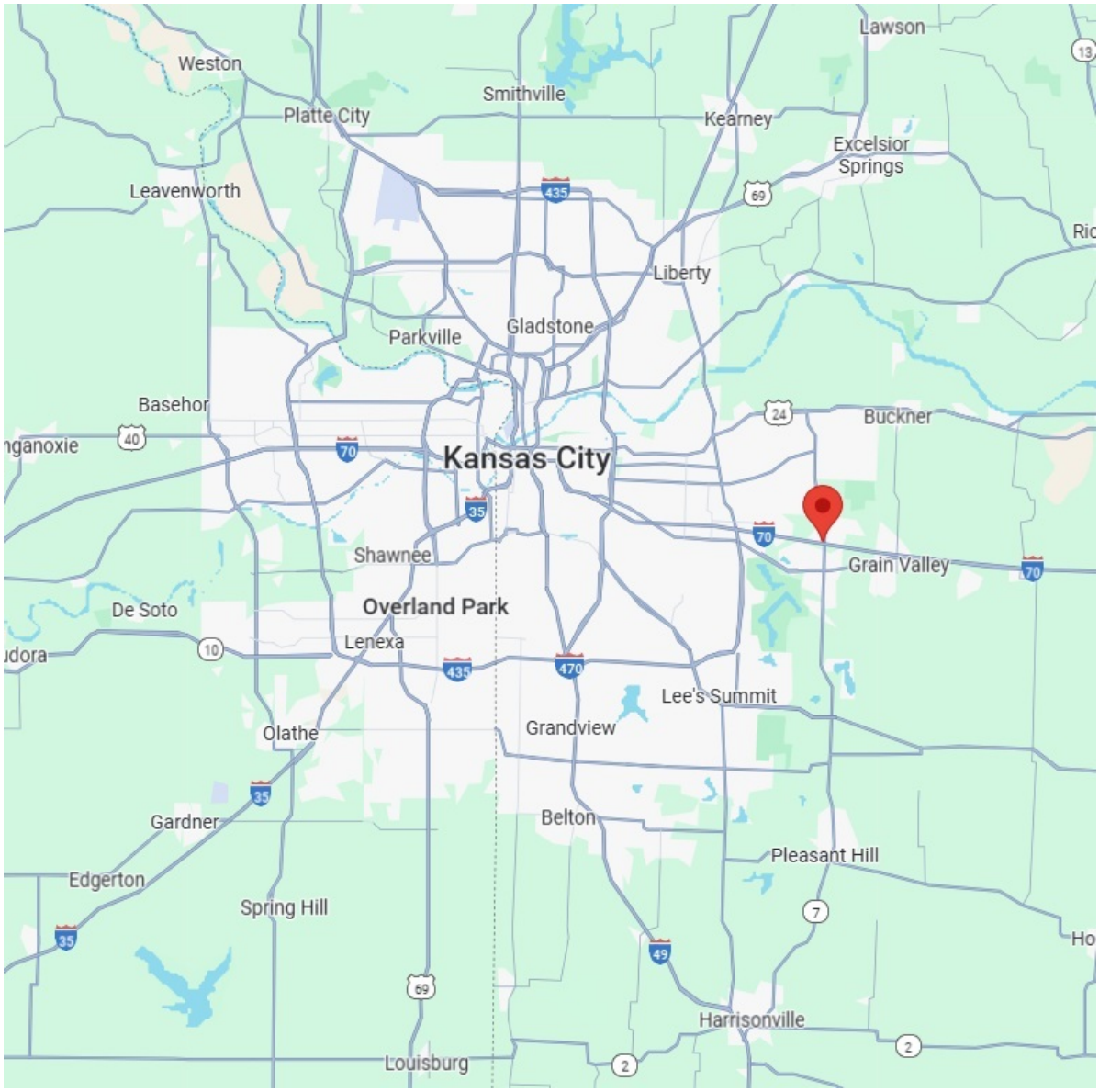
This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

1. None.

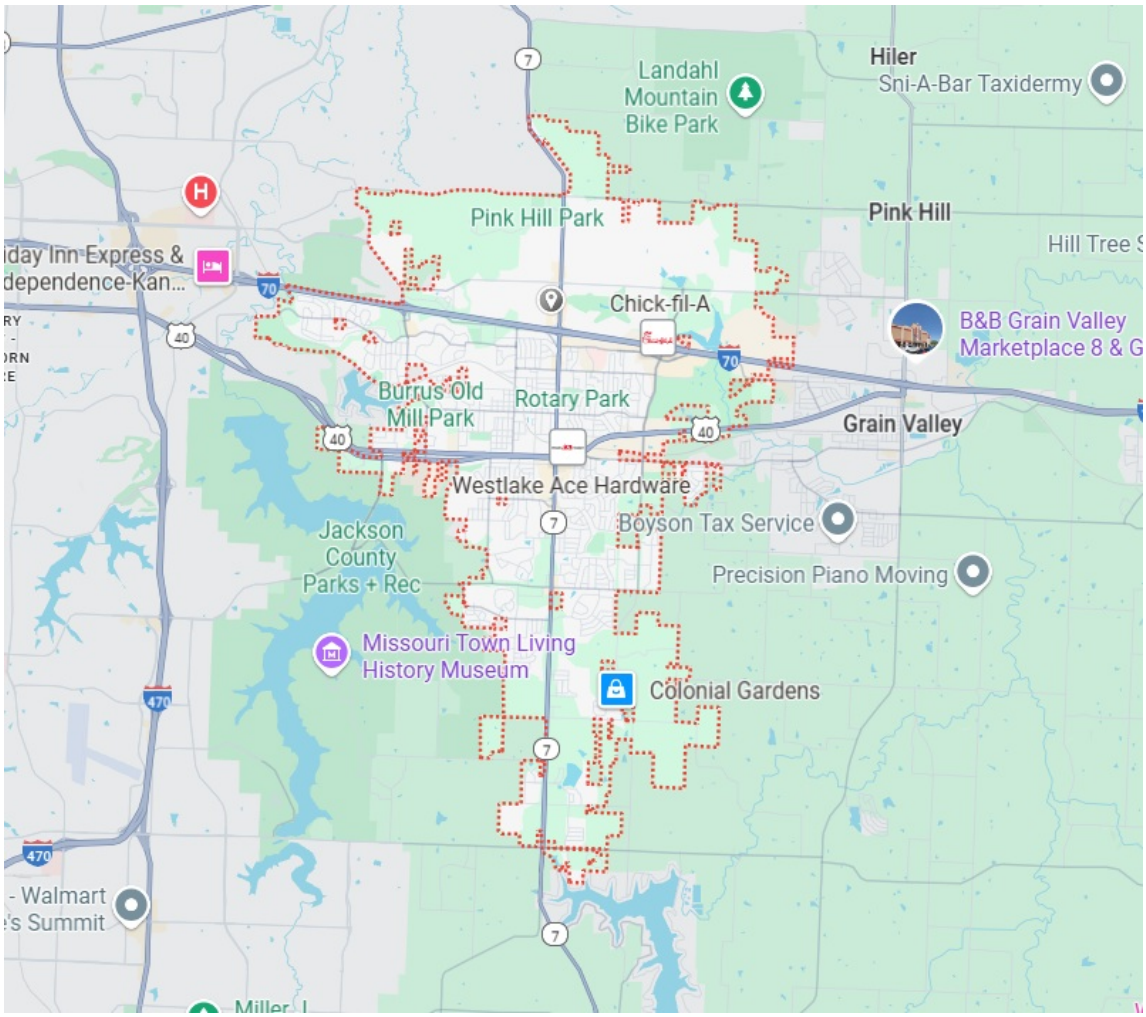
Area and Neighborhood

Area Overview

The subject is located in the Kansas City Metropolitan Area. The metropolitan area has roughly 2.2 million people divided between Kansas and Missouri. The unemployment rate in the metro area is slightly lower than the national rate. The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates, and at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty. The Federal Reserve is leaving interest rates steady for the time being.



Neighborhood Overview



For the purposes of this report, the neighborhood boundaries are best described as follows Blue Springs City Limits and its immediate surroundings. Blue Springs has a population of 58,603 according to the 2020 Census.

The neighborhood is primarily influenced by residential development and its proximity to the greater Kansas City Metropolitan Area. Neighborhood land use includes a mix of suburban and rural residential, vacant agricultural land, institutional, industrial, and commercial uses.

The city's commercial core includes a mix of retail and light industrial located along 7 Highway north of Morland School Rd.

Access to the area is good. Primary arteries for the area include 7 Highway, the older north/south primary artery for the City of Blue Springs, and Adams Dairy Parkway, constructed 10 to 15 years ago, forming a secondary north/south artery that also intersects with I-70 to the north. I-70 is located at the north end of the subject neighborhood and connects the City of Blue Springs with Metropolitan Kansas City and I-435 is located to the west. 40 Highway is the older artery that connects Blue Springs to Independence to the west.



Properties immediately adjacent to the subject are summarized below:

Direction	Zoning	Use
North	MF-18	Apartments
South	GB	Retail Store
East	GB	Retail Store, Service Garage
West	SF-7	Vacant Land

Much of the recent development in the city has been along the Adams Dairy Parkway, forming the second major exit along I-70 for Blue Springs. The development in this area benefited from TIF financing. Both a Wal-Mart and a Home Depot were developed at the southwest corner of Adams Dairy Parkway and Coronado Boulevard. A Target and other related developments are located at the southeast corner.

Additional recent projects include:

- Whataburger (2022)
- Mo Bettahs (2022)
- The Edison of Blue Springs (Apartments 2024)
- Aldi (2019)

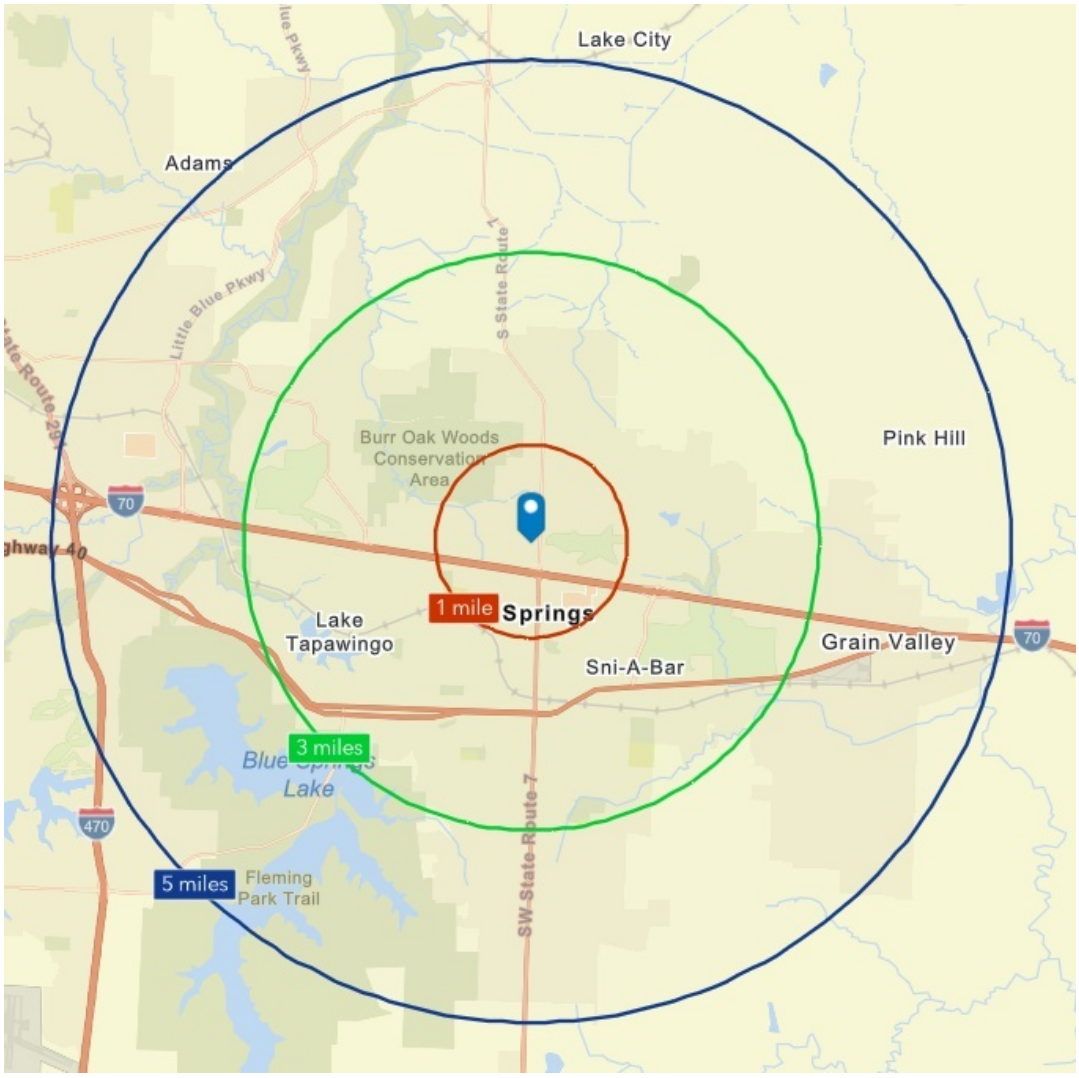
Several properties in the area have been redeveloped in recent years, including the QuikTrip at the NWC of Highways 7 and 40, a new Price Chopper on the site of a redeveloped shopping center located south of the southwest corner of Highways 7 and 40, and a new strip center near the new Price Chopper. Orscheln's Farm and Home backfilled the former Price Chopper space.

Demographics

The appraisers have performed a 3-ring analysis, which shows demographic information in 1, 3, and 5-mile rings surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.

The neighborhood appears to be in the redevelopment stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is average.

Demographics



1-Mile Ring

Site: 1500 Nw North Ridge Dr, Blue Springs, Missouri, 64015 | 1 mile

KEY FACTS

10,115
Population

39.6
Median Age

2.6
Average Household Size

$88,235
Median Household Income

EDUCATION

4%
No High School Diploma

26%
High School Graduate

32%
Some College

39%
Bachelor's/Grad/Pr of Degree

BUSINESS

516
Total Businesses

5,956
Total Employees

EMPLOYMENT

65.5%
White Collar

19.9%
Blue Collar

14.6%
Services

3.1%
Unemployment Rate

INCOME

$88,235
Median Household Income

$42,528
Per Capita Income

$304,112
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.6%)
The smallest group: $15,000 - $24,999 (2.1%)

Indicator ▲	Value	Diff
<$15,000	2.9%	-5.9%
$15,000 - $24,999	2.1%	-3.3%
$25,000 - $34,999	3.9%	-3.6%
$35,000 - $49,999	9.7%	-2.6%
$50,000 - $74,999	20.1%	+1.7%
$75,000 - $99,999	18.6%	+5.5%
$100,000 - $149,999	22.6%	+4.2%
$150,000 - $199,999	11.1%	+2.9%
$200,000+	9.0%	+1.0%

Bars show deviation from Jackson Co…

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

© 2025 Esri

3-Mile Ring

Site: 1500 Nw North Ridge Dr, Blue Springs, Missouri, 64015 | 3 miles

KEY FACTS

51,656
Population

38.3
Median Age

2.6
Average Household Size

$87,795
Median Household Income

EDUCATION

3%
No High School Diploma

27%
High School Graduate

32%
Some College

38%
Bachelor's/Grad/Pr of Degree

BUSINESS

1,669
Total Businesses

19,501
Total Employees

EMPLOYMENT

62.6%
White Collar

21.5%
Blue Collar

15.9%
Services

3.2%
Unemployment Rate

INCOME

$87,795
Median Household Income

$41,584
Per Capita Income

$283,489
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.2%)
The smallest group: $15,000 - $24,999 (3.2%)

Indicator ▲	Value	Diff
<$15,000	3.7%	-5.1%
$15,000 - $24,999	3.2%	-2.2%
$25,000 - $34,999	5.0%	-2.5%
$35,000 - $49,999	10.2%	-2.1%
$50,000 - $74,999	18.5%	+0.1%
$75,000 - $99,999	16.1%	+3.0%
$100,000 - $149,999	22.2%	+3.8%
$150,000 - $199,999	11.7%	+3.5%
$200,000+	9.5%	+1.5%

Bars show deviation from Jackson Co...

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

© 2025 Esri

5-Mile Ring

Site: 1500 Nw North Ridge Dr, Blue Springs, Missouri, 64015 — 5 miles

KEY FACTS

93,441
Population

38.7
Median Age

2.6
Average Household Size

$88,099
Median Household Income

EDUCATION

4%
No High School Diploma

29%
High School Graduate

30%
Some College

37%
Bachelor's/Grad/Pr of Degree

BUSINESS

2,870
Total Businesses

36,070
Total Employees

EMPLOYMENT

64.6%
White Collar

21.1%
Blue Collar

14.3%
Services

3.0%
Unemployment Rate

INCOME

$88,099
Median Household Income

$41,629
Per Capita Income

$276,231
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (23.1%)
The smallest group: $15,000 - $24,999 (3.2%)

Indicator ▲	Value	Diff
<$15,000	4.3%	-4.5%
$15,000 - $24,999	3.2%	-2.2%
$25,000 - $34,999	4.6%	-2.9%
$35,000 - $49,999	10.2%	-2.1%
$50,000 - $74,999	18.5%	+0.1%
$75,000 - $99,999	15.5%	+2.4%
$100,000 - $149,999	23.1%	+4.7%
$150,000 - $199,999	11.0%	+2.8%
$200,000+	9.6%	+1.6%

Bars show deviation from Jackson Co…

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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Market Overview

Kansas City Retail Market

The Kansas City Metropolitan area consists of approximately 2,200,000 million people and is made up of several counties in Kansas and Missouri. The counties in Kansas are Johnson, Leavenworth, Miami, Wyandotte, and Franklin. The counties in Missouri are Jackson, Clay, Cass, Platte, Lafayette, Ray, Clinton, Bates, and Caldwell.

The unemployment rate for the Kansas City Metro had been on the decline for the last several years. Unemployment in Kansas City is similar to the Kansas and Missouri rates, but below the national average.

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates, and at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty.

According to a report by Morgan Stanley, consumer spending is expected to grow at a slower rate in the second half of 2025 and into 2026. “After starting 2025 on solid footing, U.S. consumer spending is likely to weaken through the rest of the year and into 2026 as households feel the effects of tariffs and economic uncertainty. Morgan Stanley Research forecasts year-over-year growth of 3.7% for nominal spending in 2025 and 2.9% in 2026, compared with an expansion of 5.7% in 2024. The cooldown is likely to be more pronounced in the last quarter of 2025 and the first three months of 2026.”

Newmark Zimmer is reporting a strong retail market in early 2025. ”The Kansas City retail market continued its resilient performance in the first quarter of 2025, marked by strong leasing activity and continued preference for well-located, experiential retail. Average asking rental rates increased significantly during the quarter from $20.02/SF to $20.43/SF in the South Johnson County submarket, demonstrating robust tenant demand in one of the Metro’s largest submarkets. Consumer foot traffic remained elevated as a result of milder winter weather, and essential services, discount retailers, and dining establishments continued to drive absorption. High-traffic nodes near dense residential areas and mixed-use developments saw the most competitive leasing.”

Colliers echoed these sentiments. “The retail sector in 2024 continued to display resiliency, innovation, and adaptability throughout the year, despite persistent challenges such as high interest rates and inflation. Retailers continued to evolve to meet shifting consumer preferences and leverage technological advancements, keeping the sector active throughout the year, which resulted in a flurry of new openings and announcements around the Kansas City metro. Retail construction remained historically subdued, caused by elevated construction costs and financing challenges, limiting new developments primarily to build-to-suit projects, grocery-anchored centers, and mixed-use developments.”

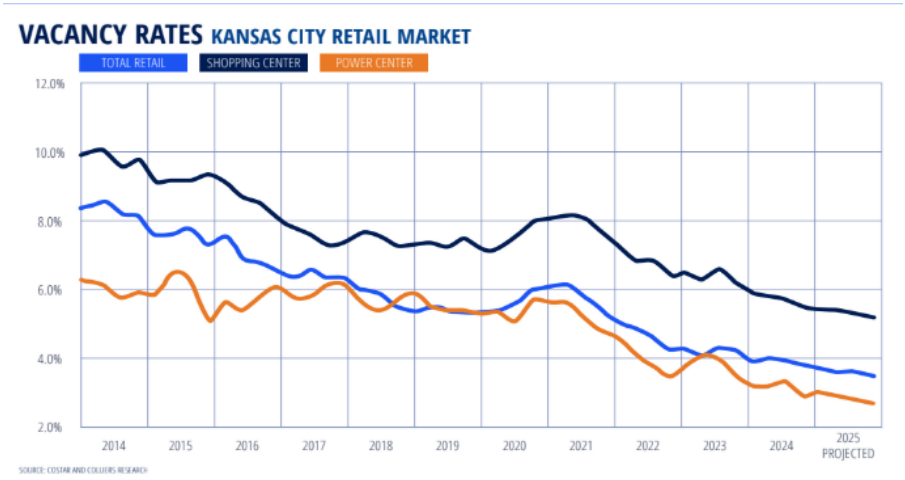
Newmark Zimmer reported the following market news in Kansas City:

Market News:

- Prudential Growth Partners LLC purchased Douglas Square S/C, a four-building 62,040-SF portfolio for $11.5 million from Black Gate Partners. Located in the southwest quadrant of Interstate 470 and Douglas Street, the development contains a total of 18 local and national tenants including the B&B Theatres Lee's Summit 16 movie complex.
- A fundraising campaign to bring the Kansas City Automotive Museum to Midtown is halfway towards its goal of raising $30 million. The museum's plan calls for an expansion into a 40,000-SF building along with one acre of land to display a variety of classic and exotic cars. The new facility will also offer an indoor event space for 450 people, café, museum store, kid's area and an outdoor deck.
- A $7.0 million redevelopment on the 10,860-SF property at 114 North Cherry St. in Olathe is now underway. The property will be transformed into County Square Commons, a new multitenant restaurant hub with roof patios. Locally based Austin's Bar and Grill will anchor the project and occupy 3,600 SF.

Source: Newmark Zimmer Q1 2025

Vacancy rates are declining, putting the retail market in a strong position. According to Newmark Zimmer's fourth-quarter report, the overall retail vacancy rate in the Kansas City metro area was 3.80%. The small shop retail vacancy rate was 2.40%, while the big box vacancy rate was 4.10%. " The metro market vacancy rate displayed a downward trend, decreasing 10 basis points compared to the past year."



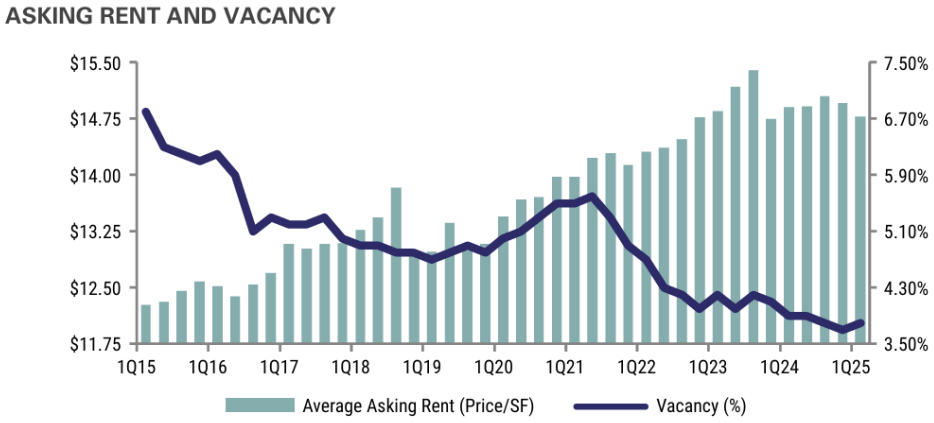
Source: Colliers 2025 Commercial Real Estate Forecast Report

Marcus & Millichap is forecasting a 30 bps decline in the vacancy rate for 2025. "Aided by strong tenant demand and minimal availability among newly constructed spaces, the metrowide rate will fall to just 3.9 percent by the end of the year." Marcus & Millichap is also forecasting an increase in construction. "Following the fewest completions on record in 2024, this year will see inventory raised by 0.3 percent, as deliveries mark the second-lowest level of new supply in at least 18 years."



Source: Marcus & Millichap 2025

Newmark Zimmer reported rental rates were down slightly from the prior quarter. The overall asking rent in Q4 2024 was $ 14.92 per square foot, compared to $14.78 per square foot in Q1 2025. The small shop asking rent was $20.19 per square foot, and the big box asking rent was $13.76 per square foot in the fourth quarter.



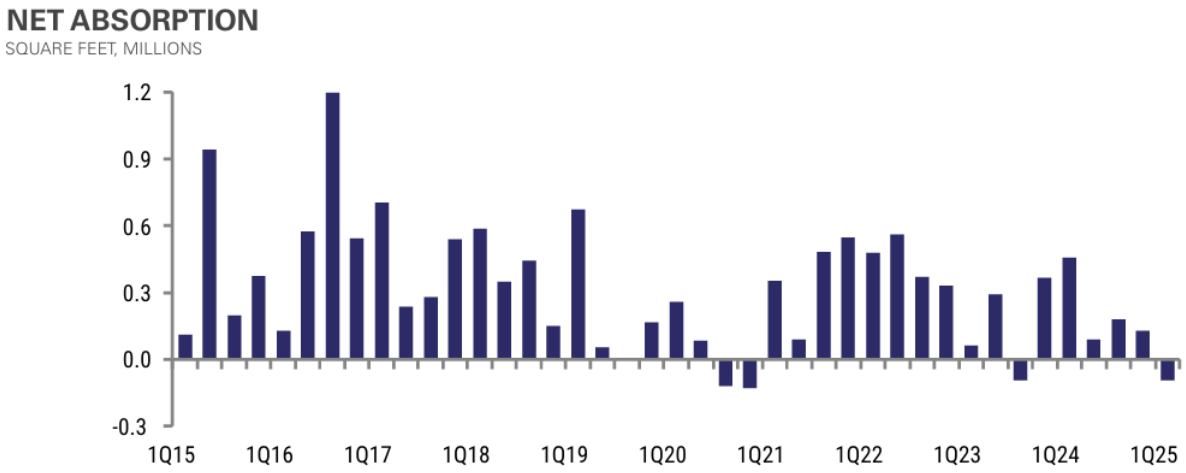
Source: Newmark Zimmer Q1 2025

Marcus & Millichap is forecasting a 1% increase in rental rates for 2025. “While rent growth has been slowing since its peak in 2022, continued reductions in available floorspace will raise the mean marketed rate to $15.01 per square foot by December.”



Source: Marcus & Millichap 2025

In the first quarter of 2025, Newmark Zimmer reported -92,701 SF of absorption and 317,338 SF of absorption over the last four quarters.



Source: Newmark Zimmer Q1 2025

A few notable recent transactions are listed below.

Select Market Transactions

Tiffany Springs MarketCenter Portfolio
208,240 SF GLA – SOLD FOR $19,275,000 ($93/SF)
Platte County | Kansas City, MO – 3 properties

Douglas Square Shopping Center Portfolio
62,040 SF GLA – SOLD FOR $11,500,000 ($185/SF)
Southeast Jackson County | Lee's Summit, MO – 4 properties

All American Indoor Sports | Lenexa, KS
60,750 SF GLA – SOLD FOR $5,000,000 ($82/SF)
North Johnson County | 8875 Rosehill Road

Towne Center Shopping Center | Raytown, MO
37,480 SF GLA – SOLD FOR $3,250,000 ($87/SF)
East Jackson County | 9033-9067 E Highway 350

Starbucks | Blue Springs, MO
2,310 SF GLA – SOLD FOR $2,580,000 ($1,117/SF)
East Jackson County | 3101 S Highway 7

Source: Newmark Zimmer Q1 2025

Block Real Estate reported the following notable closures and openings around the metro:

MULTI-STORE CLOSINGS INCLUDE THE FOLLOWING:

- Big Lots closed all its stores, eight in the metro.
- Applebee's (franchisee) closed eight area locations, leaving only Gladstone and Blue Springs.
- Party City announced it will close all its remaining four area locations.
- Lion's Choice closed four locations; only the Liberty store remains.
- Forever 21 closed three stores, leaving only the Zona Rosa and Oak Park Mall stores.
- Rue 21 closed all three area stores.
- On the Border closed three restaurants, leaving only its Oak Park Mall location.
- Hooters closed in the Northland and Independence, leaving only Overland Park and Kansas City, Kansas.
- Red Lobster closed two of its six area stores.
- Back Yard Burgers closed its last two stores.

MULTI-STORE OPENINGS AND EXPANDING CONCEPTS INCLUDE THE FOLLOWING:

- La Madeliene is looking to open eight locations.
- Hyper Energy Bar is opening its first location in Olathe with plans to open up to six locations.
- Chicken Salad Chick plans to open five locations.
- Salad and Go plans to open two locations in Johnson County, with more to be announced.
- Paris Baguette is opening two locations in Johnson County, with two more in store.
- Meddy's opened two locations this year in Lenexa and Liberty, with plans for four more.

- Chase Bank opened four new branches.
- Whataburger opened three restaurants, with another announced in Gardner.
- Total Wine opened two stores.
- Abelardo's Mexican Fresh opened two more restaurants.
- Brookside Barkery opened at 95th Street and Antioch Road with plans to open in Prairie Village next year.
- Dutch Bros is adding two more locations.
- HomeGrown opened at Power & Light, with plans to open in Merriam.
- Betty Rae's Ice Cream opened at Meadowbrook and at Merriam Town Center.
- Crunch Fitness opened in Shawnee with plans to open in Olathe.
- Bahama Buck's has plans to open at 135th and Nieman Road.
- Toastique plans to open in Leawood.
- Swig opened in Blue Springs and Lee's Summit, with three more in process.
- HTeaO opened in Raymore and Gardner, with plans for more.

Source: Block Real Estate 2025

Despite the pressure on the retail market from e-commerce and a possible increase in tariffs, there are signs the retail market will continue to be in a good place overall. Per Newmark Zimmer, "Looking ahead, Kansas City's retail market is expected to maintain its momentum through the second quarter of 2025, with experiential, service-oriented, and neighborhood retail centers continuing to outperform. Tech integration, store-in-store formats, and hybrid fulfillment models will be increasingly prevalent, as tenants seek to optimize customer experiences in both physical and digital environments."

Kansas City Office Market

The Kansas City Metropolitan area consists of approximately 2,200,000 million people and is made up of several counties in Kansas and Missouri. The counties in Kansas are Johnson, Leavenworth, Miami, Wyandotte, and Franklin. The counties in Missouri are Jackson, Clay, Cass, Platte, Lafayette, Ray, Clinton, Bates, and Caldwell.

The unemployment rate for the Kansas City Metro had been on the decline for the last several years. Unemployment in Kansas City is similar to the Kansas and Missouri rates, but below the national average.

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates, and at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty.

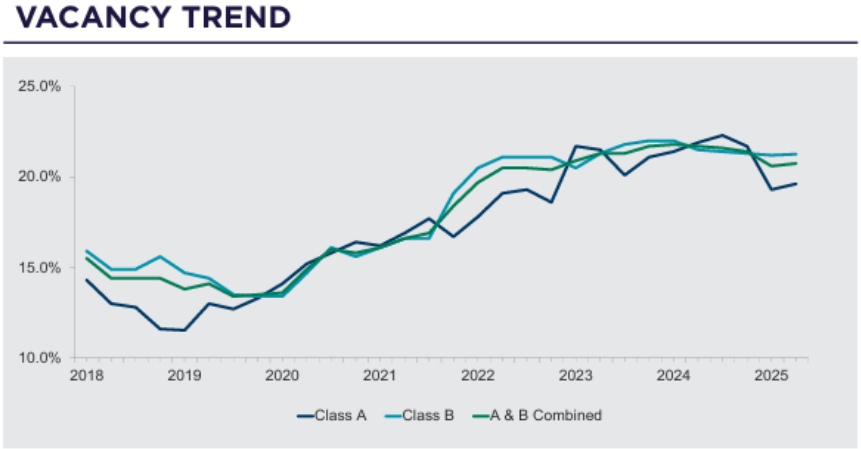
Block Real Estate reported that the office market will continue to face obstacles in 2025. "The U.S. Office market continued to face an array of challenges in 2024. Although in-person office attendance continued to improve from 2023, increasing from 50-65% to 60-70% depending on the market, job growth in knowledge work sectors rose less than 0.2% in 2024. This is causing occupiers to remain cautious when it comes to occupancy decisions with new leases that are 15-20% smaller than pre-pandemic averages."

Newmark Zimmer is forecasting an uncertain 2025 office market. "Uncertainty in the macroeconomic outlook persists, leading occupiers and investors to approach transactions with greater caution, which is likely to impact leasing and investment activity. Tenants are expected to maintain significant leverage in lease negotiations due to the high volume of available space. The conversion of office properties to alternative uses will help reduce obsolete inventory, tempering further vacancy increases.

"While landlords typically offer lease concessions, such as free rent or tenant improvement allowances, instead of lowering quoted rates, some landlords facing liquidity pressures may now opt to provide more substantial concessions in exchange for reduced rates."

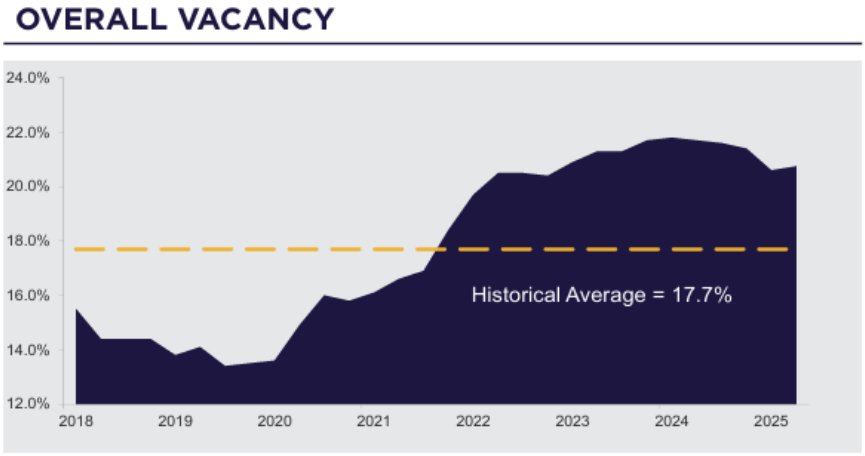
Vacancy

CBRE reported a vacancy rate of 18.3% as of Q2 2025. "Vacancy rates fell from 18.6% to 18.3% quarter-over-quarter in the overall market, a result of positive net absorption. Looking longer-term, vacancy rates fell from 19.0% to 18.3% year over year. Over the previous three years, vacancy rates increased from 18.0% to 18.3%."



Source: Cushman & Wakefield Q2 2025

Cushman & Wakefield reported a year-over-year decrease in vacancy rate at 20.7% in their Kansas City Office Q2 2025 report, above the historical average of 17.7%. Marcus and Millichap are forecasting a year-end vacancy rate of 12%. “Despite new supply, prevalent pre-leasing sustains last year’s vacancy contraction through 2025. The metrowide rate will end the year at 12.0 percent — on par with the long-term mean.”

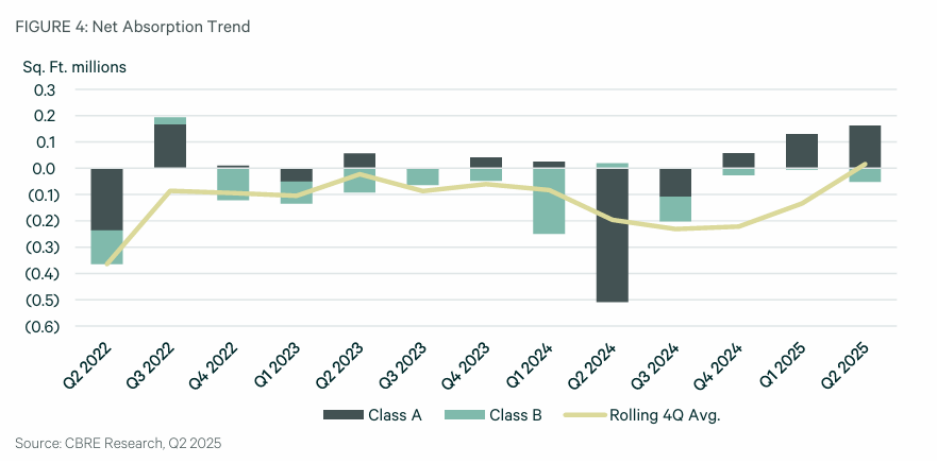


Source: Cushman & Wakefield Q2 2025

Most outlets are reporting positive absorption in the Kansas City office market. According to CBRE, “overall net absorption posted positive 117,375 sq. ft. for Q2 2025, marking the third consecutive quarter of positive net absorption. Positive net absorption came from both the suburban market (105,559 sq. ft.) and the downtown market (11,816 sq. ft.).

“The positive absorption trend marks a significant improvement from the negative 869,692 sq. ft. recorded in 2024. Five out of Metro's nine submarkets posted positive net absorption for the quarter. South Johnson County led the overall market with 116,603 sq. ft., followed by South Kansas City with 55,066 sq. ft. of positive net absorption for the quarter. Class A space was the primary driver for positive net absorption with 161,791 sq. ft. for the quarter, with 160,392 sq. ft. coming from the suburban Class A market.

“Three consecutive quarters of positive net absorption was a favorable sign for the future of the Kansas City office market, along with a trend of the quarterly leasing activity exceeding the previous year's totals.”

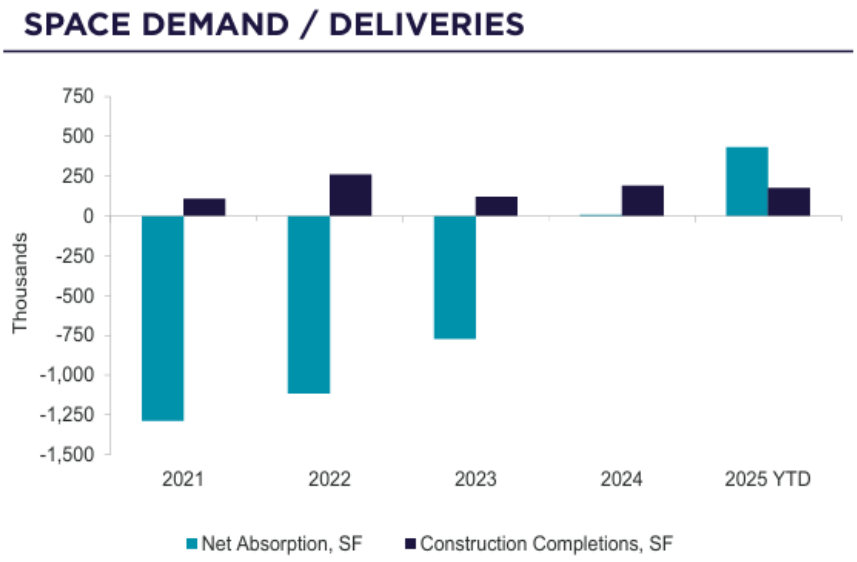


Source: CBRE Kansas City Office Q2 2025

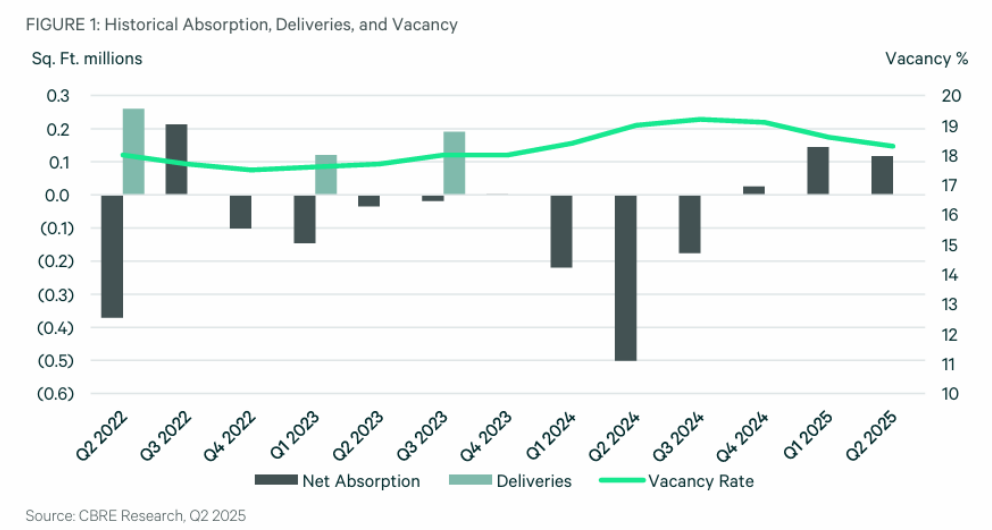
Cushman & Wakefield reported year-to-date absorption of 432,000 SF. “Powered by a strong first quarter, the Kansas City office market reported 432,000 square feet (sf) of absorption at the halfway point of 2025. Absorption in the second quarter was just 26,000 sf, although multiple large move-ins scheduled for the third and fourth quarters should push that number much higher as the year progresses.

“Absorption in the second quarter was powered by the delivery of a 177,000 sf build-to-suit in North Johnson County for a Fortune 500 construction company. The firm already occupied three buildings at Lenexa City Center, and completion of the fourth will provide space for as many as 800 employees as the company continues its long-term expansion plans. Unfortunately, with this project now completed, the under-construction total for the Kansas City market is at just below 25,000 sf with no other projects on the horizon.

“The lack of new product could hinder the market over the next few quarters as the flight-to-quality trend remains strong. Year-to-date, Class A absorption sits at 488,000 sf while Class B absorption is at negative 54,000 sf.”



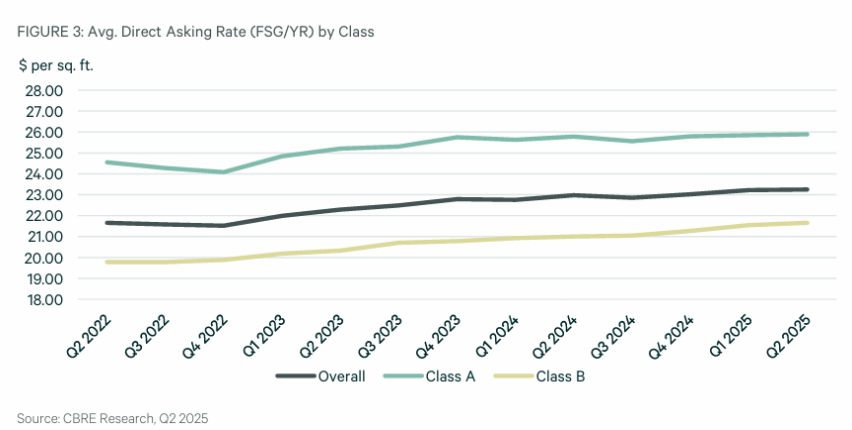
Source: Cushman & Wakefield Q2 2025



Source: CBRE Kansas City Office Q2 2025

Marcus and Millichap are forecasting an increase in construction over the next year. “The delivery of two projects each over 150,000 square feet lifts the overall pipeline 490,000 square feet above the 2024 total to a four-year high, expanding stock by 0.6 percent.”

CBRE reported an increase in asking rents year-over-year. “Asking lease rates in the overall market increased 1.2% year-over-year ($22.98 per sq. ft. to $23.25 per sq. ft.). Over the previous three years the average asking lease rate increased 7.3% ($21.66 per sq. ft. to $23.25 per sq. ft.).”



Source: CBRE Kansas City Office Q2 2025

Cushman & Wakefield reported Q2 2025 asking rent at $23.05 PSF (overall, all property classes).



Source: Cushman & Wakefield Q2 2025

Major recent lease transactions reported by CBRE in Kansas City are listed below.

Tenant	Sq. Ft. Leased	Transaction Type	Address	Submarket
Fiserv	427,000	New Lease	6500-6550 Sprint Pkwy	South Johnson County
Lathrop & Gage	47,170	New Lease	2323 Grand Blvd	Downtown
SEGRA	40,672	Renewal	120 W 12th St	Downtown
Engenious Design	38,000	Renewal	2400 W 75th St	North Johnson City
Westlake Ace Hardware	32,500	New Lease	7500 W 110th St	South Johnson County
Five Elms Capital	31,000	New Lease	4801 Main St	Plaza
Lucet	18,384	Renewal	6100 Sprint Pkwy	South Johnson County
True Accord	16,816	Renewal	16011 College Blvd	South Johnson County
FED Capital Management	15,947	Renewal	4520 Main St	Plaza

Source: CBRE Research, Q2 2025

Source: CBRE Kansas City Office Q2 2025

Below are three items of note regarding the market outlook from Cushman & Wakefield:

- The 400,000-sf-plus lease signed at Aspiria was for two Class B buildings, but as details regarding the improvements for the new tenant become known, it is possible those buildings will be upgraded to Class A.
- Tenant improvement allowances will continue to be a major focal point in lease negotiations, and well-financed landlords with the ability to upgrade their assets will have an advantage in terms of attracting and retaining tenants.
- There have been indications the new owners of the Country Club Plaza will move forward with projects to substantially upgrade the existing above retail-office space to bring it in line with the exclusive reputation of the area.

Marcus and Millichap are forecasting cautious optimism for 2025. “Office investment has tempered in Kansas City since 2022, with fewer properties trading hands per annum since. The 24 months preceding 2025 also observed a combined 20 percent correction in the mean sale price. While the properties changing hands skewed slightly older on average, the pricing shift also likely reflects a realignment of investor expectations amid elevated borrowing costs. The corresponding increase to the mean cap rate, which rose to 8.4 percent for trades closed in 2024 — the highest in the market since 2012 — may enable more deals to pencil going forward. Buyers are likely to look toward Downtown and South Johnson County, which were the main focal points of transaction activity in 2024. Both submarkets noted triple-digit basis-point drops to Class B/C vacancy last year.”

Site Description

Location	
MSA	Kansas City, MO/KS
Market Type	Large
Legal Description	NORTH RIDGE LOTS 1-5 LOT 5
Location Description	Located in the southwest section of NW North Ridge Dr and Burdett Crossing.
Parcel Identifier	36-420-04-14-00-0-00-000
Location of Parcel	Corner
Size	
SF / Acres	125,888 / 2.8900
Land Description	County Record
Number of Lots	1
Access	
Traffic Count	27,158
Traffic Counter Description	MO 7 per MoDOT Traffic Count Map
Primary Frontage Feet	395.00
Primary Frontage Type	Minor Collector
Primary Frontage Curb Cuts	1
Secondary Frontage Feet	332.62
Secondary Frontage Type	Minor Collector
Secondary Frontage Curb Cuts	1
Frontage Description	NW North Ridge Dr, with secondary frontage on NW Burdett Crossing
Access Classification	Average
Access Description	NW North Ridge Dr, Burdett Crossing
Encumbrances	
Flood Zone	X
Flood Map Number	29095C0317G
Flood Map Effective Date	01/20/2017
Flood Plain Description	Zone X: Area of minimal flood risk
Environmental Description	As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.
Encumbrances Easements Description	We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.

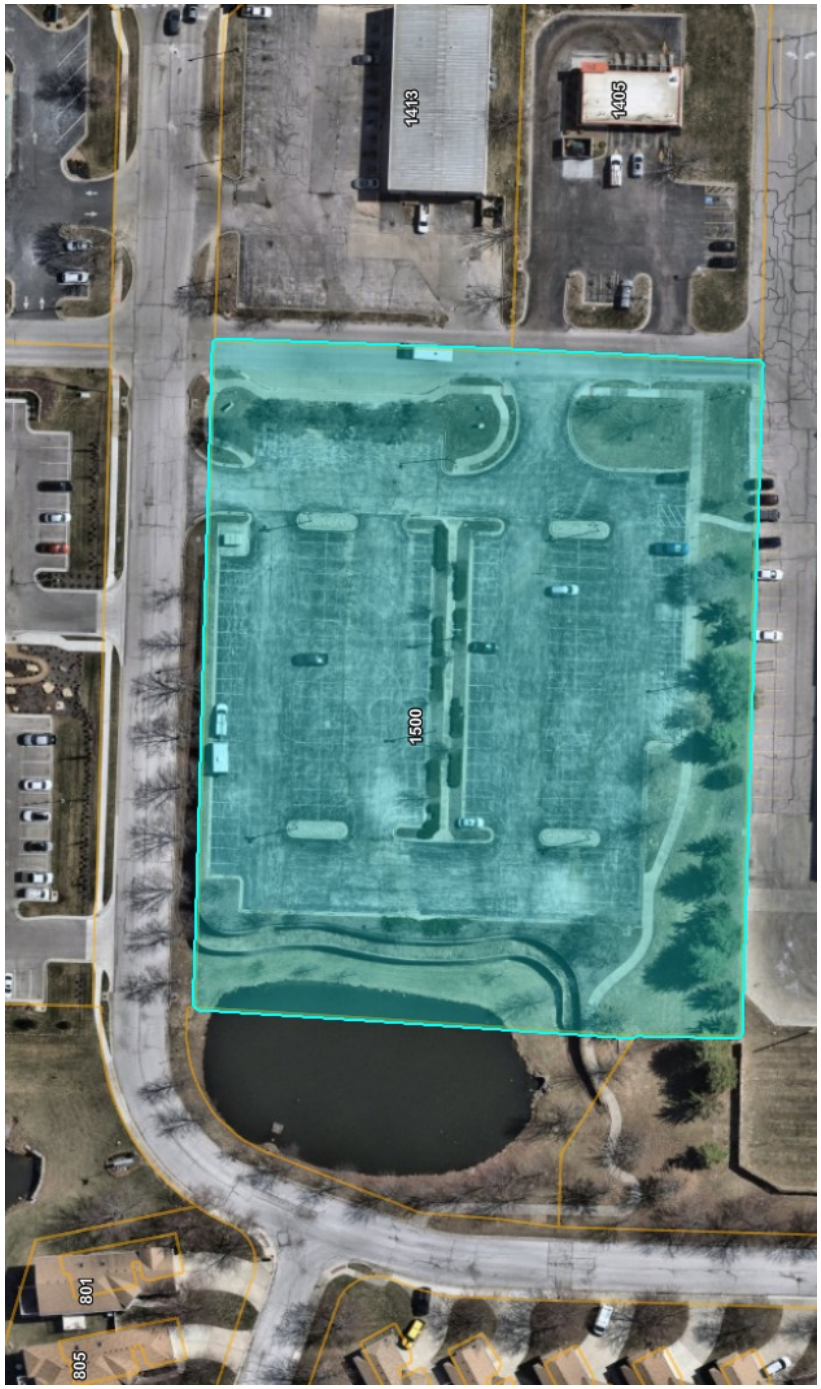
Site Characteristics	
Shape	Rectangular
Topography	Basically Level
Grade	At Grade
Drainage	Natural
Soil Type Description	No known soil analysis of the site was conducted. It is assumed that the site would support those uses deemed to be the highest and best use of the land. I observed no evidence to the contrary during the property inspection.
Available Utilities	Electricity, Gas, Sewer, and Water
Utilities Description	All available
Site Improvements	Includes 152 Parking Spots.
Site Utility	Average

The subject parcel consists of a single parcel (36-420-04-14-00-0-00-000), which contains 125,888 SF, or 2.89+/- Acres. The subject is located in the City of Blue Springs, just north of I-70, and east of 7 Highway. It is rectangular in shape, with flat topography. It appears that a portion of the subject's boundary includes a drainage pond immediately west, which is shared with the adjacent PUD community. The elevation along North Ridge Drive drops drastically as you travel west into the neighboring residential subdivision, with the western two-thirds portion of the subject that borders the street on the north, sitting at a higher elevation, with minimal sloping to the west.

The subject is zoned GB, General Business District by the City of Blue Springs jurisdiction, which allows for general trade and commercial services along major thoroughfares. It is accessible via a driveway along it's northern boundary line along North Ridge Drive, and along it's eastern boundary via two driveway cutouts along Burdett Crossing. The subject property is situated within a fully developed area, offering access to all public utilities.

The surrounding land uses consist of a mix of commercial retail uses, with residential subdivisions to the east and west of 7 Highway. The subject is well situated with easy access to major interstates such as I-70, as you travel south of 7 Highway, with good access to the greater metropolitan area.

Per the Jackson County, Missouri (Parcel Viewer GIS System), the following excerpt represents the subject, identifying the existing boundary lines.


1413
1405
1500
801
805



Parcel Map - Aerial


36-420-11-85-00-0-00-000
36-420-11-86-00-0-00-000
805
801
36-420-11-19-00-0-00-000
9.66'
395'
195'
28.28'
NW North Ridge Dr
37.55'
395'
195'
28.28'
173.62'
36-420-04-16-00-0-00-000
1413
1500
36-420-04-14-00-0-00-000
22.86'
323.62'
55.04'
215.04'
42.63'
83.14'
1405
150'
60.53'
395'
610'
215'
208.53'
95.88'
39.28'
20'
1409
1405
54.27'
NW North Ridge Dr

Parcel Map

CoreLogic | RiskMeter

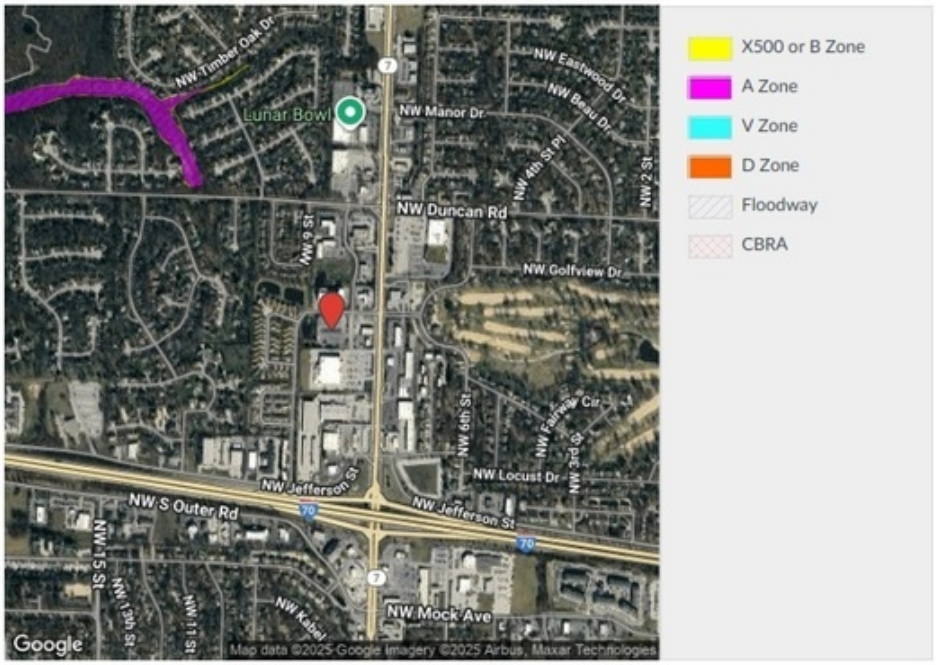
1500 NW NORTH RIDGE DR BLUE SPRINGS, MO 64015

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

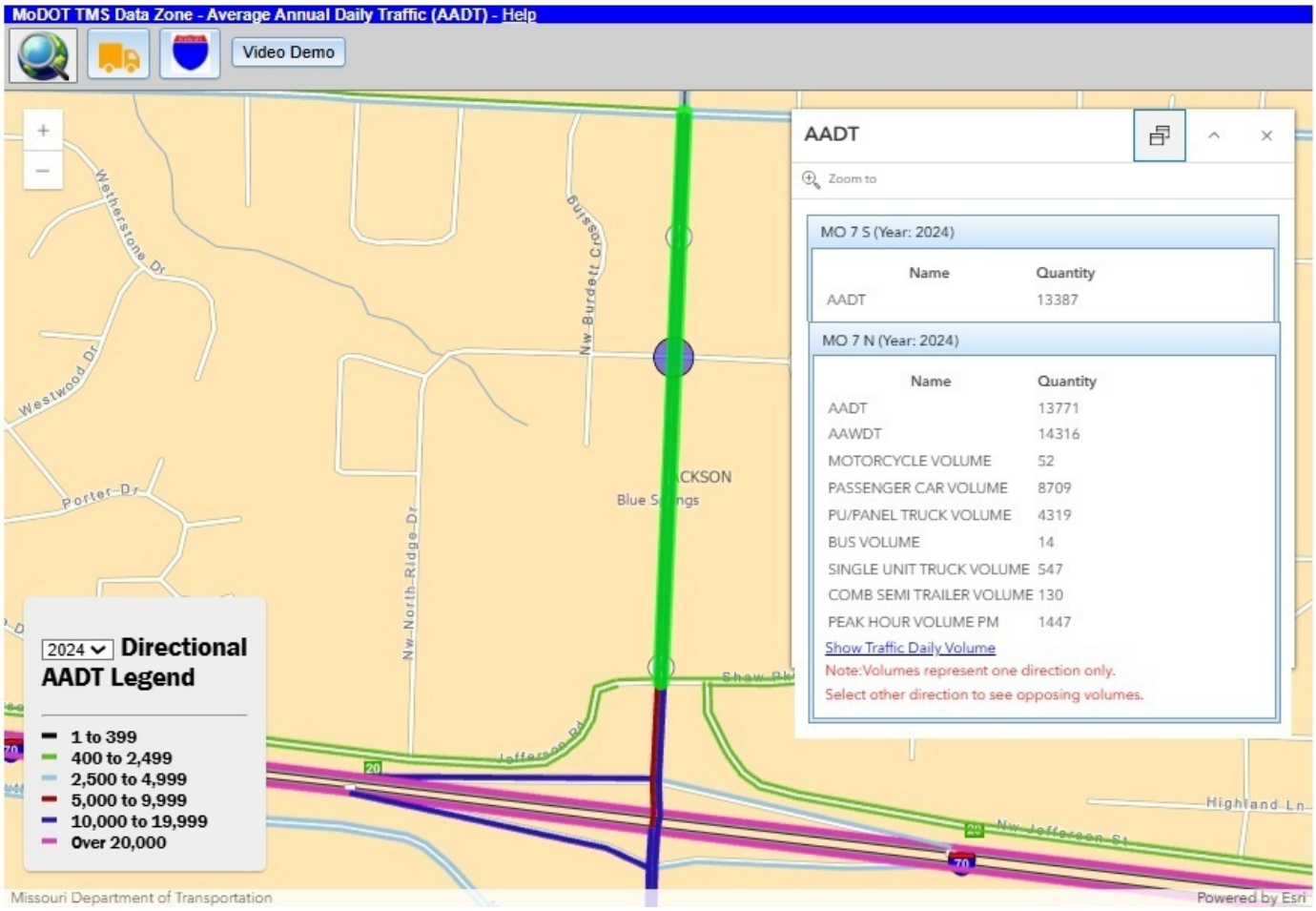
PANEL DATE	January 20, 2017	MAP NUMBER	29095C0317G



Flood Map

Traffic Volume Maps

Interactive Average Annual Daily Traffic Map



Traffic Count Map

Zoning

Main Site

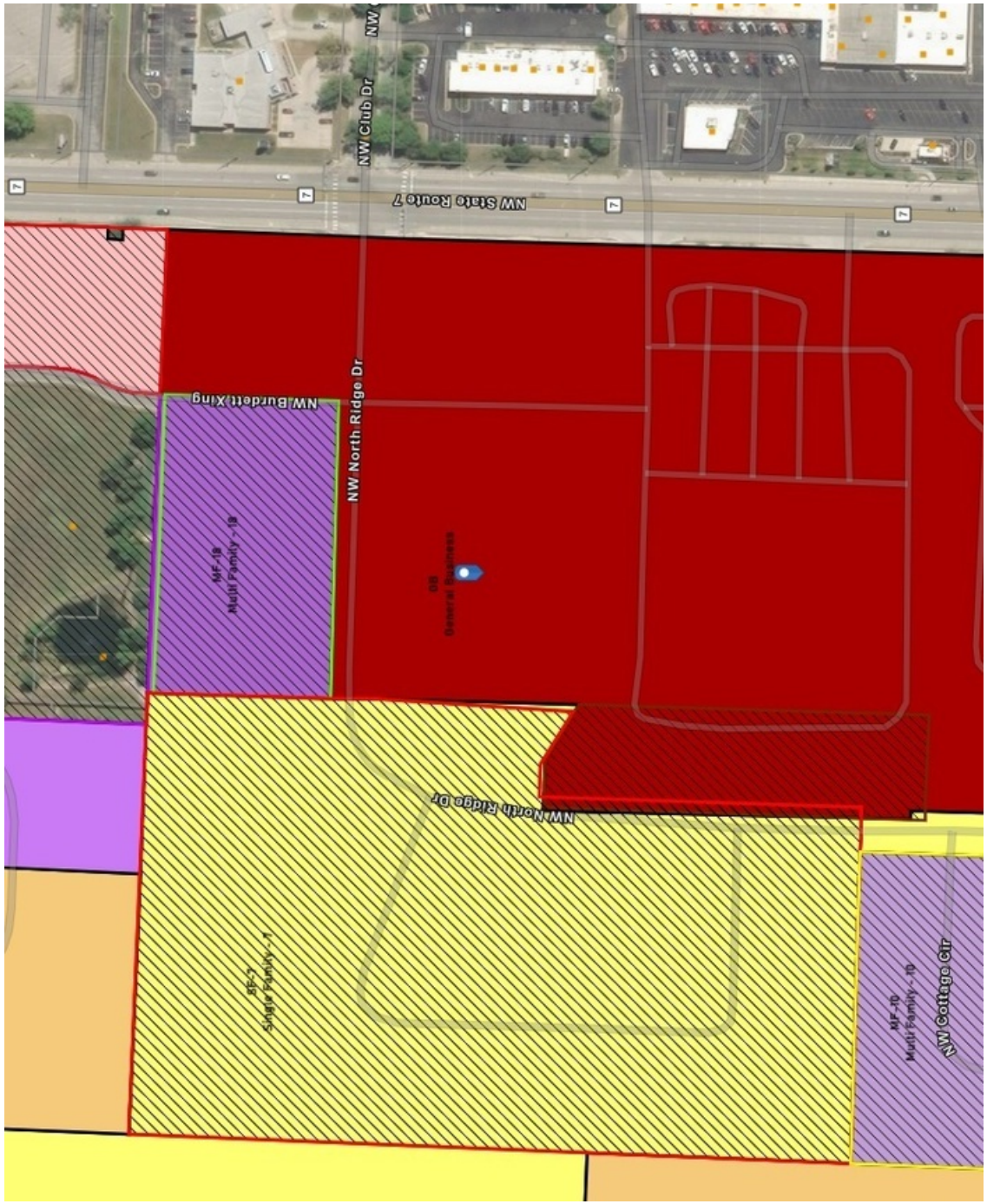
General Zoning Information	
Current Use	Parking Lot
Zoning Jurisdiction	Blue Springs, MO
Zoning Code	GB
Zoning Description	General Business District
General Plan Designation	The GB, General Business District is intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts. The GB District is particularly appropriate adjoining a major highway. Such an area draws highway uses such as restaurants, service stations, and motels, which are not totally compatible with shopping center developments but which may be grouped together advantageously as highway service centers.

Conformity Conclusion

Conforming

Conformity Comments

The improvements appear to be legally conforming.


NW State Route 7
NW Club Dr
NW North Ridge Dr
NW Burdett Xing
MF-18
Multi Family - 18
GB
General Business
NW North Ridge Dr
SF-7
Single Family - 7
MF-10
Multi Family - 10
NW Cottage Cir

Zoning Map

Taxes and Assessment

2023 Real Estate Taxes	
Total Tax Value	$634,100
Tax Assessed Value	$0
Mill Levy/Tax Rate	NaN
Real Estate Taxes	$0
Special Assessments	$0
Total Taxes	$0
2024 Real Estate Taxes	
Total Tax Value	$634,100
Tax Assessed Value	$0
Mill Levy/Tax Rate	NaN
Real Estate Taxes	$0
Special Assessments	$0
Total Taxes	$0
2025 Real Estate Taxes	
Total Tax Value	$755,210
Tax Assessed Value	$0
Mill Levy/Tax Rate	NaN
Real Estate Taxes	$0
Special Assessments	$0
Total Taxes	$0

For the subject, the county has assigned a parcel identification number of 36-420-04-14-00-0-00-000. Because the subject is owned by the City of Blue Springs, it is currently exempt from ad valorem taxes. We are not aware of any existing or pending specials beyond the annual Solid Waste Fee.

Subject Photos



Subject - NE View



Subject



Subject - Lighting



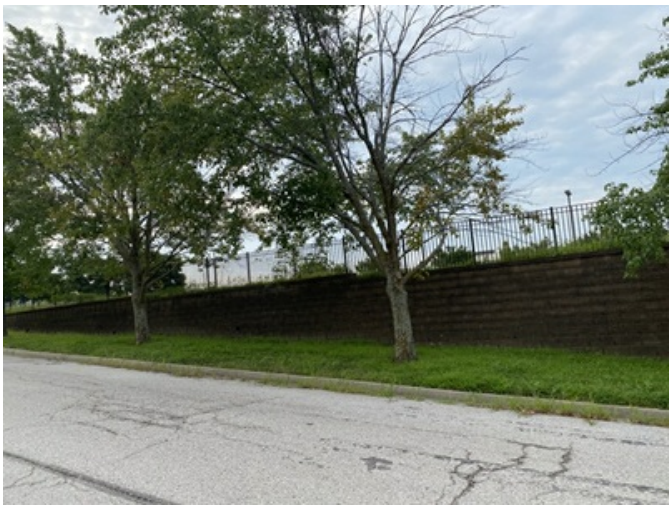
Subject - Electrical Boxes



Subject - Utilities



Subject - North Entrance



Subject - NW North Ridge Dr - West



Subject - Rear View

Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

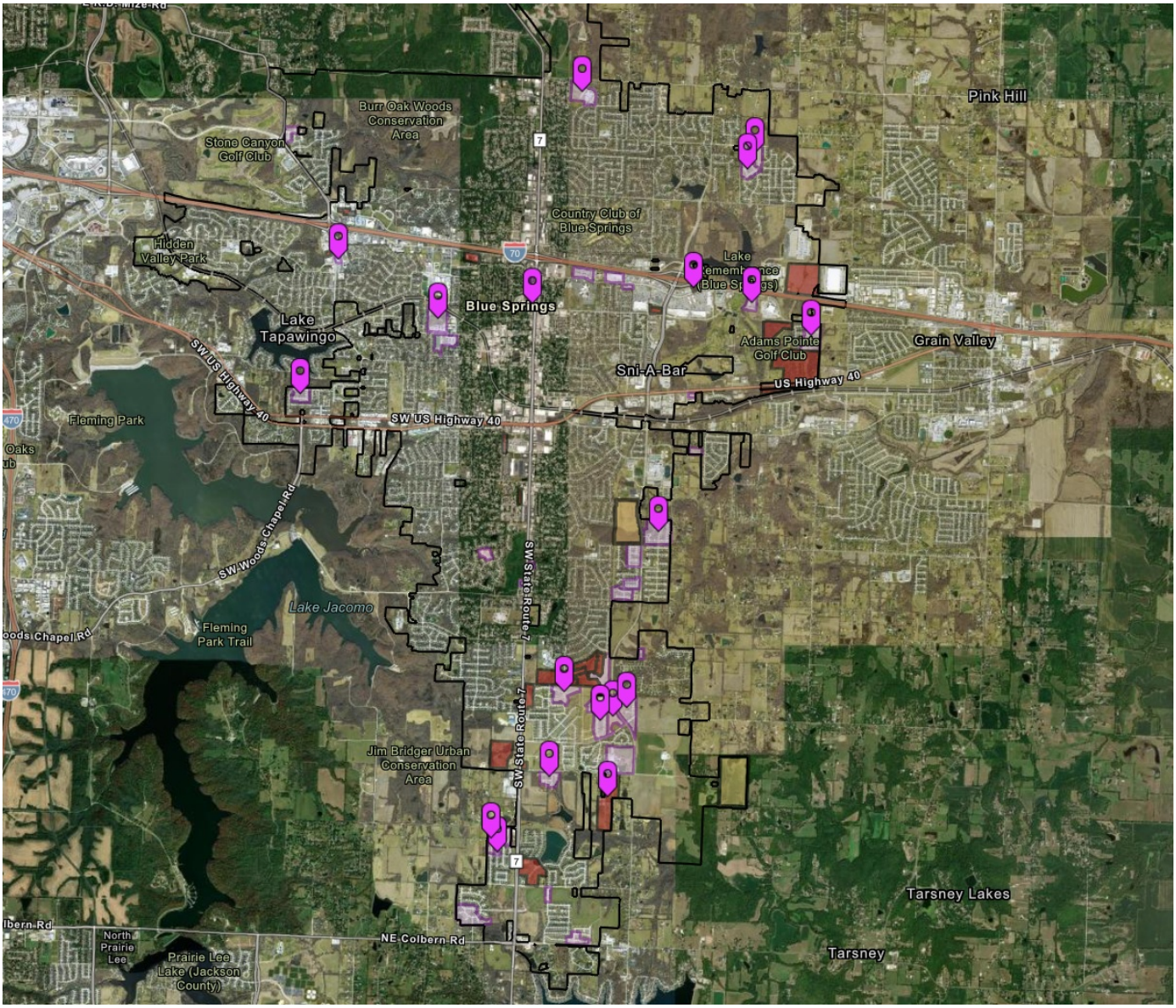
Highest and Best Use (Site as if Currently Vacant)

Physically Possible Use - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Legally Permissible - The site is zoned GB, General Business District. According to the Blue Springs Municipal Code, "The GB, General Business District, is intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts. The GB District is particularly appropriate, adjoining a major highway. Such an area draws highway uses such as restaurants, service stations, and motels, which are not totally compatible with shopping center developments but which may be grouped advantageously as highway service centers."

Feasible Use - The subject is located in Blue Springs, just off Missouri Highway 7, a high-traffic thoroughfare that travels north and south. The subject sits just north of Interstate 70, a major east-west roadway that links to the Kansas City metropolitan area. Surrounding uses include commercial, retail, and residential uses that range from low-density to high-density in multi-story buildings. The area has been active with ongoing commercial and residential development, which includes Dutch Bro's Coffee, McAlisters Deli, Calamar Senior Living, Adams Pointe Village, 3rd Plat, and Briarwood Oaks Estate, 3rd Plat, all generally located north of I-40, with several additional residential developments further south along 7 Highway as well. Redevelopment into a retail use, or medium to high-density residential use, is considered feasible.

Please note the following snippet, which denotes current ongoing development in the City of Blue Springs:



Maximum Profitability - Retail use or a medium to high-density residential use are the only uses that meet the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site as if vacant.

Highest and Best Use (Site as Currently Improved)

The existing improvements are utilized as a parking lot for a Metro Park and Ride. However, it was publicly announced that the City of Blue Springs has elected not to renew its contract with RideKC for the 570 line into the downtown area, and is considering selling the site.

Given the site's location, the most probable buyer would be a developer who, at a minimum, would consider reusing/incorporating the existing improvements into a new development design. Or, otherwise, fully demolishing the existing improvements to develop new. In light of the above-noted scenarios, the use as a parking lot on a standalone basis is considered an interim use until development becomes feasible.

Furthermore, a condensed income approach indicates that the value of the property, based on the continued use as a parking lot, is less than the value as land. As a result, it is concluded that the highest and best use of the subject as currently improved is for the demolition of the improvements, with the option to reuse some of the existing site improvements, as a design would allow for a new development. The typical buyer for the subject property would be an investor with the intent to redevelop the site.

Income Approach-Parking Lot

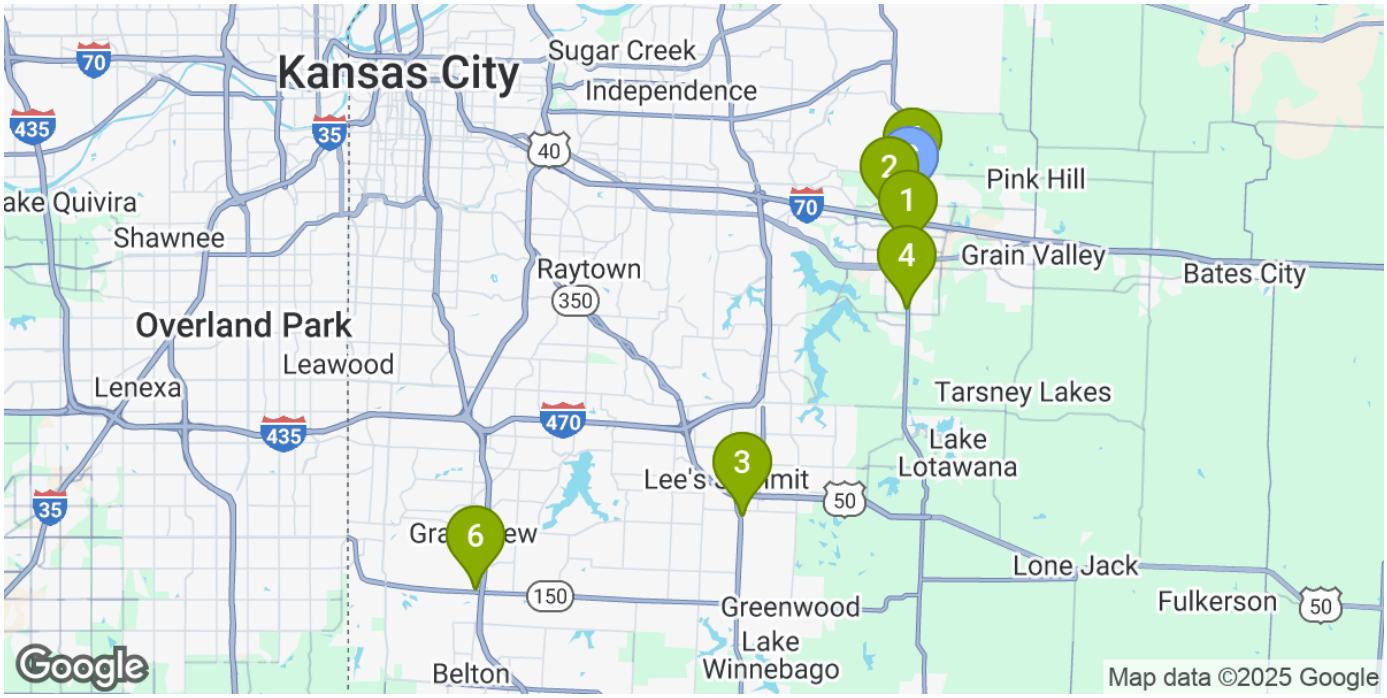
Utilizing approximately 152 parking spaces, and a monthly market rent of $20 per space, we have projected a PGI for the subject of 36,480. We have utilized a vacancy rate of 5%, the current taxes, and a 10% management fee. We have included additional expenses for insurance, utilities, repair and maintenance. We used a capitalization rate of 10%. As shown in the table below, the indicated value for the continued use as a parking lot is less than the indicated land value. Thus, the interim use of the site, ready for redevelopment, is the highest and best use as improved.

Parking Spaces	152
Monthly Income	$20.00

Pro Forma	
PGI	$36,480
Vacancy	$1,824
EGI	**$34,656**
Fixed Expenses	
Real Estate Taxes	$9,516
Insurance	$1,200
Total Fixed Expenses	**$10,716**
Variable Expenses	
Mgmt Fee	$3,648
Utilities	$1,000
Repairs & Maintenance	$2,000
Total Vairable Expenses	**$6,648**
NOI	$17,292
Cap. Rate	10%
Indicated Value-As Is	**$172,916**

Land Valuation

In evaluating the comparable sales, we selected price per square foot of land area as the primary unit of comparison. This is the unit of comparison most commonly used for this type of property in the marketplace. A map of the comparables, as well as a brief summary of the comparables follows. Detailed write-ups of the comparables are located on the following pages.



#	Property Name	Land SF	Land Acres	Sale Date	Sale Price	Sale Price / Land SF	Sale Price / Land Acres	Analysis Sale Price	Analysis Sale Price / Land SF	Analysis Sale Price / Land Acres
1	Vacant Land	90,862	2.0859	Listing	$577,605	$6.36	$276,909	$577,605	$6.36	$276,909
2	Commercial Land	116,545	2.6755	2/28/2025	$581,525	$4.99	$217,352	$581,525	$4.99	$217,352
3	Vacant Land - Commercial	62,427	1.4331	2/9/2024	$255,000	$4.08	$177,936	$255,000	$4.08	$177,936
4	Commercial Land	67,995	1.5610	10/2/2023	$473,488	$6.96	$303,324	$473,488	$6.96	$303,324
5	Vacant land	46,369	1.0600	6/23/2023	$120,000	$2.59	$113,208	$120,000	$2.59	$113,208
6	Vacant Land	136,778	3.1400	3/1/2023	$650,000	$4.75	$207,006	$650,000	$4.75	$207,006

Land Sale #1 - Vacant Land



Subject

Property Information	
Property Name	Vacant Land
Property Class	Land
Address	4075 SW 7 Highway , Blue Springs, MO 64015
County	Jackson
Property Type & Sub-Type	Commercial / ---

Site Information - Vacant Land	
SF / Acres	90,862 / 2.0859
Parcel Identifier	41-920-02-01-02-0-00-000 & 41-920-02-15-02-0-00-000
Zoning Code	GB
Zoning Description	General Business
Shape	Square
Flood Zone	X
Topography	Basically Level
Available Utilities	Electricity, Gas, Sewer, and Water

Transaction Information	
Sale Status	Listing
Sale Date	03/14/2023
Property Rights Convey Method	Fee Simple
Seller	GLEN H JONES PERSONAL TRUST 9-14-1987
Sale Price	$577,605
Analysis Sale Price	$577,605
Sale Price per SF Land	$6.36
Analysis Sale Price per SF Land	$6.36
Sale Confirmed By	Damian Santucci
Sale Remarks	This is a listing of two commercial parcels that front 7 Highway in the City of Blue Springs, between I-70 and Colbern Road. This property was listed in May of 2023.

Land Sale #2 - Commercial Land



Aerial Map



Parcel Map

Property Information	
Property Name	Commercial Land
Property Class	Land
Address	1700 NW South Outer Road, Blue Springs, MO 64015
County	Jackson
Property Type & Sub-Type	Commercial / ---

Site Information - Commercial Land	
SF / Acres	116,545 / 2.6755
Parcel Identifier	35-640-02-32-00-0-00-000
Zoning Code	RC
Zoning Description	The RC, Regional Commercial District is intended primarily to accommodate retail and commercial land uses that serve community and regional needs and is appropriate adjoining a major highway.
Shape	Rectangular
Flood Zone	Out
Topography	Basically Level
Available Utilities	Electricity, Gas, and Sewer

Transaction Information	
Sale Status	Closed
Sale Date	02/28/2025
Property Rights Convey Method	Fee Simple
Seller	Community America Credit Union
Buyer	George T. Ward Builders, Inc.
Sale Price	$581,525
Analysis Sale Price	$581,525
Sale Price per SF Land	$4.99
Analysis Sale Price per SF Land	$4.99
Sale Confirmed By	Damian Santucci
Sale Confirmed With	County/COV
Sale Remarks	This is a sale of excess land via an arm's 's-length transaction with the county reporting a purchase price of $581,525.
Reference Number	2025E0013873

Land Sale #3 - Vacant Land -Commercial



Aerial Map



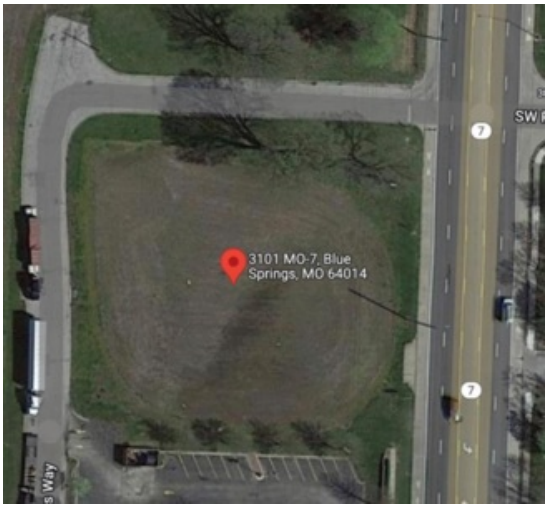
Parcel Map

Property Information	
Property Name	Vacant Land -Commercial
Property Class	Land
Address	1449 SE M 291 Highway, Lee's Summit, MO 64081
County	Jackson
Property Type & Sub-Type	Commercial / General

Site Information - Land Commercial	
SF / Acres	62,427 / 1.4331
Parcel Identifier	61-800-02-55-00-0-00-000
Zoning Code	PMIX
Zoning Description	Planned Mixed Use
Shape	Trapezoidal
Flood Zone	X
Topography	Basically Level
Available Utilities	Electricity, Water, and Gas

Transaction Information	
Sale Status	Closed
Sale Date	02/09/2024
Property Rights Convey Method	Fee Simple
Seller	DAVONNI BUILDERS
Buyer	69D LLC
Sale Price	$255,000
Analysis Sale Price	$255,000
Sale Price per SF Land	$4.08
Analysis Sale Price per SF Land	$4.08
Sale Confirmed By	Damian Santucci
Sale Confirmed With	Alex Forster
Sale History	There have been no sales of the property in the past three years.
Sale Remarks	The property was listed on the open market. Listing agent stated he initially listed the property in September 2023, for an asking price of $299,000, which after a few months was reduced to $275,000, with no offers, and was eventually pulled from the market, at which point they ultimately accepted an off-market offer for $255,000. The listing agent Mr. Forster indicated this was an arm's length transaction and represented market value. The buyers intend to develop a gas station with a convenience store, however; approval for the gas station portion is still in question.
Reference Number	2024E0013566

Land Sale #4 - Commercial Land





Aerial Map

Property Information	
Property Name	Commercial Land
Property Class	Land
Address	3101 SW 7 Highway, Blue Springs, MO 64015
County	Jackson
Property Type & Sub-Type	Commercial / Other Commercial

Site Information - Vacant Land	
SF / Acres	67,995 / 1.5610
Parcel Identifier	41-420-02-29-00-0-00-000
Zoning Code	PUD/R-O
Shape	Square
Topography	Basically Level
Available Utilities	Electricity, Sewer, and Water

Transaction Information	
Sale Status	Closed
Sale Date	10/02/2023
Property Rights Convey Method	Fee Simple
Seller	Shrout Farms Dev Inc
Buyer	Fdz Blue Springs Llc
Sale Price	$473,488
Analysis Sale Price	$473,488
Sale Price per SF Land	$6.96
Analysis Sale Price per SF Land	$6.96
Sale Confirmed By	Damian Santucci/ Katy Clagett
Sale Confirmed With	MLS & Public Records
Sale Remarks	MLS# 2405830. Site was later developed with a Starbucks and an dental care clinic.
Reference Number	2023E0071571

Land Sale #5 - Vacant land



Property Information	
Property Name	Vacant land
Property Class	Land
Address	2168 N 7 Highway, Blue Springs, MO 64014
County	Jackson
Property Type & Sub-Type	Commercial / ---

Site Information - Main Site	
SF / Acres	46,369 / 1.0600
Parcel Identifier	36-330-04-35-00-0-00-000
Zoning Code	GB
Shape	Rectangular
Topography	Basically Level
Available Utilities	Electricity, Sewer, and Water

Transaction Information	
Sale Status	Closed
Sale Date	06/23/2023
Property Rights Convey Method	Fee Simple
Seller	Achievement Unlimited Enterprises, LLC
Buyer	Mary B. Edwards formerly aka Mary B. Carroll
Sale Price	$120,000
Analysis Sale Price	$120,000
Sale Price per SF Land	$2.59
Analysis Sale Price per SF Land	$2.59
Sale Confirmed By	Avery Parish
Sale Confirmed With	Chuck Zuvers
Sale Remarks	Scheduled to close on 06/23/23. The buyer plans to build a general retail building based on conversations with Chuck who was the agent on the deal. Chuck also said the contract price is reflective of typical market prices for similar property types in his experience. Also, Included there were no distressed sale conditions. This comparable was listed since April of 2022
Book Page	2023E0046384
Reference Number	MLS 2431585

Land Sale #6 - Vacant Land



Property Information	
Property Name	Vacant Land
Property Class	Land
Address	14665 Colorado Ave, Kansas City, MO 64147
County	Jackson
Property Type & Sub-Type	Commercial / ---

Site Information - Main Site	
SF / Acres	136,778 / 3.1400
Parcel Identifier	67-500-04-35-00-0-00-000
Zoning Code	M3-5
Shape	Irregular
Flood Zone	X
Topography	Basically Level
Available Utilities	Electricity, Sewer, and Water

Transaction Information	
Sale Status	Closed
Sale Date	03/01/2023
Property Rights Convey Method	Fee Simple
Seller	Manrick LLC
Buyer	Promontory 150 LLC
Sale Price	$650,000
Analysis Sale Price	$650,000
Sale Price per SF Land	$4.75
Analysis Sale Price per SF Land	$4.75
Sale Confirmed By	Elaina Grantham
Sale Confirmed With	MLS, City Documents
Sale History	MLS #2352898.
Sale Remarks	This sale represents a 3.14 acre site that was offered on MLS for $650,000, however, it was found that the purchaser has acquired roughly 250-acres surrounding this parcel for the construction of a 2.5 million square foot office, admin, commercial, manufacturing, and substation project. The site was rezoned from M2-2 to M3-5. One of the adjacent parcels was acquired via REO sale in 2021. The total acquisition price is unknown
Book Page	2023E0015015

Elements of Comparison -- Related to the Transaction

We have evaluated the comparable sales based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the property rights conveyed, the terms/financing, conditions of the sale, expenditures after the sale, excess land value, and market conditions.

Property Rights

The property rights involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Terms / Financing

The terms/financing involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Conditions of Sale

Comparable 1 is an active listing, and has not yet transacted in the market. A prudent buyer would anticipate a slight discount as part of standard negotiations, and therefore this comparable was adjusted downward -3%. The conditions involved in the remaining sales did not appear to have a significant impact on the prices, and no adjustments were required.

Excess Land Value

The excess land value involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Expenditures After Sale

The expenditures after sale involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Market Conditions

As can be seen, the sales have occurred relatively recently, and available market data does indicate a change in prices of comparable properties during this period. No adjustments were determined to be warranted.

Elements of Comparison -- Related to the Real Estate

In addition, it is necessary to evaluate the sales based on location, physical and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

Location

The subject is located inside the city limits of Blue Springs, MO. The subject has easy access to the metro via 7 Highway, I-70, and I-40 accessible nearby. Although Sale 3 is located further southwest on 291 Highway in Lee's Summit, it was considered a relatively similar location, with similar linkage into the metro, with no adjustment warranted. The remaining sales were all located in proximity to the subject, deemed similar, and no adjustment was deemed necessary.

Configuration

The subject parcel has a rectangular shape, with generally flat topography, with good access capable of supporting commercial development. Sale 3 had a slightly irregular shape, considered inferior, and less conducive to maximizing its overall site utility. This sale was adjusted upward. The remaining sales were rated similar, with no adjustment warranted.

Size

Typically, larger properties tend to sell for lower unit prices, reflecting an inverse relationship between price and size. This has to do, in part, with the fact that there is a larger pool of potential purchasers for small sites. Based on our proprietary database, typically, you see a 5% to 10% adjustment for every doubling or halving in size. This is generally supported by the statistical analysis we included in the Market Overview section of this report. Sales 2 and 6 were generally similar in size, with no adjustment determined warranted.

Utilities

The subject has access to water, electricity sewer and gas, as do all of the Sales utilized herein. No adjustments were determined warranted.

Zoning

At present, the subject is zoned GB, General Business District, which has a wide range of allowable uses. Sale 4 had a PUD/RO zoning in place, which later underwent a zoning change to GB. This sale was deemed inferior and adjusted upward. The remaining sales had various commercial zoning in place, considered similar, with no adjustment warranted.

Land Adjustments				
	Subject	**Sale #1**	**Sale #2**	**Sale #3**
Name	**Parking Lot**	Vacant Land	Commercial Land	Vacant Land - Commercial
Street Address	**1500 NW North Ridge Dr**	4075 SW 7 Highway	1700 NW South Outer Road	1449 SE M 291 Highway
City	**Blue Springs**	Blue Springs	Blue Springs	Lee's Summit
Sale Price		$577,605	$581,525	$255,000
Unit of Comp.	**Land SF**	Land SF	Land SF	Land SF
UoC Value	**125,888 sf**	90,862 sf	116,545 sf	62,427 sf
Sale Price / UoC		$6.36	$4.99	$4.08
Transactional Adjustments ***(calculated cumulatively)***				
Property Rights		*Fee Simple*	*Fee Simple*	*Fee Simple*
		Similar	Similar	Similar
Terms/Financing		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Cond. of Sale		*$0.00*	*$0.00*	*$0.00*
Adjustment		-3.00% -$0.19	0.00% $0.00	0.00% $0.00
Expend. After Sale		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Excess Land Val.		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Market Cond.		*Listing*	*2/28/2025*	*2/9/2024*
		Similar	Similar	Similar
Adj. Price per UoC		*$6.17*	*$4.99*	*$4.08*
Property Adjustments - Quantitative ***(not cumulative)***				
Location		*Average*	*Average*	*Good*
		Similar	Similar	Similar
Configuration	*Rectangular*	*Square*	*Rectangular*	*Trapezoidal*
Adjustment		0.00% $0.00	0.00% $0.00	5.00% $0.20
Size	*125,888 sf*	*90,862 sf*	*116,545 sf*	*62,427 sf*
Adjustment		-5.00% -$0.31	0.00% $0.00	-5.00% -$0.20
Utilities	*Electricity, Gas, Sewer, and Water*	*Electricity, Gas, Sewer, and Water*	*Electricity, Gas, and Sewer*	*Electricity, Gas, and Water*
		Similar	Similar	Similar
Zoning	*GB*	*GB*	*RC*	*PMIX*
Adjustment		0.00% $0.00	0.00% $0.00	0.00% $0.00
Total Adjustments				
Gross % Adj's	N/A	7.86%	0.00%	9.80%
Gross $ Adj's	N/A	$0.50	$0.00	$0.40
Net % Adj's	N/A	-7.86%	0.00%	0.00%
Net $ Adj's	N/A	-$0.50	$0.00	$0.00
Net Adj Price / UoC	N/A	$5.86	$4.99	$4.08

Land Adjustments				
	Subject	**Sale #4**	**Sale #5**	**Sale #6**
Name	**Parking Lot**	Commercial Land	Vacant land	Vacant Land
Street Address	**1500 NW North Ridge Dr**	3101 SW 7 Highway	2168 N 7 Highway	14665 Colorado Ave
City	**Blue Springs**	Blue Springs	Blue Springs	Kansas City
Sale Price		$473,488	$120,000	$650,000
Unit of Comp.	**Land SF**	Land SF	Land SF	Land SF
UoC Value	**125,888 sf**	67,995 sf	46,369 sf	136,778 sf
Sale Price / UoC		$6.96	$2.59	$4.75
Transactional Adjustments ***(calculated cumulatively)***				
Property Rights		*Fee Simple*	*Fee Simple*	*Fee Simple*
		Similar	Similar	Similar
Terms/Financing		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Cond. of Sale		*$0.00*	*$0.00*	*$0.00*
Adjustment		0.00% $0.00	0.00% $0.00	0.00% $0.00
Expend. After Sale		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Excess Land Val.		*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Market Cond.		*10/2/2023*	*6/23/2023*	*3/1/2023*
		Similar	Similar	Similar
Adj. Price per UoC		*$6.96*	*$2.59*	*$4.75*
Property Adjustments - Quantitative ***(not cumulative)***				
Location		*Average*	*Average*	*Average*
		Similar	Similar	Similar
Configuration	*Rectangular*	*Square*	*Rectangular*	*Irregular*
Adjustment		0.00% $0.00	0.00% $0.00	0.00% $0.00
Size	*125,888 sf*	*67,995 sf*	*46,369 sf*	*136,778 sf*
Adjustment		-5.00% -$0.35	-5.00% -$0.13	0.00% $0.00
Utilities	*Electricity, Gas, Sewer, and Water*	*Electricity, Sewer, and Water*	*Electricity, Sewer, and Water*	*Electricity, Sewer, and Water*
		Similar	Similar	Similar
Zoning	*GB*	*PUD/R-O*	*GB*	*M3-5*
Adjustment		2.00% $0.14	0.00% $0.00	0.00% $0.00
Total Adjustments				
Gross % Adj's	N/A	7.04%	5.02%	0.00%
Gross $ Adj's	N/A	$0.49	$0.13	$0.00
Net % Adj's	N/A	-3.02%	-5.02%	0.00%
Net $ Adj's	N/A	-$0.21	-$0.13	$0.00
Net Adj Price / UoC	N/A	$6.75	$2.46	$4.75

Analysis Price Indications	
Minimum	$2.46
Maximum	$6.75
Average	$4.82
Median	$4.87
Standard Deviation	1.35

The adjustments are summarized in the above adjustment grid. After adjustments, the comparables provide an adjusted range from $2.46 to $6.75 per square foot, with an average of $4.82 per square foot, and a median of $4.87 per square foot. If the high and low comparables are excluded, the range tightens to $4.08 per square foot to $5.86 per square foot, and an average of $4.92 per square foot. Given the location of the subject property, we have selected a value conclusion just above the average of the narrowed range of the dataset at $5.00 per square foot.

Indicated Values	
Units	125,888
Unit of Comparison	Land SF
Indicated Value / Unit of Comparison	$5.00
Land Indicated Value	$629,440
Rounded	$630,000

Cost Approach

Replacement Cost New

The City of Blue Springs provided historical cost figures from when the park and ride lot was constructed, circa 2005. They provided a rough estimate of $122,319.50, to which we've applied a current cost multiplier of 1.909, which calculates to $233,507 for the cost new.

However, given the age of the construction estimate, we've also developed a current replacement cost for the subject parking lot. We have relied upon the *Marshall Valuation Service* as a source for calculating the replacement cost of the improvements. Base cost calculations are summarized in the following table. The costs of the site improvements were also estimated by reviewing *Marshall Valuation Service.*

Our replacement cost, new, excluding land value, totals $374,382, as shown herein. This includes indirect costs at 5% of direct costs and a 10% entrepreneurial incentive. We have accounted for the subjects' 152 parking spaces, which includes paving, striping, lighting, landscaping, and fencing.

Site Improvement Costs		
	Improvement 1	Improvement 2
Name	Parking Lot	Metal Fence
Source	Marshall & Swift	Marshall & Swift
Construction Class	C	C
Construction Quality	Average	Average
Section / Page	66 | 3	66 | 4
Cost Adjustments		
Unit Cost	$2,070.00	$20.00
Total Adjusted	$2,070.00	$20.00
Total per Unit	$2,070.00	$20.00
Size	152	475
Total	$314,640	$9,500
Subtotal		$324,140

Summary		
Total Direct Costs		$324,140
Indirect Costs	5% of Direct Costs	$16,207
Replacement Cost New Before Entrepreneurial Incentive		$340,347
Entrepreneurial Incentive	10% (% of Repl Cost of All Improv's Before Entrepreneurial Incentive)	$34,035
Total Replacement Cost New		$374,382

Depreciation

There are three sources of accrued depreciation: physical deterioration, functional obsolescence, and external obsolescence.

Physical Deterioration

Incurable physical deterioration for both short-lived and long-lived items has been estimated using the age/life method. Our calculations of incurable physical deterioration can be seen in the Weighted Average Age-Life Method Table and the Incurable Physical Deterioration table. Curable physical deterioration is also known as deferred maintenance. There was no significant deferred maintenance items noted.

Functional Obsolescence

Based on a review of the design and layout of the improvements, no forms of functional obsolescence were noted.

External Obsolescence

Based on a review of the local market and neighborhood, no forms of external obsolescence were noted.

Weighted Average Age-Life Method				
Item	**RCN**	**Effective Age (Years)**	**Economic Life (Years)**	**Percent Depreciation**
Parking Lot	$363,409	7	10	70.00%
Metal Fence	$10,973	5	10	50.00%
Weighted Average				69.41%

Incurable Physical Deterioration	
Replacement Cost New	$374,382
Less Curable Physical Deterioration (Deferred Maintenance)	$0
Replacement Cost Less Curable Physical Deterioration	$374,382
Age Life Ratio	69.41%
Total Incurable Physical Deterioration	$259,873

Cost Approach Conclusion

The value estimate is calculated as follows:

Cost Approach Summary		
	Total	Per SF GBA
Replacement Cost New		
Building Costs	$0	$---
Site Improvements	$324,140	$---
Other Costs	$0	$---
Total Direct Costs	$324,140	$---
Indirect Costs	$16,207	$---
Replacement Cost New Before Entrepreneurial Incentive	$340,347	$---
Entrepreneurial Incentive	$34,035	$---
Total Replacement Cost New	$374,382	$---
Less Accrued Depreciation		
Curable Physical Deterioration (Deferred Maintenance)	- $0	- $---
Incurable Physical Deterioration Short-Lived	- $0	- $---
Incurable Physical Deterioration Long-Lived	- $259,873	- $---
Total Incurable Physical Deterioration	- $259,873	- $---
Functional Obsolescence	- $0	- $---
External Obsolescence	- $0	- $---
Total Accrued Depreciation by All Causes	- $259,873	- $---
Depreciated Cost of Building and Site Improvements	$114,509	$---
Add Site Value (Rounded)	$630,000	$---
Adjustments to Cost Approach		
Adjustment Description	**Amount**	**Per SF GBA**
Total Adjustments	$0	
Cost Indicated Value	$744,509	$---
Rounded	$740,000	$---

Reconciliation

Indicated Values

Description	Indicated Value
Land Value	**$630,000**
Cost Approach	**$740,000**
Sales Comparison Approach	N/A
Income Approach	N/A

Final Estimate of Value

Cost Approach

In the cost approach, an opinion of value was estimated for the site and was added to the estimated replacement cost of the improvements. Land sales were used in the development of an opinion of the value of the subject as vacant, with adequate data to support the adjustments made. The data used in this analysis applies to the appraisal problem and has been considered in the final opinion of value. For a property like the subject, which could likely be purchased with consideration to the contributory value of the parking lot, this approach is considered most applicable.

Sales Comparison Approach

The appraisers have performed a land valuation utilizing a sales comparison approach herein. Six fee simple sales of comparable land within the subjects market area were analyzed in order to estimate the market value of the subject property. The sales were analyzed based on the price per square foot. The quality and quantity of the comparables were good. The alternate scenario would be for the purchase of land only, with no consideration to the site improvements. In which case, the interim use of the parking lot is considered to offset the cost of demolition of the parking lot, so no adjustments to the land value are required.

An income approach is not applicable, as any use or potential income generated from a parking lot would be an interim use only and does not represent the highest and best use of the subject.

Reconciliation Conclusion

Both the cost and sales comparison approaches to value were considered in developing our opinion of market value; equal weight is given to both the cost approach and the sales comparison approach. Our conclusion is shown in the following table.

Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Value	Current	Market Value	As Is	Fee Simple	08/23/2025	$685,000

Addenda

Appraiser Qualifications - Damian Santucci

DAMIAN SANTUCCI

dsantucci@kellercraig.com
Office: (913) 270-7300
Cell: (816) 406-4479
Real Estate Appraiser Trainee

PROFESSIONAL AFFILIATIONS

Candidate for Designation, Appraisal Institute

RELATED WORK EXPERIENCE

Keller, Craig & Associates, Overland Park, Kansas
November 2022- Present

Overland Pacific & Cutler, LLC, Irvine, CA
Valuation Analyst
January 2010 to May 2015

Donahue Appraisal Associates, LLC, Mission Viejo, CA
Assistant Appraiser
January 2007 to December 2009

CERTIFICATION

California State Certified General Appraiser – AG033924
Kansas State Certified General Appraiser – KS G-5015
Missouri State Certified General Appraiser – MO 2022037946

REAL ESTATE EDUCATION

Ongoing studies, pursuing MAI designation
General Appraiser Income Approach I & II 2022
General Appraiser Market Analysis & Highest and Best Use - 2014
General Appraiser Sales Comparison Approach- 2013
General Appraiser Site Valuation and Cost Approach- 2014
Business Practices and Ethics- 2022

EDUCATION

University of Phoenix, Bachelor of Arts, Business Management

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2026
ORIGINAL CERTIFICATE/LICENSE NO. 2022037946

DAMIAN SANTUCCI
22001 S WALNUT BLUFF RD
PLEASANT HILL MO 64080
USA

Vanessa Beauchamp
EXECUTIVE DIRECTOR

Sheila Solon
DIVISION DIRECTOR

Appraiser Qualifications - Daniel Frazee

DANIEL W. FRAZEE, MAI

Phone: (913) 808-2462 Cell: (816) 277-5848
dfrazee@kellercraig.com

Real Estate Appraiser

WORK EXPERIENCE

Keller, Craig & Associates
Vice President | Partner
2019 to the present

Bliss Associates, LLC
Senior Appraiser
2008-2018

Hopkins Appraisal Services
Associate Appraiser
2007-2008

PROFESSIONAL DESIGNATIONS/CERTIFICATIONS

Appraisal Institute – Designated Member No. 488338 (MAI)

Certified General Real Property Appraiser:
Kansas: G-2716
Missouri: 2009024916
Nebraska: CG2016007R

EDUCATION

Missouri State University – Bachelor of Science – Finance, Emphasis in Real Estate, Minor in Economics

CIVIC GROUPS

2022 President of
Greater Kansas City Chapter, Appraisal Institute

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2026
ORIGINAL CERTIFICATE/LICENSE NO. 2009024916

DANIEL W FRAZEE
6701 W 64TH ST., SUITE 310
OVERLAND PARK KS 66202
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the rea- historic district 89 sonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.

2. The property is subjected to market conditions prevailing as of the date of valuation.

3. Both the buyer and seller are acting prudently and knowledgeably.

4. The seller is under extreme compulsion to sell.

5. The buyer is typically motivated.

6. Both parties are acting in what they consider to be their best interests.

7. A normal marketing effort is not possible due to the brief exposure time.

8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p.116-117)

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

• Buyer and seller are typically motivated;

• Both parties are well informed or well advised, and acting in what they consider their best interests;

• A reasonable time is allowed for exposure in the open market;

• Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

• The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 118)

Neighborhood

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

Personal Inspection

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)

Replacement Cost

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. 150 prospectus Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

Use Value

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)

Letter of Engagement

---------- Forwarded message ---------
From: **Dennis Dovel** <ddovel@bluespringsgov.com>
Date: Tue, Aug 5, 2025 at 4:48 PM
Subject: RE: Appraisal Services Needed
To: Daniel W. Frazee, MAI <dfrazee@kellercraig.com>, Laura Hague <lhague@kellercraig.com>

Daniel,

Please proceed with the appraisal.

Thank you for the quick response.

Dennis Dovel
Assistant City Administrator
City of Blue Springs, MO
903 W. Main Stret
Blue Springs, MO 64015

816-228-0265
ddovel@bluespringsgov.com

The City of Blue Springs Missouri

From: Daniel W. Frazee, MAI <dfrazee@kellercraig.com>
Sent: Tuesday, August 5, 2025 1:44 PM
To: Laura Hague <lhague@kellercraig.com>
Cc: Dennis Dovel <ddovel@bluespringsgov.com>
Subject: Re: Appraisal Services Needed

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Dennis,

The fee would be $2,250 and we should be able to get it done in 4-weeks.

Thanks,

Daniel W. Frazee, MAI
Partner
KELLERCRAIG
VALUATION | CONSULTING
Cloverleaf Office Park, Building 5, Suite 310
6701 W 64th Street, Overland Park, KS 66202
D: (913) 808-2482 **C:** (816)277-5848 **E:** dfrazee@kellercraig.com

On Tue, Aug 5, 2025 at 11:19 AM Laura Hague <lhague@kellercraig.com> wrote:

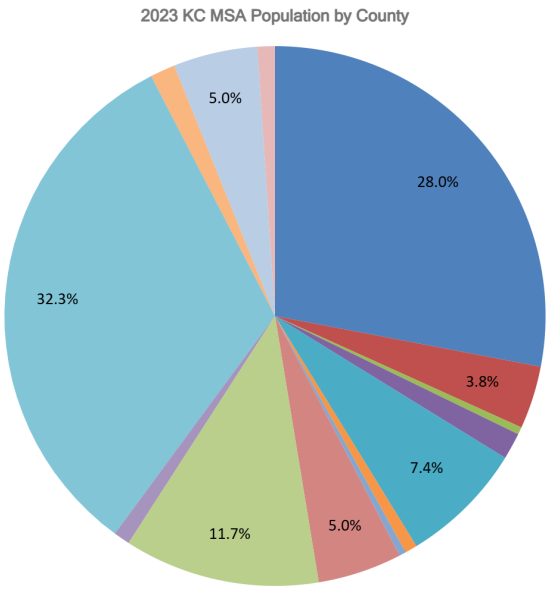
> Hi Dennis,
>
> We would be happy to do the appraisal. I have cc'd Daniel Frazee on this email. He will get back to you with a quote and turn time.
>
> Thanks.
>
> Laura
>
> On Tue, Aug 5, 2025 at 11:16 AM Dennis Dovel <ddovel@bluespringsgov.com> wrote:
>
> > Laura,
> >
> > The City is considering selling a parking lot we no longer use for commuter services. We are needing to have an appraisal done on it. The location is 1500 NW North Ridge Drive, Blue Springs, MO 64015. Could you provide us with a proposal cost for the appraisal to be done?

Area Data

Area Data

Population

The Kansas City MSA population in 2023 was 2,221,343 people, representing a 25% increase from the 2000 MSA population census. The distribution of population among the counties in the MSA is shown in the following chart:

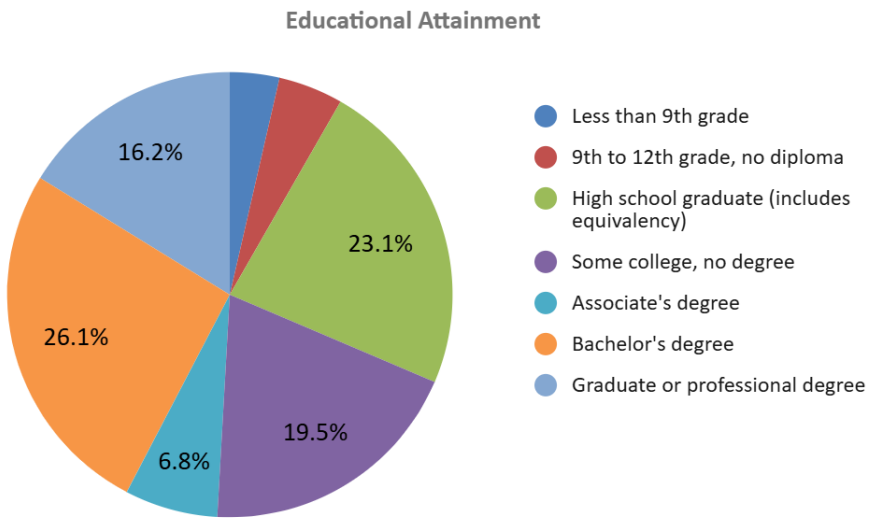


Source: MARC Metro Dataline Population Data

The fastest-growing county since 2000 has been Platte County, which increased its population by 51%. The five most populous cities in the metropolitan area are Kansas City, MO; Overland Park, KS; Kansas City, KS; Olathe, KS; and Independence, MO.

Education

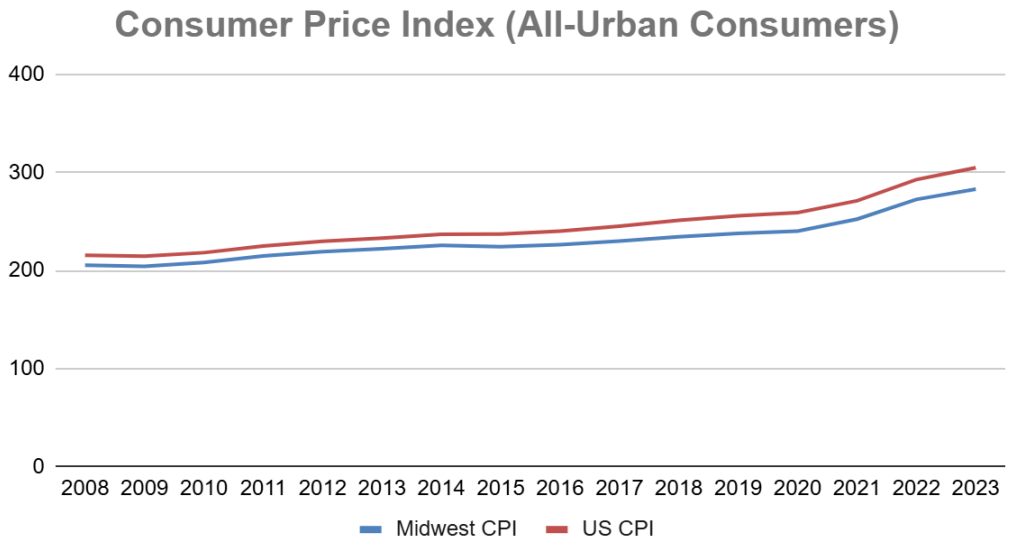
The three most populous cities in the Kansas City metro area are Kansas City, MO, Kansas City, KS, and Overland Park, KS. Averaging these three cities, the population with a high school degree or higher is at 91.7% of residents, which is similar to Missouri and Kansas (92%), and above the national rate of 90%. The number of people with a bachelor's degree or higher in the Kansas City metro area is 42.3% which is higher than Missouri, Kansas, and United States averages.



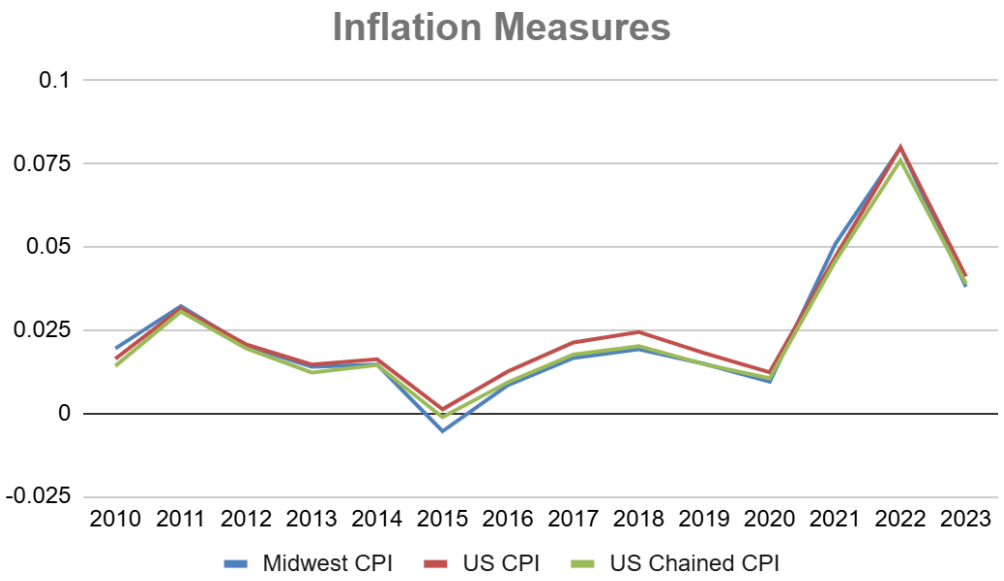
Source: Kansas City, KS; Kansas City, MO; and Overland Park, KS
American Community Survey

Economy

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalistic price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of -0.64% and the nation at -0.36%. In early 2020, the coronavirus (COVID-19) was declared a pandemic and a national state of emergency was in place. The pandemic created substantial turmoil in various financial markets. Beginning in 2021, the US began to experience the highest levels of inflation in nearly four decades. The Midwest has had an average inflation rate of 2.38% since 2010 compared with 2.55% for the nation for the same period.

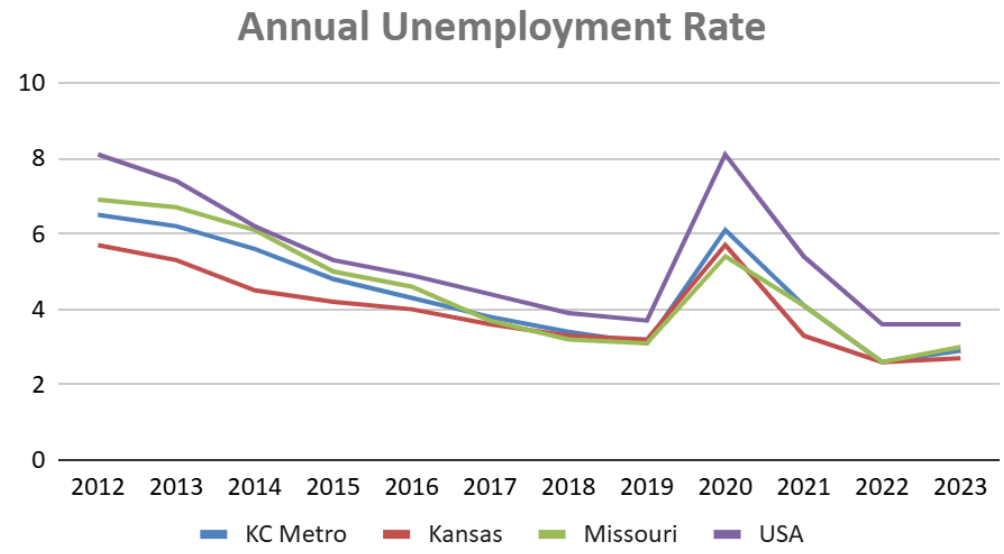


Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

Unemployment in Kansas City is similar in comparison to Kansas and Missouri but below the national average. Unemployment in 2020 increased due to the global Coronavirus (COVID-19) pandemic but has since declined.



Source: Bureau of Labor Statistics

As shown in the following chart, the educational services, healthcare, and social assistance industry account for 22.3% of the people employed in Kansas City which is the largest segment. The next largest segment is the professional, scientific, and management services with 15.8% of the people employed.

Industry	% Employed
Agriculture, forestry, fishing and hunting, and mining	0.4%
Construction	6.5%
Manufacturing	9.0%
Wholesale trade	2.7%
Retail trade	10.0%
Transportation and warehousing, and utilities	6.2%
Information	2.1%
Finance and insurance, and real estate and rental and leasing	8.8%
Professional, scientific, and management, and administrative and waste management services	15.8%
Educational services, and health care and social assistance	22.3%
Arts, entertainment, and recreation, and accommodation and food services	8.0%
Other services, except public administration	3.8%
Public administration	4.5%

Source: Kansas City, KS; Kansas City, MO; and Overland Park, KS
American Community Survey

In July 2022, Panasonic Energy announced plans to develop a new facility in De Soto, KS. The state of Kansas is offering $829 million in incentives over 10 years for the new project. According to the Lawrence Journal-World, Panasonic will be investing $4 billion in the new plant, which will produce electric vehicle batteries. The facility is expected to create up to 4,000 new direct jobs for the region. Gov. Kelly called it the "largest private investment in Kansas history." The plant opened in July 2025.

15 Largest Private-Sector Employers in the Kansas City Area,
as ranked by Local Full-Time Employees

Company Name	Employees
HCA Midwest Health	10,051
Saint Luke's Health System	9,976
Ford Kansas City Assembly Plant	9,021
Children's Mercy Kansas City	7,687
Honeywell	6,637
Oracle Cerner	6,400
Amazon	6,000
Burns and McDonnell	5,200
Garmin LTD	4,807
Hallmark Cards, Inc.	4,480
Universal Health	4,144
T-Mobile US inc.	4,000
UPS	3,888
Shamrock Trading Corp.	3,100
United Health Group	3,000

Source: Kansas City Business Journal 2024

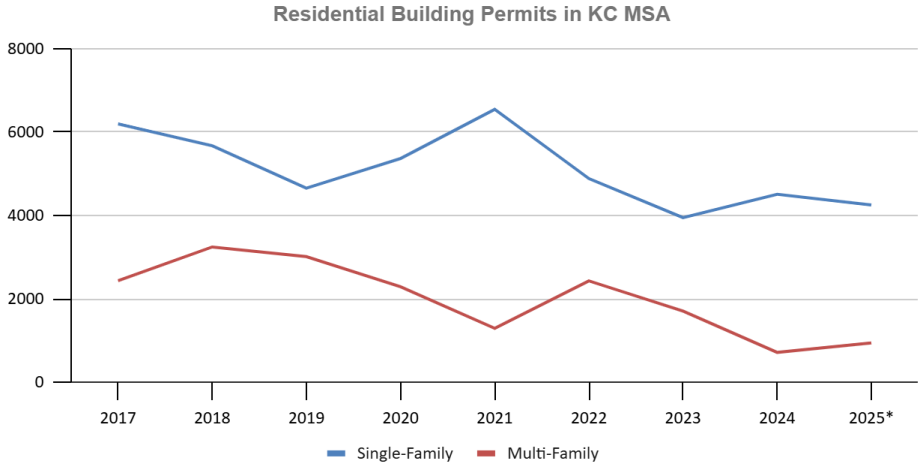
Cultural Attractions

Kansas City is known by many as a top sports and entertainment city in America. There are a variety of professional teams that call Kansas City home including the Kansas City Chiefs football team, Kansas City Royals baseball team, Sporting KC soccer team, and the Missouri Mavericks hockey team. Kansas City hosted the NFL draft in 2023. Kansas City will also be a host city for the FIFA World Cup in 2026.

The metropolitan area has a variety of entertainment options. These venues range from the Sporting Park, Sprint Center, Kauffman Center, Starlight Theatre, and the Power & Light District. Other entertainment locations include the Kansas City Zoo, Worlds/Oceans of Fun Amusement Park, Science City at Union Station, and the Nelsen Atkins Museum. Crown Center has an aquarium, Legoland, and Kaleidoscope, and, in winter, the ice terrace. There are also six casinos in the surrounding area.

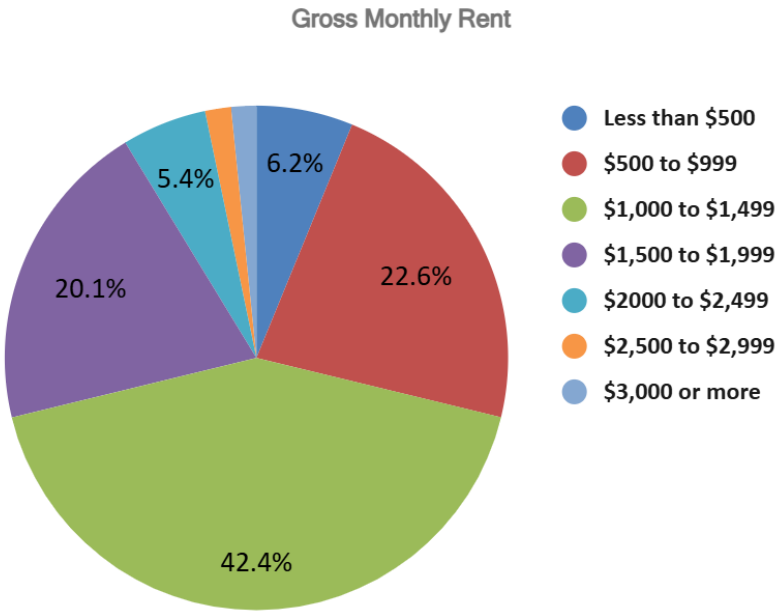
Residential

The following chart from the Home Builders Association of Greater Kansas City (KCHBA) reports a 14% increase in single-family permits from the prior year but a decrease in multi-family permits for 2024. Annualized data for 2025 projects a 6% decrease in single-family units but a 58% increase in multi-family units.

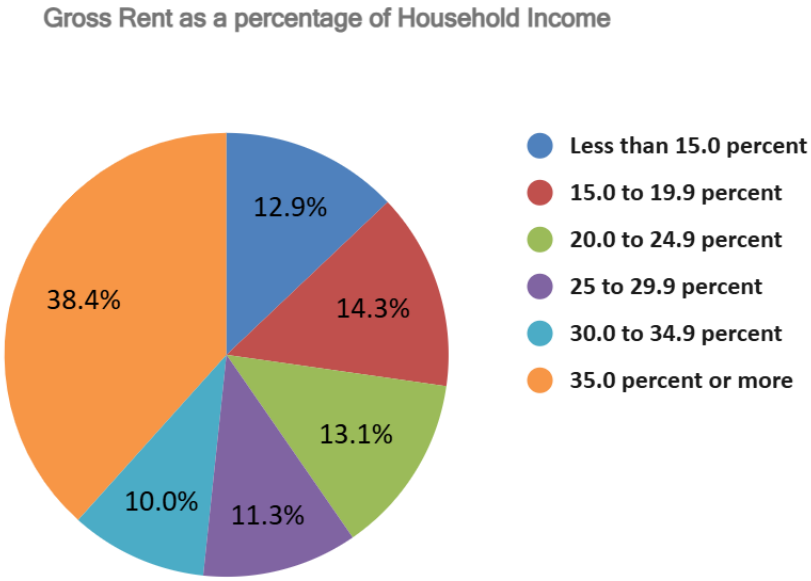


Source: Home Builders Association of Greater Kansas City (KCHBA)
*2025 Annualized based on data in May 2025

We reviewed housing data from the 2023 US Census Bureau's American Community Survey for KCK, KCMO, and Overland Park, KS. Averaging these three areas, most residents fall into the gross monthly rent category of $1,000 to $1,499, about 42.42% of the population. Rent consumed 35% or more of household income for about 38.36% of residents in the Kansas City metro area.



Source: Kansas City, KS; Kansas City, MO; and Overland Park, KS
American Community Survey



Source: Kansas City, KS; Kansas City, MO; and Overland Park, KS
American Community Survey

Conclusion of Area Analysis

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates, and at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including increased tariffs. These changes have led to market uncertainty. The Federal Reserve is leaving interest rates steady for the time being. The outlook for 2025 has moved from positive to a potential decline. Per Reuters, "At least seven top investment banks have raised their recession risk forecasts, with J.P. Morgan putting the odds of a U.S. and global recession at 60%, on fears that the tariffs will not only ignite U.S. inflation but also spark retaliatory measures from other countries, as China has already announced."

Resolution No. 90-2025

A RESOLUTION DESIGNATING LUXE ONE, LLC AS THE DEVELOPER FOR CITY-OWNED PROPERTY LOCATED AT 1500 NW NORTH RIDGE DRIVE, AND AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE A FUNDING AGREEMENT, NEGOTIATE A PURCHASE PRICE AND PREPARE A MEMORANDUM OF UNDERSTANDING RELATED TO THE NORTH RIDGE "COMMUTER LOT" REQUEST FOR PROPOSALS

WHEREAS, Ordnance No. 5448, approved August 18, 2025, declared the City-owned property 1500 NW North Ridge as surplus and directed staff to solicit a Request for Proposals (RFP) for its redevelopment; and

WHEREAS, on August 19, 2025, the City of Blue Springs issued an RFP seeking qualified developers to plan, prepare, and execute a feasible redevelopment proposal for approximately 2.89 acres of City-owned land located west of the intersection of NW North Ridge Drive and U.S. Highway 7, with proposals due by 5:00 p.m. on Thursday, September 18, 2025; and

WHEREAS, the City received one (1) proposal in response to the RFP, submitted by Luxe One, LLC; and

WHEREAS, during an Executive Session on Monday, October 13, 2025, the City conducted a presentation and interview with Luxe One, LLC regarding its proposed redevelopment concept for the subject property; and

WHEREAS, the City Council desires to designate Luxe One, LLC as the selected developer and to authorize City staff to proceed with necessary agreements to advance the redevelopment process.

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

Section 1. The City Council hereby designates Luxe One, LLC as the developer for approximately 2.89 acres of City-owned property located at 1500 NW North Ridge Drive (the "North Ridge Commuter Lot").

Section 2. The City Council authorizes the City Administrator to prepare a Funding Agreement, negotiate a purchase price and to prepare a Memorandum of Understanding (MOU) outlining the incentive request made by Luxe One, LLC. These agreements shall outline the obligations of both parties and establish the standards and conditions governing redevelopment of the subject property.

Section 3. City staff are authorized to collaborate with the developer, its legal representatives, and other necessary parties to prepare and submit all documents required for City Council review and final consideration of the Development Performance and the MOU.

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 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
October 20, 2025

EXHIBITS FOR PUBLIC HEARING

TIER 1 TATTOO
CONDITIONAL USE PERMIT
(CUP-08-25-9678)

EXHIBIT #1 City Council Information Form dated October 14, 2025 with the following attachments: Staff Report with attachments; Site Location Map; Site Zoning Map; Applicant Narrative and attachment; Affidavit of Publication in The Examiner on September 27, 2025; 185-foot Map; Owner's List; Resident Letter; One letter of Opposition; Title IV, Land Use Section-Blue Springs Code of Ordinances (by reference) and Bill approving the Conditional Use Permit with Alternative Development Standards.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2025

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

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☒ Balanced Growth	☐ Community Identity
☐ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Logan Johnson, Tier 1 Tattoo, to approve a Conditional Use Permit with Alternative Development Standards (CUP-08-25-9678) allowing body art services in General Business zoning within 500 feet of a residential use.

BACKGROUND/JUSTIFICATION

The Applicant is requesting approval of a Conditional Use Permit (CUP) to operate a Tattoo Shop, Tier 1 Tattoo, offering tattooing services at 1338 NW 7 HWY. The CUP is required to permit body art services within the General Business Zoning District. In conjunction with this request, the applicant is seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential uses and a church. The “GB” General Business is intended to accommodate general trades and commercial services at specific points on arterials outside central and neighborhood business districts.

In 2025, the City adopted UDCT-04-25-9554 (Body Art Code Amendment), which amended the Unified Development Code to increase the number of permitted Body Art Service Establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents.

Under Missouri Revised Statutes Chapter 324, tattooing falls under the regulation of tattooing and body art services, and practitioners must be licensed by the Missouri Division of Professional Registration-Office of Tattooing, Body Piercing, and Branding.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 20, 2025	N/A

STAFF RECOMMENDATION

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1338 NW 7 Hwy.
2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	Public Hearing October 13, 2025
Action:	Recommended approval of the Conditional Use Permit with Alternative Development Standards with conditions. 5 Aye, 2 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Zoning Map; Applicant Narrative and attachment; Affidavit of Publication in The Examiner on September 27, 2025; 185-foot Map; Owner's List; Resident Letter; One letter of Opposition; Title IV, Land Use Section-Blue Springs Code of Ordinances (by reference)
2. Bill approving the Conditional Use Permit with Alternative Development Standards.

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: October 13, 2025 City Council: October 20, 2025
Project Name:	***Tier 1 Tattoo***
Site Location:	1338 NW 7 Hwy
Project Request:	CUP-08-25-9678; Conditional Use Permit with Alternative Development Standards allowing body art services use in General Business Zoning within 500 feet of residential use.

Applicant: Logan Johnson | Tier 1 Tattoo
Property Owner: Martha Hodge | Hodge Enterprises Investment LLC
Staff Planner: Logan Day | Associate Planner

Project Description: The applicant is requesting approval of a Conditional Use Permit (CUP) to operate their Tattoo Shop, Tier 1 Tattoo, offering tattooing services at 1338 NW 7 HWY. The CUP is required to permit body art services within the General Business Zoning District. In conjunction with this request, the applicant is seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential uses and a church. The "GB" General Business is intended to accommodate general trades and commercial services at specific points on arterials outside central and neighborhood business districts.

In 2025, the City adopted UDCT-04-25-9554 (Body Art Code Amendment), which amended the Unified Development Code to increase the number of permitted Body Art Service Establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents.

Under Missouri Revised Statutes Chapter 324, tattooing falls under the regulation of tattooing and body art services, and practitioners must be licensed by the Missouri Division of Professional Registration-Office of Tattooing, Body Piercing, and Branding.

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

Previous Actions:

Date	Review Body	Action
10/13/2003	Planning Commission	Approved Amended Master Sign plan (ASP-8-2003).
08/22/2016	Planning Commission	Approved Preliminary Plat (PP-07-16-5410), and Site Plan Design Review (SPDR-07-16-5409). Recommended Approval for Final Plat (FP-07-16-5411)
09/07/2016	City Council	Approved Final Plat (FP-07-16-5411) by Ordinance No.4610
07/24/2017	Planning Commission	Approved Master/Alternative Sign Plan (ASP-06-17-5906).

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business	Mid-Size Retail
South:	"GB" General Business	Recreation and Entertainment, Indoor
East:	"MF-14" Moderate Density Multi Family District	Multi-Family Housing.
West:	"GB" General Business	Supermarket

CONDITIONAL USE PERMIT ANALYSIS

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

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

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site is not being developed; therefore, street and sidewalk requirements are not applicable.

Traffic: A Traffic Impact Study is not required for this project.

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

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

Land Use: The existing land use of this property is commercial business within a shopping center.

Special Use Standards: Per UDC Section 405.050(33) the following regulations shall apply to all Body Art Service. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body art services may not be located or expand any existing operation within five hundred (500) feet of any residential use or district, church, school or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

Staff Response: The shops located at the shopping center at County Club Shopping Center share a common eastern property line with an adjacent parcel which land use is residential.

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) such establishment per six thousand (6,000) residents based on the last

decennial census. This shall not restrict multiple artists from co-locating in an establishment.

Staff Response: The approved Unified Development Code amendment related to the population density requirement for body art services allows up to 10 within the City of Blue Springs.

c. No permit or license shall be issued for a body art service establishment or body art service provider without providing evidence of licensing from the State of Missouri.

Staff Response: A Tattooist and Tattoo Establishment License have been provided for the previous location in Odessa, MO. These licenses would need to be transferred to the new location upon approval of CUP, and before the issuance of a business license.

Building Typology: Since development is not proposed, building typology is not applicable.

Parking: The parking is established with the existing shopping center.

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

Architectural Character: Architectural character is not applicable since there is no proposed development.

Frontage & Landscaping: The property is not being developed, there is existing vegetation on W Main Street and 7 Hwy.

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

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

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

   STAFF RESPONSE: The application brings the existing use into conformance with code. The Conditional Use Permit is necessary to allow for body art services in General Business Zoning Districts.

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

   STAFF RESPONSE: No additional development is being proposed; therefore, compliance with the development code is not required.

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

STAFF RESPONSE: There are no site-specific conditions necessary to meet the purposes and intent of this development Code.

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

   STAFF RESPONSE: No site-specific conditions are required, as the proposed use is consistent with the purposes and intent of the Unified Development Code.

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

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

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

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

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

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

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

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

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

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

10. The recommendations of professional staff.

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

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

STAFF RECOMMENDATION:

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows the “Body Art Service” land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1338 NW 7 Hwy.
2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.



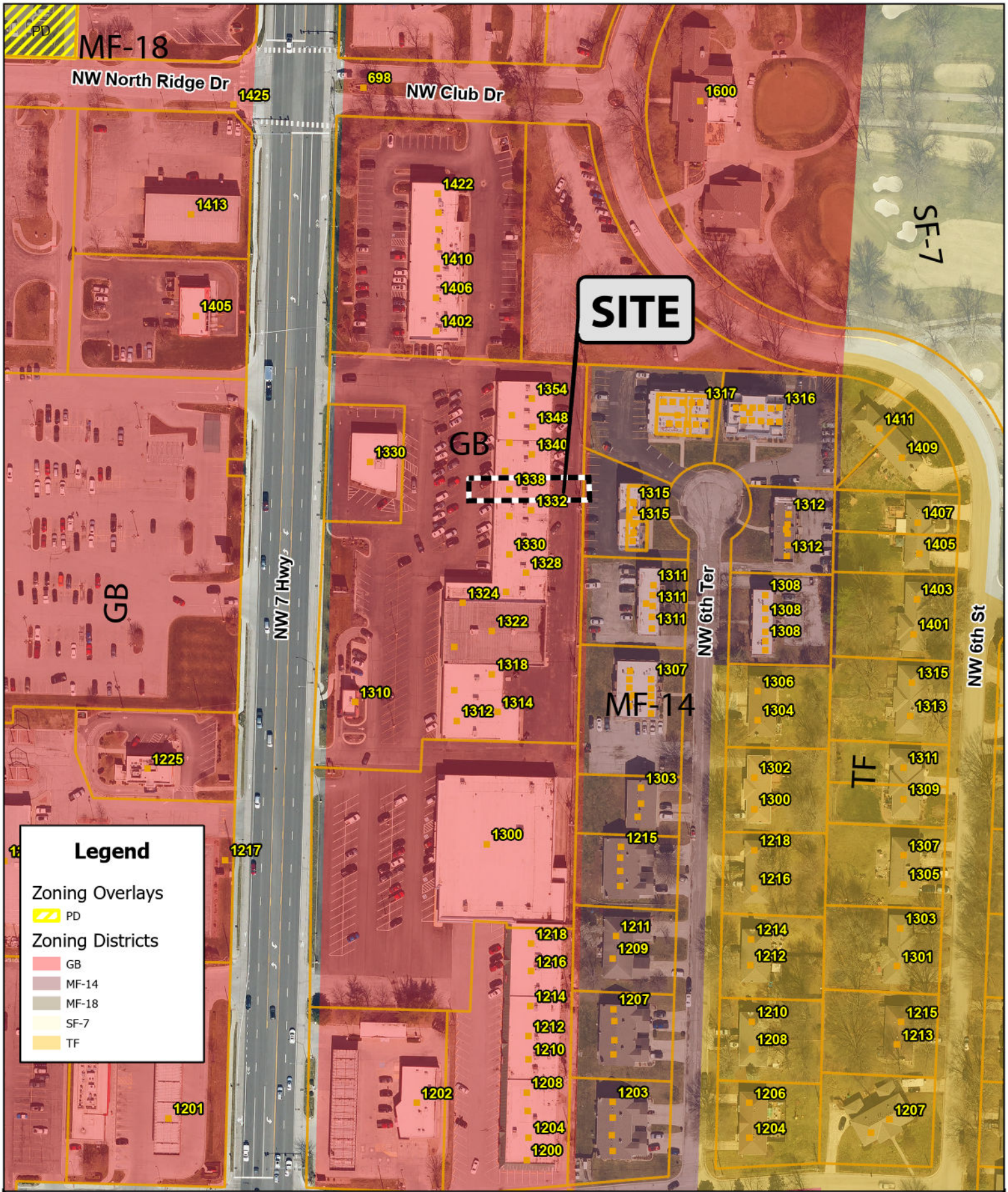
The City of Blue Springs Missouri

CUP-08-25-9678
Parcel # 36-420-05-47-00-0-00-000
1338 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25



The City of Blue Springs Missouri

CUP-08-25-9678
Parcel # 36-420-05-47-00-0-00-000
1338 NW 7 Hwy
SITE LOCATION AND ZONING MAP

N

1" = 150'

Date: 09/24/25

PUBLIC NOTICE

Conditional Use Permit | CUP-08-25-9678
"Tier 1 Tattoo"
1338 NW 7 Hwy
Parcel # 36-420-05-47-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13th, 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, Logan Johnson, on behalf of the property owner, Hodges Enterprise Investment LLC, for approval of a Conditional Use Permit with Alternative Development Standards to allow "Body Art Service" in the General Business zoning district at 1338 NW 7 Hwy. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the Lot 1 Northwest Fractional Quarter of Section 30, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of said Lot 1; thence N 1°25′07″ E, along the West line of said Lot 1, a distance of 1319.72 feet; thence S 87°27′59″ E, a distance of 54.70 feet to a point on the Easterly right-of-way line of Missouri State Highway No. 7, as now established, said point also being the Point of Beginning; thence continuing S 87°27′59″ E, a distance of 308.10 feet to the Northwest plat corner of COUNTRY CLUB ANNEX, a platted subdivision of land in the City of Blue Springs, Jackson County, Missouri; thence S 1°24′57″ W along the Westerly plat line of said COUNTRY CLUB ANNEX, a distance of 455.18 feet; thence N 88°22′39″ W, a distance of 186.48 feet; thence S 1°37′21″ W, a distance of 40.00 feet; thence N 88°22′39″ W, a distance of 123.22 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 300.08 feet; thence S 87°24′59″ E, a distance of 90.00 feet; thence N 1°37′21″ E, a distance of 140.00 feet; thence N 87°24′59″ W, a distance of 90.00 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 60.00 feet to the point of beginning, containing 3.0689 acres, more or less, of unplatted land.

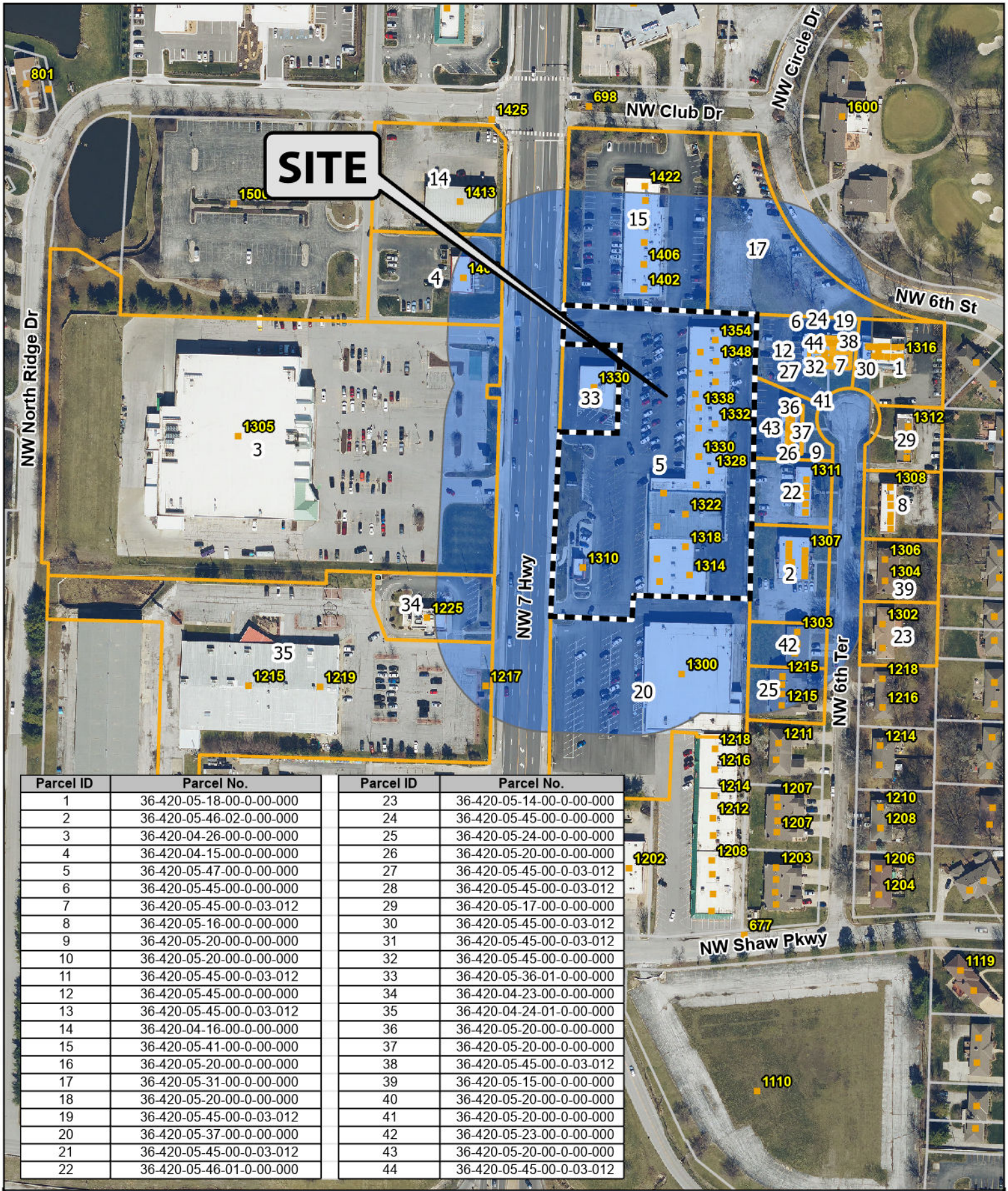
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COUNTRY CLUB SHOPPING CENTER".

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-08-25-9678 on **Monday, October 20th, 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: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
06/24/2025



Parcel ID	Parcel No.
1	36-420-05-18-00-0-00-000
2	36-420-05-46-02-0-00-000
3	36-420-04-26-00-0-00-000
4	36-420-04-15-00-0-00-000
5	36-420-05-47-00-0-00-000
6	36-420-05-45-00-0-00-000
7	36-420-05-45-00-0-03-012
8	36-420-05-16-00-0-00-000
9	36-420-05-20-00-0-00-000
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16	36-420-05-20-00-0-00-000
17	36-420-05-31-00-0-00-000
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19	36-420-05-45-00-0-03-012
20	36-420-05-37-00-0-00-000
21	36-420-05-45-00-0-03-012
22	36-420-05-46-01-0-00-000

Parcel ID	Parcel No.
23	36-420-05-14-00-0-00-000
24	36-420-05-45-00-0-00-000
25	36-420-05-24-00-0-00-000
26	36-420-05-20-00-0-00-000
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36	36-420-05-20-00-0-00-000
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39	36-420-05-15-00-0-00-000
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41	36-420-05-20-00-0-00-000
42	36-420-05-23-00-0-00-000
43	36-420-05-20-00-0-00-000
44	36-420-05-45-00-0-03-012

The City of Blue Springs Missouri

CUP-08-25-9678
Parcel # 36-420-05-47-00-0-00-000
1338 NW 7 Hwy
185' LOCATION MAP

N

1" = 200'

Date: 09/24/25

address_compl
9247 ARCHIBALD AVE RANCHO CUCAMONGA, CA 91730 | 9247 ARCHIBALD AVE RANCHO CUCAMONGA, CA 91730
1325 HILL TOP BLUE SPRINGS, MO 64014
13180 METCALF AVE STE 210 OVERLAND PARK, KS 66213
10150 WORNALL RD KANSAS CITY, MO 64114
30605 EASY ST GRAIN VALLEY, MO 64029
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
1325 NE HILLTOP DR BLUE SPRINGS, MO 64014
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
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11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
PO BOX 9167 SPRINGFIELD, MO 65801-9167
PO BOX 24193 OLATHE, KS 66283
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
18145 W 87TH ST PKWY LENEXA, KS 66219
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
2000 RIDGEWOOD RD ALAMO, CA 94507 | 2120 MYRTLE PL EAST PALO ALTO, CA 94303
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
4 PINE ST DEERFIELD, IL 60015
3615 S OUTERBELT RD OAK GROVE, MO 64075
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
1003 NW PECAN DR GRAIN VALLEY, MO 64029
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
6417 HIGH DR MISSION HILLS, KS 66208
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
609 NE 291 HWY LEES SUMMIT, MO 64086
PO BOX 5066 ALPHARETTA, GA 30023
1215A NW STATE ROUTE 7 BLUE SPRINGS, MO 64014-2281
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
5621 NE NORTHGATE XING LEES SUMMIT, MO 64064
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
4325 S STONE CANYON DR BLUE SPRINGS, MO 64015
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052

Blue Springs, Missouri
Community Development

September 26, 2025

Ref: Public Hearing: Conditional Use Permit | CUP-08-25-9678
Tier 1 Tattoo
1338 NW 7 Hwy
Parcel # 36-420-05-47-00-0-00-000

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, Logan Johnson, on behalf of property owner, Hodges Enterprise Investment LLC, for consideration to approve a Conditional Use Permit allowing Body Art Service uses on 3.1 +/- acres property generally located East of NW 7 Hwy and south of NW Club Dr.

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, October 13, 2025 @ 6:30 p.m.
&
City Council – Monday, October 20, 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

Logan Day

From: Veeral Bhoot <bhootve@yahoo.com>
Sent: Sunday, October 5, 2025 4:16 PM
To: ComDevLegal
Subject: Conditional Use Permit CUP-08-25-9678
Attachments: 1000208479.jpg; 1000208480.jpg

You don't often get email from bhootve@yahoo.com. Learn why this is important

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

I am the owner of VSUJ Properties at 1402-1422 NW HWY 7 Blue Springs MO

I see this letter and map.

All of our tenants and I are concerned that a tattoo parlor in this location /site will cause this area to be unsafe and attract a different clientele which will cause our businesses harm and impact the valuation of our property directly behind this building.

Therefore I as the building owner and our tenant businesses who will contact you separately and directly want more information about what exactly is happening at that site.

Body Art Service ie. Tattoo parlor attracts biker gangs, and customers who may not suit the best interest of our building business nor the Blue Springs Country Club area.

I will voice my concern but would like to have a call-in number since I will be working in St Louis.

Dr. Veeral Bhoot
816-721-4968

Introduced by Councilmember _____ BILL NO. 5357
(CUP-08-25-9678)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT WITH ALTERNATIVE DEVELOPMENT STANDARDS ALLOWING BODY ART IN GENERAL BUSINESS ZONING DISTRICT "GB" WITHIN 500 FEET OF RESIDENTIAL USE AT 1338 NW 7 HWY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR TIER 1 TATTOO

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

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held October 13, 2025, which Commission, after said hearing, recommended that the application for the Conditional Use Permit with Alternative Development Standards be approved; and

WHEREAS, thereafter a public hearing was held by City Council on October 20, 2025; and

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

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

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

1338 NW 7 HWY

Section 2. The land covered within this Conditional Use Permit with Alternative Development Standards and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit with Alternative Development Standards approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit with Alternative Development Standards shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its October 13, 2025, meeting and to the City Council at its October 20, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit with Alternative Development Standards, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

    a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1338 NW 7 Hwy.

2. Prior to issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.

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 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
October 20, 2025

EXHIBITS FOR PUBLIC HEARING

KANSAS CITY CANNABIS
CONDITIONAL USE PERMIT
(CUP-08-25-9677)

EXHIBIT #1 City Council Information Form dated October 14, 2025 with the following attachments: Staff Report with attachments; Site Location Map; Site Zoning Map; Applicant Narrative and attachment; Affidavit of Publication in The Examiner on September 27, 2025; 185-foot Map; Owner's List; Resident Letter; One letter of Opposition; Title IV, Land Use Section-Blue Springs Code of Ordinances (by reference) and Bill approving a Conditional Use Permit

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2025

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

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☒ Balanced Growth	☐ Community Identity
☐ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Dan Nelson, Kansas City Cannabis, on behalf of the property owner, Brandon Haverty, SC Noland, LLC, for consideration to approve a Conditional Use Permit (CUP-08-25-9677) allowing the extension of the current hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day at the property generally located at 1117 N 7 Highway. Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval of a Conditional Use Permit (CUP-08-25-9677) to allow the extension of the current hours of operation for a marijuana dispensary drive-thru to operate 24 hours a day. The proposed drive-thru differs from those typically associated with fast-food establishments, as it utilizes only a secure drawer and camera system designed to enhance safety and security for both employees and customers.

Kansas City Cannabis Company (KCC) proposes to operate under a 24-hour drive-thru model with strict security measures in place. Armed security personnel will be present on-site at all times, and the retail sales floor will remain closed after lobby hours, ensuring that only drive-thru operations continue overnight.

According to Unified Development Code (UDC) Section 405.050(A)(34)(e), marijuana businesses are required to close to the public between the hours of 10:00 P.M. and 8:00 A.M., during which time no persons other than employees may be on the premises and no on-site or delivery sales may occur. Due to this restriction, the applicant must obtain approval through a Conditional Use Permit to operate outside of the standard permitted hours.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 21, 2025	N/A

STAFF RECOMMENDATION

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

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

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	Public Hearing October 13, 2025
Action:	Recommended approval of the Conditional Use Permit with Alternative Development Standards with the two (2) conditions. 5 Aye, 2 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Zoning Map; Applicant Narrative and attachment; Affidavit of Publication in The Examiner on September 27, 2025; 185-foot Map; Owner's List; Resident Letter; One letter of Opposition; Title IV, Land Use Section-Blue Springs Code of Ordinances (by reference)
2. Bill approving a Conditional Use Permit

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: October 13, 2025 City Council: October 20, 2025
Project Name:	***Kansas City Cannabis Company***
Site Location:	1117 N 7 Highway
Project Request:	CUP-08-25-9677; Conditional Use Permit with Alternative Development Standards to allow the drive-thru to stay open 24 hours a day.

Applicant: Dan Nelson | Kansas City Cannabis Company
Property Owner: Brandon Haverty
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to extend the current allowed hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day. The drive-thru is unique when compared to those used for a fast-food restaurant in that it operates with only a drawer and camera to provide additional security and safety measures for the business and employees working the drive-thru.

Kansas City Cannabis Company (KCC) will operate under a 24-hour drive thru model. This service will operate under security protocols to include armed security on site at all times, while keeping the retail sales floor closed after lobby hours.

Unified Development Code (UDC) Section 405.050 (A)(34)(e), marijuana businesses are required to close to the public between the hours of 10:00 P.M. and 8:00 A.M. During this time, no persons other than employees may be on the premises, and no sales or distribution of marijuana may occur on-site or by delivery. Because of this provision, the applicant is required to seek approval through a Conditional Use Permit (CUP) to operate outside of these restrictions. Additionally, the City of Grandview, Missouri, allows a marijuana business drive-thru to operate 24 hours a day.

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

Previous Actions:

Date	Review Body	Action
11/13/2023	Planning Commission	Approved a Site Plan Design Review (SPDR-09-23-8902) with conditions.
04/22/2024	Planning Commission	Approved Conditional Use Permit (CUP-02-24-9059) for operating hours for lobby be limited to 8:00 A.M. to 10:00 P.M. on any day of the week. The operating hours for the Kansas City Cannabis Company's Drive-Thru be up to 24-hours daily.
05/06/2024	City Council	Denied Conditional Use Permit (CUP-02-24-9059) for operating hours for lobby be limited to 8:00 A.M. to 10:00 P.M. on any day of the week. The operating hours for the Kansas City Cannabis Company's Drive-Thru be up to 24-hours daily.

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

Adjacent Properties:

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

CONDITIONAL USE PERMIT ANALYSIS

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

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

Phasing: There is no further development proposed at this time

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

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

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

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

Open Space: The existing site will remain unchanged.

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

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

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 P.M. and 8:00 A.M.

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

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

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

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

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

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

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

    STAFF RESPONSE: The proposed Alternative Development Standards are consistent with the general land uses in the immediate area and goals/objectives of the Comprehensive Plan.

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

    STAFF RESPONSE: Staff finds that the proposed Alternative Design Standards are consistent with the intent and requirements of the Unified Development Code; also aligning with other applicable provisions of this Chapter.

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

    STAFF RESPONSE: The proposed Alternative Design Standards are expected to have minimal to no impact on noise, traffic, or surrounding conditions. The subject property is located along NW Jefferson Street near the intersection of Interstate 70 and Highway 7, an area already characterized by higher noise levels associated with interstate traffic. The request is not anticipated to generate any adverse traffic impacts. Additionally, the site is zoned "GB" (General Business) and is surrounded by compatible commercial and transportation-oriented uses, including a 24-hour

gas station, a hardware store to the north, outdoor storage to the west, and major transportation corridors to the south and east.

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

   STAFF RESPONSE: Staff finds that the proposed Alternative Design Standards will not create any conditions detrimental to the public health, safety, or general welfare.

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

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

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

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

   STAFF RESPONSE: No additional development is being proposed.

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

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

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

   STAFF RESPONSE: Staff finds that the requested extension of drive-thru operating hours will not adversely affect the public realm or surrounding area.

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

   STAFF RESPONSE: Staff finds that adequate utilities and drainage infrastructure currently exist at or near the site. No modification or additions are proposed, and the existing facilities are sufficient to accommodate the anticipated demand.

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

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

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

STAFF RESPONSE: Staff finds that the proposed use is consistent and compatible with the surrounding land uses. No adverse impacts to adjacent properties are anticipated.

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

   STAFF RESPONSE: Staff finds that the application does not hinder or conflict with the development standards or intent of the Unified Development Code.

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

   STAFF RESPONSE: Staff finds that the proposed request is consistent with the long-range plans for the site and surrounding area. This will not negatively impact future development objectives.

10. The recommendations of professional staff.

    STAFF RESPONSE: Based on the findings and review criteria outlines above, Staff recommends approval of the Conditional Use Permit as submitted with the conditions listed at the end of the report.

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

STAFF RECOMMENDATION:

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

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



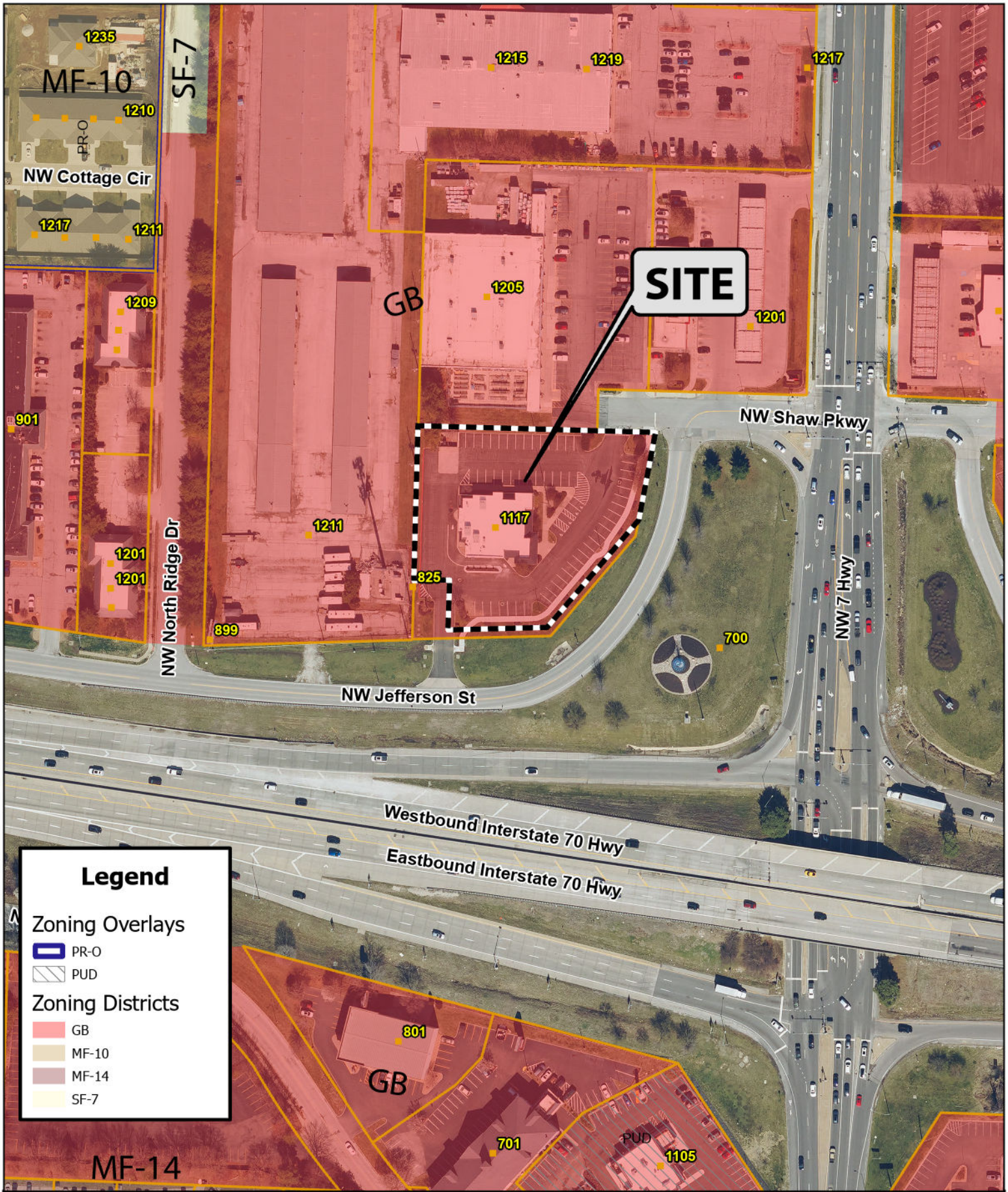
The City of Blue Springs Missouri

CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25



The City of Blue Springs Missouri

CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25

Kansas City Cannabis Company

Community Benefits of a 24-Hour Drive-Thru Pilot Program

Kansas City Cannabis Company (KCC) is committed to expanding safe and responsible access to **medical and recreational cannabis** through a **24-hour drive-thru model**. This service will operate under strict security protocols, including **armed security on site at all times**, while keeping the retail sales floor closed after hours. Beyond safety, this model delivers important **community benefits** for Blue Springs residents and neighboring cities.

Convenience for All Walks of Life

Supports residents with irregular schedules (healthcare, logistics, manufacturing, hospitality).

Ensures patients and consumers can access pain relief, sleep aids, or wellness products without adjusting work or family obligations.

Accessibility & Equity

Benefits individuals with disabilities, transportation barriers, or irregular working hours.

Location off I-70 makes safe, regulated access more convenient for metro residents.

Especially valuable for working-class and lower-income individuals juggling multiple jobs.

Public Health Framing: The drive-thru serves as an essential health service for those who need safe, regulated relief at any hour.

Public Safety & Crime Prevention

Expands access to regulated products, reducing reliance on:

• Street sales.

• Unregulated hemp and THCa products increasingly sold at gas stations, grocery stores, and unlicensed dispensaries.

All transactions occur under 24/7 monitoring, minimizing opportunities for crime.

Reduces the need for long-distance late-night travel, lowering risks of fatigue-related accidents.

Job Creation & Economic Growth

Creates new overnight and flexible jobs for local residents, including security staff.

Expands the local tax base to support schools, infrastructure, and city services.

Provides competitive pay opportunities for overnight workers.

Community Support & Engagement

Directly responds to needs of a working-class community.

KCC participates in MoCannTrade, a trade organization representing over 90% of the Missouri market, ensuring statewide communication of incidents and compliance updates.

Opportunities for partnerships with local organizations (veterans groups, recovery centers, health networks).

Health & Wellness Access

Medical conditions such as chronic pain, insomnia, PTSD, and anxiety do not follow a 9–5 schedule.

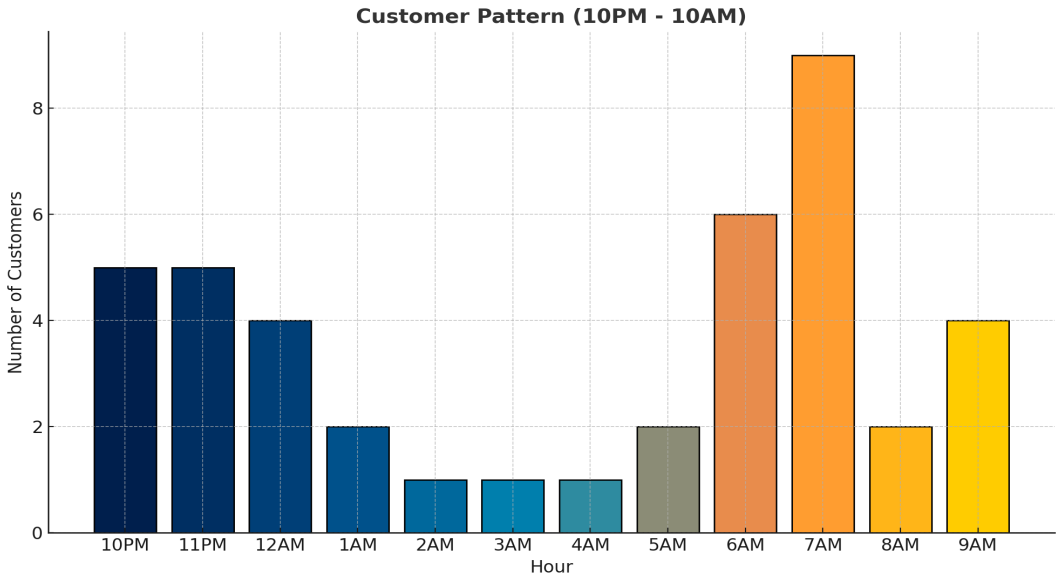
Provides access comparable to a 24-hour pharmacy, ensuring urgent needs can be met safely and responsibly.

■ **In summary:** The 24-hour drive-thru is not just a business expansion — it is a **community-focused service** that improves safety, accessibility, and quality of life for Blue Springs residents while ensuring more people choose **regulated products over unsafe alternatives.**

Currently there are 5 *regulated dispensaries operating 24 hrs safely in Missouri

1. Releaf Resources - Grandview
2. Missouri Made - Joplin
3. Latitude - Osage beach
4. Root 66 - St. Peters (St. Louis)
5. North- Peverly (St. Louis)

Lake Lotawana 24 Hour Drive Thru Stats



Our Lake Lotawana location operates 24 hours on **Friday and Saturday nights**. Since launching our 24-hour drive-thru in **October 2024**, we are proud to report **zero incidents**.

We serve an average of **30–35 customers per night**, with customer traffic peaking between **6AM and 8AM**.

Downtime Staff Focus

Inventory Management	Spot Audits
New & Expiring Inventory	State Compliance Labeling
Vault Sanitation	Expired Product Disposal

Continuing Education Courses

Communication Skills for Handling Complaints
Critical Thinking & Problem Solving
Professional Etiquette

KC Cannabis Company • Lake Lotawana Location

1. Kansas City Planning Commission to visit on October 15 to review 24-hour drive-thru for KC proper.

2. Grain Valley is approving a dispensary opening in Summer 2026 and plans to amend their operating hours as well.

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 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:

- Sep 27, 2025

Printer's Fee: $118.34

Anjana Bhadoriya

_____

Agent

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

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 09/29/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Conditional Use Permit I CUP-08-25-9677
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13, 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, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the hours of the drive-thru to 24 hour operation. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

LOT 1 OF BOB EVANS FARM OF BLUE SPRINGS

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit I CUP-08-25-9677 on **Monday, October 20, 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: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER : legals@examiner.net
09/24/2025

Published in the Examiner, Sep 27, 2025

3893690



The City of Blue Springs Missouri

CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
185' LOCATION MAP

N

1" = 200'

Date: 09/24/25

OBJECTID	Name	situs_address	situs_city	situs_zip	owner_info	Owners Address
1	36-420-04-07-01-0-00-000	1205 NW 7 HWY	BLUE SPRINGS	64015	1205 PROPERTIES LLC	20148 W 98TH ST LENEXA, KS 66220
2	36-420-04-20-00-0-00-000	1117 N 7 HWY	BLUE SPRINGS	64015	SC NOLAND LLC	5925 BEVERLY AVE MISSION, KS 66202
3	36-420-04-25-00-0-00-000	1211 NW 7 HWY	BLUE SPRINGS	64015	POINTE OF HOPE LUTHERAN CHURCH	1215 N M 7 HWY BLUE SPRINGS, MO 64015
4	36-420-04-22-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64015	QUIKTRIP CORPORATION	4705 S 129TH E AVE TULSA, OK 74134-7008
5	36-420-04-21-00-0-00-000	1201 N 7 HWY	BLUE SPRINGS	64015	QUIKTRIP CORPORATION	4705 S 129TH E AVE TULSA, OK 74134-7008

Blue Springs, Missouri
Community Development

September 26, 2025

Ref: Public Hearing: Conditional Use Permit | CUP-08-25-9677
Kansas City Cannabis
1117 N 7 Hwy
Parcel # 36-420-04-20-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Dan Nelson, on behalf of the property owner, Brandon Haverty, for consideration to approve a Conditional Use Permit allowing the 24-hour drive-thru use on a 1.277+/- acres property generally located at 1117 N 7 Hwy.

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, October 13, 2025 @ 6:30 p.m.
&
City Council – Monday, October 20, 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

Outlook

Fwd: CUP 09-25-9677, 24 Hour Sales

From Chris Henning <chrishenning@me.com>
Date Sun 10/12/2025 12:38 PM
To Mike Mallon <mmallon@bluespringsgov.com>; Traci Breshears <tbreshears@bluespringsgov.com>; Shantele Frie <Sfrie@bluespringsgov.com>
Cc Galen Ericson <gericson@bluespringsgov.com>

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Please note the email I received in opposition to an agenda item tomorrow evening.

Please reply confirming you received this email.

Thank You,

Chris Henning

Begin forwarded message:

From: Michael Byrd <mbyrd2615@gmail.com>
Subject: CUP 09-25-9677, 24 Hour Sales
Date: October 11, 2025 at 2:44:42 PM CDT
To: Chris Henning <chris@chrishenning.com>
Cc: "Dr. Dr. Galen Ericson" <gericson@bluespringsgov.com>

Chairman Henning's
Councilman Ericson

Recently became aware that KC Cannabis has applied for a CUP asking to extend its driver thru operations to a 24-hour point of sale.

I believe Missouri still restricts alcohol sales between the hours of 1:30am-6:30am. As cannabis is also an intoxicating substance I would think the logic for restricting alcohol sales should also apply to cannabis products (also an intoxicating substance).

Please vote NO on the application/request for 24-hour sales of these products.

Mike Byrd
1213 NW Hawk Creek Dr
BS, MO 64015

Introduced by Councilmember _____ BILL NO. 5358
(CUP-08-25-9677)

ORDINANCE NO. _____

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

WHEREAS, proper application having been made to approve a Conditional Use Permit with Alternative Development Standards for property hereinafter described; and

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held October 13, 2025, which Commission, after said hearing, recommended that the application for the Conditional Use Permit with Alternative Development Standards be approved; and

WHEREAS, thereafter a public hearing was held by City Council on October 20, 2025; and

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

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

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

LOT 1; BOB EVANS FARM OF BLUE SPRINGS

Section 2. The land covered within this Conditional Use Permit and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit with Alternative Development Standards approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit with Alternative Development Standards shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its October 13, 2025, meeting and to the City Council at its October 20, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit with Alternative Development Standards, and shall be deemed to include those conditions in addition to those contained in the Unified Development Code (UDC) and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2025

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

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Purchase	☐ Other

STRATEGIC PLAN PRIORITY

☐ Downtown Revitalization	☒ Balanced Growth	☐ Community Identity
☐ Infrastructure	☐ Community Safety	☐ Organizational Health

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for The Woodlands at Chapman Farms 2nd Plat (PF-08-25-9671) consisting of twenty-eight lots located generally east of SW 7 Highway and South of SW Wyatt Rd.

BACKGROUND/JUSTIFICATION

The applicant, Bob Frost, is requesting the approval of The Woodlands at Chapman Farms, 2nd Plat to develop a single-family subdivision. The second phase will include twenty-eight lots on 22.45 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

The Final Plat for the 2nd plat is in substantial compliance with the Preliminary Plat approved in October 2016.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 20, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with the following four (4) conditions**:**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PUD Concept Plan.
2. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction documents must be provided to the City.

c. All open space landscaping must be installed.

3. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for each lot shall be installed.
   b. The required public sidewalk for each lot shall be installed.
4. All offsite easements shall be recorded prior to the issuance of the fifth building permit. If this condition is not met, no additional building permits shall be issued until the required easements have been recorded. This condition shall terminate upon completion and recording of the offsite easements.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	October 14, 2025
Action:	Recommended approval with four (4) conditions: 7 Aye – 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map;
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: October 13, 2025 City Council: October 20, 2025
Project Name:	***The Woodlands at Chapman Farms, 2nd Plat***
Site Location:	8619 SW 7 HWY
Project Request:	PF-08-25-9671; Final Plat for a single family subdivision with a total of twenty-eight (28) lots on 22.45 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Applicant: Bob Frost / The Woodland at Chapman Farms LLC
Property Owner: Bob Frost / The Woodland at Chapman Farms LLC
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting the approval of the The Woodlands at Chapman Farms, 2nd Plat to develop a single-family subdivision. The second phase will include twenty-eight (28) lots on 22.45 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Staff Recommendation: Staff recommends approval with conditions of the Final Plat applications. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
03/16/2003	City Council	Approved the Annexation (A-6-2002) of the subject property (Ord. No. 3554).
10/17/2016	City Council	Approved the Rezoning (RZ-09-16-5466) for *The Woodlands at Chapman Farms*.
10/24/2016	Planning Commission	Approved the Preliminary Plat (PP-09-16-5467) for The Woodlands at Chapman Farms.
06/14/2021	Planning Commission	Recommended approval of Final Plat (PF-05-21-7765) for The Woodland at Chapman Farms.
06/21/2021	City Council	Approved the Final Plat (PF-05-21-7765) for The Woodlands at Chapman Farms by Ordinance No. 5008

Future Applications: Prior to the issuance of building permits for lots in this Plat, the Final Plat must be approved and recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business "SO" Service Office	Undeveloped Land Timothy Lutheran
South:	"SF-7/R-O" Single Family Restricted Overlay "NB/RO" Neighborhood Business Restricted Overlay	Single Family Residential Undeveloped Land
East:	"SF-7" Single Family	Single Family Residential
West:	"GB" General Business "MF-14" Moderate Density Multi-Family	Undeveloped Land

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 Preliminary Plat application.

Phasing: Woodland at Chapman Farms is the second phase for the subdivision, which includes 332 single family lots to be developed in 10 phases.

Preservation: The subdivision has been previously improved with infrastructure. Several mature trees remain within Tract E; however, no preservation plan has been submitted with this phase.

Parking: Single-Family, Detached housing requires two (2) off-street parking spaces per dwelling unit. The previously approved elevations show two-car garages which will meet the off-street parking requirement. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Single-Family	2 spaces per dwelling unit	>2 spaces

Streets & Sidewalks: This phase extends SW 4th Street, connecting to the Phase I primary access at SW Wyatt Road. Additional off-site improvements to Wyatt Road are anticipated in later phases. **Right-of-way for SW 6th Street will need to be adjusted based on the Traffic Study. An Amended Preliminary Plat shall be approved prior to the approval of construction plans for the development phase incorporating 6th Street**

Traffic: All roadway improvements associated with this phase have been constructed to City standards.

Water: A substantial completion letter has been received from Public Water Supply District #13 with regard to the installation of public water infrastructure construction.

Stormwater: Stormwater detention has been provided through modifications to an existing pond. A stormwater study has been provided indicating the basin was constructed and will function in accordance with the stormwater design.

Sanitary Sewer: This development is within the Neighborhood Improvement District, and the density and proposed flow rates generated are within original NID design parameters. The development incorporates a low-pressure sewer solution to provide sanitary service to all lots and residences. This system is privately owned and maintained and contained within a private Sanitary Sewer Easement.

Open Space: The subdivision is required 12.39 acres of common open space (10% of 123.9 acres zoned "SF-7"). The Final Plat provides 12.9 acres in Tract E as a preserve. A 5' crushed rock trail will be provided around the perimeter of the preserve as an additional amenity.

Minimum Livable Floor Area: A minimum livable floor area classification of 1,400-sf was approved with the Preliminary Plat based on the house size average of adjacent single family houses. This classification has been noted on the Final Plat.

Signage: No additional signage is shown on the plan for the second plat. If the applicant would like to request signage, administrative sign permit approval will be required

Modifications Requested: The proposed plans are in agreement with the previously approved Preliminary Plat. No Modifications are being requested.

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 and surrounding development pattern of single-family residential homes within Phase I of Colonial Gardens.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff. With additional off site easements to be recorded with the Final Plat.

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

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

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: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer multi-family development.

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

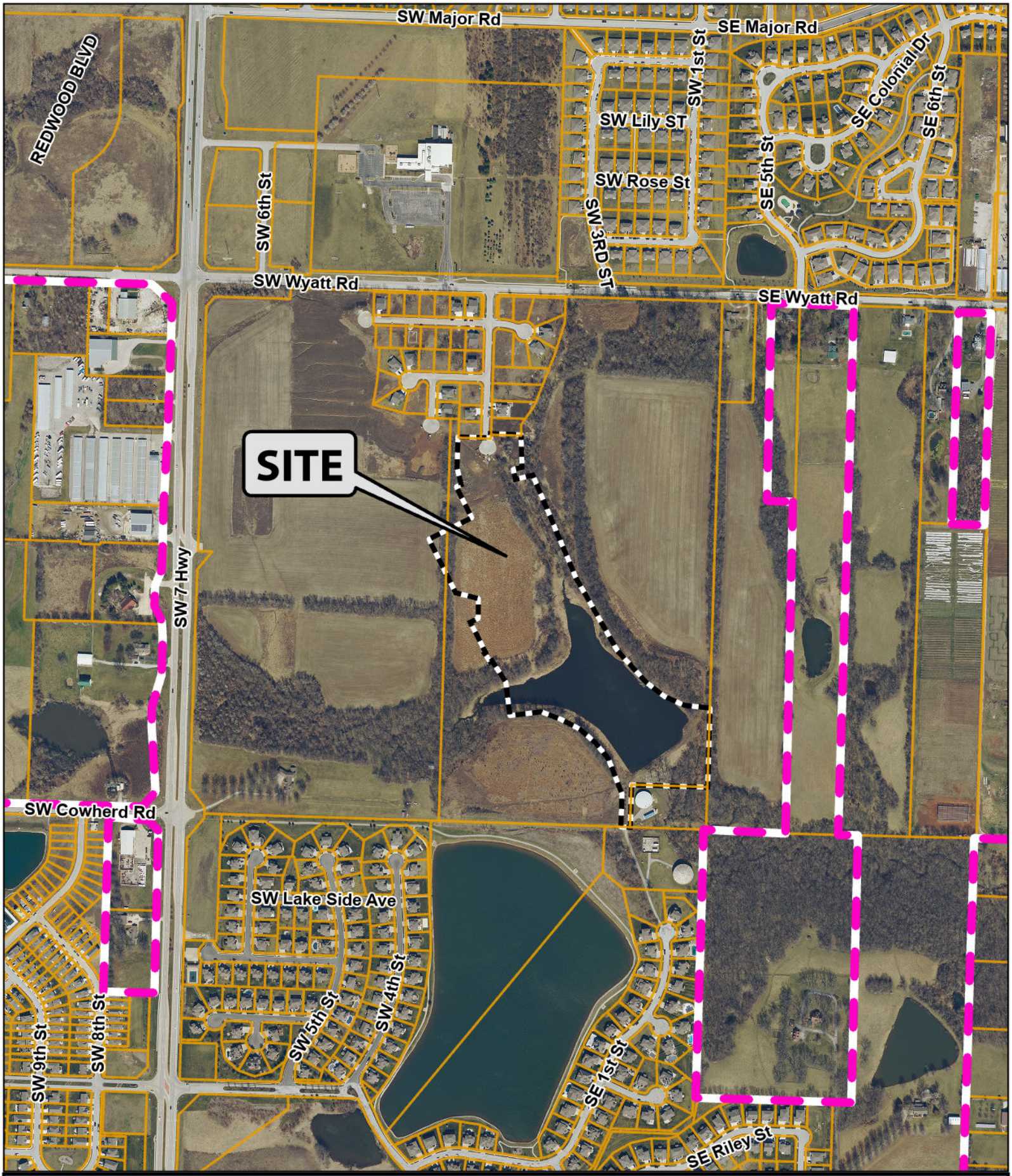
6. The recommendations of professional staff.

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

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 three (3) conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PUD Concept Plan.
2. Prior to building permit issuance, the following must occur:
   a. The Final Plat must be recorded with Jackson County.
   b. The recorded Declaration of Restriction documents must be provided to the City.
   c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for each lot shall be installed.
   b. The required public sidewalk for each lot shall be installed.



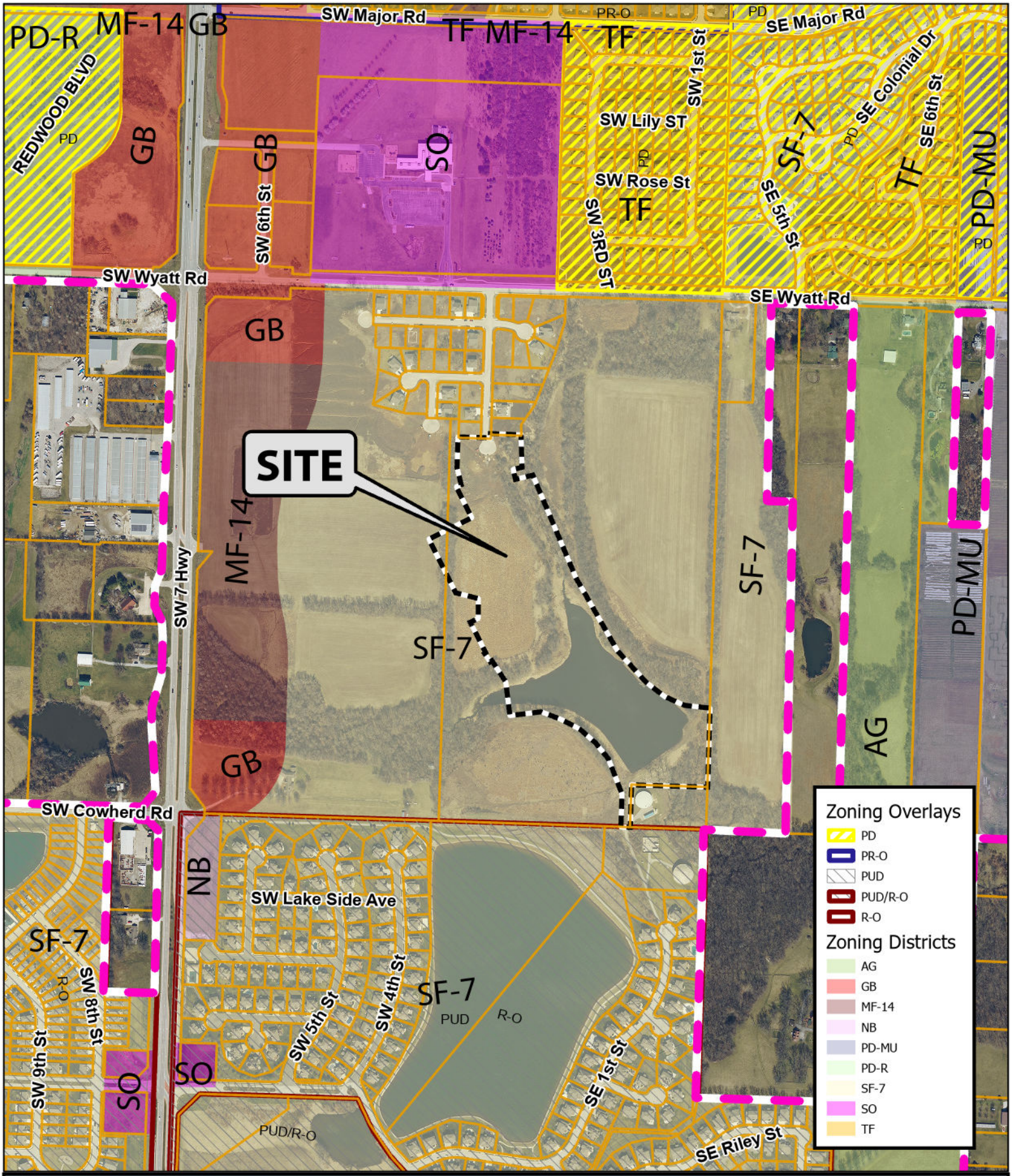
The City of Blue Springs Missouri

PF-08-25-9671
Parcel # 54-300-01-14-01-0-00-000
AERIAL LOCATION MAP

N

1" = 600'

Date: 10/03/25



The City of Blue Springs Missouri

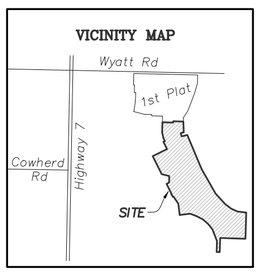
PF-08-25-9671
Parcel # 54-300-01-14-01-0-00-000
SITE LOCATION AND ZONING MAP

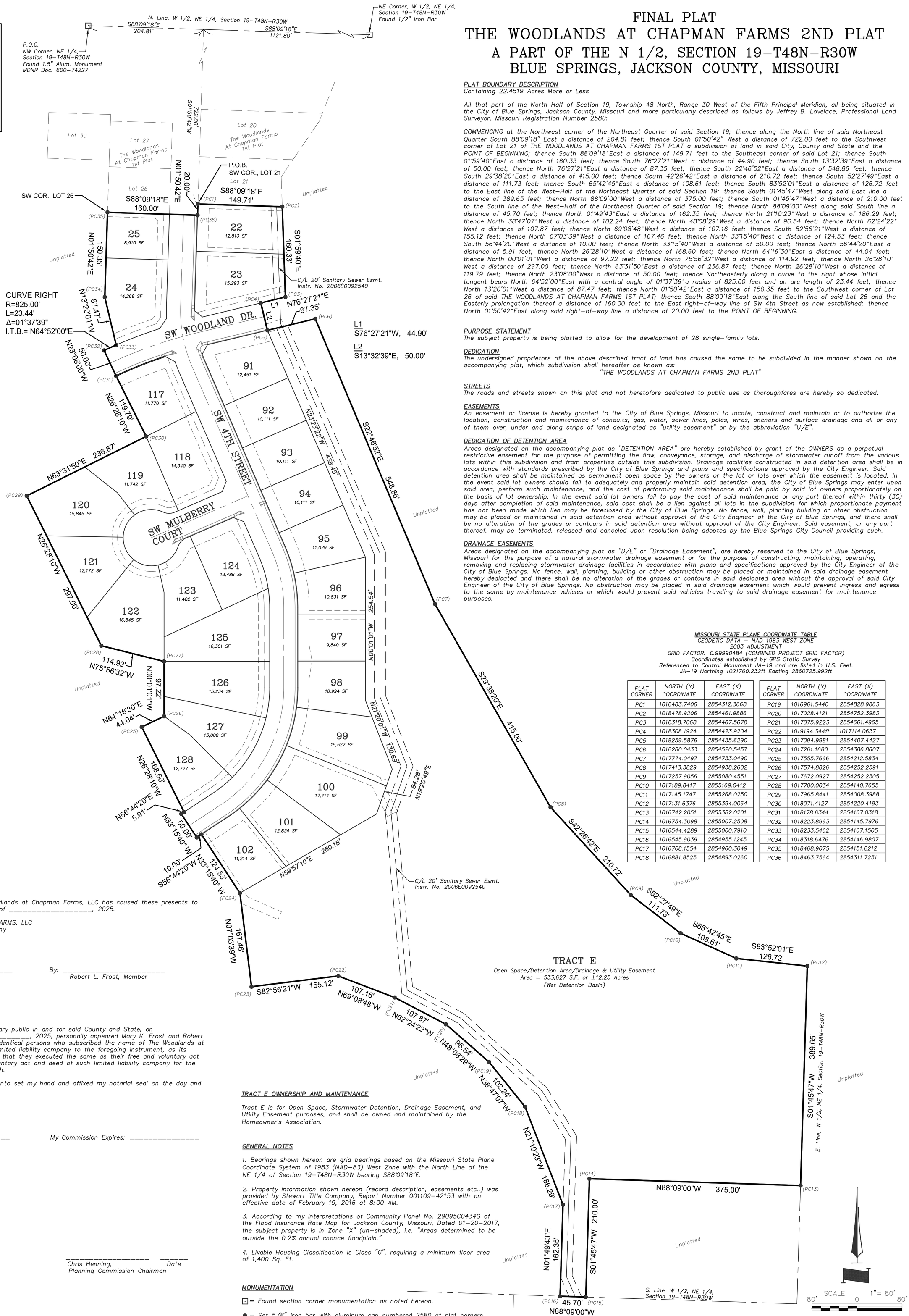
N

1" = 600'

Date: 10/03/25

FINAL PLAT
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
A PART OF THE N 1/2, SECTION 19–T48N–R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





PLAT BOUNDARY DESCRIPTION
Containing 22.4519 Acres More or Less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 204.81 feet; thence South 01°50'42" West a distance of 722.00 feet to the Southwest corner of Lot 21 of THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT a subdivision of land in said City, County and State and the POINT OF BEGINNING; thence South 88°09'18"East a distance of 149.71 feet to the Southeast corner of said Lot 21; thence South 01°59'40"East a distance of 160.33 feet; thence South 76°27'21"West a distance of 44.90 feet; thence South 13°32'39"East a distance of 50.00 feet; thence North 76°27'21"East a distance of 87.35 feet; thence South 22°46'52"East a distance of 548.86 feet; thence South 29°38'20"East a distance of 415.00 feet; thence South 42°26'42"East a distance of 210.72 feet; thence South 52°27'49"East a distance of 111.73 feet; thence South 65°42'45"East a distance of 108.61 feet; thence South 83°52'01"East a distance of 126.72 feet to the East line of the West–Half of the Northeast Quarter of said Section 19; thence South 01°45'47"West along said East line a distance of 389.65 feet; thence North 88°09'00"West a distance of 375.00 feet; thence South 01°45'47"West a distance of 210.00 feet to the South line of the West–Half of the Northeast Quarter of said Section 19; thence North 88°09'00"West along said South line a distance of 45.70 feet; thence North 01°49'43"East a distance of 162.35 feet; thence North 21°10'23"West a distance of 186.29 feet; thence North 38°47'07"West a distance of 102.24 feet; thence North 48°08'29"West a distance of 96.54 feet; thence North 62°24'22" West a distance of 107.87 feet; thence North 69°08'48"West a distance of 107.16 feet; thence South 82°56'21"West a distance of 155.12 feet; thence North 07°03'39"West a distance of 167.46 feet; thence North 33°15'40"West a distance of 124.53 feet; thence South 56°44'20"West a distance of 10.00 feet; thence North 33°15'40"West a distance of 50.00 feet; thence North 56°44'20"East a distance of 5.91 feet; thence North 26°28'10"West a distance of 168.60 feet; thence North 64°16'30"East a distance of 44.04 feet; thence North 00°01'01"West a distance of 97.22 feet; thence North 75°56'32"West a distance of 114.92 feet; thence North 26°28'10" West a distance of 297.00 feet; thence North 63°31'50"East a distance of 236.87 feet; thence North 26°28'10"West a distance of 119.79 feet; thence Northeasterly along a curve to the right whose initial tangent bears North 64°52'00"East with a central angle of 01°37'39"a radius of 825.00 feet and an arc length of 23.44 feet; thence North 13°20'01"West a distance of 87.47 feet; thence North 01°50'42"East a distance of 150.35 feet to the Southwest corner of Lot 26 of said THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT; thence South 88°09'18"East along the South line of said Lot 26 and the Easterly prolongation thereof a distance of 160.00 feet to the East right–of–way line of SW 4th Street as now established; thence North 01°50'42"East along said right–of–way line a distance of 20.00 feet to the POINT OF BEGINNING.

PURPOSE STATEMENT
The subject property is being platted to allow for the development of 28 single–family lots.

DEDICATION
The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:
"THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT"

STREETS
The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS
An easement or license is hereby granted to the City of Blue Springs, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "utility easement" or by the abbreviation "U/E".

DEDICATION OF DETENTION AREA
Areas designated on the accompanying plat as "DETENTION AREA" ore hereby established by grant of the OWNERS as a perpetual restrictive easement for the purpose of permitting the flow, conveyance, storage, and discharge of stormwater runoff from the various lots within this subdivision and from properties outside this subdivision. Drainage facilities constructed in said detention area shall be in accordance with standards prescribed by the City of Blue Springs and plans and specifications approved by the City Engineer. Said detention area shall be maintained as permanent open space by the owners or the lot or lots over which the easement is located. In the event said lot owners should fail to adequately and properly maintain said detention area, the City of Blue Springs may enter upon said area, perform such maintenance, and the cost of performing said maintenance shall be paid by said lot owners proportionately on the basis of lot ownership. In the event said lot owners fail to pay the cost of said maintenance or any port thereof within thirty (30) days after completion of said maintenance, said cost shall be a lien against all lots in the subdivision for which proportionate payment has not been made which lien may be foreclosed by the City of Blue Springs. No fence, wall, planting building or other obstruction may be placed or maintained in said detention area without approval of the City Engineer of the City of Blue Springs, and there shall be no alteration of the grades or contours in said detention area without approval of the City Engineer. Said easement, or any port thereof, may be terminated, released and canceled upon resolution being adopted by the Blue Springs City Council providing such.

DRAINAGE EASEMENTS
Areas designated on the accompanying plat as "D/E" or "Drainage Easement", are hereby reserved to the City of Blue Springs, Missouri for the purpose of a natural stormwater drainage easement or for the purpose of constructing, maintaining, operating, removing and replacing stormwater drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Blue Springs. No fence, wall, planting, building or other obstruction may be placed or maintained in said drainage easement hereby dedicated and there shall be no alteration of the grades or contours in said dedicated area without the approval of said City Engineer of the City of Blue Springs. No obstruction may be placed in said drainage easement which would prevent ingress and egress to the same by maintenance vehicles or which would prevent said vehicles traveling to said drainage easement for maintenance purposes.

MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA – NAD 1983 WEST ZONE
2003 ADJUSTMENT
GRID FACTOR: 0.99990484 (COMBINED PROJECT GRID FACTOR)
Coordinates established by GPS Static Survey
Referenced to Control Monument JA–19 and are listed in U.S. Feet.
JA–19 Northing 1021760.232ft Easting 2860725.992ft

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC1	1018483.7406	2854312.3668
PC2	1018478.9206	2854461.9886
PC3	1018318.7068	2854467.5678
PC4	1018308.1924	2854423.9204
PC5	1018259.5876	2854435.6290
PC6	1018280.0433	2854520.5457
PC7	1017774.0497	2854733.0490
PC8	1017413.3829	2854938.2602
PC9	1017257.9056	2855080.4551
PC10	1017189.8417	2855169.0412
PC11	1017145.1747	2855268.0250
PC12	1017131.6376	2855394.0064
PC13	1016742.2051	2855382.0201
PC14	1016754.3098	2855007.2508
PC15	1016544.4289	2855000.7910
PC16	1016545.9039	2854955.1245
PC17	1016708.1554	2854960.3049
PC18	1016881.8525	2854893.0260

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC19	1016961.5440	2854828.9863
PC20	1017028.4121	2854752.3983
PC21	1017075.9223	2854661.4965
PC22	1019194.344ft	1017114.0637
PC23	1017094.9981	2854407.4427
PC24	1017261.1680	2854386.8607
PC25	1017555.7666	2854212.5834
PC26	1017574.8826	2854252.2591
PC27	1017672.0927	2854252.2305
PC28	1017700.0034	2854140.7655
PC29	1017965.8441	2854008.3988
PC30	1018071.4127	2854220.4193
PC31	1018178.6344	2854167.0318
PC32	1018223.8963	2854145.7976
PC33	1018233.5462	2854167.1505
PC34	1018318.6476	2854146.9807
PC35	1018468.9075	2854151.8212
PC36	1018463.7564	2854311.7231

TRACT E
Open Space/Detention Area/Drainage & Utility Easement
Area = 533,627 S.F. or ±12.25 Acres
(Wet Detention Basin)

TRACT E OWNERSHIP AND MAINTENANCE
Tract E is for Open Space, Stormwater Detention, Drainage Easement, and Utility Easement purposes, and shall be owned and maintained by the Homeowner's Association.

GENERAL NOTES
1. *Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD–83) West Zone with the North Line of the NE 1/4 of Section 19–T48N–R30W bearing S88°09'18"E.*

2. *Property information shown hereon (record description, easements etc..) was provided by Stewart Title Company, Report Number 001109–42153 with an effective date of February 19, 2016 at 8:00 AM.*

3. *According to my interpretations of Community Panel No. 29095C0434G of the Flood Insurance Rate Map for Jackson County, Missouri, Dated 01–20–2017, the subject property is in Zone "X" (un–shaded), i.e. "Areas determined to be outside the 0.2% annual chance floodplain."*

4. *Livable Housing Classification is Class "G", requiring a minimum floor area of 1,400 Sq. Ft.*

MONUMENTATION
⊡ = *Found section corner monumentation as noted hereon.*

● = *Set 5/8" iron bar with aluminum cap numbered 2580 at plat corners.*

Note: Upon completion of construction, 1/2" iron bars w/plastic caps numbered LS–2580 will be set at all rear lot corners along with curb cuts at the extension of side lot lines.

PLAT LEGEND
C/L = CENTERLINE
U/E = UTILITY EASEMENT
W/E = WATERLINE EASEMENT
S/W = SIDEWALK
ESMT. = EASEMENT
R/W = RIGHT–OF–WAY

ACKNOWLEDGEMENT
IN TESTIMONEY WHEREOF: The Woodlands at Chapman Farms, LLC has caused these presents to be executed this _____ day of _____, 2025.

THE WOODLANDS AT CHAPMAN FARMS, LLC
a Missouri limited liability company

By: _____ Mary K. Frost, Member

By: _____ Robert L. Frost, Member

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

Before me, the undersigned, a notary public in and for said County and State, on this_____day of_____, 2025, personally appeared Mary K. Frost and Robert L. Frost, to me known to be the identical persons who subscribed the name of The Woodlands at Chapman Farms, LLC, a Missouri limited liability company to the foregoing instrument, as its members and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public: _____ My Commission Expires: _____

APPROVALS
_____ _____ Mike Mallon, Director Community Development — Date

_____ _____ Chris Henning, Planning Commission Chairman — Date

_____ _____ City Engineer — Date

This hereby certifies that the accompanying plat of "The Woodlands at Chapman Farms 2nd Plat" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this ___ day of _____, 2025, by Ord. No. _____.

_____ _____ Chris Lievsay, Mayor — Date

_____ _____ Erin Ford, City Clerk — Date

APPROVED BY JACKSON COUNTY GIS DEPARTMENT
_____ _____ Date

SURVEYOR'S CERTIFICATION
I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

OWNER OF RECORD & DEVELOPER
The Woodlands at Chapman Farms, LLC
Bob Frost
8619 S. 7 Highway
Blue Springs, Missouri 64014

_____ Jeffrey B. Lovelace, MO. PLS–2580

SHT 1 OF 2

FINAL PLAT

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 22074
Drawn By: J.B.L.
Checked By: J.B.L.
Date: 08-05-2025
Scale: 1" = 80'
File Name: 22074-PLAT
Certificate of Authority: Missouri - 2002026538 Kansas - LS-154

Final Plat
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR:
The Woodlands At Chapman Farms, LLC
P.O. BOX 638
Blue Springs, Missouri 64015

DATE	NUMBER	REVISION	BY:	APPROVED:
09-15-2025	1	Addressed City Staff Comments		
09-30-2025	2	Addressed City Staff Comments		
10-07-2025	3	Addressed City Staff Comments		

FINAL PLAT
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
A PART OF THE N 1/2, SECTION 19–T48N–R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

P.O.C.
NW Corner, NE 1/4,
Section 19–T48N–R30W
Found 1.5" Alum. Monument
MDNR Doc. 600–74227

S88°09'18"E 204.81'

N. Line, W 1/2, NE 1/4, Section 19–T48N–R30W

S88°09'18"E 1121.80'

NE Corner, W 1/2, NE 1/4,
Section 19–T48N–R30W
Found 1/2" Iron Bar

Lot 30 | Lot 27 The Woodlands At Chapman Farms 1st Plat | Lot 20 The Woodlands At Chapman Farms 1st Plat | Lot 26 | Lot 21 | Unplatted

S01°50'42"W 722.00'

N01°50'42"E 20.00'

P.O.B.
SW COR., LOT 21
S88°09'18"E 149.71'

SW COR., LOT 26
S88°09'18"E 160.00'

7.5' U/E | 84.63' | 110.00' | 25' | 25' | 84.00'

25
8,910 SF

22
12,813 SF

81.00' | 69.72' | 81.00' | 4' S/W | 84.19'

N01°50'42"E 150.35'

S01°59'40"E 160.33'

S88°09'18"E 110.00' | S88°09'18"E 155.35' | 7.5' U/E

10' W/E | 10' U/E | S01°50'42"W 162.23' | 20' U/E

24
14,268 SF

23
15,293 SF

69.35' | 81.23' | 98.22' | 76.14'

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540

10' U/E | 10' W/E 151.34' | 7.65' | L3 | L1 | ℄15' U/E (See Detail–1)

CURVE RIGHT
R=825.00'
L=23.44'
Δ=01°37'39"
I.T.B.= N64°52'00"E

N13°20'01"W 87.47' | 87.47' | 10' U/E | 82.60' | 10' W/E | L6 22.49'

C3 | SW WOODLAND DR. S76°27'21"W 124.42' | C4 | 4' S/W | 109.48' | 20' U/E | 25' | L2 | N76°27'21"E 87.35'

N23°08'00"W 50.00' | 25' | C5 | C2 | 4' S/W | 93.61' | 20' U/E | L5 19.69' | 4' S/W | L4 13.24'

91
12,451 SF

117
11,770 SF

76.49' | 10' U/E | 91.88' | 85.82'

N26°28'10"W 119.79' | S66°36'38"W 123.31'

92
10,111 SF

S63°31'50"W 99.09' | 10' W/E | 249.84' | 82.00' | 82.00'

S66°36'38"W 123.31'

93
10,111 SF

Unplatted | N63°31'50"E 236.87' | 121.82' | S23°23'22"E 358.34' | 134.95' | SW 4TH STREET | N23°23'22"W 436.45' | 82.00'

118
14,340 SF

119
11,742 SF

115.05' | N51°45'44"W 73.80' | N23°23'22"W 143.62' | 15' | 20' U/E | 82.00'

S66°36'38"W 123.31'

94
10,111 SF

S22°46'52"E 548.86'

120
15,845 SF

N37°53'08"W 50.00' | 53.30' | 7.00' | 10' U/E | 10' W/E 84.94' | 82.00'

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540

79.20' | R=25.00' L=21.03' | SW MULBERRY COURT S66°36'38"W 186.85' | 4' S/W | 83.44' | L8 | 108.50'

S66°36'38"W 123.31'

95
11,029 SF

N88°59'41"W 135.98' | 46.00' | 8.50' | 20' U/E 71.83' | S30°49'02"E 43.38' | 69.50' | 10' W/E | 10' U/E | 26.52' | 100.57'

N26°28'10"W 161.31' | 45.43' | L=14.11' | 50.45' | 10' W/E | R=25.00' L=21.03' | 46.00' | 10' U/E | S12°19'15"E 50.00' | N23°23'22"W 142.51' | 57.12'

S77°23'42"W 130.13'

96
10,831 SF

124
13,486 SF

S38°56'27"W 131.46' | 123 11,482 SF | C1 | 62.21' | 102.41'

297.00' | 122 16,845 SF | S65°01'09"W 90.27' | 34.67' | ℄15' U/E | 12.37'

S89°58'59"W 120.00' | 254.54'

56.49' | N00°01'01"W 122.21' | S65°01'09"W 113.64' | 125 16,301 SF | 10' W/E 94.98' | S00°01'01"E 141.01' | 82.00' | 20' U/E 46.09' | 82.00' | N00°01'01"W

97
9,840 SF

114.92' N75°56'32"W | N89°58'59"E 187.53' | S89°58'59"W 120.00' | 25.16'

Unplatted | 126 15,234 SF | 10' U/E | 46.03' | 62.11' | 46.64' | L6 16.09' | 70.13'

98
10,994 SF

N00°01'01"W 67.22' | 35.11' | 54.78' | 35.46' | 31.35'

N64°16'30"E 44.04' | S78°06'14"E 184.87' | S82°37'46"E 134.80' | N21°20'01"W 99.35' | 130.69'

N54°03'35"W 58.03' | 127 13,008 SF | L=72.12' | 123.01' | 70.40'

99
15,527 SF

N44°44'29"W 105.00' | S41°34'50"W 39.09' | 12.94' | 21.24' | R=250.00' L=247.64' Δ=56°45'21"

128
12,727 SF

S67°57'44"E 191.15' | ℄20' U/E | 31.58'

N26°28'10"W 168.60' | L=28.15' | 57.94' | 10' U/E | 10' W/E 45.08' | 60.32' | 70.42' | 100 17,414 SF | 84.28' N19°20'49"E

N56°44'20"E 5.91' | S56°44'20"W 66.23' | 4' S/W | 70.33' | 20' U/E | S53°17'25"E 162.57' | 52.70' | ℄20' U/E S27°15'17"E 36.72'

25' | 25' | 25.80' | 56.23' | 73.76' | 34.75'

N33°15'40"W 50.00' | 101 12,834 SF | S38°35'15"E 131.62' | ℄15' U/E | 111.94' | N59°57'10"E 280.18'

10.00' S56°44'20"W | N33°15'40"W 124.53' | 7.5' U/E | 102 11,214 SF | 94.48'

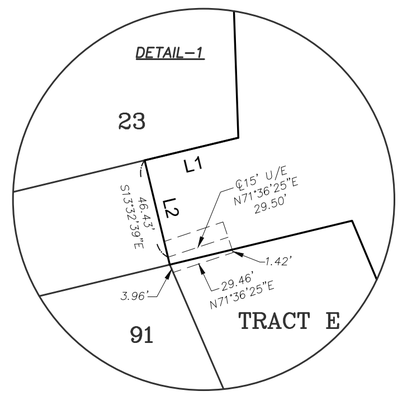
S33°15'40"E 15.24' | ℄15' U/E | 15' | 68.13' S66°17'23"E

S29°38'20"E 415.00'

Unplatted

TRACT E
Open Space/Detention Area/Drainage & Utility Easement
Area = 533,627 S.F. or ±12.25 Acres
(Wet Detention Basin)

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540



PLAT BOUNDARY COURSE DATA

LINE 1 (L1)
S76°27'21"W, 44.90'

LINE 2 (L2)
S13°32'39"E, 50.00'

PLAT LEGEND

C/L = CENTERLINE
U/E = UTILITY EASEMENT
W/E = WATERLINE EASEMENT
S/W = SIDEWALK
ESMT. = EASEMENT
R/W = RIGHT–OF–WAY

LOT LINE COURSE DATA

CURVE 1 (C1)
R=250.00'
L=247.64'
Δ=56°45'21"

CURVE 2 (C2)
R=250.00'
L=56.19'
Δ=12°52'42"

CURVE 3 (C3)
R=250.00'
L=53.91'
Δ=12°21'22"

CURVE 4 (C4)
R=800.00'
L=24.00'
Δ=01°43'08"

CURVE 5 (C5)
R=800.00'
L=137.81'
Δ=09°52'13"

LINE 3 (L3)
S52°42'54"E, 17.69'

LINE 4 (L4)
N29°06'39"E, 18.97'

LINE 5 (L5)
S62°45'42"E, 19.82'

LINE 6 (L6)
N34°12'33"E, 21.91'

LINE 7 (L7)
N21°36'38"E, 19.80'

LINE 8 (L8)
S68°23'22"E, 19.80'

SURVEYOR'S CERTIFICATION

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jeffrey B. Lovelace, MO. PLS–2580

SCALE 1"= 50'
50' 0 50'

SHT 2 OF 2

FINAL PLAT

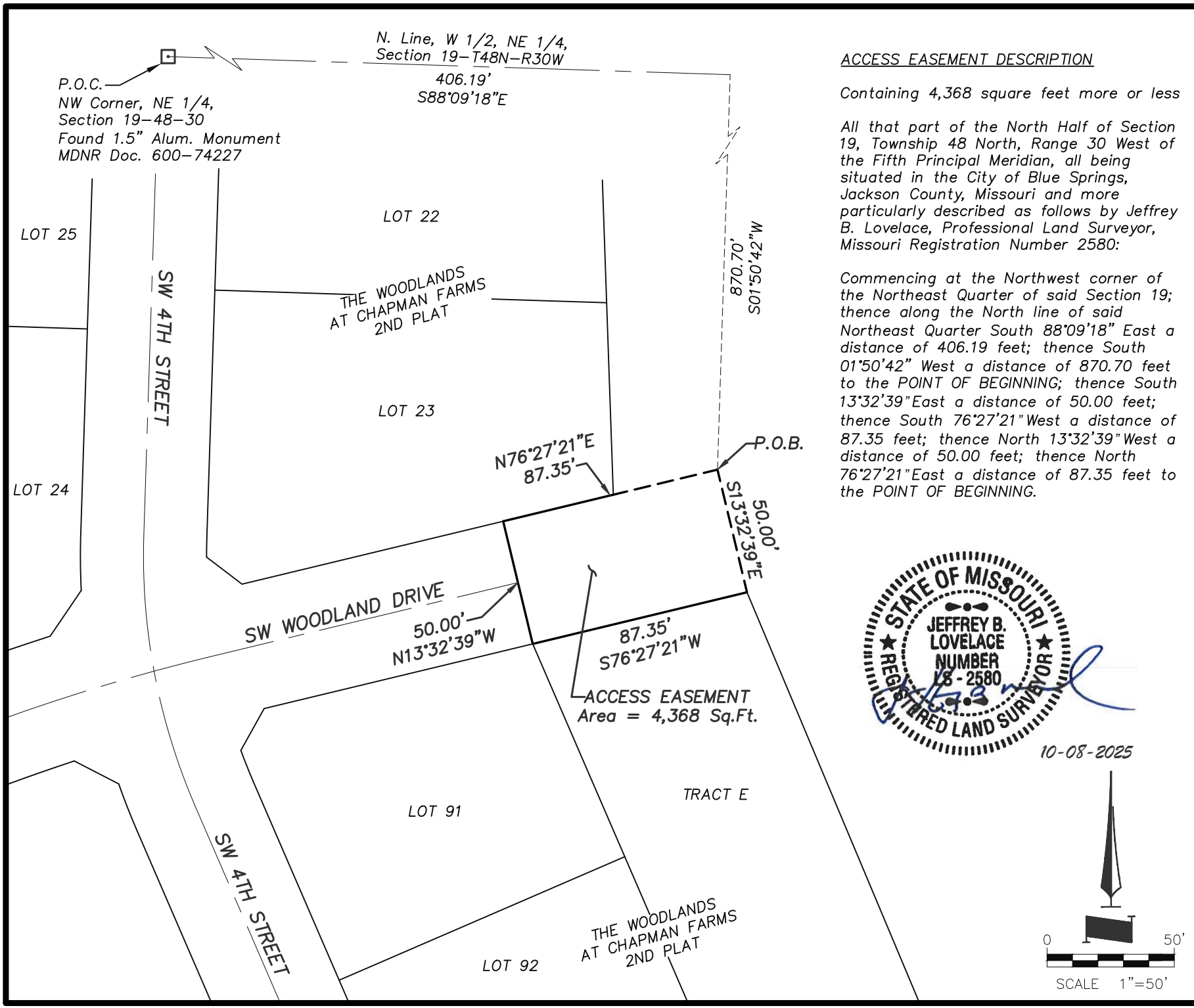
LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 22074
Drawn By: J.B.L.
Checked By: J.B.L.
Date: 08-05-2025
Scale: 1" = 80'
File Name: 22074- 2ND PLAT
Certificate of Authority:
Missouri - 2002026538
Kansas - LS-154

Final Plat
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR:
The Woodlands At Chapman Farms, LLC
P.O. Box 638
Blue Springs, Missouri 64015

DATE	NUMBER	REVISION	BY:	APPROVED:
09-15-2025	1	Addressed City Staff Comments		
09-30-2025	2	Addressed City Staff Comments		
10-07-2025	3	Addressed City Staff Comments		



ACCESS EASEMENT DESCRIPTION

Containing 4,368 square feet more or less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 406.19 feet; thence South 01°50'42" West a distance of 870.70 feet to the POINT OF BEGINNING; thence South 13°32'39" East a distance of 50.00 feet; thence South 76°27'21" West a distance of 87.35 feet; thence North 13°32'39" West a distance of 50.00 feet; thence North 76°27'21" East a distance of 87.35 feet to the POINT OF BEGINNING.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS - 2580
REGISTERED LAND SURVEYOR

10-08-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

ACCESS EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

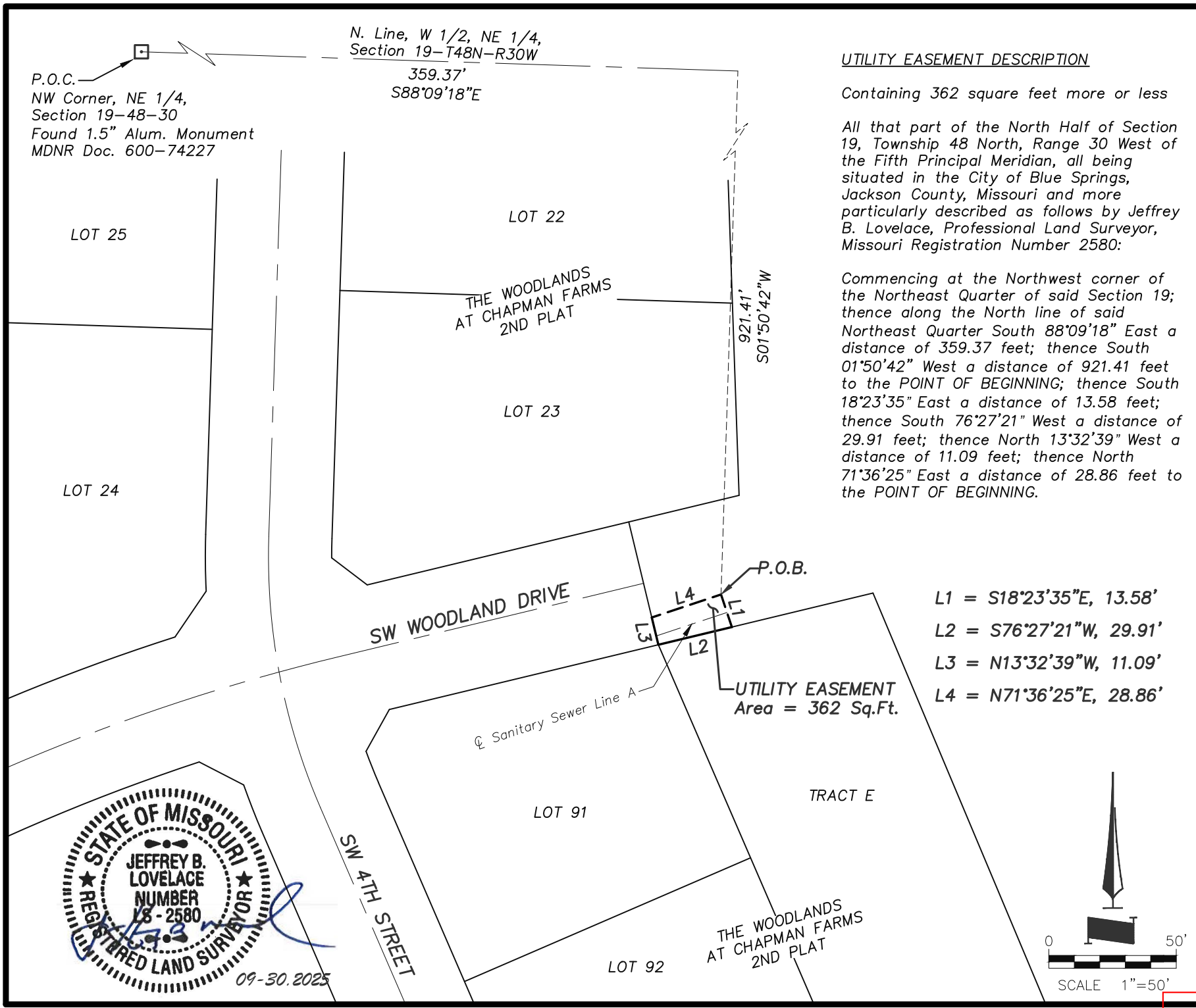
Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 10-08-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

SHT 1 OF 1



UTILITY EASEMENT DESCRIPTION

Containing 362 square feet more or less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 359.37 feet; thence South 01°50'42" West a distance of 921.41 feet to the POINT OF BEGINNING; thence South 18°23'35" East a distance of 13.58 feet; thence South 76°27'21" West a distance of 29.91 feet; thence North 13°32'39" West a distance of 11.09 feet; thence North 71°36'25" East a distance of 28.86 feet to the POINT OF BEGINNING.

L1 = S18°23'35"E, 13.58'
L2 = S76°27'21"W, 29.91'
L3 = N13°32'39"W, 11.09'
L4 = N71°36'25"E, 28.86'

PROPERTY INFORMATION
Owner: FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013
Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT
PART OF SECTION 19-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

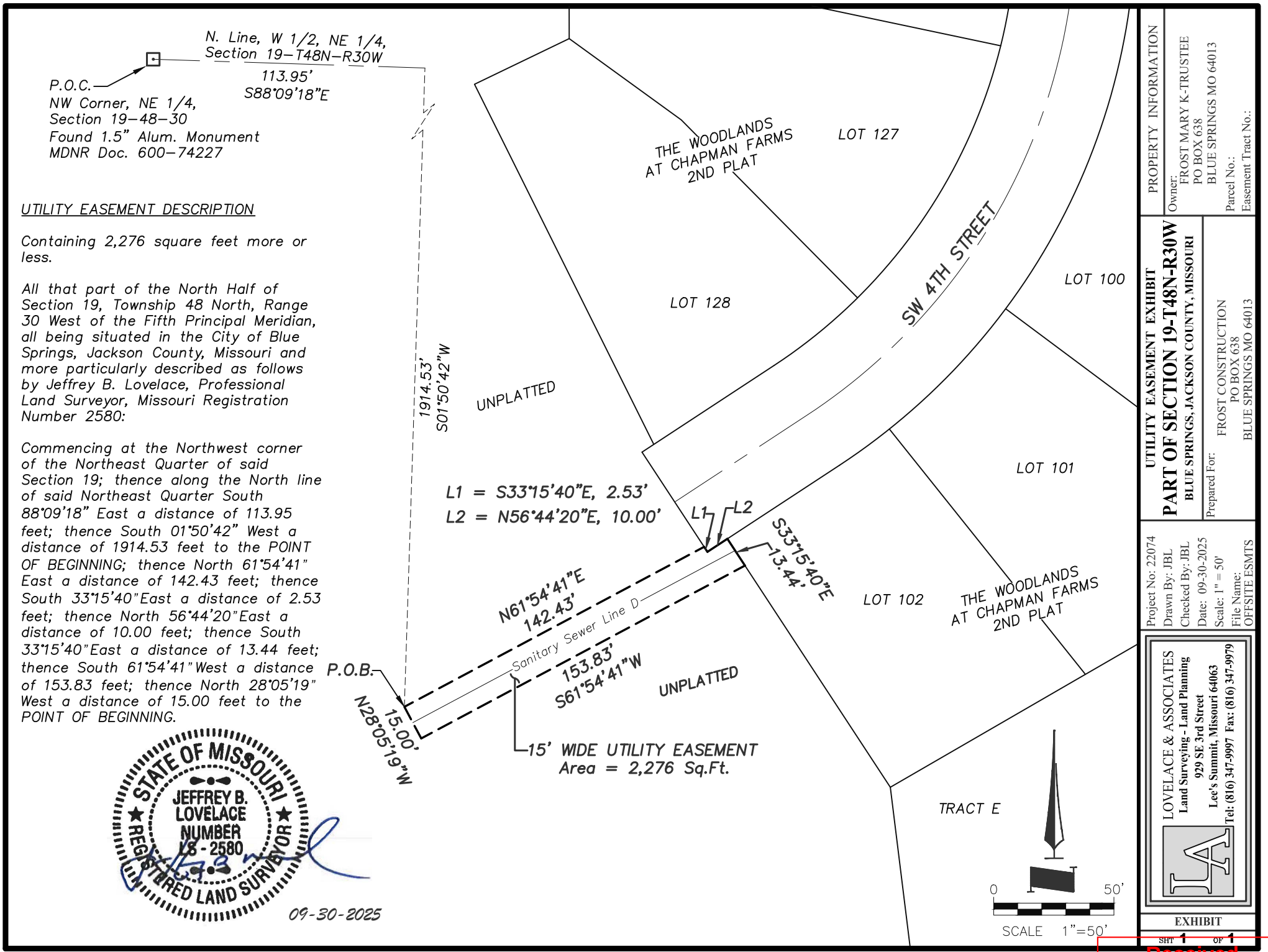
Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT
SHT 1 OF 1

Received
10/01/2025 8:25:10 AM



UTILITY EASEMENT DESCRIPTION

Containing 2,276 square feet more or less.

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 113.95 feet; thence South 01°50'42" West a distance of 1914.53 feet to the POINT OF BEGINNING; thence North 61°54'41" East a distance of 142.43 feet; thence South 33°15'40"East a distance of 2.53 feet; thence North 56°44'20"East a distance of 10.00 feet; thence South 33°15'40"East a distance of 13.44 feet; thence South 61°54'41"West a distance of 153.83 feet; thence North 28°05'19" West a distance of 15.00 feet to the POINT OF BEGINNING.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION
Owner: FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013
Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT
PART OF SECTION 19-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

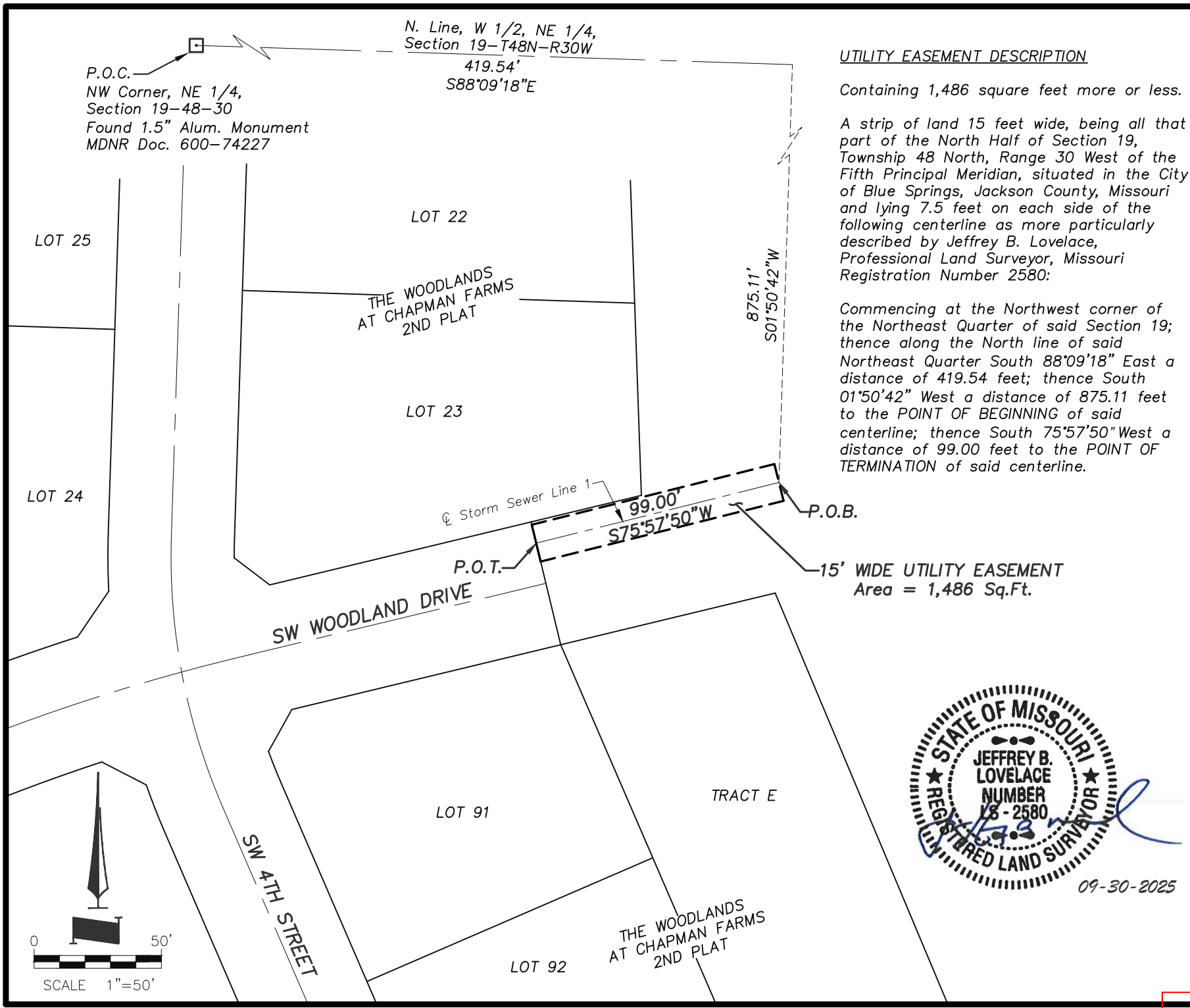
Prepared For: FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT
SHT 1 OF 1

Received
10/01/2025 8:26:33 AM



UTILITY EASEMENT DESCRIPTION

Containing 1,486 square feet more or less.

A strip of land 15 feet wide, being all that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, situated in the City of Blue Springs, Jackson County, Missouri and lying 7.5 feet on each side of the following centerline as more particularly described by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 419.54 feet; thence South 01°50'42" West a distance of 875.11 feet to the POINT OF BEGINNING of said centerline; thence South 75°57'50" West a distance of 99.00 feet to the POINT OF TERMINATION of said centerline.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS - 2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

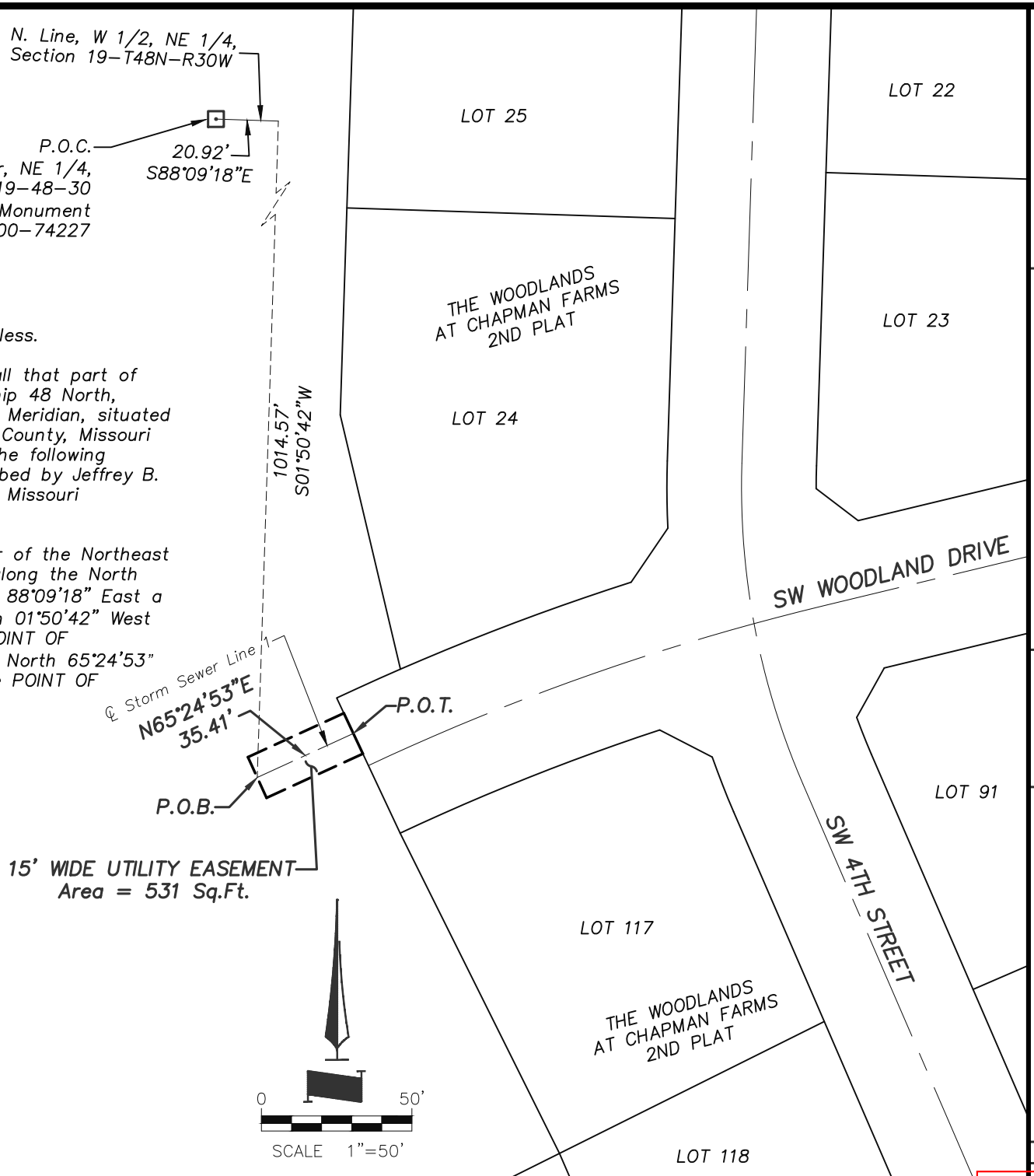
Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

SHT 1 OF 1

Received
10/01/2025 8:24:47 AM



UTILITY EASEMENT DESCRIPTION

Containing 531 square feet more or less.

A strip of land 15 feet wide, being all that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, situated in the City of Blue Springs, Jackson County, Missouri and lying 7.5 feet on each side of the following centerline as more particularly described by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 20.92 feet; thence South 01°50'42" West a distance of 1014.57 feet to the POINT OF BEGINNING of said centerline; thence North 65°24'53" East a distance of 35.41 feet to the POINT OF TERMINATION of said centerline.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

SHT 1 OF 1

Received
10/01/2025 8:26:23 AM

Introduced by Councilmember _____ BILL NO. 5359
(PF-08-25-9671)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE WOODLANDS AT CHAPMAN FARMS 2nd PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on August 29, 2025, the Applicant, Bob Frost of The Woodlands at Chapman Farms, LLC., submitted a Planning Application for the property hereinafter described; and

WHEREAS, on October 13, 2025, the City Planning Commission held a regular scheduled meeting for the Woodlands at Chapman Farms 2nd Plat where the Commission voted in favor of the Final Plat and sent their recommendation of approval to the City Council; and

WHEREAS, on October 20, 2025, the City Council approved The Woodlands at Chapman Farms, 2nd 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. This Site is legally described as:

Containing 22.4519 Acres More or Less
All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:
COMMENCING at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 204.81 feet; thence South 01°50'42" West a distance of 722.00 feet to the Southwest corner of Lot 21 of THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT a subdivision of land in said City, County and State and the POINT OF BEGINNING; thence South 88°09'18" East a distance of 149.71 feet to the Southeast corner of said Lot 21; thence South 01°59'40" East a distance of 160.33 feet; thence South 76°27'21" West a distance of 44.90 feet; thence South 13°32'39" East a distance of 50.00 feet; thence North 76°27'21" East a distance of 87.35 feet; thence South 22°46'52" East a distance of 548.86 feet; thence South 29°38'20" East a distance of 415.00 feet; thence South 42°26'42" East a distance of 210.72 feet; thence South 52°27'49" East a distance of 111.73 feet; thence South 65°42'45" East a distance of 108.61 feet; thence South 83°52'01" East a distance of 126.72 feet to the East line of the West-Half of the Northeast Quarter of said Section 19; thence South 01°45'47" West along said East line a distance of 389.65 feet; thence North 88°09'00" West a distance of 375.00 feet; thence South 01°45'47" West a distance of 210.00 feet to the South line of the West-Half of the Northeast Quarter of said Section 19; thence North 88°09'00" West along said South line a distance of 45.70 feet; thence North 01°49'43" East a distance of 162.35 feet; thence North 21°10'23" West a distance of 186.29 feet; thence North 38°47'07" West a distance of 102.24 feet; thence North 48°08'29" West a distance of 96.54 feet; thence North 62°24'22" West a distance of 107.87 feet; thence North 69°08'48" West a distance of 107.16 feet; thence South 82°56'21" West a distance of 155.12 feet; thence North 07°03'39" West a distance of 167.46 feet;

thence North 33°15'40” West a distance of 124.53 feet; thence South 56°44'20” West a distance of 10.00 feet; thence North 33°15'40” West a distance of 50.00 feet; thence North 56°44'20” East a distance of 5.91 feet; thence North 26°28'10” West a distance of 168.60 feet; thence North 64°16'30” East a distance of 44.04 feet; thence North 00°01'01” West a distance of 97.22 feet; thence North 75°56'32” West a distance of 114.92 feet; thence North 26°28'10” West a distance of 297.00 feet; thence North 63°31'50” East a distance of 236.87 feet; thence North 26°28'10” West a distance of 119.79 feet; thence North 23°08'00"West a distance of 50.00 feet; thence Northeasterly along a curve to the right whose initial tangent bears North 64°52'00” East with a central angle of 01°37'39” a radius of 825.00 feet and an arc length of 23.44 feet; thence North 13°20'01” West a distance of 87.47 feet; thence North 01°50'42” East a distance of 150.35 feet to the Southwest corner of Lot 26 of said THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT; thence South 88°09'18” East along the South line of said Lot 26 and the Easterly prolongation thereof a distance of 160.00 feet to the East right-of-way line of SW 4th Street as now established; thence North 01°50'42” East along said right-of-way line a distance of 20.00 feet to the POINT OF BEGINNING.

Section 2. The Final Plat of The Woodlands at Chapman Farms 2nd Plat, 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-08-25-9671) submitted to the City Council at its October 20, 2025 meeting included the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PUD Concept Plan.
2. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction documents must be provided to the City.
    c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.
4. All offsite easements shall be recorded prior to the issuance of the fifth building permit. If this condition is not met, no additional building permits shall be issued until the required easements have been recorded. This condition shall terminate upon completion and recording of the offsite easements.

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 20th day of October 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____