BLUE SPRINGS
MISSOURI

CITY COUNCIL MEETING
Monday, July 20, 2026, 6:00 PM

Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015
This meeting can be viewed live on the City's website at
https://www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Council Chambers. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Agenda

Pledge of Allegiance

1. Call meeting to order
2. Confirmation of a Quorum
3. Consent Agenda

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

Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the July 6, 2026 City Council meeting

   b. Resolution No. 052-2026 approving a purchase only of playground equipment from Athco Acquisition Corp. for Southwest Park

   c. Resolution No. 053-2026 approving a contract with Athco Acquisition Corp. for purchase and installation of playground surface for Southwest Park

4. **Proclamation** – Blue Springs South High School Baseball team

5. **Public Hearing Continuance** – Ford Parts Warehouse Planned Development Concept Plan (PDC-04-26-9865) – **To be continued to August 3, 2026**

6. Bill 5415 approving WinWater General Development Plan (GDP-03-26-9850) and Conditional Use Permit (CUP-03-26-9851) – **Conditional Use Permit Withdrawn by Applicant**

7. **Public Hearing** – Capital Improvements Program for Fiscal Years 2026-2027 to 2030-2031

8. Introduction and readings of Bill 5418 adopting the Capital Improvements Program for Fiscal Years 2026-2027 to 2030-2031

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

10. Introduction and readings of Bill 5419 approving a Winwater General Development Plan (GDP-03-26-9850)

11. **Second reading only** of Bill 5413 approving a Colbern Road Annexation

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. Executive Session – Discussion related to Litigation and Personnel pursuant to Section 610.021 (1) and (3)

Upcoming Meetings

Planning Commission Meeting – July 27, 6:30 PM
Public Safety Citizen's Advisory Meeting – July 28, 6:00 PM
City Council Meeting – August 3, 6:00 PM
Park Commission Meeting – August 4, 6:00 PM
Planning Commission Meeting – August 10, 6:30 PM
Public Arts Commission Meeting – August 12, 4:00 PM
Land Bank Meeting – August 17, 3:00 PM
City Council Meeting – August 17, 6:00 PM

This agenda was posted at City Hall and on the City's website on Friday, July 17, 2026.

Megan Rodgers, Deputy City Clerk

BLUE SPRINGS
MISSOURI

EXPLANATIONS

DATE: July 17, 2026

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

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Playground Equipment Purchase for Southwest Park

Adopt a Resolution approving a purchase in the amount of $5,911,144.00 from Athco Acquisition Corp. for the purchase of playground equipment for Southwest Park; CIP-PR-71. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3c – Playground Surface Purchase and Installation for Southwest Park

Adopt a Resolution approving a purchase and installation in the amount of $325,673.00 from Athco Acquisiton Corp. for the purchase and installation of playground safety surfacing for Southwest Park; CIP-PR-71. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 5 – Ford Parts Warehouse Planned Development Concept Plan Continuance

A continuation is being requested by the Applicant, Powell Miniis, on behalf of the property owner, BFRE, LLC, for the public hearing for consideration of a Planned

Development Concept Plan (PDC-04-26-9865) be continued to the August 3, 2026 City Council Meeting. A motion to continue is in order.

Item 6 – Winwater Conditional Use Permit Withdrawn

At the July 6, 2026 City Council meeting, a Public Hearing was held and Bill 5415 was introduced approving a Winwater General Development Plan (GDP-03-26-9850) and Conditional Use Permit (CUP-04-26-9863) located at 2601 NW Jefferson St. Bill 5415 was continued to the July 20, 2026 City Council meeting. The Conditional Use Permit has been withdrawn by the Applicant, Bart Fisher.

Items 7 & 8 – Capital Improvements Program for Fiscal Years 2026-2027 to 2030-2031

A Public Hearing is being held pursuant to City Charter Section 7.6 and passage of a Bill adopting the Fiscal Years 2026-2027 to 2030-2031 Capital Improvements Program (CIP) for the City of Blue Springs. As part of the Public Hearing a presentation will be made by City Administrator Christine Cates. Upon conclusion of the public hearing, a Bill adopting the Capital Improvements Program for Fiscal Years 2025-2026 to 2029-2030 will be ready for introduction and readings. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 10 – Winwater General Development Plan

Passage of a Bill approving a General Development Plan for Winwater and Flex Use located at 2601 NW Jefferson St, to allow for the development of approximately 28,500+/- square feet of building area (GDP-03-26-9850) on approximately 5+/- acres of land. Refer to Council Information Form from Director of City Development Nic Hutchison for additional information.

Item 11 – Colbern Road Annexation

Second reading of Bill No. 5413 approving the annexation of property (approximately 2.43 +/-acres) owned by City of Blue Springs located at SW Colbern Road Right-of-Way (ROW) east of SW 7 HWY. (ANNX-05-26-9895) The public hearing and first reading of this Bill was held on July 6, 2026. Refer to Council Information Form from Director of City Development Nic Hutchison for additional information.

BLUE SPRINGS
MISSOURI

MINUTES OF JULY 6, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 6, 2026 at 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.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Brian Markworth

Jeremy Rowan

STAFF ATTENDANCE

Also present were Assistant City Administrator Dennis Dovel, 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 6:02 p.m. The City Clerk confirmed a quorum of the Council was present.

DRAFT

CONSENT AGENDA

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

- Minutes of the June 15, 2026 City Council Meeting and June 29, 2026 City Council Work Session
- **Resolution No. 049-2026** 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.
- **Liquor License for The Keg on Main dba The Keg** located at 1123 W Main St, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales.
- **Resolution No. 050-2026** approving a contract in the amount of $187,460.00 with Gray's Excavating, LLC for the Main St. watermain replacement from 15th to 19th Street.
- **Resolution No. 051-2026** approving a contract in the amount of $819,440.00 with SC Engineering LLC dba Cochran, for the Lead Service Line Project.
- Board and Commission Appointments

  Board of Adjustment

  Adriane Handy, Member, Term expires May 2031, New appointment

  Mary Jo Goettling, Member, Term expires May 2030, New appointment

  Matthew Johnston, Alternate Member 1, Term expires May 2031, New appointment

  Community Development Block Grant Advisory Committee

  Ken Horrell: Chair, Term expires May 2027, Reappointment

Ken Horrell: Park Commission Representative, Term expires May 2027, Reappointment

Lyle Shaver, Downtown Alive Representative: Term expires May 2027, Reappointment

Chris Henning, Planning Commission Representative, Term expires May 2027, New Appointment

Adriane Handy: Community Member, Term expires May 2027, New Appointment

Development Advisory Committee

Ighodalo Ifada, Building Industry 2, Term expires May 2029, New Appointment

Park Commission

Carman Booker, Member, Term expires May 2029, New Appointment

Randy Cooper, Member, Term expires May 2027, New Appointment

Public Safety Citizens' Advisory Board

Matt Calhoun, Chair, Term expires May 2027, Reappointment

Matt Calhoun, Member, Term expires May 2028, Reappointment

- Council Liaison Appointments

  The City of Blue Springs and Blue Springs School District Joint Committee:

  District 1 Councilmember Galen Ericson

  District 2 Councilmember Katie Tholen

  District 3 Councilmember Nick Brummel

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – MIDNIGHT INK CONDITIONAL USE PERMIT (CUP-05-26-9882)

Mayor Lievsay opened the Public Hearing at 6:03 p.m. to consider a Conditional Use Permit allowing the body art service uses on a 0.93 +/- acre property to operate a tattoo studio, by appointment only, on property addressed 2307 NW South Outer Road (CUP-05-26-9882). The City Clerk entered one exhibit into the record.

STAFF REPORT

Planner Shantele Frie reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:09 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5408 – MIDNIGHT INK CONDITIONAL USE PERMIT (CUP-05-26-9882)

Councilmember Kaylor introduced Bill Number 5408 approving a Conditional Use Permit allowing the body art service uses on a 0.93 +/- acre property to operate a tattoo studio, by appointment only, on property addressed 2307 NW South Outer Road (CUP-05-26-9882). City Clerk Erin Ford made the first reading of Bill No. 5408 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5408 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5408

Ms. Ford made the second reading of Bill Number 5408 by title. Councilmember Ericson moved to adopt Bill Number 5408 upon its second reading and give it ORDINANCE Number 5504, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – UNIVERSAL BEAUTY STUDIO CONDITIONAL USE PERMIT (CUP-05-26-9892)

Mayor Lievsay opened the Public Hearing at 6:11 p.m. to consider a Conditional Use Permit allowing the body art service uses on a 0.21 +/- acre property to operate a vocational and technical education facility for body art/microblading services, on the property addressed 1405 SW Smith Street (CUP-05-26-9892). The City Clerk entered one exhibits into the record.

STAFF REPORT

Planner Shantele Frie reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

The applicant, Tyrone Jackson, was available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:18 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5409 – UNIVERSAL BEAUTY STUDIO CONDITIONAL USE PERMIT (CUP-05-26-9892)

Councilmember Kaylor introduced Bill Number 5409 approving a Conditional Use Permit allowing the body art service uses on a 0.21 +/- acre property to operate a vocational and technical education for body art/microblading services, on the property addressed 1405 SW Smith Street (CUP-05-26-9892). City Clerk Erin Ford made the first reading of Bill No. 5409 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5409 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5409

Ms. Ford made the second reading of Bill Number 5409 by title. Councilmember Ericson moved to adopt Bill Number 5409 upon its second reading and give it ORDINANCE Number 5505 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY REZONING (RZ-02-26-9822) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-02-26-9823)

Mayor Lievsay opened the Public Hearing at 6:19 p.m. to consider a rezoning of approximately 23.02 +/- acres from Residential Estate and Agricultural-County to Planned Development Mixed Use (RZ-02-26-9822) for a mixed-use development, with a Planned Development Concept Plan (PDC-02-26-9823), located east of the intersections of Adams Dairy Parkway and Napoleon Drive. The City Clerk entered one exhibits into the record.

STAFF REPORT

Planner Logan Day reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicant's representative, Matt Tapp, was available to address questions from Council.

IN OPPOSITION TO

Abbas Haideri spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:47 p.m.

PUBLIC HEARING – "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY COMMUNITY IMPROVEMENT DISTRICT

Mayor Lievsay opened the Public Hearing at 6:47 p.m. to receive public comment on the creation of the Adams Dairy Parkway Community Improvement District. The City Clerk entered one exhibits into the record.

PRESENTATIONS

Kurt Peterson with Polsinelli Law Firm, Kolbe Krzyzanowski with Baker Tilley, Sarah Granath with Gilmore and Bell and Jake Loveless reviewed the details of the proposed Community Improvement District and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:06 p.m.

PUBLIC HEARING – "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY INDUSTRIAL DEVELOPMENT PROJECT AND CHAPTER 100 BONDS

Mayor Lievsay opened the Public Hearing at 7:07 p.m. to receive comment on a plan for an industrial development project for the Adams Dairy Parkway Apartment project. The City Clerk entered one exhibits into the record.

PRESENTATIONS

Attorney Sarah Granath with Gilmore & Bell entered all of the testimony from the Adams Dairy Parkway Community Improvement District into the record and was available to address questions from Council.

IN OPPOSITION TO

Abbas Haideri spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 7:14 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5410 - "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY REZONING (RZ-02-26-9822) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-02-26-9823)

Councilmember Kaylor introduced Bill Number 5410 approving a rezoning of approximately 23.02 +/- acres from Residential Estate and Agricultural-County to Planned Development Mixed Use (RZ-02-26-9822) for a mixed-use development, with a Planned Development Concept Plan (PDC-02-26-9823), located east of the intersections of Adams Dairy Parkway and Napoleon Drive. City Clerk Erin Ford made the first reading of Bill No. 5410 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5410 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5410

Ms. Ford made the second reading of Bill Number 5410 by title. Councilmember Ericson moved to adopt Bill Number 5410 upon its second reading and give it ORDINANCE Number 5506, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5411 – "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY COMMUNITY IMPROVEMENT DISTRICT

Councilmember Kaylor introduced Bill Number 5411 approving the Petition for Establishment of the Adams Dairy Parkway Community Improvement District. City Clerk Erin Ford made the first reading of Bill No. 5411 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5411 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5411

Ms. Ford made the second reading of Bill Number 5411 by title. Councilmember Ericson moved to adopt Bill Number 5411 upon its second reading and give it ORDINANCE Number 5507 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5412 - "ICONIC BLUE SPRINGS" ADAMS DAIRY PARKWAY INDUSTRIAL DEVELOPMENT PROJECT AND CHAPTER 100 BONDS

Councilmember Kaylor introduced Bill Number 5412 approving the Plan for an industrial development project for the Adams Dairy Parkway Apartment project and approving bond documents to implement the Plan. City Clerk Erin Ford made the first reading of Bill No. 5412 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5412 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5412

Ms. Ford made the second reading of Bill Number 5412 by title. Councilmember Ericson moved to adopt Bill Number 5412 upon its second reading and give it ORDINANCE Number 5508 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – COLBERN ROAD ANNEXATION

Mayor Lievsay opened the Public Hearing at 7:23 p.m. to consider an annexation of property 2.43 +/-acres located at SW Colbern Road Right-of-Way east of SW 7 Highway into the City limits (ANNX-05-26-9895). The City Clerk entered one exhibits into the record.

STAFF REPORT

Planner Shantele Frie reviewed the details of the proposed annexation and addressed questions from the Council.

IN OPPOSITION TO

Michael Bennet spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 7:26 p.m.

INTRODUCTION AND FIRST READING ONLY OF BILL NUMBER 5413 – COLBERN ROAD ANNEXATION

Councilmember Kaylor introduced Bill Number 5413 approving an annexation of property 2.43 +/-acres located at SW Colbern Road Right-of-Way east of SW 7 Highway into the City limits (ANNX-05-26-9895). City Clerk Erin Ford made the first reading of Bill No. 5413 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5413 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

PUBLIC HEARING – 12th STREET VACATION OF RIGHT-OF-WAY

Mayor Lievsay opened the Public Hearing at 7:27 p.m. to consider a vacation of a portion of Right-of-Way located generally at 8131 SW 12th St. (VAC-06-26-9901). The City Clerk entered one exhibits into the record.

STAFF REPORT

Planner Logan Day reviewed the details of the proposed vacation and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:30 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5414 – 12th STREET VACATION OF RIGHT-OF-WAY

Councilmember Kaylor introduced Bill Number 5414 approving a vacation of a portion of Right-of-Way located generally at 8131 SW 12th St. (VAC-06-26-9901). City Clerk Erin Ford made the first reading of Bill No. 5414 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5414 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5414

Ms. Ford made the second reading of Bill Number 5414 by title. Councilmember Ericson moved to adopt Bill Number 5414 upon its second reading and give it ORDINANCE Number 5509, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – WINWATER AND FLEX SPACES CONDITIONAL USE PERMIT (CUP-03-26-9851) AND GENERAL DEVELOPMENT PLAN (GDP-03-26-9850)

Mayor Lievsay opened the Public Hearing at 7:31 p.m. to consider a General Development Plan (GDP-03-26-9850) for Winwater and Flex Spaces to allow for the development of approximately 28,500+/- square feet of building area, and for consideration to approve a Conditional Use Permit (CUP-03-26-9851) allowing the use of "Storage-Residential Warehouse" on approximately 5+/- acres of land located at 2601 NW Jefferson St. The City Clerk entered two exhibits into the record, with a third added at the meeting by the Applicant.

STAFF REPORT

Planner Logan Day reviewed the details of the proposed Conditional Use Permit and General Development Plan and addressed questions from the Council.

APPLICANT

The applicant's attorney, Shawn Stuart, Jerry Powell, Troy King and Bart Fisher were available to address questions from Council.

IN OPPOSITION TO

Tim Due, Larry Anderson and Jack Rudnay spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 8:37 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5415 – WINWATER AND FLEX SPACES CONDITIONAL USE PERMIT (CUP-03-26-9851) AND GENERAL DEVELOPMENT PLAN (GDP-03-26-9850)

Councilmember Kaylor introduced Bill Number 5415 approving a a General Development Plan (GDP-03-26-9850) for Winwater and Flex Spaces to allow for the development of approximately 28,500+/- square feet of building area, and for consideration to approve a Conditional Use Permit (CUP-03-26-9851) allowing the use of "Storage-Residential Warehouse" on approximately 5+/- acres of land located at 2601 NW Jefferson St. City Clerk Erin Ford made the first reading of Bill No. 5415 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5415 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel.

MOTION TO CONTINUE

Councilmember Ericson moved to continue approval of the Bill to the July 20, 2026 City Council meeting. Motion seconded by Councilmember Brummel and carried unanimously.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5416 – 12TH ST EASEMENTS

Councilmember Kaylor introduced Bill Number 5416 accepting permanent utility, permanent right-of-way and permanent construction easements from property owners for construction of 12th Street from SW Southcrest Drive to Wyatt Road (Project ST-55 Bonds). City Clerk Erin Ford made the first reading of Bill No. 5416 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5416 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5416

Ms. Ford made the second reading of Bill Number 5416 by title. Councilmember Ericson moved to adopt Bill Number 5416 upon its second reading and give it ORDINANCE Number 5510, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5417 – CONTRACT WITH MID-AMERICA REGIONAL COUNCIL FOR MEALS AND TRANSPORTATION

Councilmember Kaylor introduced Bill Number 5417 approving a contract with Mid-America Regional Council for reimbursement to continue meal preparation for congregate meals and homebound meals and meal delivery for homebound recipients as well as continuing to provide site transportation via OATS Inc to and from Vesper Hall. City Clerk Erin Ford made the first reading of Bill No. 5417 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5417 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5417

Ms. Ford made the second reading of Bill Number 5417 by title. Councilmember Ericson moved to adopt Bill Number 5417 upon its second reading and give it ORDINANCE Number 5511 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

VISITORS

Citizen Brandon Porter spoke regarding Flock cameras.

COUNCILMEMBER COMMENTS

Councilmembers Brummel and Kaylor thanked staff and volunteers for their work on recent Parks and Recreation events, especially Red, White and Blue Springs.

MAYORAL COMMENTS

- The City's celebrations of America's 250th semi sesquicentennial events were popular.
- Jul 10 is the "Dive-in" movie at Blue Surf Bay and July 12 and 19 the City will host concerts in the park.

ADJOURN

At 8:51 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Brummel and carried unanimously.

July 6, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 29, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER:

DEPARTMENT: Parks and Recreation

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Adopt a Resolution approving a purchase in the amount of $5,911,144.00 from Athco Acquisition Corp. for the purchase of playground equipment for Southwest Park; CIP-PR-71.

BACKGROUND

On April 4, 2017, the residents of Blue Springs overwhelmingly supported the passage of the Parks Sales Tax to fund deferred maintenance items throughout the City. Maintenance projects were scheduled for the years 2018 - 2022. Additionally, the residents on April 6, 2021, approved an extension of the Park Sales Tax with no expiration date. The program also outlined specific park maintenance projects through 2027 as well as the construction of a new Aquatic Center and the development and construction of Southwest Park. Construction of Southwest Park is anticipated to begin in late 2026 or early 2027.

The construction of Southwest Park is a priority outlined in the Parks, Recreation and Opens Space Master Plan and the City's Strategic Plan 2025 - 2030. The specific Strategic Priorities this project ties to include Balanced Growth, Community Identity and Infrastructure.

In FY2019-20 the City hired Stantec Consulting Services, Inc. through a Request for Qualifications (RFQ) process to conduct a Park Master Plan needs study and to develop a conceptual design for Southwest Park and Roscoe Righter Park. This work is being used to develop the construction documents and amenities for Southwest Park as part of the Parks Sales Tax program, promised to residents in the renewal initiative. With an over 80% passage and the growth in the southern boundaries, it is important to continue working towards providing the community with a public park south of Moreland School Road.

On May 19, 2025, the City Council by Resolution Number 35-2025 hired Stantec Consulting Services Inc to provide design services for the construction of Southwest Park. Stantec Consulting Services Inc. and other consultants, along with staff have been identifying the programming needs and have begun schematic diagrams, space analysis and design. On November 3, 2025, by Resolution No. 95-2025 the City Council entered into an agreement with Newkirk Novak Construction Partners to provide construction management services including pre-construction estimating.

A major component of the park is the purchase and installation of a custom playground structure. The team has been working with Landscape Structures, Inc (LSI) and Athco Acquisition Corp. on the design and layout with integration into the proposed tree walk. The purchase of the equipment will be through Athco Acquisition Corp. and provided by LSI. The custom structure will be one of a kind in the United States as it is a product that has been specifically designed for this park. Since this is a custom playground, it will

require several months of engineering design to ensure it complies with all Playground Safety requirements. The engineering and construction of the playground will take 18 – 24 months, thus creating the need to procure the equipment at this time so that work can begin immediately.

Staff recommends the purchase of the playground equipment for the park for $5,911,144 from Athco Acquisition Corp.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Athco Acquisition Corporation
Amount of Request/ Contract:	$ 5,911,144.00
Amount Budgeted:	$ 25,000,000
Budget Year:	FY 2025-26
Funding Source/Account #:	158-73000-544100 PR-71
Account Balance:	$0 Date: 7/7/2026
Additional Funds Needed:	Proceeds from Bonds to be issued 2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	July 27, 2026
Estimated End Date	April 30, 2029
Years and Months Contract in effect	2 years, 9 months
Number of times renewable	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Renderings of playground.
2. Resolution with quote attached as Exhibit A.

REVIEWED BY

Requesting Director: Dennis Dovel

Legal: N/A

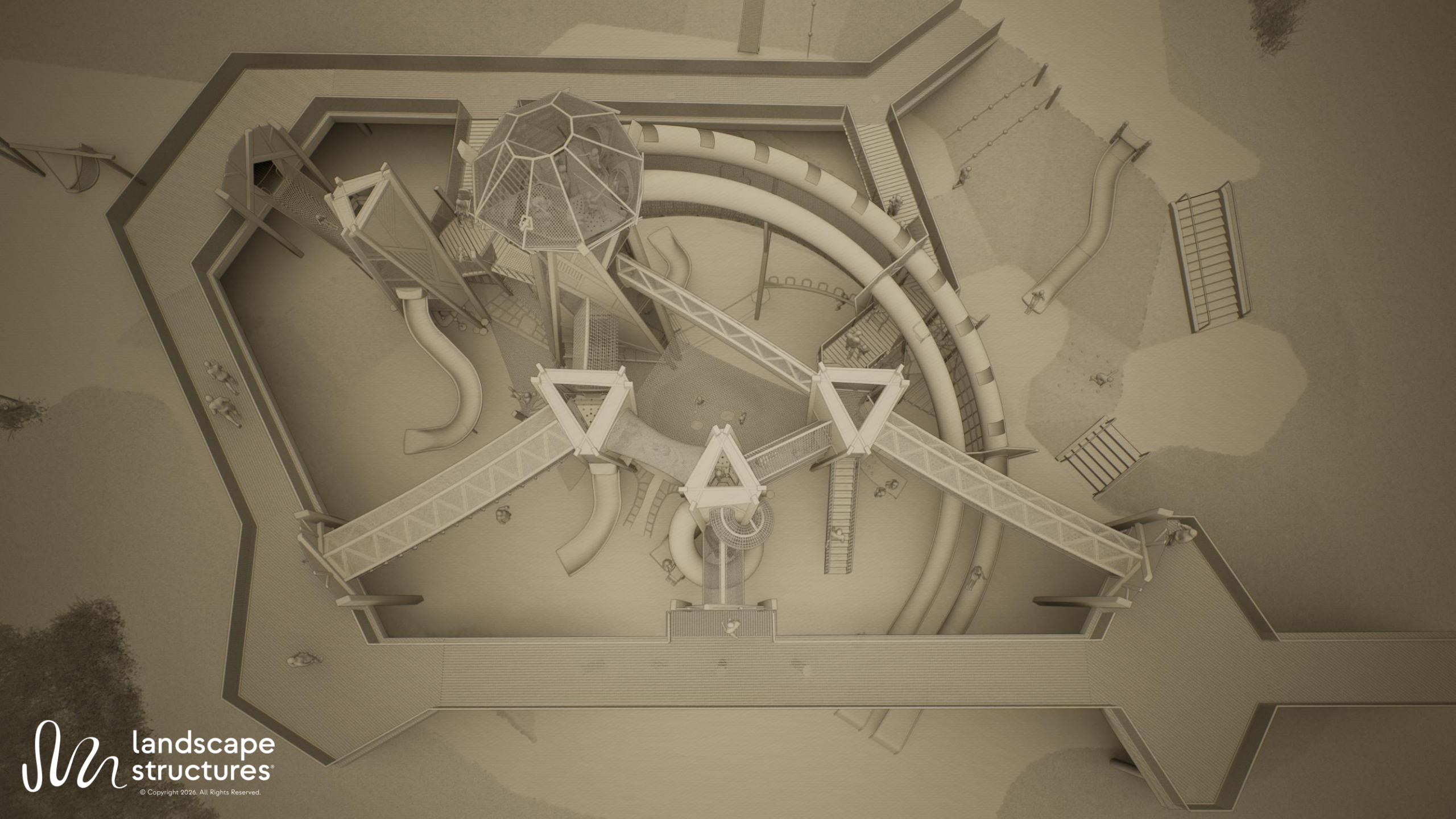
Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	Yes	
E-Verify:	N/A	
Bond:	N/A	
IRS Form W-9	Yes	Finance Review: June 30, 2026
Bid/RFP/RFQ and Tabulation	No	
Bid Waiver: (less than three bids)	Yes	
Contractor address and email:	Yes	
Project Exemption Certificate needed:	Yes	



landscape structures®

© Copyright 2026. All Rights Reserved.

landscape structures®

© Copyright 2026. All Rights Reserved.





landscape structures®

© Copyright 2026. All Rights Reserved.



© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



© Copyright 2026. All Rights Reserved.


landscape structures
© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



landscape structures®

© Copyright 2026. All Rights Reserved.



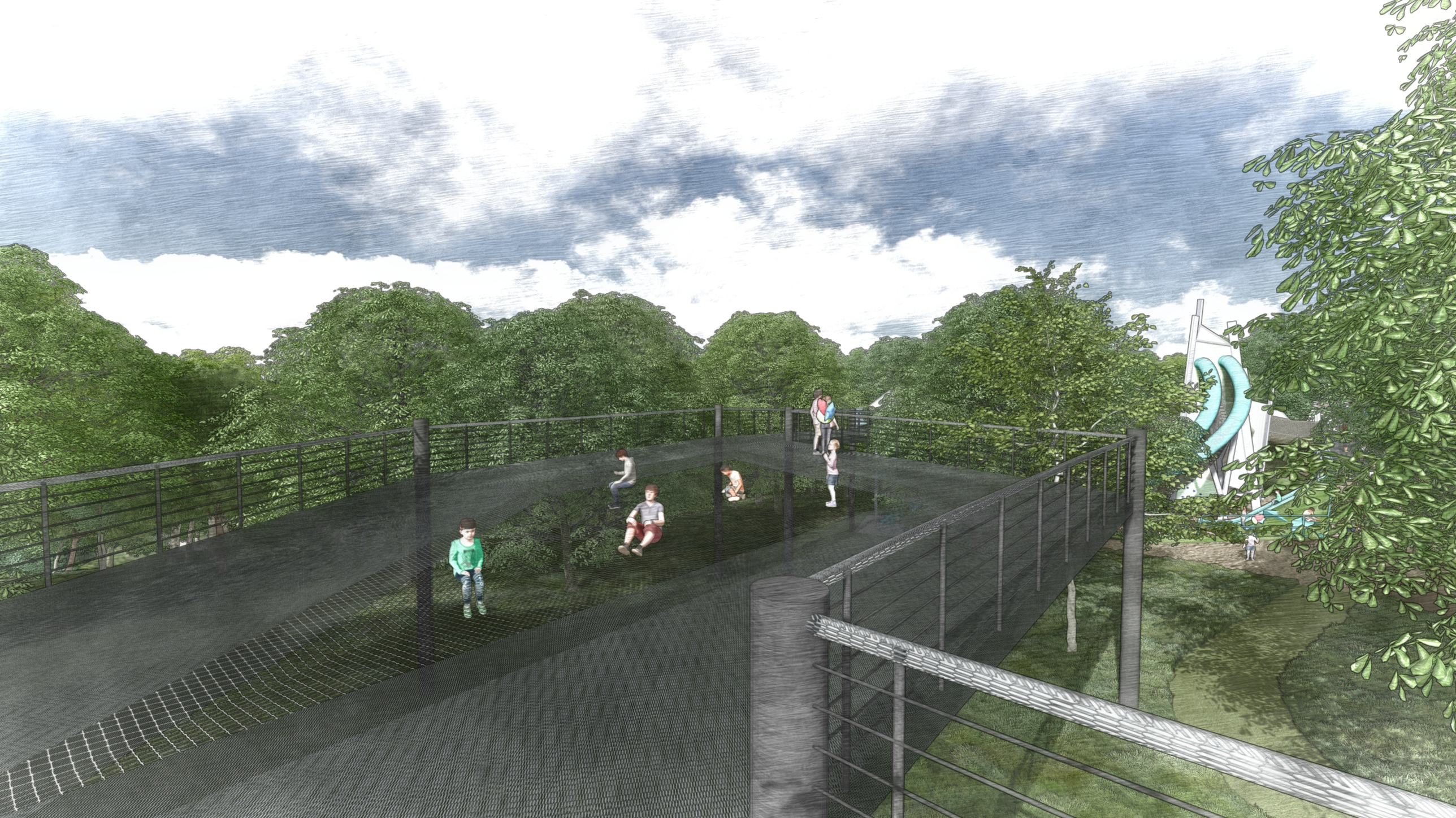
© Copyright 2026. All Rights Reserved.

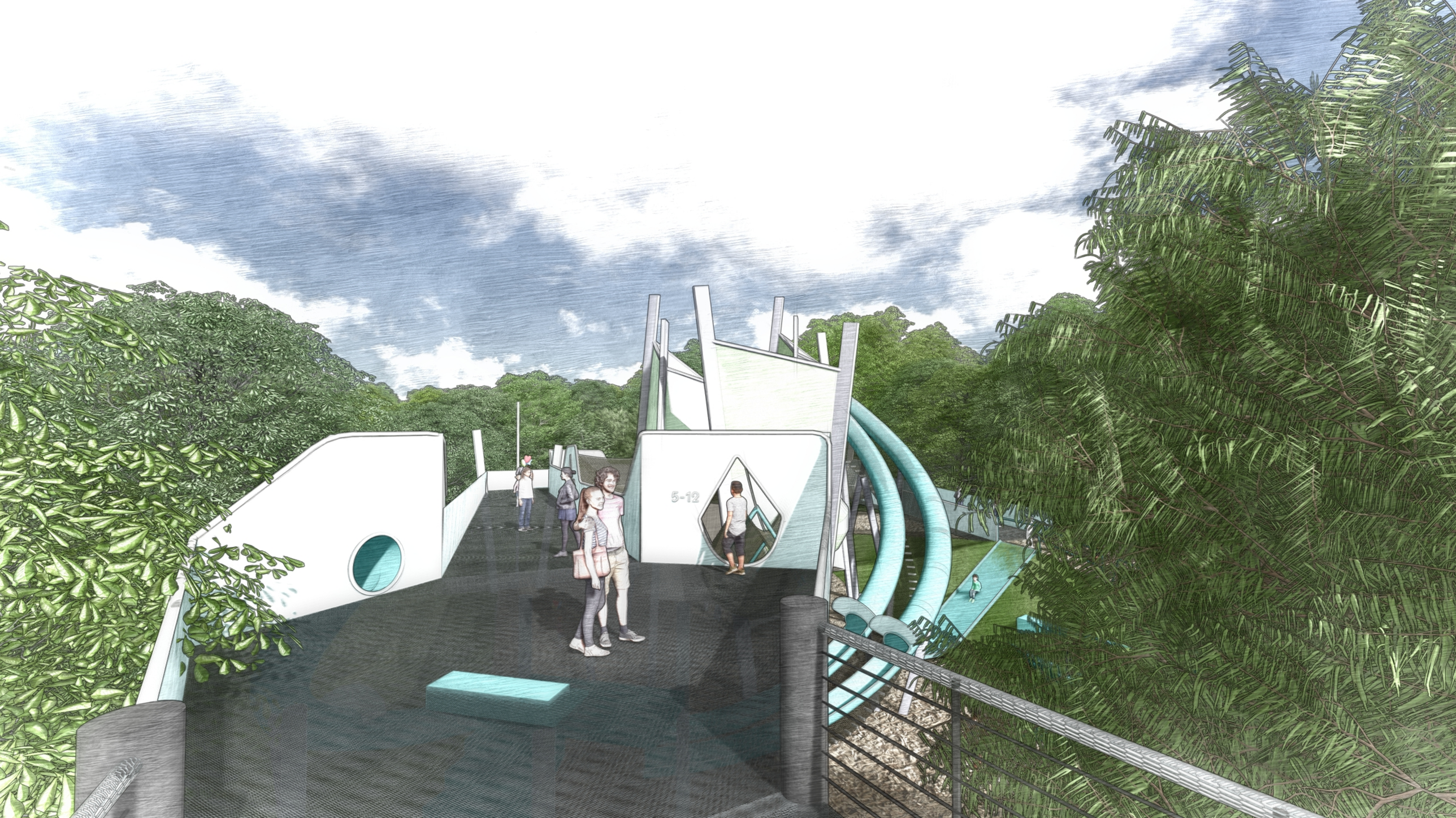

landscape structures
© Copyright 2026. All Rights Reserved.










5-12

RESOLUTION 052-2026

A RESOLUTION APPROVING THE PURCHASE OF PLAYGROUND EQUIPMENT FROM ATHCO ACQUISITION CORP. FOR SOUTHWEST PARK

WHEREAS, the City of Blue Springs desires to develop the Southwest Park location as outlined in both the Parks, Recreation and Open Space Master Plan and the City's Strategic Plan 2025 - 2030; and

WHEREAS, the Blue Springs Parks and Recreation Department hired Stantec Consulting to design and develop Southwest Park; and

WHEREAS, the design team worked with Athco Acquisition Corp. and Landscape Structures, Inc. to design the playground equipment and amenities; and

WHEREAS, the project is being funded by the Parks Sales Tax program through the issuance of bonds; and

WHEREAS, the Parks and Recreation Department intends to utilize a national bid contract and recommends awarding the purchase of playground equipment to Athco Acquisition Corp. in the amount of $5,911,144.00.

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 purchase from Athco Acquisition Corp, 13500 W. 108th Street, Overland Park, KS 66215, playground equipment for Southwest Parkin the amount of $5,911,144.00 as outlined in the quote is attached hereto as Exhibit "A."

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 July 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Megan Rodgers, Deputy City Clerk

EXHIBIT A

Quote

ATHCO
13500 W. 108th St.
Lenexa, KS 66215
P: 913-469-5600
athco@athcollc.com

Prepared by: Matt Cline

Date: 5/29/2026

All prices subject to acceptance within 30 days

To accept this quote, sign here and return

TO: Dennis Dovel
Assistant City Administrator
City of Blue Springs, MO
Southwest Park

Payment Terms Net 30 days

Description	QTY	UNIT PRICE	TOTAL
Landscape Structures Presale #1195943-1-1 for Ages 5-12. Includes electrical access. Conduit and/or low voltage wiring and fixtures by others.	1	$ 5,911,144.00	$ 5,911,144.00
		$ -	$ -
Pricing is net per GREENBUSH CONTRACT #24.6 ESC-PLAYGROUND-REC2024		$ -	$ -
		$ -	$ -
		$ -	$ -
			$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -

NOTES: Pricing is good through a late 2028/early 2029 shipment.

SUBTOTAL	$ 5,911,144.00
INSTALLATION OPTION	Included
FREIGHT	Included
SALES TAX - N/A	N/A
Quote Total	$ 5,911,144.00

Owner responsible for relocating any utilities at footing locations

Assumes no rock at footing locations. Additional charges for labor and equipment rental will be incurred for removal of rock above or below grade.

Current "Tax Exemption Certificate" required when placing orders for materials only

Proposals with labor (installation/repairs) are subject to sales tax unless a "Project Tax Exemption Certificate" is provided when placing the order

All conditions in this proposal are to be accepted into any subcontract issued by a General Contractor

Thank you!

Council Meeting Date: July 20, 2026

Agenda Item #: 3c

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 29, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER:

DEPARTMENT: Parks and Recreation

STRATEGIC PLAN PRIORITY: Community Identity

ITEM DESCRIPTION

Adopt a Resolution approving a purchase and installation in the amount of $325,673.00 from Athco Acquisiton Corp. for the purchase and installation of playground safety surfacing for Southwest Park; CIP-PR-71.

BACKGROUND

On April 4, 2017, the residents of Blue Springs overwhelmingly supported the passage of the Parks Sales Tax to fund deferred maintenance items throughout the City. Maintenance projects were scheduled for the years 2018 - 2022. Additionally, the residents on April 6, 2021, approved an extension of the Park Sales Tax with no expiration date. The program also outlined specific park maintenance projects through 2027 as well as the construction of a new Aquatic Center and the development and construction of Southwest Park. Construction of Southwest Park is anticipated to begin in late 2026 or early 2027.

The construction of Southwest Park is a priority outlined in the Parks, Recreation and Opens Space Master Plan and the City's Strategic Plan. The specific Strategic Priorities this a project ties to include Balanced Growth, Community Identity and Infrastructure.

In FY2019-20 the City hired Stantec Consulting Services, Inc. through an RFQ process to conduct a Park Master Plan needs study and to develop a conceptual design for Southwest Park and Roscoe Righter Park. This work is being used to develop the construction documents and amenities for Southwest Park as part of the Parks Sales Tax program, promised to residents in the renewal initiative. With an over 80% passage and the growth in the southern boundaries, it is important to continue working towards providing the community with a public park south of Moreland School Road.

On May 19, 2025, the City Council by Resolution Number 35-2025 hired Stantec Consulting Services Inc to provide design services for the construction of Southwest Park. Stantec Consulting Services Inc. and other consultants, along with staff have been identifying the programming needs and have begun schematic diagrams, space analysis and design. On November 3, 2025, by Resolution No. 95-2025 the City Council entered into an agreement with Newkirk Novak Construction Partners to provide construction management services including pre-construction estimating.

A major component of the park is the purchase and installation of a custom playground structure, including safety surfacing. The team has been working with Landscape Structures, Inc (LSI) and Athco Acquistion Corp. on the design and layout with integration into the proposed tree walk. The purchase and installation of the safety surfacing will be through Athco Acquistion Corp. The safety surface will be artificial turf with custom designs and will be installed after the playground equipment has been installed. While this will not occur until late 2028, by entering into the contract now, the City locks in the price.

Staff recommends approval of the purchase and installation of playground safety surface for the park for $325,673.00 from Athco Acquistion Corp.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Athco Acquisition Corporation
Amount of Request/ Contract:	$ 325,673.00
Amount Budgeted:	$ 25,000,000
Budget Year:	FY 2025-26
Funding Source/Account #:	158-73000-544100 PR-71
Account Balance:	$0 Date: 7/7/2026
Additional Funds Needed:	Proceeds from Bonds to be issued 2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	July 27, 2026
Estimated End Date	April 30, 2029
Years and Months Contract in effect	2 years, 9 months
Number of times renewable	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A.

REVIEWED BY

Requesting Director: Dennis Dovel

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	Yes	
E-Verify:	N/A	
Bond:	N/A	
IRS Form W-9	Yes	Finance Review: July 6, 2026
Bid/RFP/RFQ and Tabulation	No	
Bid Waiver: (less than three bids)	Yes	
Contractor address and email:	Yes	
Project Exemption Certificate needed:	Yes	

A RESOLUTION APPROVING A CONTRACT WITH ATHCO ACQUISITION CORP FOR PURCHASE AND INSTALLATION OF PLAYGROUND SAFETY SURFACE FOR SOUTHWEST PARK

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 City of Blue Springs desires to develop the Southwest Park location; and

WHEREAS, the Parks and Recreation Department along with Stantec Consulting Services worked with Athco Acquistion Corp. and Landscape Structures, Inc. to design the playground safety surface; and

WHEREAS, the project is being funded by the Parks Sales Tax program through the issuance of bonds, and

WHEREAS, the Parks and Recreation Department intends to utilize a national bid contract and recommends awarding the purchase of playground equipment to Athco Acquisition Corp. in the amount of $325,673.00.

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 a contract with Athco Acquisition Corp, 13500 W. 108th Street, Overland Park, KS 66215 for purchase and installation of playground safety surface for Southwest Park in the amount of $325,673.00. 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 July 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Megan Rodgers, Deputy City Clerk

BLUE SPRINGS
MISSOURI

PUBLIC WORKS CONTRACT

EFFECTIVE DATE: July 27, 2026

TERMINATION DATE: May 30, 2029

CONTRACT NUMBER:

City	Contractor
City of Blue Springs 903 West Main Street Blue Springs, MO 64015	Athco Acquistion Corp 13500 W. 108th Street Lenexa, KS 66215
Department: Parks and Recreation	Attention: Matt Cline
Phone: 816-228-0265	Phone: 913-469-5600

THIS CONTRACT, made and entered into this _____ day of _____ 2026, by the parties identified above.

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

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

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

1. **Services**

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

2. **Addition to Services**

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

3. **Exchange of Data**

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

of services.

4. **Personnel**

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

5. **Term**

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

6. **Costs not to Exceed**

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

compensation.

7. **Payment**

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

b. **Total compensation not to exceed.** It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of $325,673.00 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 one (1) year 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. 33, 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. The business entity and any subcontractor of the business entity shall be required to provide the affidavits described in this section to the City on an annual basis. The business entity is not required to provide the E-Verify Memorandum of Understanding, or similar document, showing the business entity is in fact, enrolled in E-Verify or similar program each year unless the business entity has updated or entered into a new Memorandum of Understanding. 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 KANSAS)
) ss.
COUNTY OF JOHNSON)

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 Matt Cline, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Matt Cline and I am currently the PARTNER of Athco Acquisition Corp (hereinafter "Company"), whose business address is 13500 W.108th Street Lenexa, Kansas 66215, 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.

Matt Cline

Affiant / Contractor

Matt Cline

Printed Name

Subscribed and sworn to before me this 8TH day of JULY, 2026.

Jason C Milbradt

Notary Public

SEAL

NOTARY PUBLIC - State of Kansas
JASON C. MILBRADT
My Appt. Expires 3/11/29

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**

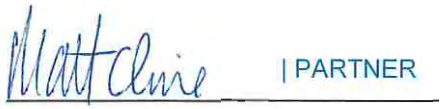
This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence or the Federal District Court 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

SIGNATURES

ATHCO ACQUISITION CORP



| PARTNER

Name, Title

CITY OF BLUE SPRINGS

Christine Cates, City Administrator

APPROVED AS TO FORM



City Attorney

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.

EXHIBIT 1 – SCOPE OF WORK

Name of Contractor: Athco Acquisition Corp.

Scope of Work (Job Description):

Purchase and installation of playground safety surface in the form of artificial turf for the playground structure being installed in Southwest Park.

All work shall be performed in accordance with Contractor's Quote dated May 29, 2026 attached hereto and incorporated herein as Attachment A.

Start Date: July 27, 2026

Interim Deadlines (if applicable): N/A

Final Completion Date: May 30, 2029

Reimbursable Expenses: N/A

Maximum Payment:

Dollar Amount	Type or Total Payment / Expense
$325,673.00	Maximum payment for services rendered
$0.00	Maximum amount of expenses to be reimbursed
$325,673	Total Maximum amount to be paid to the Contractor

Payment Schedule:

Monthly based on percentage of completion.

ATTACHMENT A

Quote

ATHCO
Your Premier Athletic & Recreation Source

ATHCO
13500 W. 108th St.
Lenexa, KS 66215
P: 913-469-5600
athco@athcollc.com

Prepared by: Matt Cline

Date: 5/29/2026

All prices subject to acceptance within 30 days

To accept this quote, sign here and return

Payment Terms Net 30 days

TO: Dennis Dovel
Assistant City Administrator
City of Blue Springs, MO
Southwest Park

Description	QTY	UNIT PRICE	TOTAL
11,247 Sq. Ft. Artificial Turf for up to 13' FH with 4" Rock, Pad, and Composite Nailer Board. Includes Second Color with Minimal Design - as shown in current DD set. Includes P&P Bonds.	1	$ 325,673.00	$ 325,673.00
	1	$ -	$ -
Pricing is net per GREENBUSH CONTRACT #24.6 ESC-PLAYGROUND-REC2024		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -

SUBTOTAL	$ 325,673.00
INSTALLATION OPTION	Included
FREIGHT	Included
SALES TAX - N/A	N/A
Quote Total	$ 325,673.00

NOTES: Pricing is good through a late 2028/early 2029 shipment.

Owner responsible for relocating any utilities at footing locations

Assumes no rock at footing locations. Additional charges for labor and equipment rental will be incurred for removal of rock above or below grade.

Current "Tax Exemptian Certificate" required when placing orders for materials only

Proposals with labor (installation/repairs) are subject to sales tax unless a "Project Tax Exemption Certificate" is provided when placing the order

All conditions in this proposal are to be accepted into any subcontract issued by a General Contractor

Thank you!

BLUE SPRINGS
MISSOURI

CITY COUNCIL

July 20, 2026

EXHIBITS FOR PUBLIC HEARING

CAPITAL IMPROVEMENTS PROGRAM

2026-2027 to 2030-2031

EXHIBIT #1 City Council Information Form dated July 13, 2026 with the following attachments: Staff Report with attachments; Draft of Proposed 2026-2027 to 2030-2031 Capital Improvements Program, Public Notice as published in the Examiner on June 30, 2026 and Bill Adopting the Capital Improvements Program

Council Meeting Date: July 20, 2026

Agenda Item #: 7 & 8

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 13, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

A Public Hearing is being held pursuant to City Charter Section 7.6 and passage of a Bill adopting the Fiscal Years 2026-2027 to 2030-2031 Capital Improvements Program (CIP) for the City of Blue Springs. As part of the Public Hearing a presentation will be made by City Administrator Christine Cates. Upon conclusion of the public hearing, a Bill adopting the Capital Improvements Program for Fiscal Years 2025-2026 to 2029-2030 will be ready for introduction and readings.

BACKGROUND

The Capital Improvements Program (CIP) is being submitted in accordance with the requirements of the City Charter which specifies that the City Administrator shall prepare and submit a CIP of not less than five (5) years to the Mayor and Council. The proposed CIP budget for the upcoming fiscal year (FY 2026-2027) is balanced and can be funded based upon current projected resources.

The CIP Budget Process for Fiscal Year 2026-2027 followed that of the previous year. As with prior year CIP Budgets, the Fiscal Years 2026 to 2030 CIP describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Although individual projects are listed and funded by Department (e.g. Community Development, Information Technology, Parks, Streets, Stormwater), this document outlines how they are linked with priorities established within adopted plans and future capital resource and expenditure forecasting.

The Funded projects total exceeds that of the unfunded projects for the 5-year CIP planning period. Funded and Unfunded Capital Needs brings the five-year CIP to $247,644,568. The Funded portion of the CIP totals $163,409,343 and represents approximately 66% of the total estimated project costs associated with the CIP program.

The CIP document has been reformatted in accordance with the City's style guide and ADA accessibility. Each project sheet also includes the Strategic Plan Priority area associated with the project.

A Capital Improvement Project relates to any investment in new infrastructure (e.g. new water or sewer line, etc.), significant reconstruction (e.g. reconstruction of existing roadway, etc.), or adds capacity to existing infrastructure (e.g. widening of an existing street, etc.) that is $75,000 or more.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 1, 2026
Estimated End Date	September 30, 2027

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Draft of Proposed 2027-2031 Capital Improvements Program
2. Public Notice as published in the Examiner on June 30, 2026
3. Bill adopting the Capital Improvements Program

REVIEWED BY

Requesting Director: Christine Cates

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

BLUE SPRINGS

MISSOURI

CAPITAL IMPROVEMENT PROGRAM 2027-31

City Council

Chris Lievsay	Mayor
Jerry Kaylor	District 1
Galen Ericson	District 1
Katie Tholen	District 2
Brian Markworth	District 2
Nick Brummel	District 3
Jeremy Rowan	District 3

Capital Improvement Committee

Christine Cates, City Administrator

Lori Turner, Management-Financial Analyst

Dennis Dovel	Assistant City Administrator
Justin Stuart	Director of Parks & Recreation
VACANT	Director of Public Works
John Schwenk	Director of Information & Technology
Nicholas Hutchison	Director of City Development
Bob Muenz	Chief of Police

Table of Contents

CAPITAL IMPROVEMENT PROGRAM ____ 3

PLAN REVIEW AND ADOPTION ____ 4

FUNDING SOURCES AND STRATEGIES ____ 6

ALTERNATIVE FUNDING SOURCES ____ 7

DEBT MANAGEMENT ____ 8

CAPITAL EXPENDITURES ____ 11

OPERATING BUDGET IMPACT ____ 12

EVALUATION CRITERIA ____ 13

CAPITAL IMPROVEMENT PROGRAM FY 2027-2031 ____ 14

FUNDED PROJECTS ____ 16

Unfunded Projects ____ 22

Program Changes ____ 24

Funded Projects Table of Contents ____ 27

Unfunded Projects Table of Contents ____ 119

CAPITAL IMPROVEMENT PROGRAM

Capital improvement programming is a cornerstone of sound financial planning and local government fiscal policy. It also is an effective planning tool to assist communities identify and prioritize immediate and long-term needs in the context of existing capacity and resources and facilitates the formulation of long-term strategies to address trends and changes in service level demands.

The Capital Improvement Program (CIP) provides a linkage between planning, budgeting, and implementation that maximizes efficiency and effectiveness. It enables the City to identify opportunities and constraints and leverage those opportunities to develop strategies that address priorities and demonstrates good stewardship of scarce public resources.

The CIP covers a five-year planning period and is re-evaluated and adopted each year to reflect changing needs, new opportunities and City Council priorities and goals. The CIP does not appropriate funds; rather it functions as a planning and budgeting tool, with support of appropriations made through the adoption of the annual City budget in September.

The CIP program continues to focus on maintenance-related items and replacement of mission-critical equipment with limited investment in new infrastructure, equipment, or programming.

PLAN REVIEW AND ADOPTION

The proposed CIP has been presented to the Planning Commission and conforms to the Comprehensive Plan. In April 2022, after review of all boards and commission the CIP review committee was eliminated as one of the informal review steps of the CIP development process. In lieu of the CIP Review Committee, the preliminary draft of the CIP will be discussed and reviewed with City Council members prior to the formal public hearing, typically in May. The proposed CIP will then be submitted to the City Council for the formal public hearing and is officially adopted by the City Council after all necessary adjustments have been made. The first year of the adopted CIP is incorporated into the annual budget adopted each year in mid-September by the City Council and made effective October 1. It should be noted that although the process accounts for the evaluation of projects against established criteria, available funds, and public comment, the City Council can, as they deem necessary and appropriate through the adoption process, change any recommended project or reallocate projects to achieve the goals of the City Council.

The adopted CIP represents an annual plan of projects anticipated to be funded and completed in a given year. However, in the event priorities change between adoption of the CIP and the annual budget, the CIP can be amended by the Council to reflect these changes.

There is a direct connection between the CIP and guiding community and organizational plans and documents (e.g. City Charter, 2014 Comprehensive Plan, Downtown Master Plan, Strategic Plan and trends and priorities identified in the DirectionFinder citizen surveys, etc.)

Strategic Plan Framework

The City Council adopted the 2025 – 2030 Strategic Plan in 2025. The Plan was informed by residents and stakeholder feedback based upon community visioning exercises. This document outlines six strategic priority areas over next five years:

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

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

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

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

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

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

Comprehensive Plan

The Comprehensive Plan is an official public document adopted by the Planning Commission provided to guide the physical development of the community. The Comprehensive Plan indicates, in general, how the citizens of the community want the City to improve in the near-term and long-term up to 20 years. The plan provides a rational and comprehensive guide for the physical development of the City that fosters quality growth, conservation, and redevelopment throughout the City and its Planning Area and the CIP is an important tool that assists in implementing those goals and objectives.

Adopted by the Planning Commission in February 2003, and updated in 2014, the Comprehensive Plan presents strategies and recommendations for future and existing development throughout the City and beyond. The plan was prepared in order to meet several local planning objectives, including delineating citywide, long-range planning goals and strategies.

The City of Blue Springs adopted our most recent Comprehensive Plan in 2014. A complete update to the Comprehensive Plan is currently underway and will be adopted in early 2027.

Area Plan

In 2004, the City developed a future land use plan for the City's growth areas. The Area Plan provides principles and policies to guide the City in its future growth. The CIP directly addresses many of these policies, especially those related to transportation enhancement, natural resources utilization, and provision of public services. In 2009 the Future Land Use Map portion of the Area Plan document was added to the Comprehensive Plan document.

Parks and Open Space Master Plan

A new Parks and Open Space Master Plan was adopted by the City Council in May 2026 and follows the first ever Parks and Open Space Master Plan that was completed in the Fall of 2016. The plan provides a 10-year vision for parks, recreation, open space and trails, as well as an action plan for implementing this vision. In addition, in 2020, two Parks master plans, including plans for Southwest Park, Roscoe Righter Park, and an Aquatics Facility study, were completed to evaluate future needs for parks and recreation.

Downtown Master Plan

The Downtown Master Plan was adopted in March of 2024. The plan is a guide for the City and stakeholders to promote redevelopment, enhance the Downtown retail market, increase business opportunities, improve pedestrian and bicycle accessibility and safety, and ensure consistency in development and design standards to create a distinct Downtown identity that is unique to Blue Springs.

FUNDING SOURCES AND STRATEGIES

General Fund:

The General Fund is the general operating fund of the City. It is used to account for all financial resources (assets, liabilities, revenues, and expenditures) except those required to be accounted for in another fund. The General Fund includes expenses attributed to governmental operations such as personnel and routine operating costs generally associated with Administration, Planning, Public Safety, Public Works/Engineering, Street Maintenance, and Parks and Recreation.

Debt Service Fund:

Debt Service Funds are used to account for the accumulation of resources for and the payment of, principal, interest and other related costs of the City's bonds, other than bonds payable from the operations of the Proprietary Fund Types.

Capital Project Fund:

Capital Project Funds are used to account for financial resources segregated for the acquisition or construction of major capital facilities other than those financed by enterprise operations.

Enterprise Fund:

Enterprise funds are used to account for operations that provide a service to citizens financed primarily by a user charge for the provision of that service, and activities where the periodic measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City's Enterprise Funds include the Water Utility Fund, Sewer Utility Fund, Fieldhouse Fund, and the Golf Course Fund.

Internal Service Fund:

An Internal Service Fund accounts for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governmental units, on a cost reimbursement basis. The City's Fleet Maintenance Fund is used to account for all the expenses relating to motor vehicles, including replacement and routine maintenance and repairs.

Park Sales Tax Fund:

Park Sales Tax Fund accounts for the accumulation and disbursement of the City's ½ cent Park Sales Tax that is dedicated to improvements and deferred maintenance of the City's Park system. In April 2017, Blue Springs voters approved a 5-year sales tax dedicated to deferred maintenance of the City's Park system. In April 2021, voters renewed the sales tax in perpetuity.

Public Safety Sales Tax Fund:

Public Safety Sales Tax Fund accounts for the accumulation and disbursement of the City's ½ cent Public Safety Sales Tax that can only be used for Public Safety purposes.

ALTERNATIVE FUNDING SOURCES

Special Grants from Federal or State Programs:

Occasionally, special grants are available from the federal or state government in support of local development and improvement efforts. The City will continue to apply for grants to leverage resources to their fullest extent.

Federal Community Development Block Grant (CDBG):

The City's most recent population estimate is 58,603 and therefore eligible for CDBG funding as an entitlement community through HUD. These funds must be programmed for low-moderate income areas and activities within the City. These funds have historically been directed towards downtown infrastructure and building improvements, such as street lights, sidewalks, and façade rehabilitation. Unexpended funds are reprogrammed as soon as possible to meet timeliness requirements for expending funds.

Tax Increment Financing (TIF):

Establishment of a district within which additional sales taxes generated by any new development can be used to finance necessary infrastructure improvements.

Special Districts:

Establishment of special districts can provide the City with a means of separately financing and implementing improvements within a limited geographic area to meet the need for new or improved public facilities, especially in a developing part of the City.

User Charges:

There may be cases where a user fee can be implemented to pay for the improvement of facilities.

Impact Fees:

New developments that are expected to generate needs for new or expanded public facilities are required to pay an impact fee for the development or improvement of facilities. This will partially offset the costs associated with increased service level demands in growth areas.

DEBT MANAGEMENT

The City of Blue Springs has a responsibility to its citizens to be good stewards of scarce public resources and exercise prudent fiscal judgment that is rooted in sound financial planning. Capital improvements must be structured by the ability to pay in order to maintain fiscal stability.

Like all municipalities, Blue Springs relies on a variety of resources to finance capital projects, such as locally generated revenues (sales and property taxes, fees, and user charges), intergovernmental revenue,

grants, and debt issuance. Unlike pay-as-you-go sources of funding, the issuance of debt requires an ongoing revenue stream from which to repay the principal and interest on the debt.

These traditional funding sources will continue to provide the majority of the resources for the CIP. Alternative funding and revenue sources will be needed to augment existing funds in order to meet the City's deferred maintenance needs. The City's level of capital investment is based on the mix and level of the financial resources available to the City. It is critical for the City to actively seek opportunities to broaden the tax base and increase assessed valuation, such as through new revenue-producing development to increase funding necessary to complete the public improvements desired by the community and to continue to successfully leverage grant opportunities.

In determining the type of bond to issue, the following factors should be considered:

- The direct and indirect beneficiaries of the project. A significantly large proportion of citizens should benefit from projects financed from general obligation bonds.
- The time pattern of the stream of benefits generated by the project.
- The revenues that may be raised by alternative types of user charges.
- The cost-effectiveness of user charges.
- The effect of the proposed bond issue on the City's ability to finance future projects of equal or high priority.
- The true interest cost of each type of bond.
- The impact on the City's financial condition and credit ratings.

General Policies for Long Term Debt:

- Long-term borrowing will be confined to construction of capital improvements and acquisition of capital equipment too large to be financed from current revenues.
- Proceeds from long-term debt should only be used for construction project costs, acquisition of other fixed assets, bond issue costs, debt service reserve requirements, and refunding of outstanding bond issues and will not be used for current, ongoing operations.
- Debt will be extinguished within a period not to exceed the expected useful life of the capital project or equipment.
- The City should actively monitor its investment practices to ensure maximum returns on its invested bond funds while complying with Federal arbitrage guidelines.

- The Finance Department should continually monitor outstanding debt issues to verify compliance with debt covenants.
- The City's financial management policies should be oriented to maintain a balanced relationship between issuing debt and pay-as-you-go financing.

Types of Debt

The City of Blue Springs is authorized to issue General Obligation Bonds, Revenue Bonds, and annual appropriation of debt for Leasehold Revenue Bonds and Lease-Purchase Certificates of Participation.

General Obligation Bonds:

The City is authorized to issue General Obligation Bonds payable from ad valorem taxes to finance capital improvements and equipment upon a two-thirds majority vote, and on general election dates by a four-sevenths majority vote of the qualified voters. The Missouri State Constitution permits the City to incur general obligation indebtedness for City purposes not to exceed 10 percent of the assessed valuation of taxable tangible property; to incur general obligation indebtedness not to exceed an additional 10 percent for acquiring rights of way; to construct and improve streets, sanitary sewers, and storm sewers; and to purchase or construct waterworks plants. General obligation, property tax-supported bonding should be used to finance only those capital improvements and long-term assets which have been determined to be essential to the maintenance or development of the City. The City should maintain a General Obligation Debt Service Fund balance that is at least 50 percent of the average annual debt service.

Revenue Bonds:

The City is also authorized to issue Revenue Bonds to finance capital improvements for its water and sewer system. These types of Revenue Bonds require a simple majority vote. Revenue Bonds do not carry the full faith and credit of the City in servicing bond indebtedness, and such bonds are not considered in determining the legal debt margin resulting from the 20 percent limitation described above. However, if any taxes are pledged or dedicated to the payment of revenue bonds (e.g., sales taxes, property taxes, etc.) the bonds must be voted as general obligation bonds, the debt limit must be observed, and all bonds must be paid off within 20 years. Revenue supported bonds should be used to limit potential dependence on property taxes for those projects with available revenue sources, whether self- generated

or dedicated from other sources. Adequate financial feasibility studies should be performed for each project to provide assurances as to the self-liquidating nature of the project or adequacy of dedicated revenue sources.

Certificates of Participation:

Certificates of Participation (COPs) are tax exempt bonds issued by State entities usually secured with revenue from an equipment or facility lease. COPs enable governmental entities to finance capital projects without technically issuing long term debt.

Special Obligation Bonds:

Special Obligation bonds are tax exempt bonds that are payable from the pledge of revenues other than locally levied taxes.

CAPITAL EXPENDITURES

In developing a CIP, it is important to distinguish between operating and capital expenses. Generally, these items are defined based on their cost and frequency of occurrence. Operating items are those that represent on-going operating expenses, such as maintenance, outside of one-time capital expenditures. Presented below are the definitions developed specifically for the City of Blue Springs for capital expenses that should be included in the CIP budget:

- Any acquisition of land for public use.
- Any construction of a new public facility (e.g., a public building, a public street, water and sewer lines, parks, play field, or the like) or an addition to, or extension of, such a facility.
- A nonrecurring rehabilitation or replacement of existing public facilities, or major repair of all or a part of a public facility, provided that the cost is $75,000 or more.
- Purchase of major equipment of $75,000 or more (either one item or a number of items with a cumulative one-time purchase of $75,000 or over) and a useful life of 5 years or more. In previous years, this amount was $50,000. Planning, feasibility, engineering, or design studies and services immediately related to an individual capital improvement project.

CIP projects are classified in one of three investment categories: Maintenance, Equipment Replacement, and

Capital Improvements.

Investment Categories

- **Maintenance** - Keeping property, improvements, or equipment in good condition by making repairs, correcting problems, etc.
- **Equipment Replacement** - Property acquired to take the place of other equipment. To qualify as replacement equipment, it must serve the same function as the equipment replaced and must be of the same nature or character, although not necessarily the same model, grade, or quality.
- **Capital Improvements** - Investment in new infrastructure, significant reconstruction, or adds capacity to existing infrastructure

OPERATING BUDGET IMPACT

The City's operating budget provides for general service delivery including personnel costs, supplies, and services. Revenues are primarily derived from recurring taxes, charges for services, investments, and intergovernmental sources. Projected operating and maintenance costs related to capital investments are included in the operating budget. When new, enhanced, or expanded service levels are authorized in the operating budget, additional capital investments are sometimes required. Furthermore, because a portion of the capital budget is funded by current revenues in the operating budget, operating budget decisions have capital budget capacity implications and the City's overall financial position.

The continued development in the southern portion of the City has resulted in a number of new streets that either have been or will be constructed. The construction of new streets increases the City's service costs for items such as snow removal, street sweeping, street striping, repairs, and street lighting.

The City's storm water collection system continues to deteriorate with respect to repairs handled on a reactionary basis. There is no capacity within the operating budget or CIP for proactive or preventive maintenance programming or significant reconstruction projects. It will be important in the future to identify resources to adequately maintain the City's stormwater system.

Water and sanitary sewer construction and extension will not typically have a significant impact on the operating budget throughout the useful life of these assets. The five-year CIP includes projects that are

considered improvements/maintenance to existing facilities and or operational improvements with equipment and metering and will not result in negative impacts to the operating budget and in fact may drive efficiency of the systems.

EVALUATION CRITERIA

A clear set of criteria has been established and is applied in the formulation of the CIP. These criteria reflect community values, priorities, and needs. It is important to note that the criteria, as listed below are weighted as to level of importance—fiscally and developmentally. Each new or revised project was evaluated by staff in accordance with these criteria. When applying these criteria, projects related to maintenance, operational efficiency, and equipment replacement compare favorably to all projects submitted for consideration as part of the CIP.

CIP Project Evaluation Criteria

Urgency of Need

1. Risk to Public Safety or Health
2. Protection of Property
3. Deteriorated Facility
4. Maintenance Cost Effectiveness
5. Backlog of Deferred Maintenance

Relationship with Other Established Priorities

6. Coordination with Other Projects
7. Completes/Continues Existing Project
8. Priority of City Council/Community Group/Citizen Survey
9. Established Goals and Objectives of the Comprehensive Plan

Fiscal Impact

10. Impact on Operating Budget
11. Impact on Operating Efficiency
12. Economic Development/Jobs Impact
13. Funding Sources

14. Recreational and/or Community Amenity Opportunity
15. Protection and Conservation of Resources
16. Aesthetic/Design Impact on Community
17. Blight Removal

CAPITAL IMPROVEMENT PROGRAM FY 2027-2031

The CIP Budget Process for Fiscal Year 2026-2031 followed that of previous years and describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Although individual projects are listed and funded by Department (e.g. Community Development, Information Technology, Parks, Streets, Stormwater), this document outlines how they are linked with priorities established within adopted plans and future capital resource and expenditure forecasting.

The 2027-2031 Capital Improvement Program totals $247,644,568 and is 66% funded at $163,409,343. The unfunded projects total $84,235,225or 34% of the program. The total program is detailed below by both investment category and by the Strategic Framework goal area.

Capital Investment by Category

Category	Funded	Unfunded Capital Needs	Project Type Total
Maintenance	$49,383,559	$15,745,000	$65,128,559
Equipment Replacement	$4,522,703	$13,498,499	$18,021,202
Capital Improvements	$109,503,081	$54,991,726	$164,494,807
TOTAL	**$163,409,343**	**$84,235,225**	**$247,644,568**

The CIP Program works to advance the stated goals of the Framework; each CIP project sheet indicates the relevant goal(s) targeted.

Projects by Strategic Plan Priority

Strategic Framework Goal	Funded	Unfunded Capital Needs	Total
Balanced Growth	$31,221,000	$11,000,000	$42,221,000
Community Identity	$0	$0	$0
Community Safety and Wellbeing	$1,931,700	$28,527,500	$30,459,200
Downtown Revitalization	$300,000	$0	$300,000
Infrastructure	$129,956,642	$44,707,725	$174,664,368
Organizational Health	$0	$0	$0
TOTAL	**$163,409,343**	**$84,235,225**	**$247,644,568**

The City carefully evaluates its revenue and spending and forecasts future revenue trends on an annual basis. Capital improvement programming would not be possible without these projections. The table below presents a summary of the projected available CIP funds for the plan period by fund types.

CIP Programing by Fund

Funds	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TOTAL
General Fund	$600,000	$601,698	$604,870	$588,215	$643,814	$3,038,597
Public Safety Sales Tax Fund	$88,880	$137,610	$337,610	$683,800	$683,800	$1,931,700
Parks Sales Tax Fund	$5,900,000	$1,562,500	$595,000	$1,200,000	$1,250,000	$10,507,500
Transportation Sales Tax Fund	$6,635,287	$13,117,400	$5,314,552	$5,737,878	$0	$30,805,117
Fieldhouse Fund	$240,000	$700,000	$0-	$275,000	$0	$1,215,000
Water Fund	$2,835,749	$1,775,000	$1,714,120	$1,539,380	$1,660,048	$9,524,297
Sewer Fund	$1,720,138	$1,593,120	$1,977,599	$1,996,432	$1,855,000	$9,142,289
2025 Bonds	$5,137,951	$0	$0	$0	$0	$5,137,951
Other Funds	$30,000,000	$0	$60,278,430	$1,828,462	$0	$92,106,892
TOTAL	**$53,158,005**	**$19,487,328**	**$70,822,181**	**$13,849,167**	**$6,092,662**	**$163,409,343**

The projected available funds for capital improvement projects are based on the total forecasted revenue of each type less the amount required for the annual operating budget, capital outlay, and existing debt service support.

Each year, the CIP process begins with a review of approved funded projects and new projects, which is

then compared to the projected funding sources available to determine which capital improvements can be completed in the next five years. The table below provides a list of the capital improvement projects recommended to be included in the FY 2026-2030 CIP. Only projects recommended for inclusion in the FY 2026-2027 CIP are incorporated into the operating budget for the upcoming fiscal year. Projects recommended to be included in the remaining years will be evaluated each year during the annual CIP process.

FUNDED PROJECTS

The priority and strategic investment areas for projects within the CIP are consistent with City Council priorities that include maintenance and reinvestment in critical infrastructure and assets, replacement of equipment that has reached the end of its useful life, and deployment of infrastructure to facilitate development and provides comprehensive service solutions.

Consistent with past practice, the CIP reflects a balance between an ongoing emphasis on annual pavement management without eliminating other important priorities and needs. However, the capacity to continue this balance on a sustained basis decreases with each year and any flexibility is virtually exhausted. The CIP also reflects the City's philosophy of sound fiscal policies and long-range financial planning. Projects are prioritized to address on-going maintenance, correct an existing deficiency, or replace key equipment necessary to meet the ongoing service level targets.

The detailed project sheets for the funded projects start on page 27.

Summary of Funded Capital Improvement Projects FY 2026-27

Project Name and Number		FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TOTAL
CR-01	Carson Ross Community Recreation Center Improvements (CRCRC)	$240,000	$700,000	$0	$275,000	$0	$1,215,000
Fieldhouse Subtotal		**$240,000**	**$700,000**	**$0**	**$275,000**	**$0**	**$1,215,000**
PS-23	Flock Safe City Program	$88,880	$137,610	$337,610	$683,800	$683,800	$1,931,700
Public Safety Subtotal		**$88,880**	**$137,610**	**$337,610**	**$683,800**	**$683,800**	**$1,931,700**
PR-02	Wilber Young Park Improvements	$0	$50,000	$0	$0	$0	$50,000
PR-13	Keystone Park Improvements	$400,000	$0	$0	$0	$0	$400,000
PR-14	Baumgardner Park Improvements	$0	$0	$0	$0	$700,000	$700,000
PR-15	Blue Springs Park Improvements	$0	$0	$0	$0	$500,000	$500,000
PR-16	Pink Hill Park Improvements	$0	$50,000	$225,000	$700,000	$0	$975,000
PR-17	Rotary Park Improvements	$4,200,000	$0	$200,000	$0	$0	$4,400,000
PR-18	Hidden Valley Park Improvements	$75,000	#1,112,500	$0	$0	$0	$1,187,500
PR-20	Ward Park Improvements	$0	$0	$0	$0	$0	$0
PR-23	Central Park Improvements	$0	$300,000	$0	$0	$0	$300,000
PR-71	Southwest Park Construction	$31,175,000	$0	$0	$0	$0	$31,175,000
PR-72	James Walker School Park Improvements	$0	$0	$120,000	$0	$0	$120,000
PR-80	Trail Renovations	$50,000	$50,000	$50,000	$500,000	$50,000	$700,000
Parks Subtotal		**$35,900,000**	**$1,562,500**	**$595,000**	**$1,200,000**	**$1,250,000**	**$40,507,500**
ST-06	Pavement Maintenance Program	$5,010,287	$5,317,400	$5,125,633	$5,056,422	$0	$20,509,742
ST-24	Snowplow/Dump Truck	$0	$254,579	$280,145	$312,558	$343,814	$1,191,094
ST-26	1.5 Ton Dump/Snow Truck	$0	$154,000	$160,000	$0	$0	$314,000
ST-43	7 Highway Sidewalk Infill	$0	$0	$188,919	$2,509,918	$0	$2,698,837
ST-52	AA Highway Improvement	$1,625,000	$7,800,000	$0	$0	$0	$9,425,000
ST-58 Bonds	ADP Street Lighting 2 (Moreland School Road to Wyatt Road)	$0	$0	$0	$0	$0	$0
ST-61 Bonds	Walnut Street Improvements	$6,151,951	$0	$0	$0	$0	$6,151,951
ST-65	Rubber Tire Skid Steer	$0	$93,120	$0	$110,932	$0	$204,052
ST-67	Bucket Truck	$201,679	$0	$0	$0	$0	$201,679
ST-68	Ford F150 Pick-up Truck	$59,631	$0	$64,725	$64,725	$0	$189,081
ST-73	Pavement Marking Truck	$0	$0	$0	$0	$200,000	$200,000
ST-74	Backhoe	$120,000	$0	$0	$0	$0	$120,000
ST-75	Slope Mower	$72,690	$0	$0	$0	$0	$72,690
ST-76	Mini Skid MT120	$46,000	$0	$0	$0	$0	$46,000
Streets Subtotal		**$13,287,238**	**$13,619,098**	**$5,819,422**	**$8,054,555**	**$543,814**	**$41,324,127**
STM-06	Stormwater Maintenance	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Stormwater Subtotal		**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$500,000**
SAN-07	Citywide Maintenance	$1,000,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$5,750,000
SAN-17	18,000 lb. Hydraulic Excavator	$0	$0	$129,600	$0	$0	$126,600
SAN-20	Hydraulic Track Loader	$0	$93,120	$0	$102,432	$0	$195,552
SAN-21	1.5 Ton Service Truck	$131,250	$0	$0	$144,000	$0	$275,250
SAN-23	Sewer Flushing Truck	$0	$0	$0	$0	$0	$0
Sanitary Sewer Utility Subtotal		**$1,131,250**	**$1,093,120**	**$1,379,600**	**$1,496,432**	**$1,250,000**	**$6,350,402**
SNI-01	Sludge Removal	$500,000	$500,000	$500,000	$500,000	$500,000	$2,500,000
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion	$0	$0	$60,278,430	$0	$0	$60,278,430
SNI-07	Hydraulic Track Loader	$88,888	$0	$97,999	$0	$105,000	$291,887
Sni-A-Bar Subtotal		**$588,888**	**$500,000**	**$60,876,429**	**$500,000**	**$605,000**	**$63,070,317**
WA-03	Rubber Tire Front End Loader	$221,650	$0	$0	$0	$0	$221,650
WA-04	12,000 lb. Hydraulic Excavator	$86,211	$0	$90,521	$0	$95,048	$271,780
WA-12	Miscellaneous Watermain Maintenance	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$6,000,000
WA-14	Water Tank Maintenance Contract	$250,000	$262,500	$275,600	$289,380	$315,000	$1,392,480
WA-18	1.5 Ton Service Truck	$0	$262,500	$0	$0	$0	$262,500
WA-20	Spoil Dump Truck	$175,000	$0	$0	$0	$0	$175,000
WA-23	Hydraulic Track Loader	$88,888	$0	$97,999	$0	$0	$186,887
Water Utility Subtotal		**$1,821,749**	**$1,775,000**	**$1,714,120**	**$1,539,380**	**$1,660,048**	**$8,510,297**
GRAND TOTAL ALL FUNDS		**$53,158,005**	**$19,487,328**	**$70,822,181**	**$13,849,168**	**$6,092,662**	**$163,409,343**

The funded projects in the five-year CIP by department are detailed below and total $163,409,343 for five years and $53,158,005 for FY 2026-27.

Public Safety Projects

The 5-year CIP includes $1,931,700 for Public Safety projects with $88,880 included in FY 2026-27 for the following project:

Project #	Project	Amount
PS-23	Flock Safe City Program	$1,931,700
	Total	**$1,931,700**

In December 2025, the City entered into a 10-year agreement with Flock to become the first Flock Safe City in Missouri. This project includes the implementation of a Drone as First Responder program.

Parks Projects

The 5-year CIP includes $41,722,500 for thirteen Parks projects with $35,140,000 included in FY 2026-27 for the following projects:

Project #	Project	Amount
CR-01	Carson Ross Community Recreation Center	$240,000
PR-13	Keystone Park Improvements	$400,000
PR-17	Rotary Park Improvements	$4,200,000
PR-18	Hidden Valley Park Improvements	$75,000
PR-71	Southwest Park Construction	$31,175,000
PR-80	Trail Renovations	$50,000
	Total	**$35,140,000**

PR-71 – Southwest Park construction is scheduled for completion in 2028. This project will be funded through a special obligation bond issue that will be repaid by the Parks Sales Tax.

Street Projects

The 5-year CIP includes $41,324,127 for fifteen different street projects with $13,287,238 included in FY 2026-27 for the following projects:

Project #	Project	Amount
ST-06	Preventive Pavement Maintenance Program	$13,028,308
ST-52	AA Highway Improvement	$1,625,000
ST-61 Bonds	Walnut Street Improvements	$5,151,951
ST-67	Bucket Truck	$201,679
ST-68	Ford F150 Pick-up Truck	$59,631
ST-74	Backhoe	$120,000
ST-75	Slope Mower	$72,690
ST-76	Mini Skid MT120	$46,000
	Total	**$13,287,238**

On August 6, 2024, voters approved up to $40,000,000 in bonds to fund several Capital Improvement projects. The specific projects approved, and the project cost estimates are provided below:

Project #	Project	Amount
ST-06	Neighborhood Street Preservation	$15,000,000
ST-09	Woods Chapel Road at 40 Hwy	$450,000
ST-49	ADP to Duncan Road Right Turn Lane	$1,725,000
ST-55	SW 12th Street Improvements	$4,885,000
ST-58	ADP Street Lighting – Moreland School Rd to Wyatt	$2,100,000
ST-61	Walnut Street Improvements	$8,250,000
ST-66	Mock Avenue Improvements	$5,925,000
CD-04	Downtown Master Plan Implementation - Streetscape	$5,000,000

Bonds were issued in March 2025 that generated almost $33 million in projects funds for the above-named projects. During FY 2026, several projects including ST-06, ST-49, ST-55, ST-61, ST-66, and CD-04 have been completed or are currently under construction. If funding allows ST-61 will be completed in FY 2026. A couple of projects, ST-09 and ST-58 will occur when additional bonds can be issued, or other funds become available.

Stormwater Projects

The 5-year CIP includes $500,000 for stormwater maintenance with $100,000 included in FY 2025-26 for the following project:

Project #	Project	Amount
STM-06	Stormwater Maintenance	$100,000

Sanitary Sewer Utility Projects

The 5-year CIP includes $6,350,402 for five different sanitary sewer projects with $1,131,250 included in FY 2026-27 for the following projects:

Project #	Project	Amount
SAN-07	Citywide Maintenance	$1,000,000
SAN-21	1.5 Ton Service Truck	$131,250
	Total	**$1,131,250**

Capital improvement projects for the utility funds are included in the rate study completed every three years. The last study was presented to and adopted by Council in August 2025. The CIP includes $200,000 per year for SAN-19 Sewer Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

Sni-A-Bar Projects

The 5-year CIP includes $63,070,317 for three different Sni-A-Bar projects with $588,888 included in FY 2026-27 for the following projects:

Project #	Project	Amount
SNI-01	Sludge Removal	$500,000
SNI-07	Hydraulic Track Loader	$88,888

Water Utility Projects

The 5-year CIP includes $9,524,297 for eight different water utility projects with $2,835,749 included in FY 2026-27 for the following projects:

Project #	Project	Amount
ST-61 Bonds	Walnut Street Improvements	$1,014,000
WA-03	Rubber Tire Front End Loader	$221,650
WA-04	12,000 lb. Hydraulic Excavator	$86,211
WA-12	Miscellaneous Watermain Maintenance	$1,000,000
WA-14	Water Tank Maintenance Contract	$238,725
WA-20	Spoil Dump Truck	$175,000
WA-23	Hydraulic Track Loader	$88,888
	Total	**$2,835,749**

Capital improvement projects for the utility funds are included in the rate study completed every three years. The last study was presented to and adopted by Council in August 2025. The CIP includes $200,000 per year for WA-17 Water Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

The funded projects are also shown below by investment category.

Funded Projects by Category-All Years

Category	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Project Area Total
Maintenance	$12,585,287	$10,692,400	$9,285,152	$12,155,720	$4,665,000	$49,383,559
Equipment Replacement	$1,190,887	$857,318	$920,989	$1,009,647	$543,862	$4,522,703
Capital Improvements	$39,381,831	$7,937,610	$60,616,040	$683,800	$883,800	$109,503,081
Total	**$53,158,005**	**$19,487,328**	**$70,822,181**	**$13,849,167**	**$6,092,662**	**$163,409,343**

Unfunded Projects

The City's capital investment needs exceed the current level of available funding. Over the five-year plan period, 48.7% of the City's maintenance, infrastructure and equipment needs are addressed. Current resources are not sufficient to address the entirety of the City's capital investment needs. This will likely result in increased maintenance and replacement costs in the future as City assets age and deteriorate. Continued expansion in the City's growth areas will place increased demands on the CIP to construct and maintain additional City assets.

While the City is maximizing investments in CIP-related projects, there are unfortunately many important projects that cannot be completed due to resource constraints, Unfunded Capital Projects total $121.7 million.

The detailed project sheets for the unfunded projects start on page 119.

Summary of Unfunded Capital Projects by Category
FY 2026-27 to 2030-31

Project Number	Project Name	Estimated Project Cost
PS-17	Negotiations and Drone Support Vehicle	$150,000
PS-18	STAT Support Vehicle	$150,000
PS-24	Tasers	$633,460
PS-27	Body Worn and Vehicle Camera Replacement	$2,194,040
WA-24	Sensus FlexNet & Meters	$8,642,499
Equipment Replacement Total		**$13,498,499**
BF-38	Adams Pointe Conference Center - HVAC System Replacement	$11,000,000
PR-04	Adams Pointe Golf Club Improvements	$6,325,000
SAN-24	Hidden Pointe II L/S Abandonment and Outfall Line Rehabilitation	$365,000
ST-60	Decorative Streetlight Refinishing	$300,000
ST-62	22nd Street Improvements	$2,700,000
STM-11	Walnut Street Storm Replacement	$1,380,000
Maintenance Total		**$22,070,000**
PS-19	Animal Control Facility	$15,000,000
PS-20	Parking Structure/Indoor Firing Range	$9,000,000
PS-21	Outdoor Firing Range	$900,000
PS-26	Vehicle Barricades	$500,000
SAN-26	CCTV Sewer Camera Truck (1 plus 1 future years)	$763,045
SAN-27	Southgate Hills 2 Abandonment and Outfall Line	$2,000,000
SAN-28	1.5-ton Service Truck with Large Crane	$159,500
SAN-30	NID Capacity Study	$150,000
SAN-31	RD Mize Lift Station Building	$75,000
ST-09 Bonds	Woods Chapel Road (Walnut Street to US 40 Highway)	$450,000
ST-23	Asphalt Repair Truck (Patch Truck) (2 trucks)	$775,000
ST-30	Salt Storage	$500,000
ST-59	Signalized Intersection Upgrades	$400,000
ST-63	Tractor/Mower	$80,000
ST-69	Bridge Maintenance	$595,068
ST-70	Sidewalk Condition Study	$325,000
ST-71	Sidewalk Replacement Study	$325,000
ST-72	Public Works Covered Parking	$500,000
STM-13	Storm Drainage Improvements	$1,000,000
STM-14	Lake Remembrance Dam Maintenance	$100,000
STM-15	Storm Water Assessment Program	$610,000
WA-21	Water Tower	$3,000,000
WA-22	Hydro-Excavation Trailer	$224,113
WA-26	Emergency Water Repair Truck	$230,000
WA-27	Satellite Utilities Storage Building	$105,000
WA-28	Water System Study	$100,000
Capital Improvements Total		**$48,666,726**
Total Unfunded Capital Projects		**$84,235,225**

Program Changes

There are several changes in the 2027-2031 CIP program from the previous year's program. Beginning in FY 2023-24, the dollar threshold for CIP projects increased from $50,000 to $75,000.

Eleven projects were moved from the unfunded to the funded list, the largest of which is SNI-06 as the result of the successful April 2026 election. PS-23 Flock Safe City was also moved to the funded list.

Projects Moved from Unfunded to Funded

Project #	Project	Amount
PS-23	Flock Safe City Program	$1,931,700
ST-67	Bucket Truck	$201,679
ST-73	Pavement Marking Truck	$200,000
ST-74	Backhoe	$120,000
ST-75	Slope Mower	$72,690
ST-76 Bonds	Mini Skid MT120	$46,000
SAN-20	Hydraulic Track Loader	$195,552
SAN-21	1.5 Ton Service Truck	$131,250
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion	$60,278,430
WA-20	Spoil Dump Truck	$175,000
WA-23	Hydraulic Track Loader	$274,387
Total		**$63,626,688**

The table below includes the list of new unfunded projects that have been added to the CIP this year. The total cost of these projects is $24,223,158.

New Projects Submitted by Department

Project #	Project	Amount
BF-38	Adams Pointe Conference Center Improvements	$11,000,00
Parks Total		**$11,000,000**
PS-23	Flock Safe City Program	$4,666,900
PS-24	Tasers	$633,460
PS-26	Vehicle Barricades	$500,000
PS-27	Body Worn and Vehicle Camera Replacement	$2,194,040
Public Safety Total		**$7,994,400**
ST-30	Salt Storage	$500,000
ST-69	Bridge Maintenance	$595,068
ST-70	Sidewalk Condition Study	$325,000
ST-71	Sidewalk Replacement Study	$325,000
ST-72	Public Works Covered Parking	$500,000
ST-73	Pavement Marking Truck	$200,000
ST-74	Backhoe	$120,000
ST-75	Slope Mower	$72,690
ST-76	Mini Skid MT120	$46,000
STM-13	Storm Drainage Improvements	$1,000,000
STM-14	Lake Remembrance Dam Maintenance	$100,000
STM-15	Storm Water Assessment Program	$610,000
Streets Total		**$4,393,758**
SAN-30	NID Capacity Study	$150,000
SAN-231	RD Mize Lift Station Building	$75,000
Sanitary Sewer Utility Total		**$1,710,000**
WA-20	Spoil Dump Truck	$175,000
WA-26	Emergency Water Repair Truck	$230,000
WA-27	Satellite Utilities Storage Building	$105,000
WA-28	Water System Study	$100,000
Water Utility Total		**$610,000**
Total New Projects Submitted		**$24,223,158**

The table below includes the list of recurring funded projects that have been added to the CIP this year for FY 2030-31 The total cost of these projects is $5,208,861.

Funded Projects Added for FY 2030-31

Project #	Project	Amount
PR-14	Baumgardner Park Improvements	$700,000
PR-15	Blue Springs Park Improvements	$500,000
PR-80	Trail Renovations	$50,000
ST-24	Snowplow / Dump Truck	$343,814
STM-06	Stormwater Maintenance	$100,000
SAN-07	Citywide Maintenance	$1,250,000
SNI-01	Sludge Removal	$500,000
WA-04	12,000l lb. class Hydraulic Excavator	$95,048
WA-12	Miscellaneous Watermain Maintenance	$1,250,000
WA-14	Water Tank Maintenance Contract	$315,000
Total		**$5,208,861**

Funded Projects Table of Contents

Carson Ross Community Recreation Center (CRCRC) Improvements 29

Wilbur Young Park Improvements 31

Keystone Park Improvements 33

Baumgardner Park Improvements 35

Blue Springs Park Improvements: 37

Pink Hill Park Improvements 39

Rotary Park Improvements 41

Hidden Valley Park Improvements 43

Ward Park Improvements 45

Central Park Improvements 47

Southwest Park Construction 49

James Walker School Park Improvements 51

Trail Renovations 53

Flock Safe City 55

Citywide Maintenance 57

18,000lb Hydraulic Excavator: 60

Hydraulic Track Loader 62

1.5 Ton Service Truck 64

Sewer Flushing Truck 66

Sludge Removal 68

Sni-A-Bar Wastewater Treatment Plant Expansion 70

Hydraulic Track Loader 72

Preventive Pavement Maintenance Program 74

Snowplow/Dump Truck 76

1.5-ton Dump/Snow Truck 78

7 Highway Sidewalk Infill 80

AA Highway Project 82

ADP Street Lighting 2 (Moreland School Road to Wyatt Road) 84

Walnut Street Improvements 86
Rubber Tire Skid Loader: 88
Bucket Truck 90
Ford F150 Pick-up Truck 92
Pavement Marking Truck 94
Backhoe 96
Slope Mower 98
Mini Skid MT120 100
Stormwater Maintenance: 102
Rubber Tired Front End Loader 104
12,000lb class Hydraulic Excavator 106
Miscellaneous Watermain Maintenance 108
Water Tank Maintenance Contract 110
1.5 Ton Service Truck 112
Spoil Dump Truck 115
Hydraulic Track Loader 117

Carson Ross Community Recreation Center (CRCRC) Improvements

Project Information

Project Number: CR-01

Project Type: Capital Improvements

Department: Fieldhouse/Aquatics Center

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $240,000

Funding Source: Fieldhouse/Aquatics Fund

Description:

Replace Fitness Center Cardio equipment in FY 2026/27 and FY 2029/30, indoor turf at CRCRC in FY 2027/28 and install control access system for HVAC units at the Fieldhouse.

Justification:

The Blue Springs Fieldhouse opened in 2015 after extensive renovations of the facility. To provide high functioning and high-quality cardio equipment, the cardio equipment is scheduled to be swapped out every three years. The purpose of this is to keep the equipment new and avoid downtime due to maintenance issues with the equipment. Members expect to be able to use the cardio equipment, and downtime leads to member frustrations. At the time of renovations in 2015, a new turf field was installed with a life expectancy of 10-12 years. After 10 years of heavy use, the turf is ending its life expectancy and will need to be replaced. The HVAC units on the existing building were found to be in working condition during initial renovations in 2015. Over the 10 years that the Fieldhouse has been operated by the city, there have been repairs made to the HVAC units to keep them running properly. When Blue Surf Bay was built in 2024, there were control systems built into the HVAC system so staff can monitor them remotely. This allows for adjustments to be made and troubleshoots any problems remotely, which saves staff time and allows adjustments to be made

quicker. This project would add HVAC controls to the systems on the Fieldhouse side of the facility, which would allow for remote monitoring and adjustments as needed.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$380,000	$240,000	0	$0	$275,000	$0	$150,000	$1,745,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	700,0000	$0	$0	$0	$0	$700,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$380,000	$240,000	$700,000	$0	$275,000	$0	$150,000	$1,745,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Fieldhouse/ Aquatics Fund	$380,000	$240,000	$700,000	$0	$275,000	$0	$150,000	$1,745,000
Total	$380,000	$240,000	$700,000	$0	$275,000	$0	$150,000	$1,745,000

Project Image:



CRCRC Improvements:

Fitness Cardio Equipment Replacement	FY 2026-27	$240,000
	FY 2029-30	$275,000
Turf Replacement	FY 2027-28	$700,000
HVAC Controls	Beyond	$150,000
Total		**$1,365,000**

Wilbur Young Park Improvements

Project Information

Project Number: PR-02

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Replacement of ballfield fencing throughout the park. The Park Sales Tax Program funded previously completed projects in PR-02 including the replacement of shelter houses, parking lot improvements, tennis court renovations, playground renovations.

Justification:

The ballfield fencing at Wilbur Young Park is over 20 years old and needs replacement. The existing fence is rusting out and is severely bowed & bent due to many years of play. The fencing improvements are needed to bring it to standard with the other park improvements that have been completed.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$50,000	$0	$0	$0	$50,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$50,000	$0	$0	$0	$50,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$0	$0	$50,000	$0	$0	$0	$50,000
Total	$0	$0	$50,000	$0	$0	$0	$50,000

Project Image:



Wilbur Young Park Improvements:

Outfield Fence Replacement	FY 2027-28	$50,000
Total		**$50,000**

Keystone Park Improvements

Project Information

Project Number: PR-13

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $400,000

Funding Source: Parks Sales Tax Fund

Description:

Replacement of restroom building in Keystone Park. The Park Sales Tax Program funded previously completed projects in PR-13 in the amount of $1,861,000. Those improvements included the replacement of the shelter house, renovations of the parking lot, and playground replacement.

Justification:

Project PR-13 is funding to replace the restroom building at Keystone Park in FY 2026-27. The current restroom building is in a failing condition and needs to be replaced with a modern restroom facility. With the recent improvements to the park such as the new shelter and playground, the restroom facility needs replacement to complement these other upgrades in Keystone Park.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$800,000	$400,000	$0	$0	$0	$0	$1,200,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,061,000	$0	$0	$0	$0	$0	$1,061,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,861,000	$400,000	$0	$0	$0	$0	$1,861,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$1,861,000	$400,000	$0	$0	$0	$0	$1,861,000
Total	$1,861,000	$400,000	$0	$0	$0	$0	$1,861,000

Project Image:



Keystone Park Improvements:

Keystone Restroom Building	FY 2026-27	$400,000
Total		**$400,000**

Baumgardner Park Improvements

Project Information:

Project Number: PR-14

Project Category: Equipment Replacement

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Replacement of the playground at Baumgardner Park. The Park Sales Tax Program funded previously completed projects in PR-14 in the amount of $1,350,000. Those improvements included repairs to parking lot and trail overlay, as well as the renovations of the tennis courts.

Justification:

The existing playground at Baumgardner Park has outlived its life expectancy and needs upgraded. The existing playground is to the point where it must be taken out of service more often for repairs, and it can be difficult to get replacement parts for the aging structure. The playground will be removed to a modern structure in FY 2030/31.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$34,000	$0	$0	$0	$0	$700,000	$734,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,316,000	$0	$0	$0	$0	$0	$1,316,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,350,000	$0	$0	$0	$0	$700,000	$2,050,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$1,350,000	$0	$0	$0	$0	$700,000	$2,050,000
Total	$1,350,000	$0	$0	$0	$0	$700,000	$2,050,000

Project Image:



Baumgardner Park Improvements:

Playground Replacement	FY 2030-31	$700,000
Total		**$700,000**

Blue Springs Park Improvements:

Project Information

Project Number: PR-15

Project Category: Equipment Replacement

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Replacement of the playground at Blue Springs Park. The Park Sales Tax Program funded previously completed projects inPR-15 in the amount of $1,631,000. Those improvements included renovations to the basketball and tennis courts, parking lot improvements, new shelter, and new restroom building.

Justification:

The existing playground at Blue Springs Park has outlived its life expectancy and needs upgraded. The existing playground is to the point where it must be taken out of service more often for repairs, and it can be difficult to get replacement parts for the aging structure. The playground will be removed to a modern structure in FY 2030/31.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,390,000	$0	$0	$0	$0	$500,000	$1,890,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$175,000	$0	$0	$0	$0	$0	$175,000
Contingency	$66,000	$0	$0	$0	$0	$0	$66,000
Total	$1,631,000	$0	$0	$0	$0	$500,000	$2,131,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$1,631,000	$0	$0	$0	$0	$500,000	$2,131,000
Total	$1,631,000	$0	$0	$0	$0	$500,000	$2,131,000

Project Image:



Blue Springs Park Improvements:

Playground Replacement	FY 2030-31	$500,000
Total		**$500,000**

Pink Hill Park Improvements

Project Information

Project Number: PR-16

Project Category: Equipment Replacement

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Ballfield fencing improvements are scheduled for FY 2027-28. Playground #2 replacement is scheduled for FY 2028-29. The improvement to Nelson Field Lights and restroom replacements are scheduled for FY 2029-30. The Park Sales Tax Program funded previously completed projects in PR-16 in the amount of $2,329,000. Those improvements included replacement of shelter houses, parking and driveway improvements, and BMX Track fence and bleachers.

Justification:

The ballfield fences at Pink Hill Park are over 20 years old and beyond repair. The existing fence is rusting out and is severely bowed & bent due to many years of play. Playground #2 has outlived its life expectancy and needs to be replaced. The existing playground unit is difficult to get replacement parts due to its age. The lights on Nelson Field are over 30 years old and are no longer aimed in the correct position and the poles are deteriorating. The restroom facility at Pink Hill Park needs total replacement. A modular facility is proposed to replace the existing building that will provide year-round facilities for park users. These improvements are needed to bring the park into standard with the other park improvements that have been completed.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,006,500	$0	$0	$225,000	$0	$0	$1,231,500
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,125,500	$0	$50,000	$0	$700,000	$0	$1,875,500
Contingency	$197,000	$0	$0	$0	$0	$0	$197,000
Total	$2,329,000	$0	$50,000	$225,000	$700,000	$0	$3,304,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$2,329,000	$0	$50,000	$225,000	$700,000	$0	$3,304,000
Total	$2,329,000	$0	$50,000	$225,000	$700,000	$0	$3,304,000

Project Image:



Pink Hill Park Improvements:

Outfield Fence Replacements	FY 2027-28	$50,000
Pink Hill Park Playground #2	FY 2028-29	$225,000
Pink Hill Park Nelson Field Improvements	FY 2029-30	$250,000
Restroom Building Replacement	FY 2029-30	$450,000
Total		**$975,000**

Rotary Park Improvements

Project Information

Project Number: PR-17

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $4,200,000

Funding Source: Parks Sales Tax Fund and General Obligation Bonds

Description:

Replacement of the large playground at Rotary Park scheduled for FY 2025-26. Renovation of tennis courts to pickleball/ice rink is scheduled for FY 2026-27. Shelter Replacement is scheduled for FY 2028-29. PR-17 previously included replacement of the original Gazebo structure, renovations of the parking lot and replacement of the small playground.

Justification:

Project PR-17 includes renovations of the tennis courts into a pickleball/ice rink facility. The courts can be utilized for pickleball during the warm months and then converted to an ice rink during the cold months to complement the North Pole Trail of Lights event held at Rotary Park. This project funding will be included with the bond issuance for Southwest Park. The large shelter is also in need of replacement in FY 2028-29 to bring it up to the same standard as other shelters throughout the park system.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,632,500	$0	$0	$0	$0	$0	$1,632,500
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$128,000	$4,200,000	$0	$200,000	$0	$0	$4,528,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,760,500	$4,200,000	$0	$200,000	$0	$0	$6,160,500

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$1,760,500	$1,200,000	$0	$200,000	$0	$0	$3,160,500
General Obligation Bonds	$0	$3,000,000	$0	$0	$0	$0	$3,000,000
Total	$1,760,500	$4,200,000	$0	$200,000	$0	$0	$6,160,500

Project Image:



Rotary Park Improvements:

Pickleball/Ice Rink	FY 2026-27	$4,200,000
Rotary Park Shelter Replacement	FY 2028-29	$200,000
Total		**$4,400,000**

Hidden Valley Park Improvements

Project Information

Project Number: PR-18

Project Category: Equipment Replacement

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $75,000

Funding Source: Parks Sales Tax Fund

Description:

Replacement of outfield and dugout fences throughout the park in FY 2026/27. The parking lot for softball is scheduled to be overlayed and a new curb installed in FY 2027/28. The Park Sales Tax Program funded previously completed projects in PR-18 in the amount of $5,828,500. Those projects included the replacement of the playground, new signage throughout the park, renovations of parking lots at soccer and football, renovations of restroom buildings, overlay parking lot asphalt & new curbs, and installation of turf on the softball infields

Justification:

PR-18 are items that still need to be addressed to alleviate unsafe conditions and bring the facilities up to the standards of the Parks Department. These include the replacement of fencing throughout the park, including dugout and outfield fences on ballfields. This will complement the turf renovation project completed in FY 2024-25 and other fencing improvements being completed in FY 2025-26. Additionally, the parking lot for softball needs to be overlaid and new curbing installed. That improvement is scheduled for FY 2027-28.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$550,000	$0	$0	$0	$0	$0	$550,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$5,227,500	$75,000	$1,112,500	$0	$0	$0	$6,415,000
Contingency	$51,000	$0	$0	$0	$0	$0	$51,000
Total	$5,828,500	$75,000	$1,112,500	$0	$0	$0	$7,016,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$5,828,500	$75,000	$1,112,500	$0	$0	$0	$7,016,000
Total	$5,828,500	$75,000	$1,112,500	$0	$0	$0	$7,016,000

Project Image:



Hidden Valley Park Improvements:

Outfield Fence Replacements	FY 2026-27	$75,000
Area Parking Lot Improvements & Curb Replacement	FY 2027-28	$1,112,500
Total		**$1,187,500**

Ward Park Improvements

Project Information

Project Number: PR-20

Project Category: Equipment Replacement

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Shelter renovations at Ward Park. The Park Sales Tax Program funded previously completed projects in PR-20 in the amount of $1,057,000. Those projects included replacement of basketball courts, and playground. Additionally, in 2022 the tennis courts were converted into dedicated pickleball courts. A new restroom building was installed in 2024.

Justification:

The current shelters have outlived their life expectancy and need to be upgraded to meet the standard of other park facilities.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$435,000	$0	$0	$0	$0	$0	$0	$435,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$575,000	$0	$0	$0	$0	$0	$200,000	$775,000
Contingency	$47,000	$0	$0	$0	$0	$0	$0	$47,000
Total	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Parks Sales Tax Fund	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000
Total	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000

Project Image:



Ward Park Improvements:

Ward Park Shelter Replacement	Beyond	$200,000
Total		**$200,000**

Central Park Improvements

Project Information

Project Number: PR-23

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Downtown Revitalization

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund **and** Community Development Block Grant

Description:

Development of park amenities in Central Park which could include a playground, shelter, restroom, or gathering space. The Park Sales Tax Program funded previously completed projects in PR-23 in the amount of $354,264. Those improvements included brush clearing and the development of a loop trail around the pond.

Justification:

In conjunction with the Downtown Master Plan, there is a desire to make Central Park a more inviting park to help draw visitors to the downtown area and provide a place for recreation in the downtown area. The addition of a loop trail around the lake will be the first step in this process and is being addressed in the FY 2025-26 budget. The implementation of other improvements for $300,000 in FY 2027-28 is the next step in the phasing of the park. Additional improvements will be completed in future phases such as a restroom, open greens space, benches, and a small shelter. Staff will also look at potential alternative funding sources such as CDBG funds to complete these future phases.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$300,000	$0	$0	$0	$0	$300,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$354,264	$0	$0	$0	$0	$0	$1,150,000	$1,504,264
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$354,264	$0	$300,000	$0	$0	$0	$1,150,000	$1,804,264

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Parks Sales Tax Fund	$150,000	$0	$300,000	$0	$0	$0	$1,150,000	$1,600,000
Community Development Block Grant	$204,264	$0	$0	$0	$0	$0	$0	$204,264
Total	$354,264	$0	$300,000	$0	$0	$0	$1,150,000	$1,804,264

Project Image:



Southwest Park Construction

Project Information

Project Number: PR-71

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Balanced Growth

Current Year Project Cost: $31,175,000

Funding Source: Parks Sales Tax Fund **and** General Obligation Bonds

Description:

The construction of Southwest Park was included in the 2021 Park Sales Tax renewal program. This will provide a park in southern Blue Springs. The design was completed in 2020 originally PR-71and provided to the public prior to the Sales Tax renewal.

Justification:

Development of a park in southern Blue Springs to serve residents in this area as well as developing parkland already owned by the City. The park will include an event / wedding venue, shelter, restrooms, playground, native trails and open green space for residents to utilize. Construction is to begin in late 2026 / early 2027 with the venue to be completed by May 2028 and the playground by April 2029

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$1,325,000	$1,175,000	$0	$0	$0	$0	$2,500,000
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$30,000,000	$0	$0	$0	$0	$30,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,325,000	$31,175,000	$0	$0	$0	$0	$32,500,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$1,325,000	$1,175,000	$0	$0	$0	$0	$2,500,000
General Obligation Bonds	$0	$30,000,000	$0	$0	$0	$0	$30,000,000
Total	$1,325,000	$31,175,000	$0	$0	$0	$0	$32,500,000

Project Image:



Southwest Park Development:

Architecture and Engineering Services	FY 2026-27	$1,175,000
Construction	FY 2026-27	$30,000,000
Total		**$31,175,000**

James Walker School Park Improvements

Project Information

Project Number: PR-72

Project Category: Capital Improvements

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Parks Sales Tax Fund

Description:

Renovations to existing playground. The Park Sales Tax Program funded previously completed projects in PR-72 in the amount of $275,000. That project included the renovation of the basketball court.

Justification:

The existing playground at James Walker Park has outlived its life expectancy and needs upgraded. The existing playground is to the point that it is difficult to get replacement parts due to its age. The playground will be renovated to a modern playground in FY 2028-29.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$275,000	$0	$0	$120,000	$0	$0	$395,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$275,000	$0	$0	$120,000	$0	$0	$395,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$275,000	$0	$0	$120,000	$0	$0	$395,000
Total	$275,000	$0	$0	$120,000	$0	$0	$395,000

Project Image:



Walker School Park Improvements:

Playground Renovations	FY 2028-29	$120,000
Walker School Park Skate Park	TBD	TBD
Total		**$120,000**

Trail Renovations

Project Information

Project Number: PR-80

Project Category: Maintenance

Department: Parks and Recreation

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $50,000

Funding Source: Parks Sales Tax Fund

Description:

Renovations to trails segments throughout Blue Springs Parks and trails. Overlay of the complete loop trail at Grounds Park in FY 2029/30. The Park Sales Tax Program funded previously completed projects in PR-80. Those projects included several sections of trail overlay and sealcoating throughout the parks system.

Justification:

Regular maintenance is needed to maintain trails in a safe usable manner and to extend the life of the pavement. PR-80 includes funds to address, and repair identified trail sections each year. Also included is a full overlay of the Grounds Park loop trail in FY 2029-30.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$470,000	$50,000	$50,000	$50,000	$500,000	$50,000	$1,170,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$470,000	$50,000	$50,000	$50,000	$500,000	$50,000	$1,170,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Parks Sales Tax Fund	$470,000	$50,000	$50,000	$50,000	$500,000	$50,000	$1,170,000
Total	$470,000	$50,000	$50,000	$50,000	$500,000	$50,000	$1,170,000

Project Image:



Trail Improvements:

Crack Filling/Sealcoating Trails	FY 2026-27	$50,000
	FY 2027-28	$50,000
	FY 2028-29	$50,000
	FY 2029-30	$50,000
	FY 2030-31	$50,000
Grounds Park Trail	FY 2029-30	$450,000
Total		**$700,000**

Flock Safe City

Project Information:

Project Number: PS-23

Project Type: Capital Improvements

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Current Year Project Cost: $88,880

Funding Source: Public Safety Sales Tax Fund

Description:

Originally submitted as a proposal for Drone as First Responder Program (DFR), this CIP has been updated to reflect the City's partnership with FLOCK through the Safe City Program. This program provides not only DFR, but a real time crime center, increased license plate reader and surveillance cameras, enhanced system search features and live 911 in the patrol vehicle.

Justification:

Recognizing the need to create DFR, the City entered a ten-year contract with FLOCK for the Safe City Program to provide all the above features in December of 2025. The creation of DFR also completes an objective outlined in the City's 2025 strategic plan. DFR is essentially launching a drone from a fixed location such as the Police Department to all emergency and high priority calls to be the first responder on scene. A dispatcher/pilot can operate the drone from within the communication center and relay by radio to responding emergency personnel any information directly from the scene of the incident. The real-time crime center ties all the information together, giving the operator the ability to provide first responders up to date and crucial intelligence.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$88,880	$137,610	$337,610	$683,800	$683,800	$2,735,200	$4,666,900
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$88,880	$137,610	$337,610	$683,800	$683,800	$2,735,200	$4,666,900

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Public Safety Sales Tax Fund	$0	$88,880	$137,610	$337,610	$683,800	$683,800	$2,735,200	$4,666,900
Total	$0	$88,880	$137,610	$337,610	$683,800	$683,800	$2,735,200	$4,666,900

Project Image:



Citywide Maintenance

Project Information

Project Number: SAN-07

Project Category: Maintenance

Department: Sanitary Sewer

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $1,000,000

Funding Source: Sewer Utility Fund

Description:

The City of Blue Springs Public Works Department is committed to maintaining and improving essential infrastructure to ensure reliable service for residents. This includes a generator replacement program to enhance system resilience during power outages and a lift station replacement and upfitting program that includes pump replacement, motor replacement, and electrical upgrades to improve efficiency and reliability. Additionally, sewer maintenance and improvements remain a key focus, involving televised inspections of sewer mains to identify potential issues, sewer main cleaning to prevent blockages, and the replacement of clay tile sewer mains utilizing cured-in-place pipe (CIPP) for cost-effective rehabilitation.

The department is also dedicated to rehabilitating deteriorated or leaking manholes, constructing relief sewers to enhance capacity and mitigate overflows, and conducting emergency repairs of collapsed pipes and manholes to maintain system integrity. These efforts reflect the City's proactive approach to infrastructure management, ensuring the long-term reliability of water and wastewater services for the community.

Justification:

The City of Blue Springs Public Works Department is dedicated to the proactive maintenance, rehabilitation, and repair of the City's sanitary sewer and wastewater infrastructure to ensure long-term reliability and efficiency. This project provides critical improvements through a generator

replacement program that enhances backup power capabilities for essential wastewater infrastructure, reducing the risk of service interruptions during power outages. Additionally, the lift station replacement and upfitting program includes pump and motor replacements as well as electrical upgrades, ensuring these vital facilities operate efficiently and reliably while meeting the growing needs of the City's sewer system. These infrastructure investments extend the lifespan of sewer and wastewater systems, increase operational reliability, and reduce infiltration and inflow (I&I), ultimately minimizing the risk of sewer backups and overflows. The reduction of I&I is especially important as it maximizes the available capacity within both the collection system and the wastewater treatment plant, preventing excessive flows that can lead to system failures.

To achieve these goals, the department performs a combination of key tasks each year, including televised inspections of sewer mains to assess structural integrity, sewer main cleaning to maintain optimal flow, and the rehabilitation of deteriorating or leaking manholes. Additionally, between 25,000 and 35,000 feet of clay tile sewer main is rehabilitated annually using cured-in-place pipe (CIPP), a method that effectively replaces aging infrastructure and extends its lifespan by approximately 100 years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$16,852,500	1,000,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$22,602,500
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$16,852,500	$1,000,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$22,602,500

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$16,852,500	$1,000,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$22,602,500
Total	$16,852,500	$1,000,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$22,602,500

Project Image:



18,000lb Hydraulic Excavator:

Project Information

Project Number: SAN-17

Project Category: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Sewer Utility Fund

Description:

Project Number SAN-17 funds the replacement of a hydraulic excavator used in daily operations with Public Works. While we normally trade in prior units every 2 years to keep our equipment operationally ready, the current equipment will be transferred to parks. The trade in will resume on the following cycle

Justification:

This equipment is vital to the department to handle various construction tasks and after hours of emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the city will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs. Instead of trading in the current unit, it will be transferred to the parks dept. Trade ins will resume the following cycle.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$438,073	$0	$0	$129,600	$0	$0	$567,673
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$438,073	$0	$0	$129,600	$0	$0	$567,673

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$233,073	$0	$0	$129,600	$0	$0	$362,673
Trade In Amount	$205,000	$0	$0	$0	$0	$0	$205,000
Total	$438,073	$0	$0	$129,600	$0	$0	$567,673

Project Image:



Hydraulic Track Loader

Project Information

Project Number: SAN-20

Project Category: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Sewer Utility Fund

Description:

Purchase of a hydraulic track loader to assist in daily operations within the sanitary sewer division.

Justification:

This equipment is vital for the department to handle various construction tasks and after an hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the City will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$249,655	$0	$93,120	$0	$102,432	$0	$445,207
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$249,655	$0	$93,120	$0	$102,432	$0	$445,207

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$128,905	$0	$93,120	$0	$102,432	$0	$324,457
Trade In Amount	$120,750	$0	$0	$0	$0	$0	$120,750
Total	$249,655	$0	$93,120	$0	$102,432	$0	$445,207

Project Image:



1.5 Ton Service Truck

Project Information

Project Number: SAN-21

Project Category: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $131,250

Funding Source: Sewer Utility Fund

Description:

Purchase of a 1.5-ton service truck with either a crane, service bed, or hydraulic flatbed for the sewer department to assist in daily operations.

Justification:

This vehicle supports daily maintenance and operation of the City's sanitary sewer collection system, including response and upkeep at lift stations and related infrastructure. Due to the frequency of use and operating conditions, the recommended service life of these vehicles is approximately five (5) years to maintain reliability and control maintenance costs. The Sewer Division maintains a fleet of four heavy-duty service trucks that must operate on a staggered replacement schedule to ensure dependable service delivery. Under a five-year lifecycle plan, one vehicle would be replaced at regular intervals to keep the fleet within its intended service life. Currently, funding is available only every eight (8) years, which prevents proper rotation. As a result, vehicles already exceeding their recommended service life must remain in service up to sixteen (16) years or more before replacement. This extended use increases maintenance costs, downtime risk, and the likelihood of operational disruption to critical wastewater infrastructure. Establishing funding that supports the planned replacement rotation will maintain a reliable fleet, reduce long-term repair expenditures, and ensure continuous service to the City's sanitary sewer system.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$60,000	$131,250	$0	$0	$144,000	$0	$335,250
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$60,000	$125,000	$0	$0	$144,000	$0	$335,250

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$60,000	$131,250	$0	$0	$144,000	$0	$335,250
Total	$60,000	$131,250	$0	$0	$144,000	$0	$335,250

Project Image:



Sewer Flushing Truck

Project Information

Project Number: SAN-23

Project Category: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Sewer Utility Fund

Description:

This request is for the replacement of a sewer flushing truck. This unit supports sewer cleaning activities and emergency response for citizens.

Justification:

The department previously performed all tasks with one combination flushing/vacuum truck that was scheduled to be replaced every 6 years. Communication installations within the public right of ways have increased the need to reduce liabilities during excavations by using hydro-excavating practices. This placed increased demand for the vacuum truck resulting in scheduling conflicts and a restricted ability to complete scheduled preventative maintenance flushing. The addition of this piece of equipment enables the department to push the years of service for both pieces of equipment out to 12 years resulting in both lower annual costs and a higher level of service for the community. The current unit should be scheduled for replacement in future years. Next scheduled replacement isn't until FY 2031-32, estimated at $570,467.30.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$250,000	$0	$0	$0	$0	$0	$570,467	$820,467
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$250,000	$0	$0	$0	$0	$0	$570,467	$820,467

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Sewer Utility Fund	$250,000	$0	$0	$0	$0	$0	$570,467	$820,467
Total	$250,000	$0	$0	$0	$0	$0	$570,467	$820,467

Project Image:



Sludge Removal

Project Information

Project Number: SNI-01

Project Category: Maintenance

Department: Sni-A-Bar Waste Water

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $500,000

Funding Source: Sewer Utility Fund

Description:

The Sni-A-Bar wastewater treatment facility utilizes sludge treatment cells for the interim process between removal of sludge from the activated sludge process and permanent disposal from the treatment plant. Through an agreement with the Department of Natural Resources the City has been able to extend the period before sludge is required to be removed (normally 2 years) by adding micro-organisms to the sludge treatment cells to continue the decomposition process. This process can extend the storage capacity of the treatment cells by an additional 2-3 years.

Justification:

Regular disposal of waste sludge is required under the permit issued by the State of Missouri. This project is needed based on the agreements with DNR and the available storage capacity of the treatment cells and should be performed every 4 years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$8,500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$11,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$8,500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$11,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$8,500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$11,000,000
Total	$8,500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$11,000,000

Project Image:



Sni-A-Bar Wastewater Treatment Plant Expansion

Project Information

Project Number: SNI-06

Project Type: Capital Improvements

Department: Sni-A-Bar Waste Water

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Sewer Utility Fund

Description:

A new NPDES Permit was issued for Sni-a-Bar Treatment facility, effective December 1, 2023. This permit identifies limits for nutrient removal which were not previously required at this plant. The current plant processes do not remove these nutrients (Total Nitrogen and Phosphorous) to the level required by the new permit. New processes will need to be designed and constructed to allow for nutrient removal. Additional improvements are proposed to renovate existing equipment, improve plant efficiency, protect equipment and staff, and increase plant capacity to its new permitted limits.

Justification:

The City of Blue Springs owns and maintains the Sni-a-Bar Treatment Facility. Approximately half of the sewer flows from Blue Springs are tributary to this plant and all the Grain Valley flows are received here. The City of Grain Valley participates financially in the upgrades to plant capacity and process on a percentage proportionate to their flow. These improvements will allow for continued operation and service to these communities. Projected growth in the communities was accounted for in analysis, and the Facility is anticipated to have capacity to treat wastewater flow through 2046. The City intends to apply for the State Revolving Fund (SRF) funding for this project which will require a bond election.

- Blue Springs $39,180,980 or 65%
- Grain Valley $21,097,450 or 35%

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$60,278,430	$0	$0	$60,278,430
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$60,278,430	$0	$0	$60,278,430

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$0	$0	$0	$60,278,430	$0	$0	$60,278,430
Total	$0	$0	$0	$60,278,430	$0	$0	$60,278,430

Project Image:

UNDER CONSTRUCTION



Hydraulic Track Loader

Project Information

Project Number: SNI-07

Project Category: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $88,888

Funding Source: Sewer Utility Fund

Description:

Replacement of tracked loader.

Justification:

Sni-A-Bar currently operates a tracked loader that was transferred from the Sewer Division last year. While this unit has helped meet operational needs, it is an older machine and was not intended as a long-term solution. This request is for replacement funding to ensure Sni-A-Bar maintains a reliable and properly specified tracked loader to support ongoing operations.

A tracked loader is critical for daily tasks including material handling, grading, ditch and drainage work, debris loading, and general maintenance support. Its tracked design provides superior traction and stability in soft, uneven, and wet ground conditions where wheeled equipment is less effective. The unit is also essential during winter weather operations, offering improved control and performance for snow removal efforts.

Replacing the current ageing unit will reduce downtime, lower repair costs, improve safety, and ensure crews have dependable equipment available year-round to maintain service levels efficiently and effectively.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$88,888	$0	$97,999	$0	$105,000	$291,887
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$88,000	$0	$97,999	$0	$105,000	$291.887

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Sewer Utility Fund	$0	$88,888	$0	$97,999	$0	$105,000	$291,887
Total	$0	$88,888	$0	$97,999	$0	$105,000	$291,887

Project Image:



Preventive Pavement Maintenance Program

Project Information

Project Number: ST-06

Project Category: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $5,010,287

Funding Source: Transportation Sales Tax Fund **and** 2025 Bonds

Description:

Annual Preventive Pavement Maintenance Program

Justification:

In 2025, the City of Blue Springs contracted with Cochran Engineering to develop a 20-year Preventive Pavement Maintenance Plan (PPMP). The purpose of the PPMP is to take a proactive approach to pavement repairs—prioritizing early intervention to reduce the occurrence of potholes, lower routine maintenance costs, and extend the lifespan of existing pavement before it reaches critical deterioration. This long-term strategy is designed to not only improve the overall condition of city streets but also ensure more efficient and cost-effective use of public infrastructure funds.

The 20-Year Preventive Pavement Maintenance Plan includes the following key components:

- A complete inventory and mapping of all City-maintained streets and roadways.
- Verification of street surface areas and collection of maintenance history through staff input.
- Assessment and prioritization of pavement conditions to recommend appropriate treatments.
- Grouping projects by subdivisions and major roadways.
- Development of a 20-year treatment schedule presented in a spreadsheet format, showing recommended maintenance by street and year, along with estimated costs.

- Consideration of available City funding, potential federal funding, local asphalt pricing, and treatment recommendations in plan development.

- Delivery of a final report with supporting documentation and mapping.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$59,903,308	$5,010,287	$5,317,400	$5,125,633	$5,056,422	$0	$80,413,050
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$59,903,308	$5,010,287	$5,317,400	$5,125,633	$5,056,422	$0	$80,413,050

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Transportation Sales Tax Fund	$53,980,308	5,010,287	$5,317,400	$5,125,633	$5,056,422	$0	$74,490,050
JCCUR	$923,000	$0	$0	$0	$0	$0	$923,000
2025 Bonds	$5,000,000	$0	$0	$0	$0	$0	$5,000,000
Total	$59,903,308	$5,010,287	$5,317,400	$5,125,633	$5,056,422	$0	$80,413,050

Project Image:

UNDER CONSTRUCTION



Snowplow/Dump Truck

Project Information

Project Number: ST-24

Project Category: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: General Fund

Description:

This proposal outlines the plan to purchase 1-2 additional snowplow/dump trucks per year to maintain a 10-year replacement cycle for the fleet. Ensuring a reliable and efficient fleet is essential for maintaining road safety and serviceability during winter months and throughout the year for other public works operations

Justification:

These units will support road maintenance and snow removal operations, replacing the existing residential route snowplow/dump trucks. The displaced units from the residential fleet will be auctioned. Snowplow/dump trucks typically have a service lifespan of 10-12 years. Due to continuous use, corrosion, and wear and tear, these units require urgent replacement. To maintain a 10-year replacement cycle, we plan to purchase 1-2 new snowplow/dump trucks annually, in addition to the truck already approved in the CIP Project.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$3,378,755	$0	$254,578	$280,145	$312,558	$343,814	$4,569,850
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$3,378,755	$0	$254,578	$280,145	$312,558	$343,814	$4,569,850

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$3,378,755	$0	$254,578	$280,145	$312,558	$343,814	$4,569,850
Total	$3,378,755	$0	$254,578	$280,145	$312,558	$343,814	$4,569,850

Project Image:



1.5-ton Dump/Snow Truck

Project Information

Project Number: ST-26

Project Category: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: General Fund

Description:

Purchase of a 17,500 GVWR 4X4 truck with dump bed, hydraulics, salt spreader, and snowplow.

Justification:

These units will be utilized in road maintenance activities, right-of-way maintenance and snow removal operations. Road maintenance includes pothole patching, crack sealing, brush removal, litter patrol, and emergency debris removal. This unit will also serve as a frontline snow removal truck in congested areas throughout the city. The streets division operates a fleet of 4 1.5-ton flatbed style trucks. The typical length of service for a 1.5-ton snow/dump truck is 9-12 years. Over half of the current fleet is 12 years old with the oldest truck being 20 years old.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$465,070	$0	$154,000	$160,000	$0	$0	$779,070
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$465,070	$0	$154,000	$160,000	$0	$0	$779,070

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$465,070	$0	$154,000	$160,000	$0	$0	$779,070
Total	$465,070	$0	$154,000	$160,000	$0	$0	$779,070

Project Image:



7 Highway Sidewalk Infill

Project Information

Project Number: ST-43

Project Category: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Transportation Sales Tax Fund **and** MARC STP

Description:

South Phase - Placement of ADA compliant sidewalks along 7 Hwy from US 40 Highway to Liggett Road.

Justification:

This project would provide for ADA ramps and a continuous sidewalk along 7 Hwy, providing safer pedestrian movement.

The project is comprised of three phases:

- North: $1.2M – Funded at $582,000
- Central: $850,000
- South: $2.7 million – Federal Share - $2,159,070 – City Share - $870,375

All three phases were submitted to the MARC Surface Transportation Program for grant funding. The North phase was managed and completed by MoDOT. The Central phase will be managed and completed by MoDOT. This project is expected to be bid in 2025. The South phase will be managed and completed by the City in Fy 2029-30.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$310,000	$0	$0	$0	$0	$0	$310,000
Design	$590,000	$0	$0	$188,919	$0	$0	$778,919
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$2,827,500	$0	$0	$0	$2,509,918	$0	$5,337,418
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$3,727,500	$0	$0	$188,919	$2,509,918	$0	$6,426,337

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Transportation Sales Tax Fund	$2,095,500	$0	$0	$188,919	$681,456	$0	$2,965,875
MARC STP	$1,632,000	$0	$0	$0	$1,828,462	$0	$3,460,462
Total	$3,727,500	$0	$0	$188,919	$2,509,918	$0	$6.426.337

Project Image:

UNDER CONSTRUCTION



AA Highway Project

Project Information

Project Number: ST-52

Project Category: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $1,625,000

Funding Source: Transportation Sales Tax Fund

Description:

This project improves approximately 1.6 miles of AA Highway from 40 Highway to the eastern city limits. Work includes asphalt resurfacing, pavement widening, new curb and gutter, storm sewer, water main upgrades, street lighting, and pavement striping. Bicycle and pedestrian improvements include an 8-foot ADA-compliant shared-use path with a green buffer and buffered bike lanes. Driveway approaches will also be improved. Maintaining traffic during construction will be a key challenge.

Justification:

This arterial roadway is a critical connection between Blue Springs and Grain Valley. Increasing traffic volumes along the corridor have created a greater need for improvements that address capacity, safety, and accessibility. The revised project scope supports multimodal transportation by adding an ADA-compliant shared use path and buffered bike lanes, improving stormwater management, and upgrading key infrastructure including lighting and water utilities. These improvements will enhance overall traffic operations and provide a safer, more efficient route for all users.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$1,625,000	$7,800,000	$0	$0	$0	$9,425,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$1,625,000	$7,800,000	$0	$0	$0	$9,425,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Transportation Sales Tax Fund	$0	$1,625,000	$7,800,000	$0	$0	$0	$9,425,000
Total	$0	$1,625,000	$7,800,000	$0	$0	$0	$9,425,000

Project Image:

UNDER CONSTRUCTION



ADP Street Lighting 2 (Moreland School Road to Wyatt Road)

Project Information

Project Number: ST-58 Bonds

Project Category: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: 2025 Bonds

Description:

Continuation of the existing decorative street lighting along Adams Dairy Parkway to the southern city limits. Placement of additional street lighting infrastructure from Moreland School Road to Wyatt Road, being 1.6 miles.

Justification:

Provide a safer path of travel for motorists and pedestrians along this segment of Adams Dairy Parkway. With the recent land developments in the City's southern portion traffic has increased.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$200,000	$200,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,900,000	$1,900,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
2025 Bonds	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000
Total	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000

Project Image:

UNDER CONSTRUCTION



Walnut Street Improvements

Project Information

Project Number: ST-61 Bonds

Project Category: Capital Improvements

Department: Public Works

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $6,151,961

Funding Source: 2025 Bonds and Water Utility Fund

Description:

Reconstructing Walnut Street from SW Woods Chapel Road to SW 15th Street. Improvements to include widening of the pavement, curbs, sidewalks, associated stormwater conduits and watermain replacement.

Justification:

Walnut Street is a collector road between SW Woods Chapel Road and SE Adams Dairy Parkway. Through the years much of the route has been reconstructed and amended to modern standards with curbs and sidewalks. The portion addressed by this project does not have curbs, storm sewers, or sidewalks. The improvements will allow for multiple modes of transportation, increase efficiency, and enhance safety within the corridor.

The project also includes the replacement of the existing water main along Walnut Street which was installed approximately in 1962 and has reached the end of its useful service life. Portions of the remaining District 8 water distribution system located along Walnut Street are of similar age and remain in operation. As the infrastructure continues to age, the frequency of water main breaks has steadily increased, resulting in higher maintenance costs, service interruptions, and risk to adjacent public infrastructure.

This main is considered a high priority for replacement as it provides critical water service and system pressure to the Old Town District of Blue Springs. Failure of this line has the potential to impact a significant number of customers and could compromise fire protection reliability in the area. Coordinating replacement of the water main with the planned street improvement project is both cost-effective and operationally advantageous. Completing the work concurrently avoids future pavement removal, reduces overall construction costs, minimizes repeated disruption to residents and businesses, and preserves the lifespan of the new roadway. Replacing the Walnut Street water main will improve system reliability, reduce emergency repairs, and ensure continued delivery of safe and dependable water service to the Old Town District.

All improvements will occur within the existing right-of-way.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$584,575	$0	$0	$0	$0	$584,575
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$5,567,376	$0	$0	$0	$0	$5,567,951
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$6,151,951	$0	$0	$0	$0	$6,151,951

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
2025 Bonds	$0	$5,137,951	$0	$0	$0	$0	$5,137,951
Water Utility Fund	$0	$1,014,000	$0	$0	$0	$0	$1,014,000
Total	$0	$6,151,951	$0	$0	$0	$0	$6,151,951

Project Image:



Rubber Tire Skid Loader:

Project Information

Project Number: ST-65

Project Category: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: General Fund

Description:

This request is for the replacement of a skid steer loader which was purchased in 2021. This piece of equipment was purchased before a CIP project was needed, and now surpassed its original replacement timeframe, and is expected to start needing costly maintenance repairs. This equipment supports street maintenance activities and emergency response for citizens.

Justification:

This equipment is vital for the department to handle various construction tasks and after an hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the city will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$84,655	$0	$93,120	$0	$110,932	$0	$288,707
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$84,655	$0	$93,120	$0	$110,932	$0	$288,707

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$84,655	$0	$93,120	$0	$110,932	$0	$288,707
Total	$84,655	$0	$93,120	$0	$110,932	$0	$288,707

Project Image:



Bucket Truck

Project Information

Project Number: ST-67

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $201,679

Funding Source: General Fund

Description:

Purchase a bucket truck for use throughout the Streets Division.

Justification:

The purchase of a bucket truck for the Streets Division is a necessary investment that will enhance efficiency, safety, and cost-effectiveness in maintaining critical infrastructure. A bucket truck will provide a safer and more efficient method for repairing and maintaining streetlights, ensuring well-lit roadways that improve visibility and public safety. Additionally, it will allow crews to service traffic signals more effectively, reducing response times for repairs and minimizing potential hazards caused by malfunctioning signals. The truck will also streamline the installation, maintenance, and replacement of street signs, which are essential for traffic control and navigation.

Currently, performing these tasks without the proper equipment requires additional labor, temporary traffic control measures, and often results in increased downtime. This purchase would not impact any existing contracted labor arrangements, as it is intended to supplement our current capabilities—not replace them.

The addition of a bucket truck will also reduce our dependence on borrowing equipment from the Parks Department, which can create scheduling conflicts and delays in completing necessary work. Having our own dedicated bucket truck will enable the Streets Division to address tasks more

efficiently and independently, ensuring uninterrupted service delivery and improving the overall workflow. It will also improve worker safety by reducing the need for ladders or other less stable equipment when working at elevated heights.

With the continued growth of the city, the demand for timely maintenance of streetlights, signals, and signage will only increase, making this a proactive investment. Overall, a bucket truck will provide the Streets Division with the necessary tools to operate more effectively while enhancing safety and service reliability for the community.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$201,679	$0	$0	$0	$0	$201,679
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$201,679	$0	$0	$0	$0	$201,679

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$0	$201,679	$0	$0	$0	$0	$201,679
Total	$0	$201,679	$0	$0	$0	$0	$201,679

Project Image:



Ford F150 Pick-up Truck

Project Information

Project Number: ST-68

Project Category: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $59,631

Funding Source: General Fund

Description:

This project is for the purchase and replacement of supervisor trucks.

Justification:

Currently the supervisors are utilizing Ford Rangers and Chevrolet Colorados as their daily work trucks. These trucks are undersized for the work they perform daily. By replacing these with ¾ ton pick-ups, it will allow supervisors to be able to haul materials and equipment to work sites and transport personnel when needed.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$56,039	$59,631	$0	$64,725	$64,725	$0	$245,120
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$56,039	$59,631	$0	$64,725	$64,725	$0	$245,120

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$56,039	$59,631	$0	$64,725	$64,725	$0	$245,120

Total	$56,039	$59,631	$0	$64,725	$64,725	$0	$245,120

Project Image:



Pavement Marking Truck

Project Information

Project Number: ST-73

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: General Fund

Description:

The purchase of a paint striping truck will support the City's ability to safely and efficiently apply pavement markings on all city roadways and within designated school zones. This vehicle will be used for installing and maintaining lane lines, centerlines, edge lines, crosswalks, stop bars, school zone markings, and other required pavement markings in accordance with MUTCD standards. Having a dedicated paint truck allows City crews to perform striping in-house, ensuring timely maintenance, improved visibility, enhanced traffic safety, and reduced reliance on contracted services, particularly in high-priority areas such as school zones and heavily traveled corridors.

Justification:

The purchase of a paint striping truck is necessary to maintain safe, visible, and compliant pavement markings throughout the City, including arterial streets, residential roadways, and school zones. Pavement markings play a critical role in traffic control, pedestrian safety, and school zone visibility, particularly during low-light conditions and peak travel times. Owning a dedicated paint truck allows City crews to perform striping operations in-house, providing greater control over scheduling, quicker response to faded or damaged markings, and the ability to prioritize high-risk locations such as school zones, crosswalks, and stop bars. This investment reduces long-term reliance on contracted services, lowers overall maintenance costs, improves operational efficiency, and ensures ongoing

compliance with MUTCD standards while enhancing safety for motorists, pedestrians, and school-aged children.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$200,000	$200,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$200,000	$200,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$0	$0	$0	$0	$0	$200,000	$200,000
Total	$0	$0	$0	$0	$0	$200,000	$200,000

Project Image:



Backhoe

Project Information:

Project Number: ST-74

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $120,000

Funding Source: General Fund

Description:

The purchase of a backhoe for the Stormwater and Street Division will support routine maintenance and emergency repairs involving stormwater infrastructure, roadway failures, utility conflicts, and drainage improvements. This equipment will be used for excavation, pipe and inlet repairs, ditch restoration, culvert replacement, and street-related repairs where access and precision digging are required. In addition, the backhoe will be utilized during winter operations to assist with snow and ice response, including clearing snow from critical areas, supporting plow operations, and addressing winter-related infrastructure issues, improving year-round operational efficiency and response capability.

Justification:

The purchase of a backhoe for the Stormwater and Street Division will support routine maintenance and emergency repairs involving stormwater infrastructure, roadway failures, utility conflicts, and drainage improvements while also strengthening winter operations. This equipment will be used for excavation, storm pipe and inlet repairs, ditch restoration, culvert replacement, utility exposure, and street-related repairs where controlled access and precision digging are required. In addition, the backhoe will be utilized during winter weather events to assist with snow and ice response, including clearing snow from critical areas, supporting plow and salt operations, opening blocked drainage paths, and addressing winter-related infrastructure issues. Overall, this investment improves response

time, reduces reliance on contractors, enhances worker safety, and increases year-round operational efficiency in maintaining safe and reliable roadway and stormwater infrastructure.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$120,000	$0	$0	$0	$0	$120,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$120,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$0	$120,000	$0	$0	$0	$0	$120,000
Total	$0	$120,000	$0	$0	$0	$0	$120,000

Project Image:



Slope Mower

Project Information:

Project Number: ST-75

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $72,690

Funding Source: General Fund

Description:

The **Agria 9600** is a **remote-controlled, tracked slope mower** designed for safe and efficient vegetation management on steep slopes, drainage channels, embankments, ponds, levees, and roadside rights-of-way. The unit features a low-profile, low-center-of-gravity design with rubber tracks that provide exceptional traction and stability on uneven or sloped terrain.

Justification:

A slope mower allows operators to remain at a safe distance while mowing steep or uneven terrain, significantly reducing the risk of rollovers, slips, and worker exposure to traffic, water hazards, and unstable ground. The tracked, low-center-of-gravity design provides stability on slopes that exceed the safe operating limits of traditional mowing equipment.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$72,690	$0	$0	$0	$0	$72,690
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$72,690	$0	$0	$0	$0	$72,690

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Unfunded	$0	$72,690	$0	$0	$0	$0	$72,690
Total	$0	$72,690	$0	$0	$0	$0	$72,690

Project Image:



Mini Skid MT120

Project Information:

Project Number: ST-76

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Balanced Growth

Current Year Project Cost: $46,000

Funding Source: General Fund

Description:

The Model 120 will be used for material handling, light excavation, asphalt and concrete patch support, curb and sidewalk preparation, sign and traffic device installation, landscape restoration, and debris removal. Its compact footprint and tracked design reduce surface disturbance while improving stability and maneuverability on uneven ground.

Justification:

The MT120 will support a wide range of street-related tasks including asphalt and concrete patch preparation, curb and sidewalk repairs, material handling, light excavation, backfilling, debris removal, sign and traffic control device installation, and surface restoration. By mechanizing tasks that are currently performed by hand or with multiple employees, the mini skid-steer will significantly reduce physical strain on crews, lower the risk of injuries, and improve overall job-site safety.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$46,000	$0	$0	$0	$0	$46,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$46,000	$0	$0	$0	$0	$46,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$0	$46,000	$0	$0	$0	$0	$46,000
Total	$0	$46,000	$0	$0	$0	$0	$46,000

Project Image:



Stormwater Maintenance:

Project Information:

Project Number: STM-06

Project Category: Maintenance

Department: Storm Sewer

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $100,000

Funding Source: General Fund

Description:

Ongoing maintenance of the City's stormwater assets. This includes the replacement or lining of sections of storm pipes that have reached the end of their useful life, rehabilitation or replacement of stormwater inlets, and televised inspection stormwater assets.

Justification:

The City's stormwater system consists of 121 miles of pipe below city streets, sidewalks, and between homes and businesses along with 5,272 inlets, 481 junction boxes, and 104 box culverts. Approximately 52% of the pipe is corrugated metal which rusts and ultimately fails over time. Dips in streets, curbs, and sidewalks and eventually sink holes can and do result from these defects.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$855,000	$100,000	$100,000	$100,000	$100,000	$100,000	$1,355,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$855,000	$100,000	$100,000	$100,000	$100,000	$100,000	$1,355,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
General Fund	$855,000	$100,000	$100,000	$100,000	$100,000	$100,000	$1,355,000
Total	$855,000	$100,000	$100,000	$100,000	$100,000	$100,000	$1,355,000

Project Image:



Rubber Tired Front End Loader

Project Information:

Project Number: WA-03

Project Category: Equipment Replacement

Department: Water Maintaince

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $221,650

Funding Source: Water Utility Fund

Description:

Purchase a rubber tired front-end loader to replace the existing equipment.

Justification:

This piece of equipment is vital to the department to handle various construction tasks and emergency repairs. Downtime must be kept to a minimum to ensure availability when needed. By replacing this equipment every 5 years the city will maximize the initial equity gained from the municipal discounts offered by manufacturers and reap a higher return rate on trade-in or resale value while maintaining a full warranty to protect from catastrophic repairs.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$355,000	$221,650	$0	$0	$0	$0	$576,650
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$355,000	$221,650	$0	$0	$0	$0	$576,650

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Water Utility Fund	$355,000	$221,650	$0	$0	$0	$0	$576,650
Total	$355,000	$221,650	$0	$0	$0	$0	$576,650

Project Image:



12,000lb class Hydraulic Excavator

Project Information:

Project Number: WA-04

Project Category: Equipment Replacement

Department: Water Maintaince

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $86,211

Funding Source: Water Utility Fund

Description:

Purchase a hydraulic excavator to replace the existing equipment.

Justification:

This piece of equipment is vital to the department to handle various construction tasks and emergency repairs. Downtime must be kept to a minimum to ensure availability when needed. By replacing this equipment every 4 years the city will maximize the initial equity gained from the steep municipal discounts offered by manufacturers and reap a higher return rate on trade-in or resale value while maintaining a full warranty to protect from catastrophic repairs.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$412,320	$86,211	$0	$90,521	$0	$95,048	$684,100
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$412,320	$86,211	$0	$90,521	$0	$95,048	$684,100

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Water Utility Fund	$195,520	$86,211	$0	$90,521	$0	$95,048	$467,300
Trade In Amount	$216,800	$0	$0	$0	$0	$0	$216,800
Total	$412,320	$86,211	$0	$90,521	$0	$95,048	$684,100

Project Image:



Miscellaneous Watermain Maintenance

Project Information:

Project Number: WA-12

Project Category: Maintenance

Department: Water Maintaince

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $1,000,000

Funding Source: Water Utility Fund

Description:

The upgrading of the City's aging water-infrastructure and replacement of lead service lines to comply with new regulatory standards.

Justification:

Continued aging of the City's drinking water infrastructure and new regulatory requirements to meet the Lead and Copper Rule Revisions (LCRR) have resulted in the need to continue funding for WA-12, along with incremental increases in future years. HDR Engineering has completed the analysis and recommendations for a Water Distribution System Management Plan, which included changes required by the LCRR to stay in compliance with state and Federal Drinking Water Requirements.

The City successfully met the October 16, 2024, compliance deadline for the LCRR by completing the required lead service line inventory and implementing increased testing protocols. With this achieved milestone, efforts are now shifting toward compliance with the Lead and Copper Rule Improvements (LCRI), which mandates the removal of all lead service lines within ten years, starting from November 1, 2027, with full replacement required by December 31, 2037.

Along with the information above, this planning and funding will also support critical water infrastructure improvements throughout the City's water distribution system. This includes SCADA upgrades, security enhancements, watermain maintenance and replacement, valve and hydrant

replacements, hydrant paint coding, preventative maintenance, system looping for improved redundancy, and overall system resiliency efforts to ensure the continued reliability, efficiency, and safety of the City's water supply.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$7,350,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$13,350,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$7,350,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$13.350,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Water Utility Fund	$7,350,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$13,350,000
Total	$7,350,000	$1,000,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$13,350,000

Project Image:



Water Tank Maintenance Contract

Project Information:

Project Number: WA-14

Project Category: Maintenance

Department: Water Maintaince

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $250,000

Funding Source: Water Utility Fund

Description:

The water maintenance division has determined that it is advantageous to place the City's most valuable water assets (the water towers and storage tanks) on a contracted maintenance/management system. Many communities throughout the United States and the state of Missouri utilize storage tank maintenance agreements to level the annual costs associated with tank ownership which include re-painting, inspection, structural repairs, cleaning, correction of vandalism, and other maintenance/repair related items. These programs ensure the tanks are always in compliance with state and federal regulations, deliver safe potable water to customers, and maintain an attractive storage facility for the community. There is a reduction in the contract amount due to the decommissioning of the downtown water tower.

Justification:

The Water Department has utilized contracted maintenance for the past four years with positive results. Since the maintenance contract is perpetual and with one firm, the repetitive engineering costs are eliminated. The maintenance program allows repairs to be completed in the same season they are identified, thereby providing a higher level of maintenance to the assets. Tank and tower maintenance programs are favorably recognized by the Missouri Department of Natural Resources as beneficial to communities in delivering safe water to their customers and realizing the maximum life from their assets.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$4,070,217	$250,000	$262,500	$275,600	$289,380	$315,000	$5,462,697
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$4,070,217	$250,000	$262,500	$275,600	$289,380	$315,000	$5,462,697

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Water Utility Fund	$4,070,217	$250,000	$262,500	$275,600	$289,380	$315,000	$5,462,697
Total	$4,070,217	$250,000	$262,500	$275,600	$289,380	$315,000	$5,462,697

Project Image:



1.5 Ton Service Truck

Project Information:

Project Number: WA-18

Project Category: Equipment Replacement

Department: Water Maintaince

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $0

Funding Source: Water Utility Fund

Description:

The Water Maintenance Division 1.5-ton service truck is a multi-purpose, four-wheel-drive (4x4) utility vehicle designed to support daily construction, repair, and maintenance activities throughout the water distribution system. The chassis is configured to accommodate interchangeable bodies, including flatbeds for material transport and service bodies equipped for field repair operations.

Service body configurations may include integrated hydraulic power units (HIPPO-style systems) to operate portable pumping equipment and support dewatering during water main and service repairs. The vehicle may also be equipped with onboard electrical inverters to provide power for cutting, tapping, and other specialized water repair tools in remote locations where external power is unavailable.

The 4x4 capability ensures reliable access to off-road locations, undeveloped areas, and adverse weather conditions, allowing crews to reach infrastructure located in easements, unpaved roads, and emergency repair sites. This vehicle is also critical for emergency response, enabling crews to quickly mobilize equipment and restore service during main breaks, system failures, weather events, and other unplanned outages that impact public water service.

This flexibility enables the vehicle to function as both a transport and field support platform, allowing crews to safely and efficiently perform repairs to water mains, valves, hydrants, and related

infrastructure while minimizing response time, protecting public health, and reducing service disruptions.

Justification:

This vehicle supports daily maintenance and operation of the City's water distribution system, including response and upkeep of critical infrastructure such as water mains, valves, and hydrants. Due to the frequency of use and operating conditions, the recommended service life of these vehicles is approximately five (5) years to maintain reliability and control maintenance costs.

The Water Maintenance Division maintains a fleet of five heavy-duty service trucks that must operate on a staggered replacement schedule to ensure dependable service delivery. Under a five-year lifecycle plan, one vehicle would be replaced annually to keep the fleet within its intended service life.

Currently, funding is available only every eight (8) years, which prevents proper rotation. As a result, vehicles exceeding their recommended service life must remain in service up to sixteen (16) years or more before replacement. This extended use increases maintenance costs, downtime risk, and the likelihood of service disruption to critical water infrastructure.

Establishing funding that supports the planned replacement rotation will maintain a reliable fleet, reduce long-term repair expenditures, and ensure continuous service to the City's water distribution system.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$126,000	$0	$262,500	$0	$0	$0	$388,500
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$126,000	$0	$262,500	$0	$0	$0	$388,500

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total

Water Utility Fund	$126,000	$0	$262,500	$0	$0	$0	$388,500
Total	$126,000	$0	$262,500	$0	$0	$0	$388,500

Project Image:



Spoil Dump Truck

Project Information:

Project Number: WA-20

Project Type: Equipment Replacement

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $175,000

Funding Source: Water Utility Fund

Description:

Purchase a new dump truck with the integral purpose of spoil removal from job sites and equipment hauling.

Justification:

These units will be utilized for road maintenance, spoil removal, hauling equipment, and CDL testing purposes. This will allow us to haul spoil in house saving money. The typical service life for this piece of equipment is 8-10 years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$175,000	$0	$0	$0	$0	$175,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$175,000	$0	$0	$0	$0	$175,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Total

Water Utility Fund	$0	$175,000	$0	$0	$0	$0	$175,000
Total	$0	$175,000	$0	$0	$0	$0	$175,000

Project Image:



Hydraulic Track Loader

Project Information:

Project Number: WA-23

Project Type: Equipment Replacement

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Current Year Project Cost: $88,888

Funding Source: Water Utility Fund

Description:

This piece of equipment is now being replaced under the capital improvement program due to price increases.

Justification:

The water department currently has a 2025 Bobcat T76 skid steer. This machine is vital to the water department's operations and is used in emergencies like water breaks. By trading in this machine every two years, we keep the downtime to a minimum, which is important on a piece of equipment in which quick response times get citizens water service repaired in a timely manner.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$88,888	$0	$97,999	$0	$0	$87,500	$274,387
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$88,888	$0	$97,999	$0	$0	$87,500	$274,387

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Water Utility Fund	$0	$88,888	$0	$97,999	$0	$0	$87,500	$274,387
Total	$0	$88,888	$0	$97,999	$0	$0	$87,500	$274,387

Project Image:



Unfunded Projects Table of Contents

Adams Pointe Conference Center Improvements ____ 121

Adam Pointe Golf Club Improvements ____ 124

Negotiations and Drone Support Vehicle ____ 127

STAT Support Vehicle ____ 129

Animal Control Facility ____ 131

Parking Structure/Indoor Firing Range ____ 133

Outdoor Firing Range ____ 135

Tasers ____ 137

Vehicle Barricades ____ 139

Body Worn and Vehicle Camera Replacement ____ 141

Hidden Pointe II L/S Abandonment and Outfall Line Rehabilitation ____ 143

CCTV Sewer Camera Truck ____ 145

Southgate Hills 2 Abandonment and Outfall ____ 147

1.5 Ton Service Truck with Large Crane ____ 149

NID Capacity Study ____ 151

RD Mize Lift Station Building ____ 153

Woods Chapel Road Walnut Street to US 40 Highway ____ 155

Asphalt Repair Truck ____ 157

Salt Storage ____ 159

Signalized Intersection Upgrades ____ 161

Decorative Streetlight Refinishing ____ 163

22nd Street Improvements ____ 165

Tractor/Mower ____ 167

Bridge Maintenance ____ 169

Sidewalk Condition Study ____ 171

Sidewalk Replacement Study ____ 173

Public Works Covered Parking ____ 175

Walnut Street Storm Replacement 177
Storm Drainage Improvements 179
Lake Remembrance Dam Maintenance 181
Storm Water Assessment Program: 183
Water Tower 185
Hydro-Excavation Trailer 187
Sensus FlexNet & Meters 189
Emergency Water Repair Truck 191
Satellite Utilities Storage Building 193
Water System Study 195

Adams Pointe Conference Center Improvements

Project Information:

Project Number: BF-38

Project Type: Capital Improvements

Department: Building and Facilities

Strategic Plan Priority: Balanced Growth

Unfunded Project Cost: $11,000,000

Funding Source: Hotel/Motel Tax Fund

Requested for Years: TBD

Description:

Demolition and re-use of the existing Adams Pointe Conference Center.

Justification:

The conference center is now 20 years old and is not performing to level it once did as the market has changed for this type of venue. For the city to continue to invest in the facility; renovations are required or demolition of the facility with a potential reuse to be considered. The City has explored several potential reuses and the desire is to demolish the building structure and develop some type of entertainment / civic gathering space. This venue could be used for concerts, plays, markets, special events, fitness classes and other civic events. SFS Architecture provided a potential rendering of what the space could be. The estimated all in cost is around $11,000,000 which includes an elevated covered stage with video board, artificial turf lawn space, restrooms, concessions, storage, green room and food truck vendor spaces. The design lends to being able to phase in the project over time if needed.

Projected Five-Year Cost Schedule:

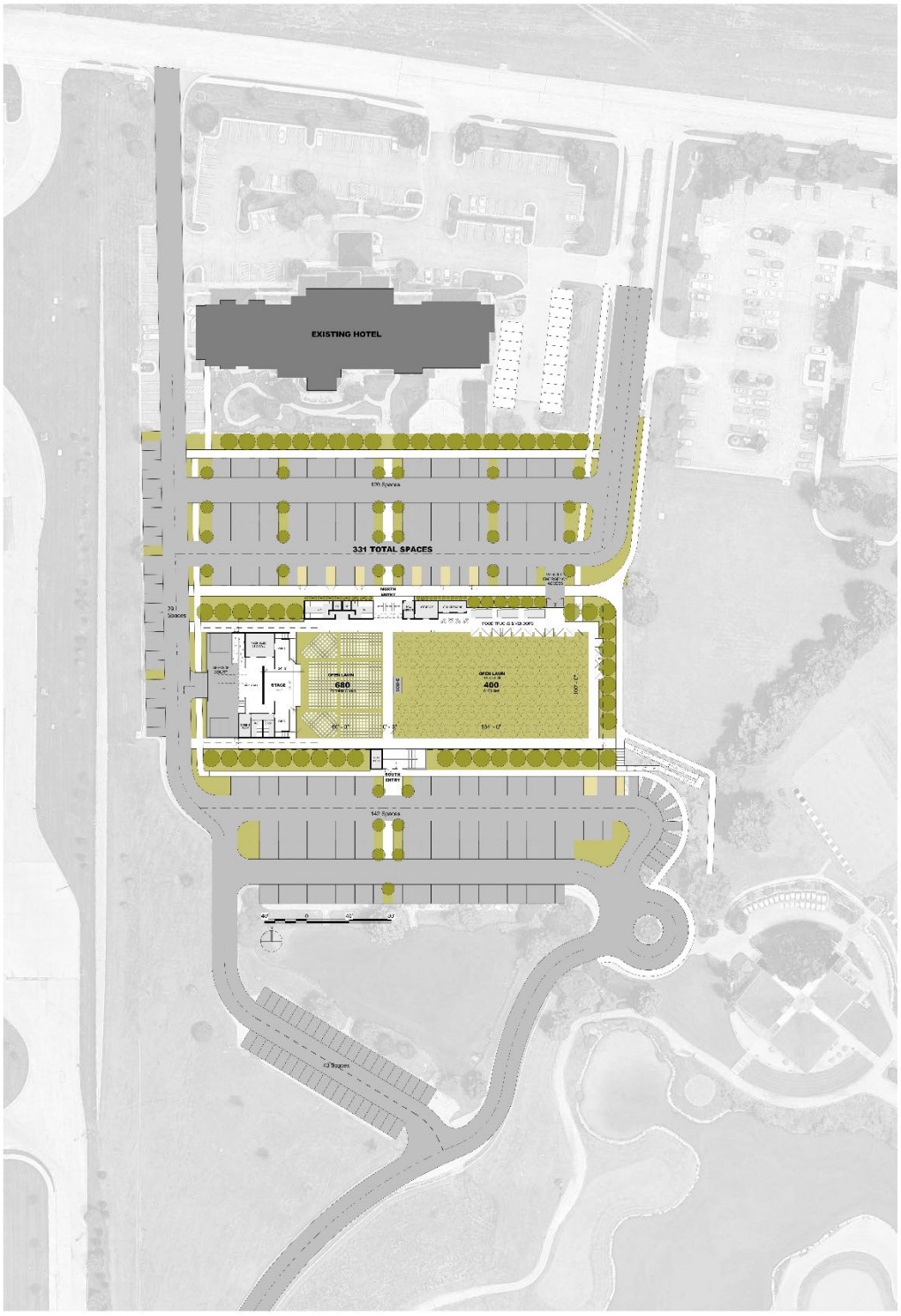
Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$10,000,000	$10,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$11,000,000	$11,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Hotel/Motel Tax Fund	$0	$0	$0	$0	$0	$0	$11,000,000	$11,000,000
Total	$0	$0	$0	$0	$0	$0	$11,000,000	$11,000,000

Project Images:





1 SITE PLAN - Performance Venue 01
A578 1" = 40'-0"

PERFORMANCE VENUE OPTION 01 - East Facing

Adams Pointe Golf Concept | 05/07/26

sfsarchitecture

Adam Pointe Golf Club Improvements

Project Information:

Project Number: PR-04

Project Type: Capital Improvements

Department: Golf Course

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $6,325,000

Funding Source: Unfunded

Requested for Years: Beyond

Description:

Renovations to Adams Pointe Golf Course Clubhouse and renovations to the driving range.

Justification:

The Adams Pointe Golf Clubhouse is 25 years old and in need of updating. The existing restrooms are not adequate for large events or rentals. The existing kitchen is limited by space constraints. In addition, the carpet throughout the Clubhouse needs replaced and the Pro Shop needs updating. This project would also include the expansion of the patio area to allow for better use of large events. In addition, renovations to the driving range area and include a Top Tracer system at the driving range, which is an interactive driving range experience like TopGolf. All these projects would upgrade a 25-year-old Clubhouse and provide a much better experience for golfers and event rentals.

Previous improvements have included bunker renovations, cart path renovations, parking lot renovations, new Clubhouse windows & doors and replacement of irrigation pumps.

Projected Five-Year Cost Schedule:

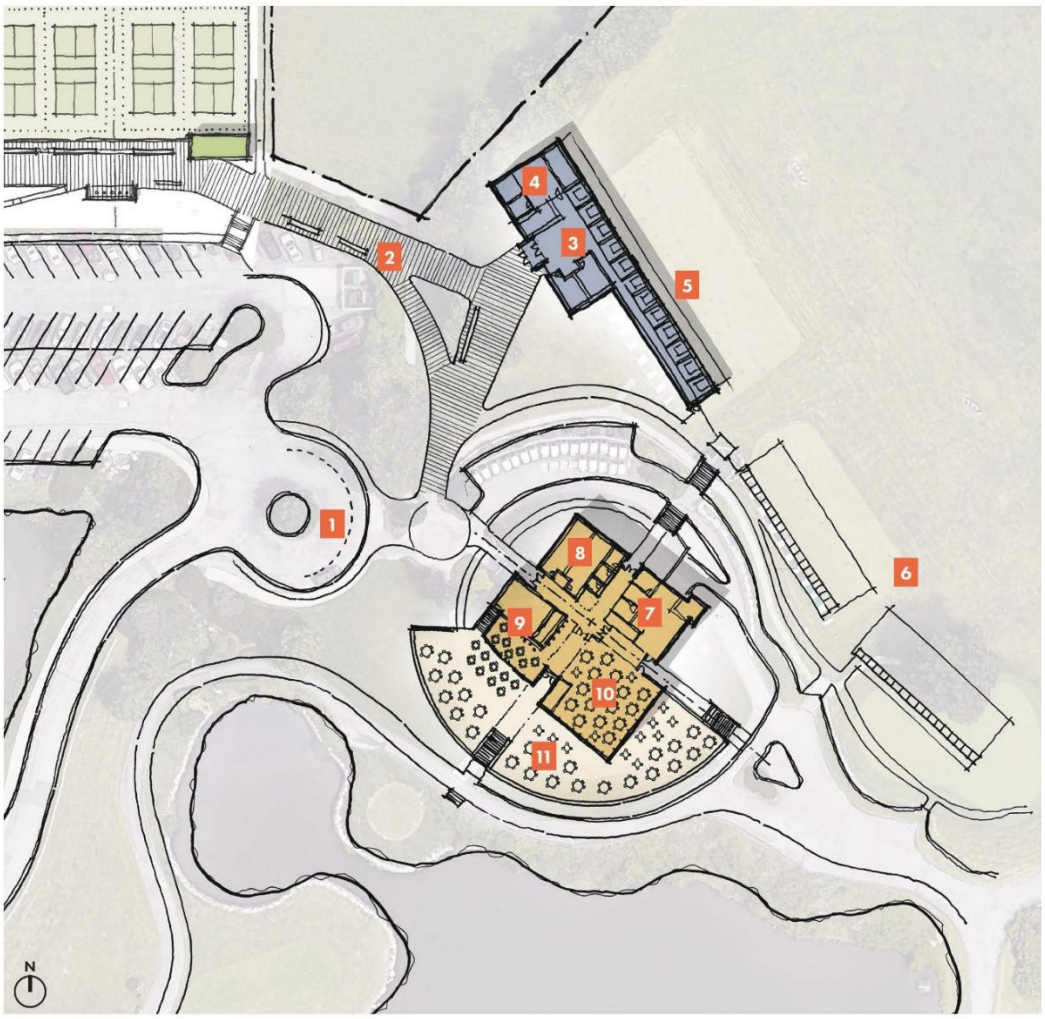
Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$85,000	$0	$0	$0	$0	$0	$825,000	$910,000
Landscape	$1,388,500	$0	$0	$0	$0	$0	$0	$1,388,500
Construction	$100,000	$0	$0	$0	$0	$0	$5,500,000	$5,600,000
Contingency	$111,500	$0	$0	$0	$0	$0	$0	$111,500
Total	$1,685,000	$0	$0	$0	$0	$0	$6,325,000	$8,010,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Parks Sales Tax Fund	$1,685,000	$0	$0	$0	$0	$0	$0	$1,685,000
Unfunded	$0	$0	$0	$0	$0	$0	$6,325,000	$6,325,000
Total	$1,685,000	$0	$0	$0	$0	$0	$6,325,000	$8,010,000

Project Image:





Adams Pointe Golf and Pickleball Recreation Concept - Preferred Option - South Enlargement

1. Existing Drop Off 2. Pedestrian Connection to Pickleball Facility 3. New Driving Range Building Entry 4. Kitchen and Bar 5. Semi-private Driving Rooms 6. New Outdoor Driving Tees 7. Existing Golf Pro-shop (unmodified) 8. New Restroom Addition 9. New Kitchen and Bar 10. Renovated Indoor Dining 11. Expanded Covered Outdoor Terrace and Retaining Wall

ADAMS POINTE GOLF CONCEPT

1601 NE R D Mize Rd, Blue Springs, MO 64014 | 12/20/2024

Adams Pointe Golf Club Improvements:

Clubhouse & Driving Range Renovations	$5,500,000
Total	**$5,500,000**

Negotiations and Drone Support Vehicle

Project Information:

Project Number: PS-17

Project Type: Equipement Replacement

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $150,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2027-28

Description:

The Police Department acquired a used 2012 ambulance from the Central Jackson County Fire Protection District several years ago in trade for several used patrol vehicles. The ambulance was set up to support the Drone Unit and Crisis Negotiations Team but has not proved reliable. The department would like to replace this ambulance with a transport van that would be designed to support the current and future drone initiatives, as well as the crisis negotiations team and its robot.

Justification:

The Police Department relies on dependable and functional vehicles to provide services to the community.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Project Image:



STAT Support Vehicle

Project Information:

Project Number: PS-18

Project Type: Equipement Replacement

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $150,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2027-28

Description:

The Police Department has two aging vehicles used to support the tactical team. One is a 2002 panel truck used to transport team members and equipment. The other was a 2000 panel van which was used in a similar capacity as well as on range days to transport ammunition and range supplies. The panel van was auctioned due to costly engine problems leaving only the panel truck to support the team and equipment. The purchase of one transport van with extra seating and equipment storage would replace both vehicles. The recent purchase of the new armored rescue vehicle has also provided other transport and storage options that were not available on the previous armored vehicle.

Justification:

The Police Department relies on dependable and functional vehicles to provide emergency services to the community.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Project Image:



Animal Control Facility

Project Information:

Project Number: PS-19

Project Type: Capital Improvements

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $15,000,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2027-28

Description:

Construction of an appropriately sized and designed animal control facility at the Sewer Treatment Facility site or other suitable city owned property.

Justification:

The design and construction of an appropriately sized animal control facility located at the current sewage treatment facility or other suitable owned city property is necessary to replace the current facility at Barett Park. The Barett Park Facility reopened in October of 2024 and is undersized for animal control needs. The location was originally designed as a short-term housing solution for animals before the animals were transferred to the Lee's Summit Animal Control facility. Lee's Summit facility no longer has the capacity to hold Blue Springs animals. Animal Control services were brought back into the Police Department and since that time the Animal Control Facility has been full or nearly full on a continual basis. The current facility also has no outside exercise area for the dogs. This requires staff time to walk and exercise the animals, on top of the other cleaning and care duties. This reduces the amount of time available to handle calls for services related to animal concerns. Staff are also tasked with providing the return, adoption and fostering of the animals.

It may be possible to work with other community partners, veterinarians, etc....for other shared uses of a facility of this nature. It may also be possible in the future or as part of this project to create space or work with neighboring communities to provide housing for animals on some type of fee basis.

As the City continues to grow, an appropriately sized and designed Animal Control Facility will be an important and crucial need.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$15,000,000	$15,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$15,000,000	$15,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$15,000,000	$15,000,000
Total	$0	$0	$0	$0	$0	$0	$15,000,000	$15,000,000

Project Image:



Parking Structure/Indoor Firing Range

Project Information:

Project Number: PS-20

Project Type: Capital Improvements

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $9,000,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY TBD

Description:

Construction of a multilevel parking garage facility on the west end of the current Police Département with an indoor firing range and training facility in the basement.

Justification:

Secured parking for employees and department vehicles is insufficient and has been an issue since construction of the new building in 2017. Downtown area parking is also limited and during municipal court, community events, or department training days this available parking is quickly filled limiting the parking available to downtown businesses. A parking facility would provide securely covered parking for employees and department vehicles, allowing the use of other city parking lots for downtown businesses.

The automatic gates to the secured lot areas could also be replaced during this construction. The gates are continually failing and require ongoing maintenance, frequently being left open to allow access for emergency vehicles. This eliminates the security feature of the fenced lot. A new reliable gate system could be included with this design and construction.

Also included with the design and construction would be an indoor firing range in the basement of the facility for police training and weapon testing. The Department currently pays to use other

agencies outdoor or indoor ranges and competes for range time. Traveling to and from the training site requires extra time and weather often plays a factor in limiting outdoor firearms training.

As the department continues to grow, secure onsite parking and a readily accessible firearms training center will be an important and crucial need.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$9,000,000	$9,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$9,000,000	$9,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$9,000,000	$9,000,000
Total	$0	$0	$0	$0	$0	$0	$9,000,000	$9,000,000

Project Image:

UNDER CONSTRUCTION



Outdoor Firing Range

Project Information:

Project Number: PS-21

Project Type: Capital Improvements

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $900,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2026-27Description:

Construction of an outdoor firing range and training facility at a suitable location owned by the City.

Justification:

The design and construction of an outdoor firing range located at to be determined location owned by the City for police training and weapon testing would increase training opportunities and decrease travel time on training days. The Department currently pays to use other agencies outdoor or indoor ranges and competes for range time. Traveling to and from these training sites requires extra time. It is also possible that this range could be leased to other law enforcement agencies at a reasonable cost for firearms training. As the department continues to grow, a readily accessible firearms training center will be an important and crucial need. This project will require the purchase of land suitable for this function.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$900,000	$900,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$900,000	$900,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$900,000	$900,000
Total	$0	$0	$0	$0	$0	$0	$900,000	$900,000

Project Image:

UNDER CONSTRUCTION



Tasers

Project Information:

Project Number: PS-24

Project Type: Equipment Replacement

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $633,460

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2026-27Description:

The Police Department utilizes the Taser as a highly effective less lethal solution as a force response. The current Tasers in use by the department are the Taser 7, Taser X26 and Taser X2. The newest of those being the Taser 7 which was purchased approximately five years ago. The maintenance agreement that corresponded with that purchase expires in 2026. The department will be responsible for maintenance costs on the aging Taser platforms at that time. The department is requesting to trade in all current Taser platforms in use now and transition to a newer Taser 7 or to the new Taser 10 model.

Justification:

The Taser is a powerful deescalation tool and less lethal force response. Upgrading to Taser 10 will decrease maintenance and training cost, increase officer and citizen safety by reducing injuries from physical confrontations, and align with modern policing standards and best practices. The Taser 10 has an increased accuracy, multiple shot capability, force display and data logging features. The project can be funded with a one-time payment or over a period of five years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$633,460	$633,460
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$633,460	$633,460

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$633,460	$633,460
Total	$0	$0	$0	$0	$0	$0	$633,460	$633,460

Project Image:



Vehicle Barricades

Project Information:

Project Number: PS-26

Project Type: Capital Improvements

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $500,000

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY TBD

Description:

Vehicle barricades are used to prevent vehicles from driving into protected areas during special events or gatherings to protect the public. The barricades are mobile, can be used for many different special events and are easily stored.

Justification:

Vehicle barricades are easily used and highly effective to stop vehicles from entering protected areas during special events. The Department does not currently have these types of barricades and relies on the generosity of neighboring jurisdictions and their availability to use during special events such as the Fall Fun Festival in Downtown Blue Springs. There have been several incidents in the recent past across the nation where a vehicle has been used as a weapon in a crowded area, or even accidentally driven into a crowded area. The vehicle barricades have proven very effective in preventing this from occurring.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$500,000	$500,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Total	$0	$0	$0	$0	$0	$0	$500,000	$500,000

Project Image:



Body Worn and Vehicle Camera Replacement

Project Information:

Project Number: PS-27

Project Type: Equipment Replacement

Department: Public Safety

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $2,194,040

Funding Source: Public Safety Sales Tax Fund

Requested for Years: FY 2026-27 $156,000; FY 2027-28-$381,845; FY 2028-29-$376,408; FY 2029-30-$395,228; FY 2030-31-$414,049; Beyond-$470,510

Description:

The department is seeking to replace the current Body Worn and Vehicle Cameras currently in use and under contract until 10/28. The funding request includes the last two years of the contract under the current vendor.

Justification:

The department selected the current vendor, Safefleet, approximately two years ago and negotiated a five-year contract to provide body-worn cameras (BWC) and vehicle cameras for all the officers and patrol vehicles. At the time the product and contract offered through Safefleet was considered the best option among the various vendors who submitted proposals. Since that time the department has experienced reoccurring concerns such as lost access to cloud-based evidence, device storage limitations, redaction limitations and limited sharing capabilities. With these prevalent and serious technical problems there is a need to research other vendors and products for replacement. BWD and vehicle cameras are important tools for officers to gather evidence, document behavior, reduce complaints and increase transparency.

The current proposal from Axon used as a place holder for example, would include a discount to assist with a potential Safefleet buyout and involve a 5-year contract that would disperse the total

cost over that time. The department will continue to evaluate other camera options and related technology for comparison purposes.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$2,194,040	$2,194,040
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,194,040	$2,194,040

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$2,194,040	$2,194,040
Total	$0	$0	$0	$0	$0	$0	$2,194,040	$2,194,040

Project Image:



Hidden Pointe II L/S Abandonment and Outfall Line Rehabilitation

Project Information:

Project Number: SAN-24

Project Type: Maintenance

Department: Sanitary Sewer

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $365,000

Funding Source: Sewer Utility Fund

Requested for Years: Beyond

Description:

This project provides for the construction of 300 feet of 8-inch sanitary sewer main, abandonment of an existing sewer lift station, and the rehabilitation of 1750 feet of 8-inch sanitary sewer main.

Justification:

The Hidden Pointe II sewer lift station was constructed in 2003 to serve phase 8 of the Hidden Pointe Subdivision. There is a gravity sewer 300 feet downstream of this site within the Burr Oaks property. With the construction of 300 feet of 8-inch sewer main this lift station will be able to be retired from service eliminating the associated electrical pumping costs, maintenance, and higher risk of sanitary sewer overflow.

In conjunction with this project, the 1750 feet 8-inch ductile iron sanitary sewer pipe which serves as the main outfall line from the Hidden Pointe/Sunny Pointe Subdivision needs to be rehabilitated. This line is predominately located in the Burr Oak Wildlife Area and has limited access for maintenance activities. Due to the choice of pipe material at the time of construction, the interior concrete lining has developed a thick scale buildup and reduced the capacity of the original pipe diameter resulting in an increased risk for sanitary sewer overflow. This section of sewer main needs to be accessed,

cleaned, and lined with Cured-In-Place-Pipe to both restore the main to its original capacity and prevent the scaling buildup from reoccurring.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$75,000	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$290,000	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$365,000	$0

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$365,000	$365,000
Total	$0	$0	$0	$0	$0	$0	$365,000	$365,000

Project Image:



CCTV Sewer Camera Truck

Project Information:

Project Number: SAN-26

Project Type: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $763,045

Funding Source: Sewer Utility Fund

Requested for Years: FY 2025-26-$348,045; Beyond $415,000

Description:

Purchase CCTV camera truck for sewer main line inspections and to aid in storm water inspection.

Justification:

The replacement of the CCTV sewer inspection truck would ensure an increase in the capabilities of our in-house maintenance of our sewer and storm water systems. This truck will include equipment and software for the inspection, assessment, and asset management for the sanitary and storm water systems in the City. The expected service life for this piece of equipment is around 8-10 years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$763,045	$763,045
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$763,045	$763,045

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$763,045	$763,045
Total	$0	$0	$0	$0	$0	$0	$763,045	$763,045

Project Image:



Southgate Hills 2 Abandonment and Outfall

Project Information:

Project Number: SAN-27

Project Type: Maintenance

Department: Sanitary Sewer

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $2,000,000

Funding Source: Sewer Utility Fund

Requested for Years: FY 2028-29

Description:

This project provides for the construction of 1420 feet of 8-inch sanitary sewer main, and the abandonment of an existing sewer lift station.

Justification:

When the South Area Sewer NID was established, it was anticipated that the area tributary to The Woods pump station (south of Southgate Hills, west of 7 Highway, north of Wyatt Road) would be primarily residential housing. The plan for this area is now to create Southwest Park, which will not have as intensive sewer use. As such, extra capacity exists in the pump station for holding and conveying sewage flows. Since this station is downstream from the existing Southgate Hills 2 station, it is anticipated that gravity sewer could be extended and a lift station eliminated, thereby saving operational costs.

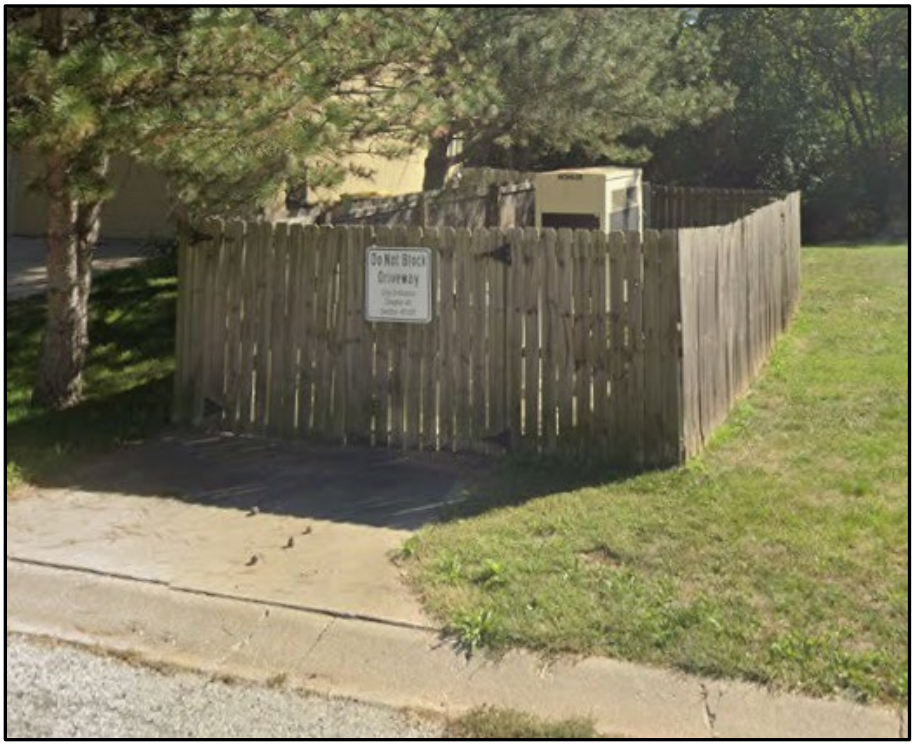
Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000
Total	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000

Project Image:



1.5 Ton Service Truck with Large Crane

Project Information:

Project Number: SAN-28

Project Type: Equipment Replacement

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $159,500

Funding Source: Sewer Utility Fund

Requested for Years: FY 2026-27

Description:

To purchase a 1.5-ton cab and chassis and then upfit with a service body equipped with a 6,000 lbs. capacity crane or larger.

Justification:

The sewer department currently must contract an outside vendor with a large crane truck to remove pumps, and to lift other heavy items from wells and pits. Purchasing this truck would allow the sewer maintenance crews to be able to perform their own lifting which would save time and money. This truck would also be utilized for other lifting needs for the city.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$159,500	$159,500
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$159,500	$159,500

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$159,500	$159,500
Total	$0	$0	$0	$0	$0	$0	$159,500	$159,500

Project Image:



NID Capacity Study

Project Information:

Project Number: SAN-30

Project Type: Capital Improvements

Department: Sanitary Sewer

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $150,000

Funding Source: Sewer Utility Fund

Requested for Years: FY 2026-27

Description:

Analyze the sanitary collections Neighborhood Improvement District on the south side of Blue Springs for capacity and future development.

Justification:

In 2005–2006, the City of Blue Springs initiated the NID (Neighborhood Improvement District) to support sanitary sewer infrastructure development. The system was designed to provide sewer service to approximately 1,500 acres with an average treatment capacity of 1.4 MGD and a peak treatment capacity of 7.2 MGD. Since implementation, development within the district has expanded significantly and is expected to continue growing. As a result, it is necessary to evaluate the remaining available capacity within the NID system and determine the current level of utilization. Conducting a capacity study will allow the City to identify potential constraints, plan future improvements, and ensure adequate service is maintained for both existing and future customers. This study will provide critical information for long-term infrastructure planning, support responsible development, and help the City continue providing reliable and effective sanitary sewer service to the community.

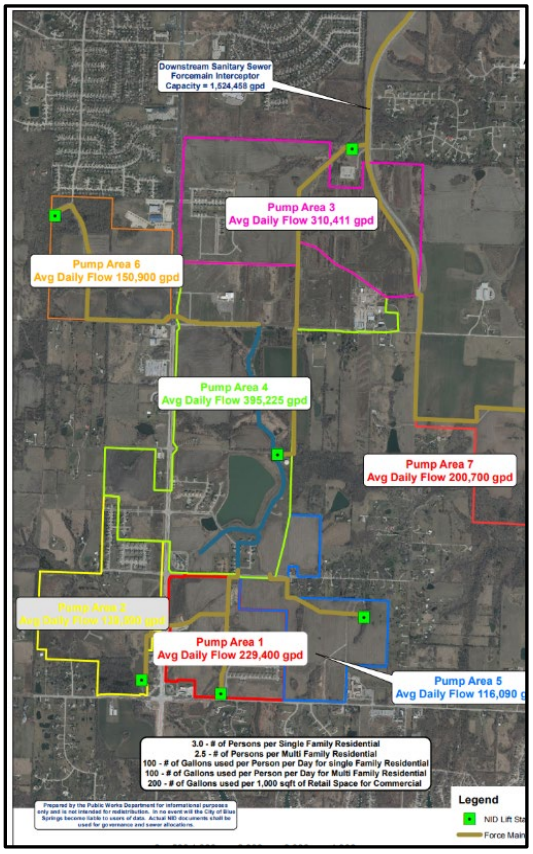
Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Project Image:



RD Mize Lift Station Building

Project Information:

Project Number: SAN-31

Project Type: Maintenance

Department: Sewer Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $75,000

Funding Source: Sewer Utility Fund

Requested for Years: FY 2026-27

Description:

Grading work and construction of a small, insulated building at RD Mize Lift Station.

Justification:

The RD Mize Lift Station is located on the south side of South Outer Road and is fully exposed to weather conditions with minimal natural protection from wind or temperature extremes. During winter months, the station experiences recurring operational issues when temperatures fall below freezing. Exposed piping and equipment are subject to freezing, which results in pump malfunctions, increased maintenance needs, and accelerated wear on critical components. This lift station provides a large service area and is essential for maintaining regulatory compliance and providing reliable sewer service to customers. Operational interruptions increase the risk of sanitary sewer overflows, emergency repairs, and service disruptions. Installation of a small, insulated structure over the lift station equipment will provide necessary protection from freezing conditions, improve operational reliability, reduce maintenance and emergency response costs, and extend the service life of critical infrastructure. The improvement will help ensure continuous operation and support the City’s commitment to dependable wastewater service.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$75,000	$75,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$75,000	$75,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$75,000	$75,000
Total	$0	$0	$0	$0	$0	$0	$75,000	$75,000

Project Image:



Woods Chapel Road Walnut Street to US 40 Highway

Project Information:

Project Number: ST-09 Bonds

Project Type: Capital Improvements

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $450,000

Funding Source: 2025 Bonds

Requested for Years: Beyond

Description:

This project involves construction of an additional through lane (approximately 250 linear feet) at the intersection of Woods Chapel Road and westbound 40 Highway.

Justification:

Southbound traffic on Woods Chapel Road queues up during heavy use periods. This project will expand the width of the roadway at the intersection of Woods Chapel Road and westbound 40 Highway by adding an additional through lane to correspond to the dual left turn lanes in the segment immediately south (between eastbound and westbound 40 Highway). This will allow for more stacking in the center lanes and reduce backups along the road. The existing right turn lane will be able to operate more freely as a result.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$450,000	$450,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
2025 Bonds	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Total	$0	$0	$0	$0	$0	$0	$450,000	$450,000

Project Image:

UNDER CONSTRUCTION



Asphalt Repair Truck

Project Information:

Project Number: ST-23

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $775,000

Funding Source: General Fund

Requested for Years: Beyond-$775,000

Description:

Asphalt trucks should be replaced with a 10-year rotation cycle to ensure operational reliability and to control long-term maintenance costs. After approximately 10 years of service, repair expenses, downtime, and parts replacement typically increase significantly, reducing overall efficiency. A planned replacement schedule helps maintain productivity, improve safety, and provide predictable budgeting for fleet management.

Justification:

This equipment enables crews to permanently repair potholes and damage to pavement due to excavations throughout the city quickly and efficiently. It is imperative to have reliable equipment to meet one of the Divisions goals which is to provide customer service within two business day of receiving notice of a pothole.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$272,681	$0	$0	$0	$0	$0	$775,000	$1,047,681
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$272,681	$0	$0	$0	$0	$0	$775,000	$1,047,681

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
General Fund	$272,681	$0	$0	$0	$0	$0	$0	$272,681
Unfunded	$0	$0	$0	$0	$0	$0	$775,000	$775,000
Total	$272,681	$0	$0	$0	$0	$0	$775,000	$1,047,681

Project Image:



Salt Storage

Project Information:

Project Number: ST-30

Project Type: Capital Improvements

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $500,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

This project includes the removal and replacement of an existing salt storage dome that has reached the end of its service life. Work will include demolition and disposal of the existing structure, site preparation, and construction of a new salt dome designed to safely and efficiently store winter maintenance materials. The replacement dome will improve material containment, reduce environmental exposure, enhance operational efficiency during snow and ice events, and ensure compliance with current safety and storage standards.

Justification:

The existing salt dome has deteriorated and no longer provides adequate protection for winter maintenance materials. Structural deficiencies and wear increase the risk of material loss, environmental exposure, and operational delays during snow and ice events. Replacing the salt dome will ensure proper storage and containment of salt, improve efficiency and reliability of snow operations, reduce environmental impacts, and support safe and effective winter weather response. Timely replacement will also help avoid higher costs associated with emergency repairs, material loss, or noncompliance with current standards.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$500,000	$500,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Total	$0	$0	$0	$0	$0	$0	$500,000	$500,000

Project Image:



Signalized Intersection Upgrades

Project Information:

Project Number: ST-59

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $400,000

Funding Source: General Fund

Requested for Years: Beyond

Description:

This project provides for the replacement of the City's 11 traffic control panels, controllers, cameras, and associated components.

Justification:

The City owns and operates 11 signalized intersections. Signalized intersections provide higher efficiency in traffic flow and increase safety for the public in general. The equipment at several of these locations has reached its design service life and many of the components are no longer available or supported through vendor services. To maintain standardized equipment throughout the system it is recommended to replace all the units together.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$250,000	$250,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000

Project Image



Decorative Streetlight Refinishing

Project Information:

Project Number: ST-60

Project Type: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $300,000

Funding Source: General Fund

Requested for Years: Beyond

Description:

Refinishing of streetlight and traffic signal poles within the Adams Dairy Parkway overlay area.

Justification:

The decorative streetlights in the Adams Dairy Parkway overlay area need refinishing and painting. The traffic signal poles through the corridor should also be repainted. There are three pieces to the streetlight poles; the pole, the clamshell and the skirt. Most of the skirts were refabricated out of stainless steel and painted to prevent rusting. The aluminum clamshells are not retaining paint. As alternative staff had some covered with color matched truck bed liner material, which seems to be holding up better. The poles are faded and starting to lose paint. This project will finish the work on the skirts and bases along with repainting all poles within the corridor.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$300,000	$300,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Total	$0	$0	$0	$0	$0	$0	$300,000	$300,000

Project Image



22nd Street Improvements

Project Information:

Project Number: ST-62

Project Type: Capital Improvements

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $2,700,000

Funding Source: Unfunded

Requested for Years: Beyond

Description:

Reconstructing 22nd Street from SW Walnut Street to NW Vesper Street. Improvements to include widening of the pavement, curbs, sidewalks, and associated stormwater conduits.

Justification:

22nd Street serves as a connector between collector streets and as a direct route to the new BSSD Technology Center and High School. The additions to both campuses are expected to increase traffic on 22nd Street. The improvements will allow for multiple modes of transportation, increase efficiency, and enhance safety within the corridor.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Design	$0	$0	$0	$0	$0	$0	$250,000	$250,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$2,350,000	$2,350,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000
Total	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000

Project Image:

UNDER CONSTRUCTION



Tractor/Mower

Project Information:

Project Number: ST-63

Project Type: Equipment Replacement

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $80,000

Funding Source: General Fund

Requested for Years: FY 2032-33

Description:

This project provides for the replacement of an existing piece of a 2023 tractor and mowing attachments.

Justification:

It is recommended that this asset be replaced within 10 years to proactively manage lifecycle costs. Timely replacement will help prevent escalating repair expenses, reduce operational downtime, and preserve a higher resale value. Implementing a structured replacement schedule ensures fiscal responsibility and maximizes the return on the City's capital investment.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$80,000	$80,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$80,000	$80,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$80,000	$80,000
Total	$0	$0	$0	$0	$0	$0	$80,000	$80,000

Project Image



Bridge Maintenance

Project Information:

Project Number: ST-69

Project Type: Maintenance

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $595,068

Funding Source: General Fund

Requested for Years: 2026-27

Description:

This project includes structural concrete repairs to the Walnut Street and 15th Street bridges over an active railroad. Work includes repairing deteriorated concrete, sealing surfaces, stabilizing bridge components, and improving drainage and erosion control to extend the bridges' service life.

Justification:

Structural repairs are required to address deteriorated concrete and prevent further degradation of the bridge structures spanning an active railroad corridor. Existing concrete distress, including cracking, surface deterioration, and exposure to moisture, poses a risk to long-term structural integrity if not corrected. Completing these repairs will stabilize the bridges, protect repaired areas with concrete sealer, reduce moisture intrusion, and extend the service life of the structures. Timely repairs will help maintain public safety, ensure continued reliability of the roadway crossing, and avoid more costly repairs or potential structural replacement in the future.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$595,068	$595,068
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$595,068	$595,068

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$595,068	$595,068
Total	$0	$0	$0	$0	$0	$0	$595,068	$595,068

Project Image:



Sidewalk Condition Study

Project Information:

Project Number: ST-70

Project Type: Maintenance

Department: Streets

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $325,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

This sidewalk study evaluates existing sidewalk conditions to identify areas requiring repair, replacement, or improvement. The assessment considers pedestrian safety, accessibility, ADA compliance, connectivity, and overall condition to help prioritize maintenance needs and future capital improvements.

Justification:

Conducting a sidewalk study is necessary to identify existing deficiencies, address pedestrian safety concerns, and ensure compliance with accessibility and ADA standards. The study will document sidewalk conditions, identify hazards and accessibility barriers, reduce potential liability risks, and provide data to prioritize repairs and future improvements. This information will support responsible planning, effective asset management, and informed use of City resources for maintenance and capital improvement projects.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$325,000	$325,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$325,000	$325,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$325,000	$325,000
Total	$0	$0	$0	$0	$0	$0	$325,000	$325,000

Project Image



Sidewalk Replacement Study

Project Information:

Project Number: ST-71

Project Type: Capital Improvements

Department: Public Works

Strategic Plan Priority: Community Safety and Wellbeing

Unfunded Project Cost: $325,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

This project will evaluate the city's sidewalk network to identify gaps, assess conditions, connectivity, ADA compliance, and pedestrian safety, and prioritize improvements. The study will guide future sidewalk projects and capital investments.

Justification:

This study is necessary to improve pedestrian safety, accessibility, and connectivity throughout the city. Many areas lack continuous sidewalks or have sidewalks that do not meet current ADA standards, creating safety risks and limiting access for residents, including seniors, children, and individuals with disabilities. Conducting a comprehensive sidewalk study will allow the city to identify deficiencies, prioritize improvements, coordinate future capital projects, and make informed, cost-effective investments that support mobility, equity, and long-term infrastructure planning.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$325,000	$325,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$325,000	$325,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$325,000	$325,000
Total	$0	$0	$0	$0	$0	$0	$325,000	$325,000

Project Image:



Public Works Covered Parking

Project Information:

Project Number: ST-72

Project Type: Capital Improvements

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $500,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

Construct a covered parking structure to protect dump trucks and snowplow equipment from weather exposure, reducing wear from the elements and improving equipment readiness, longevity, and reliability for daily operations and snow response.

Justification:

Providing covered parking for dump trucks and snowplow equipment will protect critical assets from exposure to rain, snow, ice, and sun, which accelerates corrosion, deteriorates electrical components, and shortens equipment life. Sheltered storage will reduce maintenance and repair costs, minimize cold-weather start-up issues, and improve overall reliability during snow and ice events. Covered parking also allows crews to deploy equipment more efficiently by reducing time spent clearing snow and ice from vehicles, supporting safer operations and improving response times for winter weather and daily street maintenance activities.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$500,000	500,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$500,000	$500,000
Total	$0	$0	$0	$0	$0	$0	$500,000	$500,000

Project Image:



Walnut Street Storm Replacement

Project Information:

Project Number: STM-11

Project Type: Capital Improvements

Department: Storm Sewer

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $1,380,000

Funding Source: General Fund

Requested for Years: FY 2025-26

Description:

This project would replace the storm sewer under Walnut St. to include all work necessary to provide a safe structure and allow the storm water a path to flow.

Justification:

The storm sewer under Walnut St. is failing, causing drainage issues that threaten the integrity of the roadway and adjacent properties. Continued deterioration could lead to sinkholes, road collapse, or localized flooding, increasing long-term repair costs and public safety risks. Replacing the failing infrastructure now will ensure proper drainage, prevent costly emergency repairs, and extend the lifespan of the roadway. Additionally, proactive replacement minimizes disruption to residents and businesses compared to emergency repairs. Investing in this project now will provide long-term stability and reliability for the city's stormwater system.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,380,000	$1,380,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,380,000	$1,380,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$1,380,000	$1,380,000
Total	$0	$0	$0	$0	$0	$0	$1,380,000	$1,380,000

Project Image



Storm Drainage Improvements

Project Information:

Project Number: STM-13

Project Type: Maintenance

Department: Streets

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $1,000,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

Repairing the storm drainage ditch will restore proper stormwater flow, reduce erosion, and protect nearby infrastructure and properties by stabilizing the channel and maintaining drainage capacity.

Justification:

Repairing the storm drainage ditch is necessary to prevent continued erosion, maintain proper stormwater conveyance, and protect adjacent roadways, utilities, and private property from flooding and structural damage during rainfall events. These repairs will also reduce long-term maintenance costs, improve public safety, and extend the service life of the surrounding infrastructure.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000
Total	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000

Project Image:



Lake Remembrance Dam Maintenance

Project Information:

Project Number: STM-14

Project Type: Maintenance

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $100,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

Lake dam maintenance includes routine inspection, repair, and upkeep of the dam structure to ensure safe operation, proper water control, and long-term structural integrity. This work helps prevent erosion, structural failure, and downstream flooding while maintaining compliance with safety standards.

Justification:

The lake dam requires ongoing maintenance to ensure structural integrity, safe water control, and protection of downstream properties and infrastructure. Routine maintenance helps prevent erosion, embankment failure, and blockage of spillways or outlet structures, which could result in flooding or safety hazards during heavy rainfall events. Proactive maintenance extends the service life of the dam, reduces the risk of costly emergency repairs, and supports compliance with applicable safety and environmental standards. Maintaining the dam is essential to protect public safety, preserving the lake, and ensuring reliable stormwater management.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$100,000	$100,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Total	$0	$0	$0	$0	$0	$0	$100,000	$100,000

Project Image:



Storm Water Assessment Program:

Project Information:

Project Number: STM-15

Project Type: Maintenance

Department: Public Works

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: 610,000

Funding Source: General Fund

Requested for Years: 2026-27

Description:

This project is proposed in three phases: Phase 1 will include a citywide inspection, GIS inventory data entry, and development of a maintenance plan for $400,000. Phase 2 will include a citywide drainage area study and delineation for $85,000. Phase 3 will include individual basin studies and culvert capacity analysis for $125,000.

Justification:

The City’s storm sewer system is experiencing deterioration due to age and has reached the end of its service life in multiple locations, increasing the risk of structural failure, roadway settlement, and localized flooding. Continued reactive repairs are inefficient and costly. This phased stormwater replacement program will provide a data-driven approach to improving system reliability through citywide inspections, GIS inventory updates, and a prioritized maintenance plan (Phase 1 – $400,000), followed by drainage area delineation (Phase 2 – $85,000) and individual basin and culvert capacity studies (Phase 3 – $125,000). Together, these efforts will protect pavement and right-of-way, improve drainage performance, reduce emergency repairs, and support long-term stormwater infrastructure planning.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$610,000	$610,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$610,000	$610,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$610,000	$610,000
Total	$0	$0	$0	$0	$0	$0	$610,000	$610,000

Project Image:



Water Tower

Project Information:

Project Number: WA-21

Project Type: Capital Improvements

Department: Water Operations

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $13,800,000

Funding Source: Water Utility Fund

Requested for Years: Beyond

Description:

The installation of a 2.5-million-gallon water tower.

Justification:

The increase in water service connection points and development throughout our City has placed an escalated demand on our water tower's ability to store and distribute the adequate pressures to its service areas. This additional water tower would allow us to be able to have a more regimented schedule for cleaning and coating the interiors of our towers and will facilitate adequate pressures throughout the distribution system. The additional storage within the water tower itself is of benefit to our utilities. A water study will be needed to ensure proper placement and sizing.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$13,800,000	$13,800,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$13,800,000	$13,800,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$13,800,000	$13,800,000
Total	$0	$0	$0	$0	$0	$0	$13,800,000	$13,800,000

Project Image:



Hydro-Excavation Trailer

Project Information:

Project Number: WA-22

Project Type: Equipment Replacement

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $224,113

Funding Source: Water Utility Fund

Requested for Years: FY 2026-27

Description:

Replacement of a hydro excavation trailer.

Justification:

There are areas within our City that require maintenance and repair, that we do not have the ability to bring our full-size hydro excavation truck to the job site. This is where a hydro excavation trailer benefits daily operations. Water and sewer maintenance as well as water services utilize this trailer to perform preventative maintenance and to aid in response to emergencies. The average service life for this piece of equipment is 6-8 years.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$224,113	$224,113
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$224,113	$224,113

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$224,113	$224,113
Total	$0	$0	$0	$0	$0	$0	$224,113	$224,113

Project Image:



Sensus FlexNet & Meters

Project Information:

Project Number: WA-24

Project Type: Equipment Replacement

Department: Water Operations

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $1,728,500 Annually; 5 Year Total $8,642,500

Funding Source: Unfunded

Requested for Years: FY 2025-26-$1,728,500; FY 2026-27-$1,728,500 FY 2027-28-$1,728,500; FY 2028-29-$1,728,500

Description:

Purchase of EasyLink software and Sensus meters for removal of conversion to Sensus AMI metering system and 3 base stations. This will allow for 24/7 reading of water meters throughout our city.

Justification:

The replacement of our current Neptune and Neptune360 system with Sensus AMI technology will allow us to ready meters 24/7 and retrieve real time data from the field. The ability to remotely read will allow more flexibility within the Water Service crew to accomplish more tasks relating to their department. The EasyLink system reads both Neptune and Sensus meters, allowing us to make the transition over a 5-year period, rather than all at once. The AMI system also allows our residents to access their water consumption data on demand, cutting the number of service calls and meetings down significantly. With our crews performing the physical changing of Neptune meters to the iPERL meters we will be able to check water service line material allowing us to update our Lead Service Line Inventory as well. All Sensus meters and technology are made in the US, BABA federal funding would be able to be applied for this project.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$10,370,999	$10,370,999
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$10,370,999	$10,370,999

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$10,370,999	$10,370,999
Total	$0	$0	$0	$0	$0	$0	$10,370,999	$10,370,999

Project Image:



Emergency Water Repair Truck

Project Information:

Project Number: WA-26

Project Type: Equipment Replacement

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $230,000

Funding Source: Water Utility Fund

Requested for Years: FY 2027-28

Description:

Replacement of the utility repair International WorkStar water main repair truck, used to pull excavator and additional repair supplies.

Justification:

The International WorkStar, commonly referred to as the “Train,” serves as a primary response vehicle for the Water Maintenance Division. The vehicle is equipped to carry repair materials, safety equipment, and specialized tools while also towing the division’s excavator to emergency repair locations. This capability allows crews to respond quickly and efficiently to water main breaks and other infrastructure failures. Due to its critical role in emergency response and daily operations, the vehicle is essential to maintaining reliable water service for the community. The truck operates under heavy-duty conditions, including frequent towing and operation in adverse environments, which accelerates wear compared to standard fleet vehicles. The typical service life of this equipment is approximately 12–15 years. Replacement of this vehicle at the end of its service life is necessary to ensure continued reliability, minimize downtime, and prevent service disruptions during emergency repairs. Maintaining a dependable primary response vehicle supports timely restoration of water service and protection of public infrastructure.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$230,000	$230,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$230,000	$230,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$230,000	$230,000
Total	$0	$0	$0	$0	$0	$0	$230,000	$230,000

Project Image:



Satellite Utilities Storage Building

Project Information:

Project Number: WA-27

Project Type: Maintenance

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $105,000

Funding Source: Water Utility Fund

Requested for Years: FY 2027-28

Description:

Construction of a metal 40’x60’ building for parts and equipment storage offsite of main Public Works maintenance facility.

Justification:

The construction of a satellite storage building will support emergency water main repair operations by providing a secondary location for materials and equipment storage on the west side of the City, potentially at Hidden Valley Park. Currently, crews must frequently return to the main facility to obtain repair parts, tools, and additional equipment, which increases response time during water main failures. Establishing a secondary storage location will reduce travel distance and improve response efficiency, allowing crews to restore water service more quickly and minimize outage durations for residents and businesses. The additional site will also reduce fuel consumption and vehicle wear associated with repeated trips across the city. The satellite facility will further improve operational organization by reducing the need for outdoor material storage at the primary maintenance yard, improving site appearance and housekeeping standards. In addition, staging materials closer to the service area will reduce debris and mud tracked onto public roadways during repair operations. Overall, the project will improve emergency response capability, reduce operational costs, enhance public service reliability, and improve the professional appearance of City facilities.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$105,000	$105,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$105,000	$105,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$105,000	$105,000
Total	$0	$0	$0	$0	$0	$0	$105,000	$105,000

Project Image:



Water System Study

Project Information:

Project Number: WA-28

Project Type: Maintenance

Department: Water Maintenance

Strategic Plan Priority: Infrastructure

Unfunded Project Cost: $100,000

Funding Source: Water Utility Fund

Requested for Years: FY 2030-31

Description:

Continued funding of future water analysis and system studies.

Justification:

Water infrastructure is essential to the community, as residents and businesses rely on the City's ability to provide safe, clean, and consistent drinking water. This service is supported through an extensive network of interconnects, water storage facilities, pump stations, and distribution mains that must function reliably under varying demand conditions. The Missouri Department of Natural Resources (MDNR) requires the completion and submission of a five-year system evaluation known as the Owner-Supervised Program (OSP) to maintain regulatory compliance. This comprehensive analysis provides critical data regarding system performance, capacity, pressure management, and long-term infrastructure needs. In addition to the OSP, the City is required to maintain an updated Emergency Response Plan (ERP) and conduct a Risk and Resilience Analysis (RRA) in accordance with federal and state regulations. The RRA evaluates potential natural hazards, system vulnerabilities, cybersecurity threats, and other risks that could impact water system operations. The ERP outlines procedures and response strategies to ensure rapid recovery and continuity of service during emergencies such as main breaks, power outages, severe weather events, or other unforeseen disruptions. Continued funding of the OSP, ERP updates, and Risk and Resilience Analysis is vital to maintaining infrastructure

integrity, regulatory compliance, and operational preparedness. These evaluations provide City leadership with the empirical data and planning tools necessary to proactively identify deficiencies, strengthen system resiliency, and address vulnerabilities before they result in service interruptions or public health risks. By investing in these required studies and planning efforts, the City ensures responsible long-term infrastructure management and the continued delivery of safe, reliable water service to the community.

Projected Five-Year Cost Schedule:

Cost Breakdown	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$100,000	$100,000

Projected Five-Year Funding Schedule:

Source	Prior	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Total	$0	$0	$0	$0	$0	$0	$100,000	$100,000

Project Image:



THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

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

Publication Dates:

- Jun 30, 2026

Printer's Fee: $107.60

Edmar Corachia

Edmar Corachia
Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 06/30/2026

Sharonn E Thomas-Pope
Notary Public - State of New Jersey
Commission # 50183291
Expires on 01/23/2027
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING CAPITAL IMPROVEMENTS PROGRAM FY 2026-2027 TO 2030-2031

Notice is hereby given that the City Council of the City of Blue Springs, Jackson County, Missouri, will hold a public hearing on **Monday, July 20, 2026 at 6:00 p.m.** , in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith, Blue Springs, Missouri, for the purpose of hearing parties in interest and citizens relative to the adoption of the 2026-27 to 2030-31 Capital Improvements Program (CIP). This document is a multi-year plan for maintenance. equipment replacement and public physical improvements for the community. It sets forth proposed expenditures for systematically constructing, maintaining, upgrading, and replacing the community's public facilities.

Copies of the draft CIP document are available for review in the City Clerk's Office from 8:00 a.m. to 5:00 p.m. Monday through Friday at the City of Blue Springs City Hall located at 903 W. Main Street in downtown Blue Springs. MO.

Anyone desiring further information is invited to contact City Administrator, Christine Cates by calling (816) 228-0140 or by email at ccates@bluespringsmo.gov Monday through Friday 8:00 a.m. to 5:00 p.m.

Published in the Examiner, Jun 30, 2026

4635010

Introduced by Councilmember _____ BILL 5418

ORDINANCE_____

AN ORDINANCE ADOPTING THE CITY OF BLUE SPRINGS CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEARS 2026-2027 to 2030-2031

WHEREAS, the Home Rule Charter of the City of Blue Springs requires the City Administrator to prepare and submit a Capital Improvements Program (CIP) to the Mayor and City Council; and

WHEREAS, the City Council held a public hearing July 20, 2026, to receive comments about the proposed Capital Improvements Program for Fiscal Years 2026-2027 through 2030-2031.

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

Section 1. The City Council hereby adopts the Capital Improvements Program (CIP) for Fiscal Years 2025-2026 through 2029-2030; said CIP is hereby incorporated herein by reference as if fully set out in this Ordinance.

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 July 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Megan Rodgers, Deputy City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 16, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Passage of a Bill approving a General Development Plan for Winwater and Flex Use located at 2601 NW Jefferson St, to allow for the development of approximately 28,500+/- square feet of building area (GDP-03-26-9850) on approximately 5+/- acres of land.

BACKGROUND

At the July 6, 2026 City Council meeting, a Public Hearing was held and Bill 5415 was introduced approving a Winwater General Development Plan (GDP-03-26-9850) and Conditional Use Permit (CUP-04-26-9863) located at 2601 NW Jefferson St. Bill 5415 was continued to the July 20, 2026 City Council meeting. The Conditional Use Permit has been withdrawn by the Applicant, Bart Fisher.

The applicant is now requesting approval of a General Development Plan (GDP) for

approximately 5 acres located at 2601 NW Jefferson Street, currently zoned RC (Regional Commercial).

The proposed development consists of two commercial buildings totaling approximately 28,500 square feet. The first building will serve as a 10,320-square-foot Winwater Blue Springs facility, including office space and an associated outdoor storage area for utility materials. The outdoor storage area will be located behind the building and screened from public view through the installation of a privacy fencing and additional landscaping.

The second building will consist of approximately 18,180 square feet of flex commercial space designed to accommodate a variety of uses only permitted within the RC zoning district.

The site is proposed with primary access from NW Jefferson Street and a secondary access onto NW Saunders Road to improve site circulation and facilitate truck traffic movements. The development also includes sidewalk improvements along NW Jefferson Street, half-street improvements along NW Saunders Road, enhanced landscaping, and screening measures. To reduce impacts on adjacent residential properties to the north, the applicant proposes a 25-foot landscape buffer and a 6-foot privacy fence along the rear property line.

A preliminary stormwater management plan has been submitted and includes detention facilities and best management practices to address runoff and water quality requirements. Final stormwater design will be reviewed during the engineering approval process.

Staffs determined the overall development is a low-intensity commercial project that is compatible with the surrounding area and consistent with the long-range planning

goals for the corridor. The project is proposed as a single-phase development.

The Planning Commission reviewed the request and recommended approval of the General Development Plan subject to the conditions outlined in the staff report.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	July 21, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends recommend approval.

Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless modified under the General Development Plan:

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.

2. A Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

3. Provide site triangles at west entrance to ensure proper sight distance is met.

4. Existing septic tank shall be abandoned or removed per MDNR standards.

5. Footing of the building should not be within the zone of influence from the existing storm along Saunders.

6. Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1,10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

7. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.

    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.

8. The City of Blue Springs Design and Construction Manual shall be followed regarding and construction specifications.

9. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the Storm water detention basin was constructed in accordance with the approved plans and functions as designed.

10. The parking spaces shall not be used for the outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.

11. Prior to issuance of a building permit, the applicant shall provide a cost estimate for the required sidewalk improvements along Saunders Road. Upon approval of the estimate by the City Engineer, the applicant shall remit payment to the City in lieu of constructing the required sidewalk. The payment shall satisfy the sidewalk construction requirement for this development.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: June 22, 2026

Action: Recommended approval of the General Development Plan with conditions. 5 Aye, 4 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on April 25, 2026; 185 ft Notification Map; Names/ Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners

2. Bill approving the General Development Plan

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: June 22th, 2026

City Council Date: July 20th, 2026

Project Name: Blue Springs Winwater & Flex Uses

Site Location: 2601 NW JEFFERSON ST

Applicant: William Buck, Powell CWM

Property Owner: J & M SARAI LLC

Staff Planner: Logan Day, Planner I

Project Request:

GDP-03-26-9850; General Development Plan for the development of Winwater office with construction contractor storage with additional Flex Units.
PP-03-26-9852; Preliminary Plat to plat 2601 NW Jefferson into a single lot, and construct two buildings for Winwater and flex use commercial spaces.

Project Description:

The applicant is requesting approval to develop approximately 5± acres for a two-building commercial development. The proposed project includes one building for Winwater featuring new office space with associated contractor storage located in the rear, and a second building designed to accommodate flexible commercial uses allowing uses allowed withing the "RC" Regional Commercial within multi-tenant suite spaces.

Staff Recommendation:

Staff recommends approval of General Development Plan and Preliminary Plat with conditions listed at end of staff report.

Previous Actions:

Date	Review Body	Action
March 19th, 2007	Planning Commission	A-1-2007; Recommended approval of the annexation of real estate into the City of Blue Springs
April 2nd, 2007	City Council	A-1-2007; Approving the annexation of real estate into the City of Blue Springs.
June 11th, 2007	Planning Commission	RZ-5-07-1074; Recommended Approval of the rezoning of property from "HI"- High industrial Jackson County Designation to City of Blue Springs "RC" -Regional Commercial
June 18th, 2007	City Council	RZ-5-07-1074; Approved of the rezoning of property from "HI"- High industrial Jackson County Designation to City of Blue Springs "RC" -Regional Commercial
December 10th, 2007	Planning Commission	PP-11-07-1444; Approved Preliminary Plat for Sari's Corner
May 12 ,2008	City Council	PF-01-08-1587; Withdrawn prior to meeting

Future Applications:

Future applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" Single Family District	Single family housing
South:	"ROW" (Interstate 70 Hwy) and 'RC" Regional Commercial	"ROW" (Interstate 70 Hwy)
East:	"RC" Regional Commercial	Guier Fencing building
West:	"RC" Regional Commercial	Vacant Land

Preliminary Plan & Plat Analysis

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The proposed development consists of approximately 28,500± square feet of building area on a 5± acre site. The project includes a 10,320± square foot facility for Winwater Blue Springs, which incorporates office space and associated outdoor storage for utility materials located to the rear of the building. The storage area will be screened from public view by a 8 foot vinyl fence and supplemented with required landscaping buffers to enhance visual screening. The second building consists of approximately 18,180± square feet of flex-use commercial space. This building is intended to accommodate uses permitted within the "RC" zoning district. Overall, the development reflects a low-intensity commercial land use pattern consistent with the character of the surrounding area

Building Typology:

The proposed development is classified as a "General Commercial Building" type which is defined as "a basic building type designed to accommodate retail, commercial, service or office functions in a variety of formats and scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use.

General Commercial Building

Standard	Requirement	Proposed
Front Setback	0 feet to 10 feet when fronting on a designated activity street; in all other cases: 20 feet in NB district;	25 feet

	25 feet in SO and GB Districts	
Side Setback	0 feet if party wall is used; in all other cases: 10 feet in NB and SO District; 20 feet minimum in GB and RC Districts	20 feet
Corner Side Setback	0 feet to 10 feet on activity streets when the first 30 feet of building frontage on the side street is designed to meet the standards of the front facade; in all other cases: 25 feet	25 feet
Rear Setback	25 feet minimum, except 0 feet minimum for alley-loaded lots	25 feet
Building Coverage	65% maximum	13%
Building Height	60 feet maximum in SO, GB, and SO Districts	35 feet high
Frontage Type	Buffer edge; on activity streets, 1 of the other eligible frontage types is required	Buffer edge; on activity streets, 1 of the other eligible frontage types is required

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The proposed development features a contemporary industrial-flex design with a cohesive use of metal wall panels, a standing seam metal roof, and a masonry base with

stone wainscot. The façade is articulated through a repeating bay rhythm of overhead doors and entries, helping to break down the overall building mass.
The primary office entry is highlighted with increased glazing, a recessed entry, and a canopy, along with a vertical accent element for visual emphasis. The color palette consists of neutral metal panel tones with limited contrasting accent materials.
The building maintains a simple, low-profile roofline with parapet conditions, and material changes and horizontal modulation are used to reduce the visual scale of the long elevations. Overall, the design is consistent with contemporary industrial-flex development and is compatible with surrounding commercial uses. All of the buildings will need to adhere and comply with the standards set for Non Residential Design in Section 407.090.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Office/Admin Area, Indoor Sales and Services, Indoor Storage/Warehousing	53 stalls required	Standard Stalls provided = 53 stalls ADA stalls= 11 stalls
	Total Parking Required = 53 stalls	Total Parking Provided= 64 stalls

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail/Office uses	10% of the required vehicle spaces up to 200 vehicle parking spaces Minimum of 20 bicycle parking spaces for any use having 200 or more vehicle parking spaces	Total Bicycle Parking=6 stalls

Streets & Sidewalks:

The development will include half-street improvements along NW Saunders Road, consisting of the addition of curb and gutter along the project frontage. No improvements are required along NW Jefferson Street at this time, as adequate curb infrastructure is already in place. However, a sidewalk will be constructed along the NW Jefferson Street frontage to provide connectivity between the existing sidewalks on either side of the development. A sidewalk is not required along the NW Saunders Road frontage of the development; however, prior to issuance of a building permit, the applicant shall provide a cost estimate for the required sidewalk improvements along NW Saunders Road. Upon approval of the estimate by the City Engineer, the applicant shall remit payment to the City in lieu of constructing the required sidewalk. The payment shall satisfy the sidewalk construction requirement for this development.

Stormwater:

A Macro Drainage study has been approved by the City Engineer for this development. In the future Site Plan Design Review, a Micro Drainage shall be submitted with the construction drawings showing how detention shall be constructed with modelling to confirm the macro report along with specific drainage areas with a routing diagram and drainage maps. The report shall show reduction in site specific point of interest comparing the existing to proposed and meet all requirements of the City of Blue Springs Design and Construction Manual and MARC.

Sanitary Sewer:

There is gravity sanitary sewer is located on North side of the development. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer

Signage:

All signs must meet the Sign Code and will be reviewed administratively and must follow the appropriate permitting process. Following the approval of the Site Plan Design Review and Final Plat.

Frontage & Landscaping:

The applicant has submitted a conceptual landscape plan for the site. While a formal tree preservation plan has not been provided, the developer intends to retain several existing trees.

Along the northern property line adjacent to single-family residences, a solid 8 ft vinyl privacy fence is proposed to provide screening and buffering for the development. Additional landscaping is also proposed along NW Saunders Road to help screen the rear portion of the development. Landscaping and buffering details will be further evaluated during the site plan design review process.

Landscape Area	**Required Units / PUs (plant units)**
Type C, 25 foot buffer (Southern Property Line)	25 feet wide: 60 units per 100 feet
Type A, 7 foot buffer (Eastern Property Line)	7 feet wide: 45 units per 100 feet
Type C3, 25 foot buffer (Northern Property Line)	25 feet wide: 60 units per 100 feet

*Buffer area reductions and/or accessory building encroachments requested.

Phasing:

The site is proposed to be developed in a single phase

Review Criteria

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

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said

modifications shall generally be minor and shall be clearly noted in the staff report.

   a. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

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

   a. The proposed general development plan is consistent with the current zoning on the property and the proposed use is allowed by right in the Regional Commercial zoning district.

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

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

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

   a. There are existing and planned facilities and services in place or proposed to serve the development.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with

the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

   a. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations.

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

   a. The general development plan will provide for orderly physical growth of the City.

Review Criteria

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

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

   a. The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of corridor reinvestment area.

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

a. The proposed plan is in compliance with the requirements of the Development Code

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

    a. The plan is proposed to be developed in one phase

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

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

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

    a. The application does not deter any existing or future development on adjacent properties. The redevelopment will hopefully spark development on adjacent vacant properties.

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

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

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions

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

Staff Recommendation:

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.
3. Provide site triangles at west entrance to ensure proper sight distance is met.
4. Existing septic tank shall be abandoned or removed per MDNR standards.
5. Footing of the building should not be within the zone of influence from the existing storm along Saunders.
6. Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1,10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

7. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.
8. The City of Blue Springs Design and Construction Manual shall be followed regarding and construction specifications.
9. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the Storm water detention basin was constructed in accordance with the approved plans and functions as designed.
10. The parking spaces shall not be used for the outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.
11. Prior to issuance of a building permit, the applicant shall provide a cost estimate for the required sidewalk improvements along Saunders Road. Upon approval of the estimate by the City Engineer, the applicant shall remit payment to the City in lieu of constructing the required sidewalk. The payment shall satisfy the sidewalk construction requirement for this development.

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

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

2. Provide As-built Drawings prior to Final Plat approval. Prior to Final Plat approval all public works items must be completed and pass inspection.

3. A maintenance bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

4. All required public improvements shall be completed and accepted by the City prior to approval of the final plat.

5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.



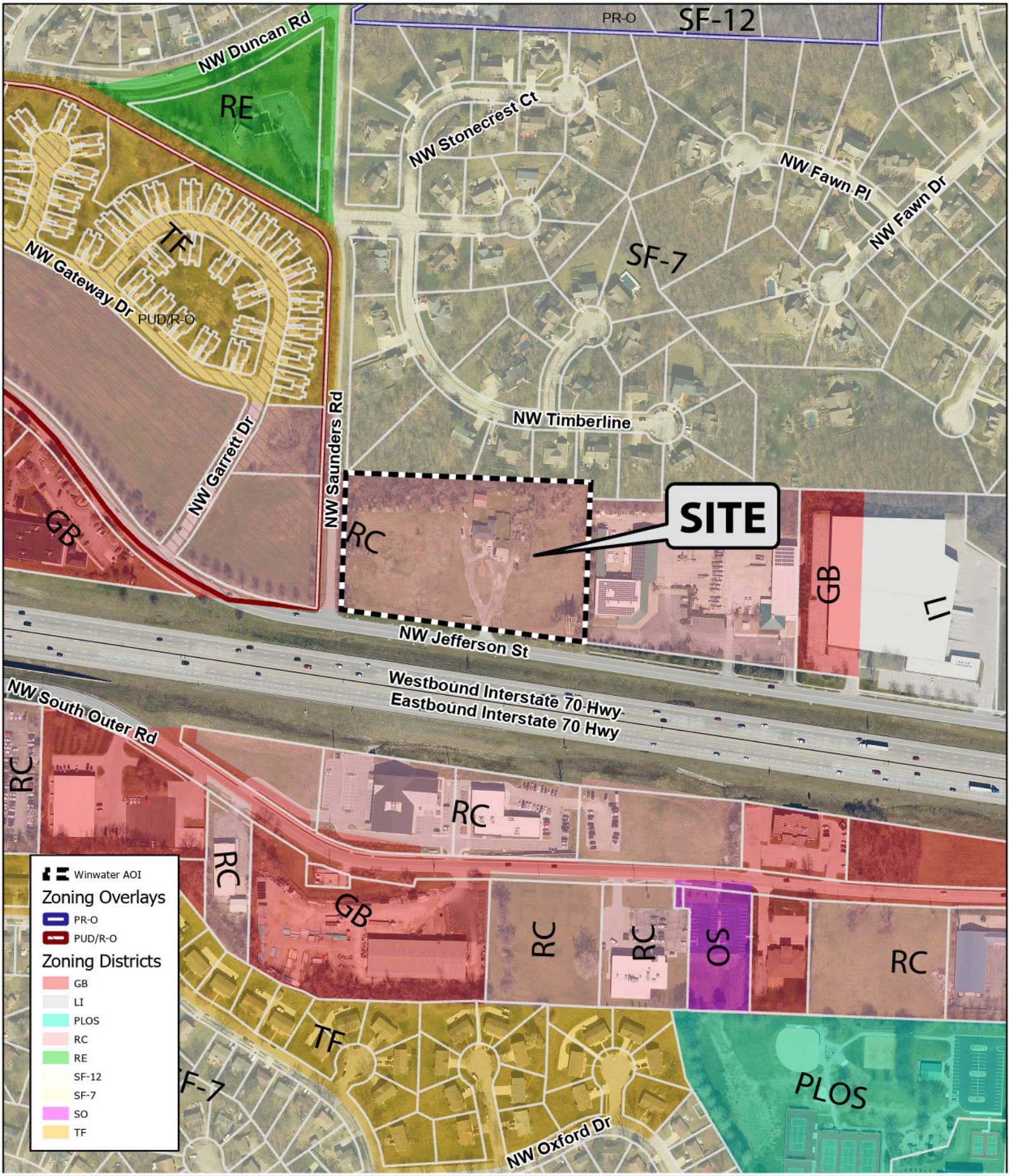
BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP-03-26-9851 / PP-03-26-9852
2601 NW JEFFERSON ST
AERIAL LOCATION MAP

N

1" = 300'

Date: 04/23/26



BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP-03-26-9851 / PP-03-26-9852
2601 NW JEFFERSON ST
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 04/23/26

POWELL CWM
ARCHITECTURE / ENGINEERING / SURVEYING

EPIC CONCRETE CONSTRUCTION

Blue Springs Winwater & Flex-use

Project Narrative

Proposed Use: Outdoor Sales and Service – Equipment and Storage – Flex Commercial Spaces Restricted to Uses Only Permitted Within RC Zoning.

Intensity: The site will be limited to uses permitted within the RC Zoning District.

Extent of Proposed Use: Proposed uses will be limited to the enclosed storage area and within the constructed buildings.

Construction Timeline: Construction to be completed by April 2027.

- The proposed site development and uses are intended to accommodate retail / service and commercial land uses that serve the community and regional needs compatible with RC Zoning. No site-specific conditions are necessary to meet the purposes and intent of the UDC or the intent or design objectives of any applicable UDC regulation.

- The proposed site development will fully comply with the requirements of the UDC. No variance, waiver, or conditional use to the UDC is needed or requested.

- The character of the proposed site development will be compatible with the surrounding area in terms of building scale, building form, and usage. Other developments adjacent to the site or within the area such as Guier Fence, Meyer Laboratory (chemical manufacturer), Blue Springs Siding & Windows, and BR Carpet are similar businesses in character and composition.

- Landscape and site design will fully comply with the UDC. No exemptions or variances are needed or sought. Furthermore, additional landscaping will be provided along Saunders Road which exceeds the requirements of the UDC and is provided only as a favor to the city.

- Operating characteristics of the proposed development 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 will be the same as that of the adjacent businesses or those businesses within the area.

- The proposed use will not prevent or negatively impact the development or use of adjacent property in accordance with the applicable UDC regulations. This site is the last parcel along Jefferson east of Saunders and west of HWY 7 to develop so it will not prohibit use or restrict development in the area. Access will be from Jefferson or Saunders Road – both public streets.

- The long-range plans applicable to the site and surrounding area call for RC zoning for those areas along Jefferson west of Saunders that remain to be developed. No future development will be negatively impacted considering the permanence of the proposed

use, the permanence of existing uses in the area, or any changes in character occurring in the area.

- The proposed buildings and site elements will not adversely affect the shared spaces in the area that are accessible to the public. The building facades and landscaping will enhance the quality of life, accessibility, safety, and social experience of the community.

- The infrastructure to support the proposed development is available and adequate. Access is available off adjacent public streets – Jefferson and Saunders. Electrical, water, gas, and communication services are available along Jefferson Street. Sanitary sewer service will be extended through existing public easements from NW Timberline Drive.

- Jefferson and Saunders roads are available to access the site. Entrance/exit drives will be provided onto those streets. All entrances will be designed and located in accordance with MoDOT and City requirements to prevent traffic hazards and minimize traffic congestion on public streets. Left turn only signage and left turn directional pavement markings will be provided at the exit onto Saunders, directing traffic south onto Saunders. Curb radii at this entrance have been adjusted to direct traffic south.

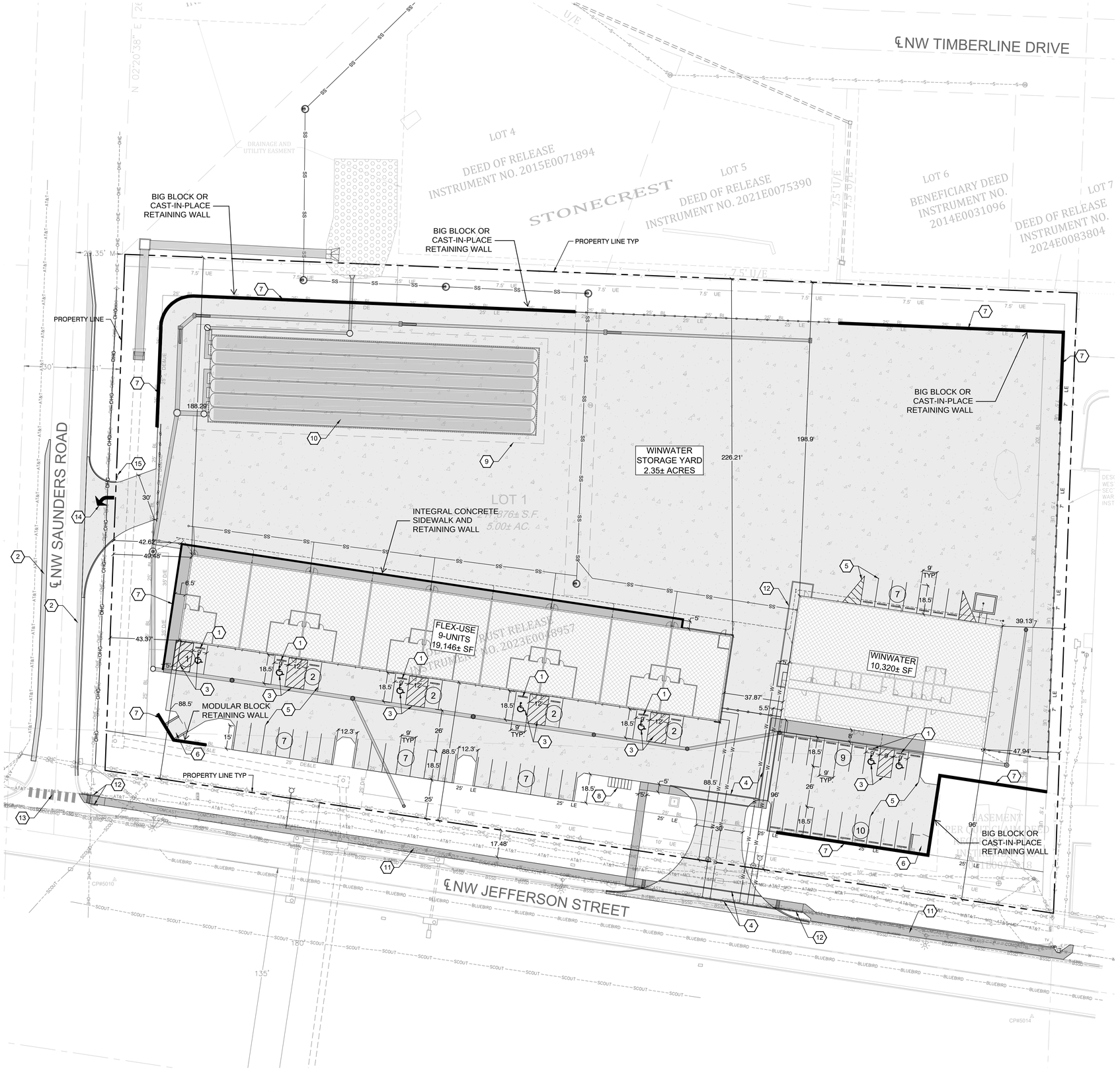
- Entrance onto Saunders will be fully gated and will not be available to public traffic. The Saunders entrance will remain private and is not intended to function as a public connection. Furthermore, the site will also be fully gated between the buildings north of the entrance onto Jefferson Street, further restricting public traffic access to the site. Thus, the north or rear portion of the site will be fully gated, eliminating public access. All site gates will have a Knox Box for emergency vehicle access. Apart from emergency vehicles, the connection onto Saunders will generally be for exiting traffic.

- Saunders Road will be widened along the east side adjacent to the proposed development in accordance with the requirements of the UDC. In addition, the west side of Saunders will be widened 3-feet to this site's proposed entrance. The widening along the west side exceeds the requirements of the UDC and is provided only as a favor to the city.

- The proposed uses will be permanent.

- The proposed site development and uses are in the public's interest by providing flexible commercial / retail / services space for small and growing businesses. By providing this type of space, these services can be provided to the community by locally owned businesses. This development will also allow Winwater to grow and expand locally, keeping generated sales tax revenue within Blue Springs. These services are consistent with the intent of the Comprehensive Plan and current zoning.

- The proposed site development does not differ from the applicable zoning and development code requirements (i.e., setback, buffers, etc.). No variance or exception to the UDC is needed or sought. A conditional use permit is not required, needed, nor requested.



KEYNOTES

1. ADA RESERVED PARKING SIGN + VAN ACCESIBLE PLACARD; RE: C-024
2. PUBLIC STREET IMPROVEMENTS: RE: C-024
3. ADA ACCESSIBLE PARKING STRIPING
4. CROSSWALK STRIPING
5. PAVEMENT STRIPING
6. MASONRY DUMPSTER ENCLOSURE; RE: ARCH
7. RETAINING WALL; RE C-024
8. SHORT TERM BICYCLE PARKING; RE:C-024
9. BMP EASEMENT
10. UNDERGROUND DETENTION AREA W/ ISOLATOR ROW; RE: C-027
11. 5-FT PUBLIC SIDEWALK; RE: C-024
12. SIDEWALK W/ CURB; RE: C-024
13. CROSSWALK PAVEMENT MARKING
14. LEFT TURN ARROW PAVEMENT MARKING
15. LEFT TURN ONLY SIGN (R3-5) (36" TALL x 30" WIDE) RE: C-024

LEGEND

- PROPOSED BUILDING RE: ARCH
- 8" HEAVY DUTY CONCRETE PAVEMENT RE: C-024 DETAIL 1
- 4" CONCRETE SIDEWALK RE: C-024/ DETAIL 3
- 7" ASPHALT PAVEMENT RE:C-024/ DETAIL 2
- CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
- RETAINING WALL W/ FENCE RE: ARCH
- 6-FT TYPE III PRIVACY FENCE
- TYPE CG-1 CURB & GUTTER RE: C-025
- ROOF DRAIN
- SS — SANITARY SEWER
- STORM SEWER
- W — PRIVATE WATERLINE
- TRENCH DRAIN
- WHEEL STOP; RE: C-024
- CONCRETE BOLLARD; RE: C-024

PARKING ANALYSIS:

REQUIRED PARKING

OFFICE ADMIN AREA:
1 PER 300 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 200 SF

INDOOR SALES, SERVICE OR DISPLAY AREA:
1 PER 500 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 400 SF

INDOOR STORAGE, WAREHOUSING, EQUIPMENT SERVICING OR MANUFACTURING AREA
NOT TO EXCEED 1 SPACE PER 1,000 SF

FLEX USE

OFFICE ADMIN.	(4,540 SF)	= 15 SPACES REQ.
INDOOR STORAGE/ WAREHOUSING	(14,606 SF)	= 15 SPACES REQ.

WINWATER

OFFICE ADMIN.	(5,165 SF)	= 17 SPACES REQ.
INDOOR SALES/DISPLAY AREA	(1,018 SF)	= 2 SPACES REQ.
INDOOR STORAGE/ WAREHOUSING	(7,579SF)	= 8 SPACES REQ.

STALLS REQUIRED	= 57 SPACES (3 ACCESSIBLE + 1 VAN ACCESSIBLE) REQ.
STANDARD STALLS PROVIDED	= 56 STANDARD STALLS
GARAGES SPACES PROVIDED	= 9
ACCESSIBLE SPACES PROVIDED	= 5 FLEX USE + 2 WINWATER = 7 VAN ACCESSIBLE
TOTAL PROVIDED	= 65

REQUIRED BICYCLE PARKING
COMMERCIAL:
10% OF THE REQUIRED VEHICLE SPACES UP TO 200

BICYCLE SPACE REQ.	= 7
BICYCLE PARKING PROVIDED	= 7

ALL PROPOSED PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS DIMENSIONAL STANDARDS.

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, MISSOURI, ACCORDING TO THE PLAT THEREOF.

NOTE:
ALL PROPOSED ON-SITE UTILITIES ARE PRIVATE

SIGNS AND PAVEMENT MARKINGS:

ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

SITE CONSTRUCTION PLAN for BLUE SPRING WINWATER AND FLEX USE

A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

REVISIONS

NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAWN BY:	AIA
CHECKED BY:	WRB
PROJECT #:	25-2328
ISSUE DATE:	7/15/2026
ISSUED FOR:	REVIEW

WILLIAM R. BUCK, PE
EN-025272 (MISSOURI #)

©2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

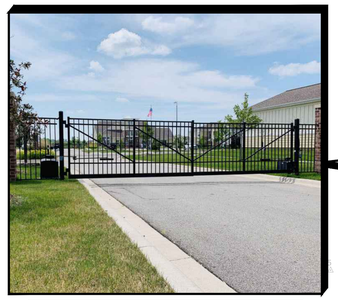
SITE PLAN

C-004

FENCING & SCREENING



8-FT TALL WHITE VINYL
TYPE 3 PRIVACY FENCE



6-FT TALL WROUGHT IRON GATE



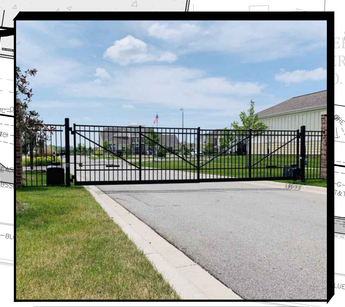
8-FT TALL WHITE VINYL
TYPE 3 PRIVACY FENCE



8-FT TALL WHITE VINYL
TYPE 3 PRIVACY FENCE



8-FT TALL WHITE VINYL
TYPE 3 PRIVACY FENCE



6-FT TALL WROUGHT IRON GATE

WINWATER
STORAGE YARD
2.35± ACRES

LOT 1
217,876± S.F.
5.00± AC.

FLEX-USE
9-UNITS
19,146± SF

WINWATER
10,320± SF

℄NW JEFFERSON STREET

℄NW SAUNDERS ROAD

LOT 5
DEED OF RELEASE
INSTRUMENT NO. 2021E0075390

LOT 6
BENEFICIARY DEED
INSTRUMENT NO.
2014E0031096

LOT 7
DEED OF RELEASE
INSTRUMENT NO.
2024E0083804

TRUST RELEASE
INSTRUMENT NO. 2023E0043957

NORTH

0 30' 60'
SCALE: 1" = 30'

P:\EPIC CONCRETE CONSTRUCTION\25-2328 BLUE SPRINGS FLEX\CIVIL\CONSTRUCTION DRAWINGS\CITY DISPLAYS\SITE PLAN.DWG - 5/19/2026 - Jonathan Andrewsen

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

SITE CONSTRUCTION PLAN for
BLUE SPRINGS WINWATER
AND FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

WILLIAM R. BUCK, PE
EN-025272 (MISSOURI #)

©2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works. Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAWN BY:	AIA
CHECKED BY:	WRB
PROJECT #:	25-2328
ISSUE DATE:	7/15/2026
ISSUED FOR:	REVIEW

FENCING & SCREENING DISPLAY



LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- PM — SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
- FND. — FOUND
- R — RECORD DIMENSION
- M — MEASURED DIMENSION
- RA — RADIUS
- L — CURVE LENGTH
- Δ — DELTA ANGLE
- R/W — RIGHT-OF-WAY
- ℄ — **CENTERLINE**
- B/L — BUILDING SETBACK LINE
- L/E — LANDSCAPE EASEMENT
- U/E — UTILITY EASEMENT
- SS/E — SANITARY SEWER EASEMENT
- D/E — DRAINAGE EASEMENT
- I.T.B. — INITIAL TANGENT BEARING
- 1400 — **STREET ADDRESS**
- ASPH. — ASPHALT
- CONC. — CONCRETE
- SWK — SIDEWALK
- CONTROL POINT
- BM — BENCHMARK
- BH — BORE HOLE
- TV — CABLE TV PEDESTAL
- TV — CABLE TV VAULT/MANHOLE
- C — COMMUNICATIONS MARKER POST
- C — COMMUNICATIONS PEDESTAL
- C — COMMUNICATIONS VAULT/MANHOLE
- FO — FIBER OPTICS MARKER POST
- FO — FIBER OPTICS PEDESTAL
- FO — FIBER OPTICS VAULT/MANHOLE
- T — TELEPHONE MARKER POST
- T — TELEPHONE PEDESTAL
- T — TELEPHONE VAULT/MANHOLE
- G — GAS MARKER POST
- G — GAS METER
- G — GAS VALVE
- E — ELECTRICAL TRANSFORMER
- E — ELECTRIC METER
- E — ELECTRICAL VAULT/MANHOLE
- PP — LIGHT POLE
- POWER POLE
- GUY ANCHOR
- PB — PIPE BOLLARD
- SIGN
- MAILBOX
- CO — SANITARY SEWER CLEANOUT
- MH — SANITARY SEWER MANHOLE
- D — STORM SEWER MANHOLE/JUNCTION BOX
- U — UNKNOWN UTILITY MANHOLE
- FH — FIRE HYDRANT
- W — WATERLINE MARKER POST
- W — WATER METER
- WATER VALVE
- YARD HYDRANT
- —OHE— EXISTING OVERHEAD ELECTRIC LINE
- —E— EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER LINE
- —UGC— EXISTING UNDERGROUND COMMUNICATION LINE
- —S— EXISTING SANITARY SEWER LINE
- —G— EXISTING GAS LINE
- —W— EXISTING WATER LINE
- 750 EXISTING CONTOUR
- —MCI— MCI COMMUNICATIONS LINE
- —AT&T— AT&T COMMUNICATIONS LINE
- —BSSD— BLUE SPRINGS SCHOOL DISTRICT COMMUNICATIONS LINE
- —COMCAST— COMCAST COMMUNICATIONS LINE
- —BLUEBIRD— BLUEBIRD FIBER OPTICS

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

GENERAL DEVELOPMENT PLAN for BLUE SPRING WINWATER & FLEX USE

A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

© 2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

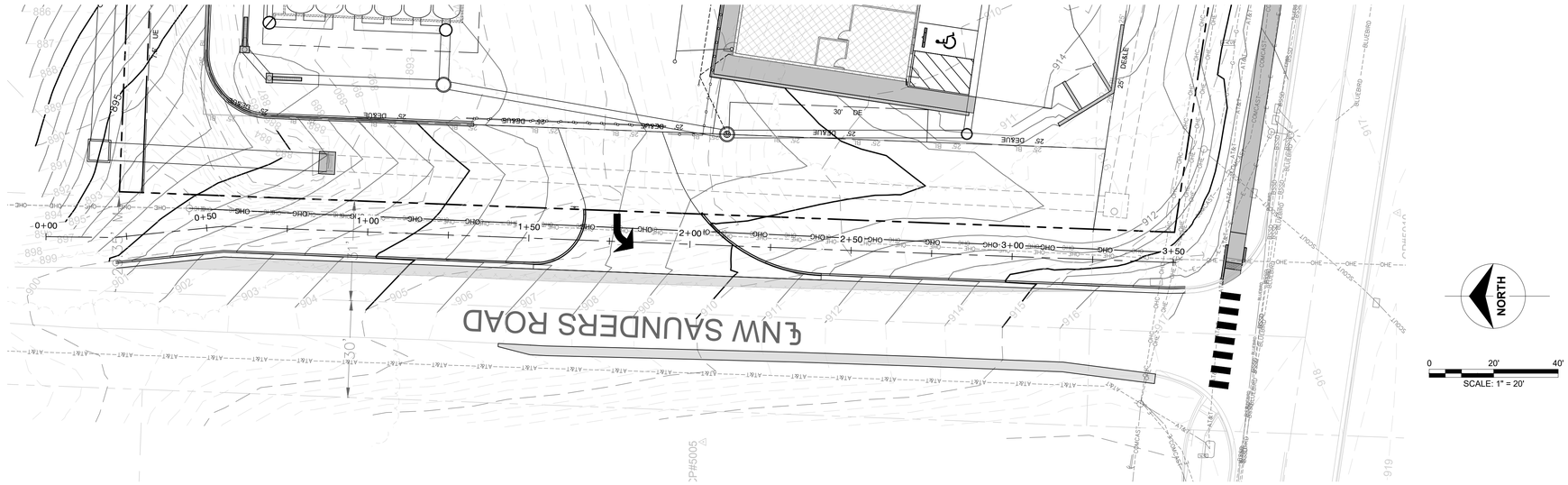
REVISIONS
NO. DATE / DESCRIPTION
1 2 3 4 5 6

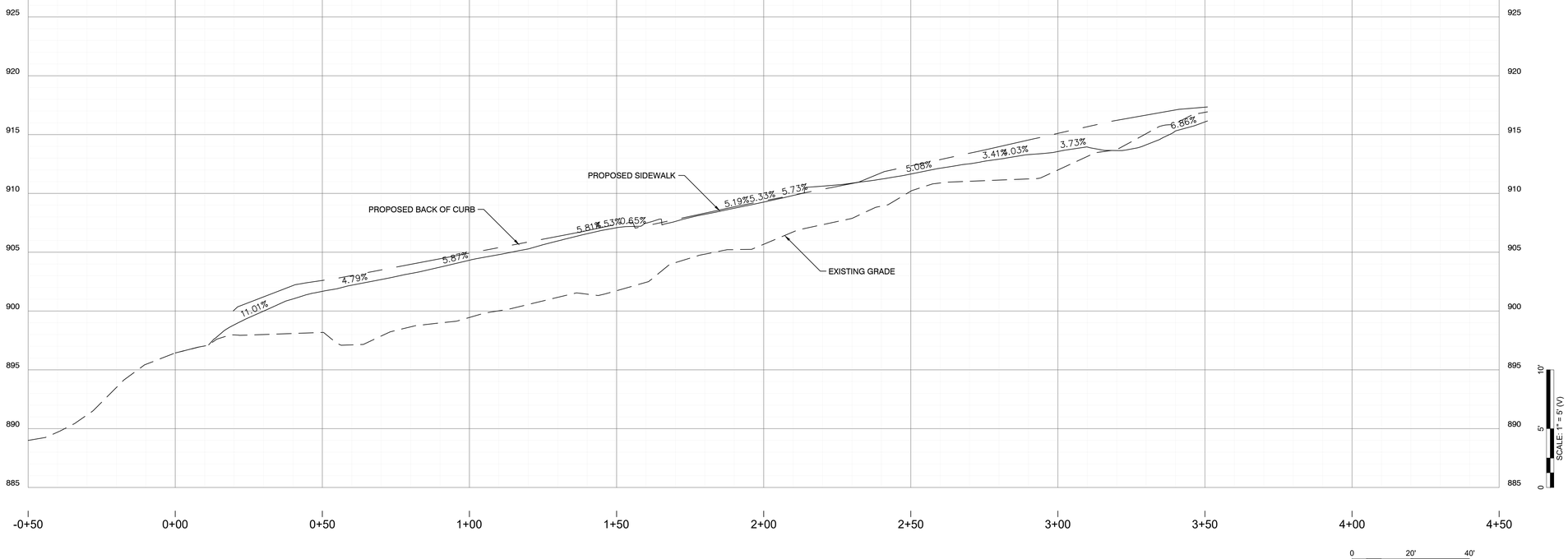
DRAWN BY: JDS
CHECKED BY: JSRT
PROJECT #: 25-2328
ISSUE DATE: 4/17/2026
ISSUED FOR:
REVIEW

EXISTING CONDITIONS PLAN

C002

SIDEWALK CONSTRUCTABILITY





POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

SITE CONSTRUCTION PLAN for
BLUE SPRINGS WINWATER
AND FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

WILLIAM R. BUCK, PE
EN-025272 (MISSOURI #)

©2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

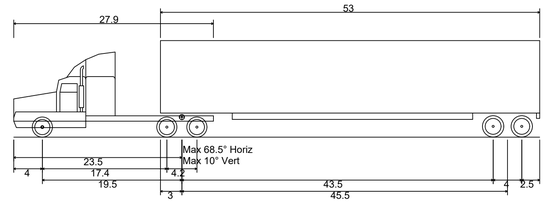
REVISIONS
NO. DATE / DESCRIPTION
1
2
3
4
5
6

DRAWN BY: AIA
CHECKED BY: WRB
PROJECT #: 25-2328
ISSUE DATE: 7/15/2026
ISSUED FOR:
REVIEW

SIDEWALK CONSTRUCTABILITY

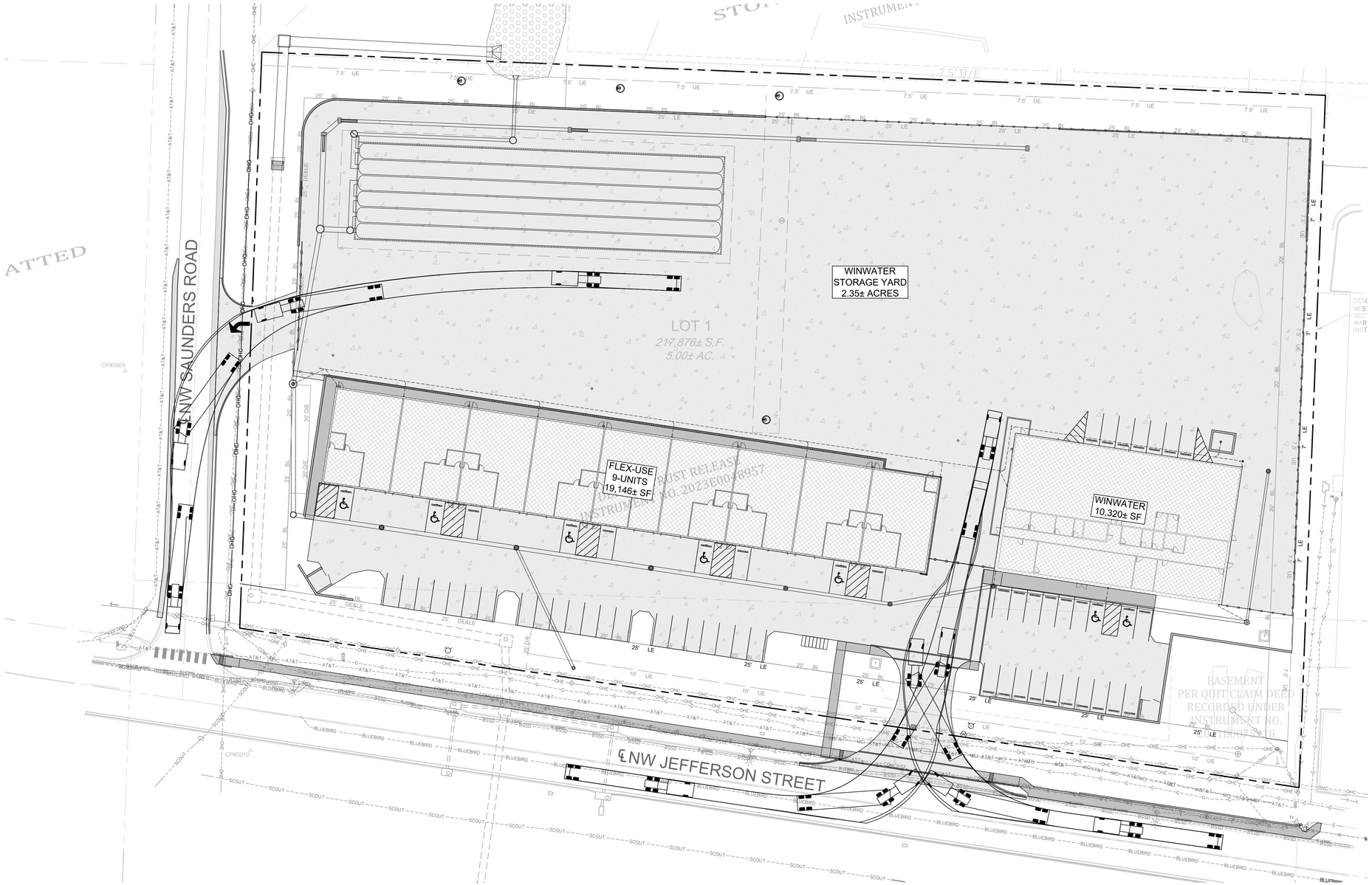
1

DELIVERY VEHICLE TURNING MOVEMENTS



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

SITE CONSTRUCTION PLAN for
BLUE SPRINGS WINWATER
AND FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

WILLIAM R. BUCK, PE
EN-025272 (MISSOURI #)

©2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

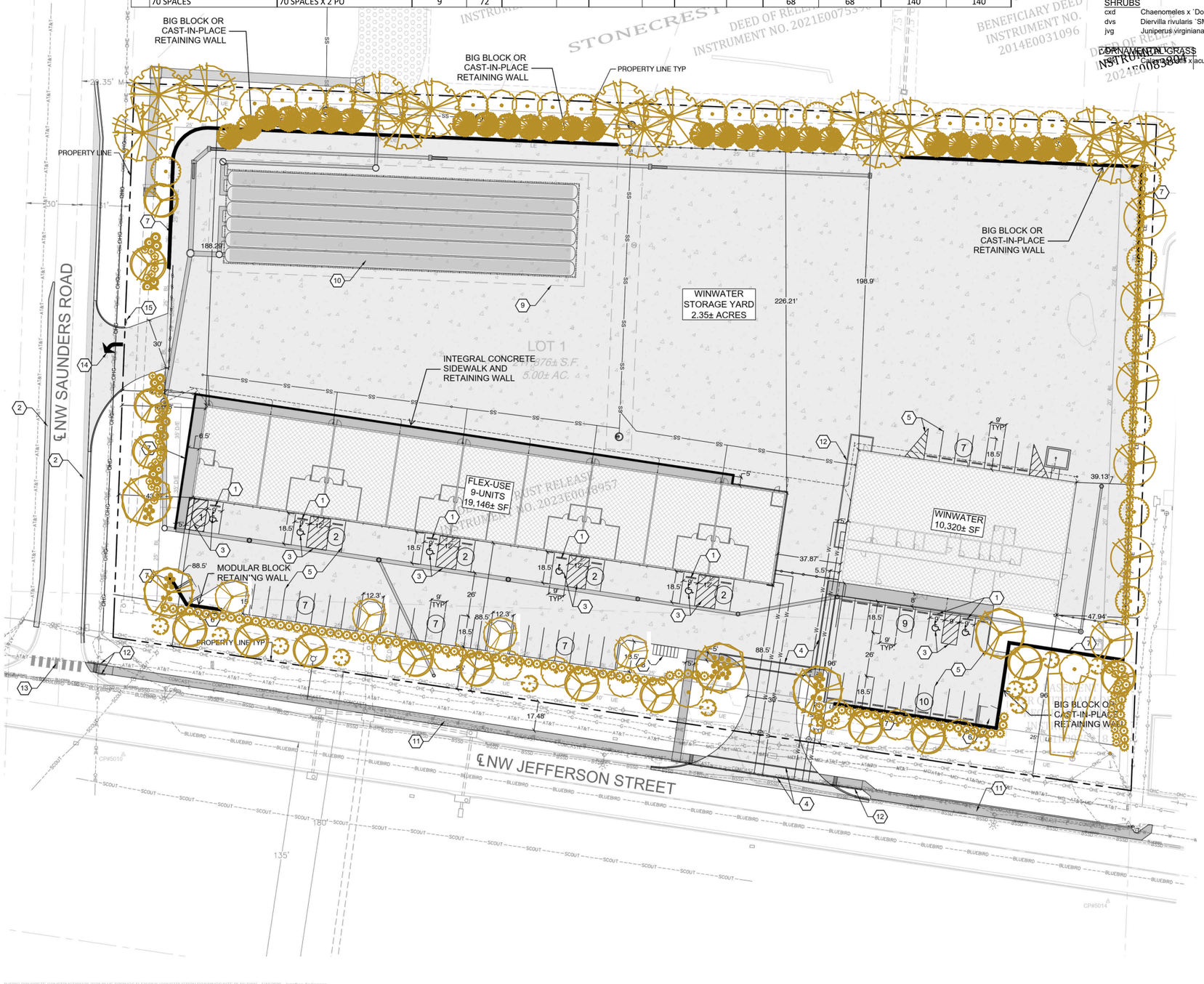
REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAWN BY:	AIA
CHECKED BY:	WRB
PROJECT #:	25-2328
ISSUE DATE:	7/15/2026
ISSUED FOR:	REVIEW

DELIVERY TRUCK TURNING

2

LANDSCAPE CALCULATIONS - CITY OF BLUE SPRINGS, MO		SHADE TREES (8)		ORN. TREES (5)		EVRGRN. TREES (5)		SHRUBS (1)		PERENNIALS/GRASSES (1)		TOTALS	
		PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	REQ'D	PROP
STREET TREES												TREES	TREES
WEST (NW SAUNDERS RD)	326.13 LF / 75	5										5	5
SOUTH (JEFFERSON)	608.21 LF / 75	9										9	9
LANDSCAPE BUFFER PLANTINGS												PU'S	PU'S
WEST (SAUNDERS) BUFFER A	326.13 LF = 147 PU'S @ 7' WIDE	5	40	10		15	75	32	32			147	147
SOUTH (JEFFERSON) BUFFER C3	608.21 LF = 365 PU'S @ 25' WIDE	17	136	23	115			90	90	24	24	365	365
EAST (LSP) BUFFER A	393.56 LF = 178 PU'S @ 7' WIDE	7	56	6	30			92	92			178	178
NORTH (RES.) BUFFER C3	604.27 LF = 363 PU'S @ 25' WIDE	14	112	22	110	28	140					363	362
PARKING SPACES												PU'S	PU'S
70 SPACES	70 SPACES X 2 PU	9	72							68	68	140	140



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ORNAMENTAL TREE					
ASB	Amelanchier canadensis `Autumn Brilliance`	Autumn Brilliance Serviceberry	1.5" Cal.	B&B / Cont.	16
EAR	Cercis canadensis	Eastern Redbud	1.5" Cal.	B&B / Cont.	22
ADC	Malus x `Adirondack`	Adirondack Crabapple	1.5" Cal.	B&B / Cont.	13
SHADE TREE					
AM	Acer miyabei `State Street`	State Street Maple	2" Cal.	B&B	6
AM2	Acer x freemanii `Armstrong`	Armstrong Maple	2" Cal.	B&B	16
GD	Gymnocladus dioica `Espresso`	Espresso Coffeetree	2" Cal.	B&B	15
UA	Ulmus americana `Jefferson`	Jefferson American Elm	2" Cal.	B&B	10
EVERGREEN TREES					
TJ	Juniperus virginiana `Taylor`	Taylor Juniper	6` Ht.	B&B / Cont.	15
GA	Thuja plicata `Green Giant`	Green Giant Arborvitae	6` Ht.	B&B / Cont.	28
SHRUBS					
cxd	Chaenomeles x `Double Take` TM	Double Take Quince	5 gal.		32
dvs	Diervilla rivularis `SMNDRSF`	Kodiak Black Bush-Honeysuckle	5 gal.		80
jvg	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	5 gal.		105
ORNAMENTAL GRASS					
NSW	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.		76

LANDSCAPE PLAN NOTES:

1. Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
2. Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
3. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
4. Contractor shall stake plant locations in the field and have approval by Owner's Representative before proceeding with installation.
5. No substitutions for variety or cultivar shall be accepted without first obtaining written approval from the Landscape Architect.
6. All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards. All trees and shrubs shall be laid out in a uniform and consistent pattern, following the landscape plan accurately.
7. All shrub beds in lawn areas shall be edged as shown in the planting details.
8. All planting beds shall receive 3" minimum of Missouri Rainbow River Rock 2" mulch as detailed, unless otherwise noted. Rock mulch shall be placed on top of woven weed fabric (DeWit Pro5, or approved equal), fastened into place with sod staples at manufacturer's recommended spacing.
9. Trees planted in turf areas shall have a 3" ring of double-ground hardwood mulch, formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk. Elevation of top of mulch shall be 1/2" below any adjacent pavement.
10. Contractor shall thoroughly water in each plant immediately following installation to reduce air pockets in backfill.
11. Contractor shall be responsible for calculating all areas of mulch, sod and seed and the amounts of each needed for specified depth or coverage.
12. Contractor shall spread two inches of cotton burr compost material over entire landscape bed areas and till into existing topsoil to a depth of at least 6" prior to planting.
13. Contractor shall install Turf-type tall fescue sod consisting of 90% fescue blend and 10% bluegrass in all areas disturbed during construction not otherwise designated as another material.
14. Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
15. Trees and shrubs located adjacent to parking stalls must be set back a minimum of 4 feet from back of curb to center of the plant to allow for vehicle overhang.
16. Landscaping adjacent to the fire department connection shall allow for unobstructed access to the connection, with no shrubs/trees within a 3-foot radius of the connection.
17. IRRIGATION: Contractor shall install a complete automated irrigation system per sheet LI-101.
18. Detention basin shall be seeded with Switchgrass (Panicum virgatum) at a rate of 10 lbs. per 1,000 SF.
19. All ground or wall mounted equipment shall be fully screened from adjacent property lines and street view with plantings. Contractor shall adjust plantings to accomplish screening to satisfy city requirement. Plantings shown on this plan anticipate the screening condition, but contractor shall adjust for actual site conditions.

Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com

Copyright 2026

Draft as updated by:
Bart Fisher (7/16/26)

NORTH

0 30' 60'
SCALE: 1" = 30'

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

SITE CONSTRUCTION PLAN for
BLUE SPRING WINWATER
AND FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

STATE OF MISSOURI
CHAD D. WEINAND
NUMBER
PLA-2013000705
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

CHAD D. WEINAND, PLA
PLA-2013000705 (MISSOURI #)

©2025 Powell CWM, Inc.
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc.and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAWN BY:	AIA
CHECKED BY:	WRB
PROJECT #:	25-2328
ISSUE DATE:	7/15/2026
ISSUED FOR:	REVIEW

LANDSCAPE PLAN

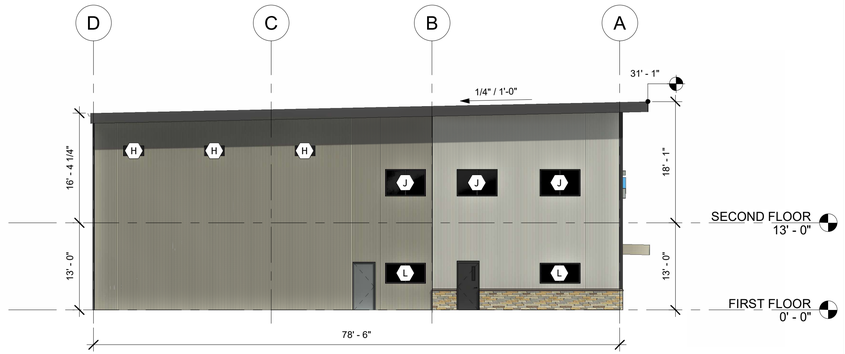
L-100



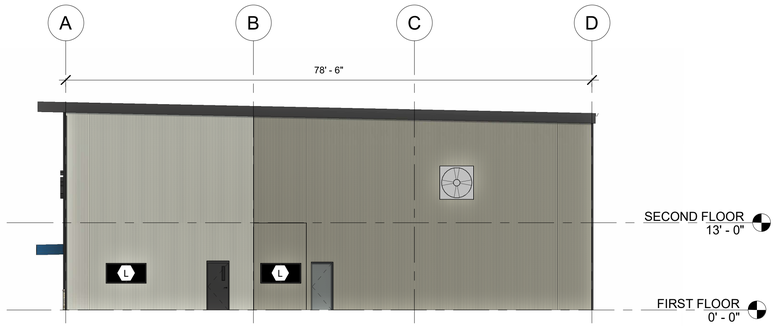

Cool Shell Gray*

Cool Gray Stone

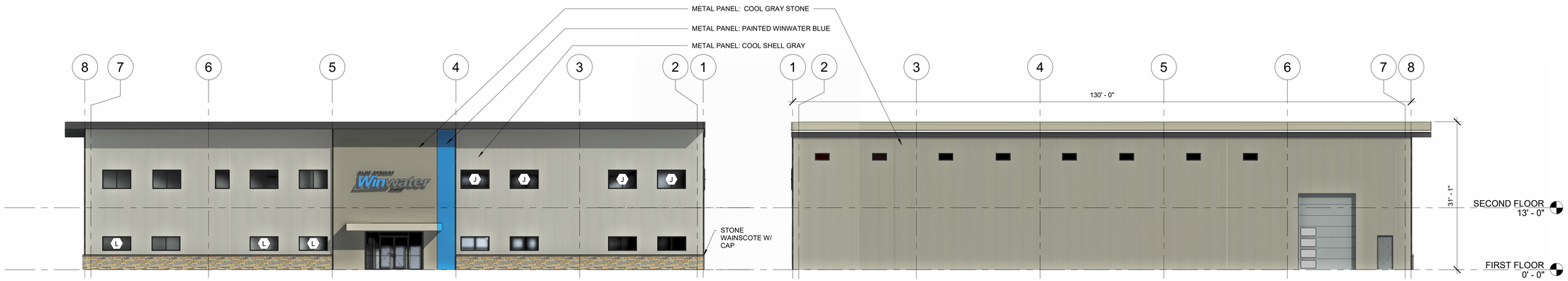
Cool Onyx Black Trim Only



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

POWELL cwm
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

EPIC CONCRETE CONSTRUCTION

WINWATER BLUE SPRINGS

2601 NW JEFFERSON ST.
BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

##/##/26

© 2026 Powell CWM, Inc.This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this projectonly. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings,specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure ofinformation contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

REVISIONS

NO.	DATE	DESCRIPTION

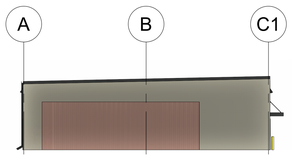
DRAWN BY: EF
CHECKED BY: NB
PROJECT #: 25-2328
ISSUE DATE: 07-15-2026
ISSUED FOR:
PLANNING SUBMITTAL

PLANNING ELEVATIONS

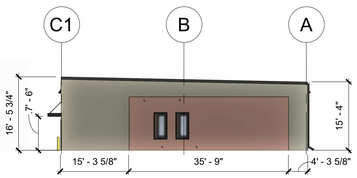
SCH-01



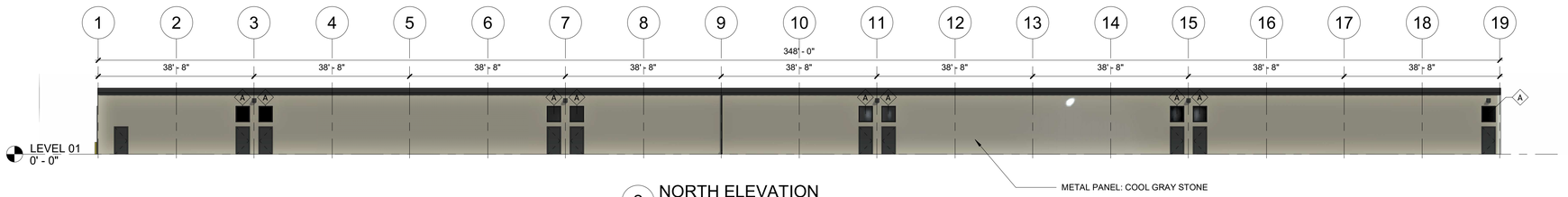




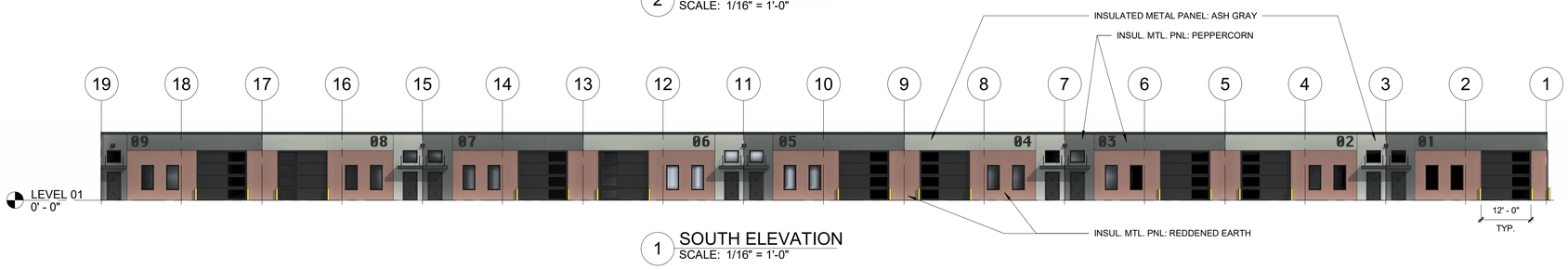
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

EPIC CONCRETE CONSTRUCTION

WINWATER FLEX SPACES

2601 NW JEFFERSON STREET, BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

##/##/26

© 2026 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this projectonly. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings,specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure ofinformation contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: NB
CHECKED BY: NB
PROJECT #: 25-2328
ISSUE DATE: 07/15/2026
ISSUED FOR:
PLANNING SUBMITTAL

PLANNING ELEVATIONS

SCH-02



Southbound bus on Saunders –
approaching NW Jefferson
…from May 6th 2026



Street Level Views
Existing Business
Along NW Jefferson



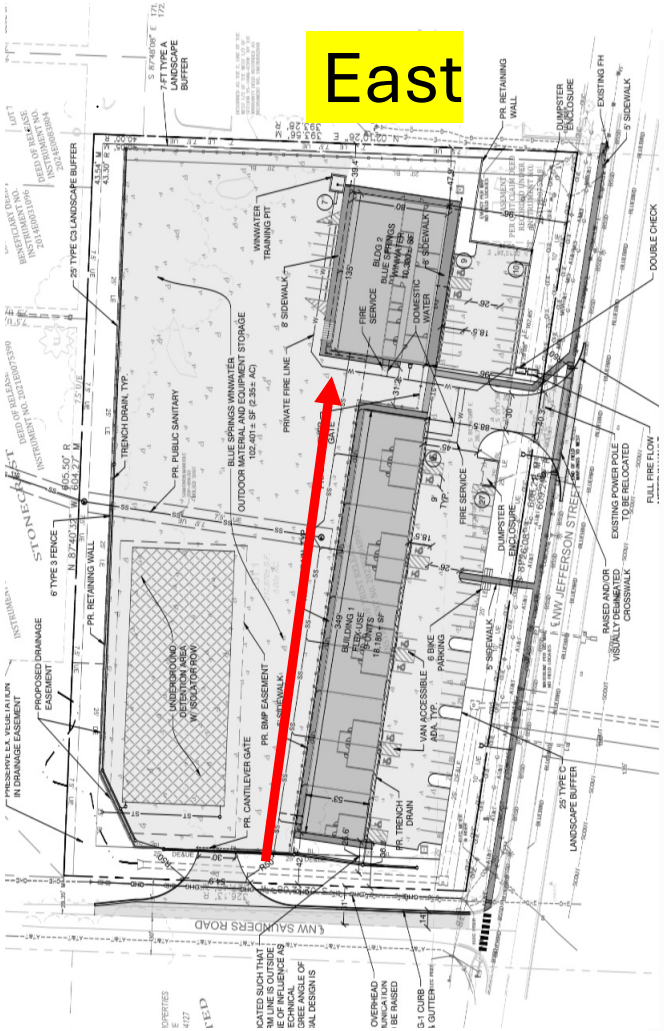


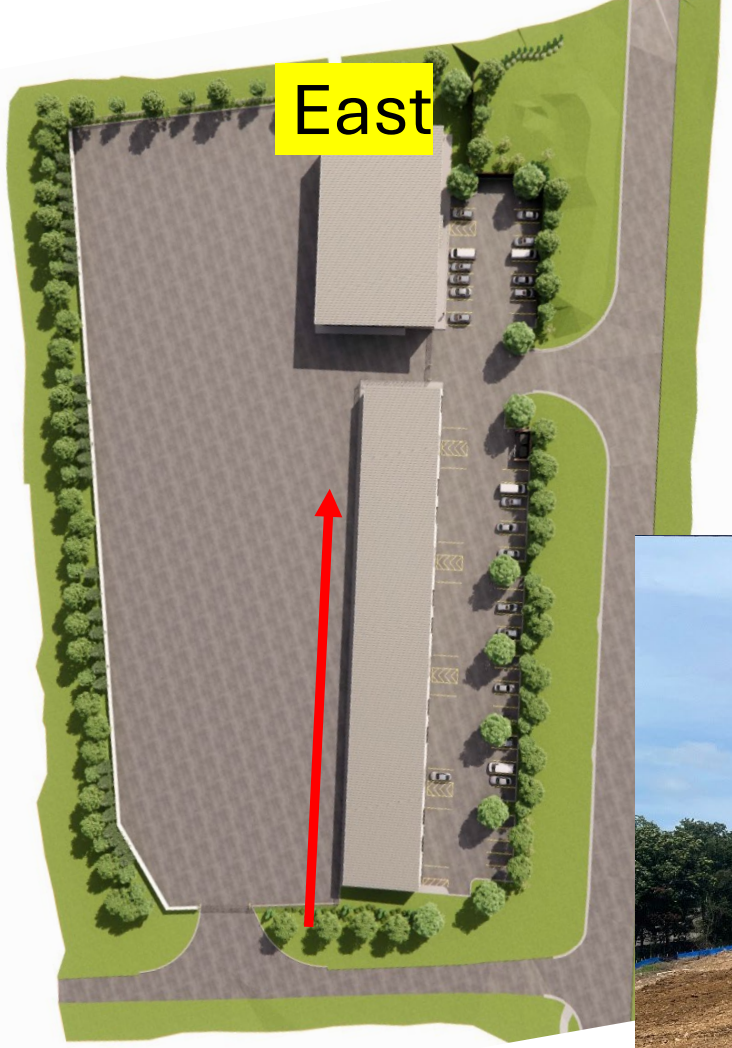


Street Level View – Blue Springs Winwater
Sunnyside School Road









Actual Timeline…

May 20 – bulldozing started

June 22 – P.C. vote 4-5

July 6 – Council vote

???



Is it possible they are taking all your approval votes for granted?

We should do better…

Trucks off Saunders … Trucks stay on Jefferson…

…or locate Winwater away from **Single Family Homes**!


Future view from Saunders Road?
“Flex Space”
3
Current Street Level View – Blue Springs Winwater – Sunnyside School Rd

1. Saunders Road is about ½ the width of Jefferson – no clearance for trucks and buses to safely meet.



2. Why spend tax $$$ to re-work Saunders and then **add** truck traffic??
   The other businesses along Jefferson…
   – their trucks **all navigate from Jefferson … Keep them on Jefferson!**

3. Add'l retaining wall to west/Saunders side.
   Hide the ugly…like we see on Sunnyside School Road today!



4. Saunders Road is a quiet neighborhood street- not a trucking road


Current View from edge of I-70

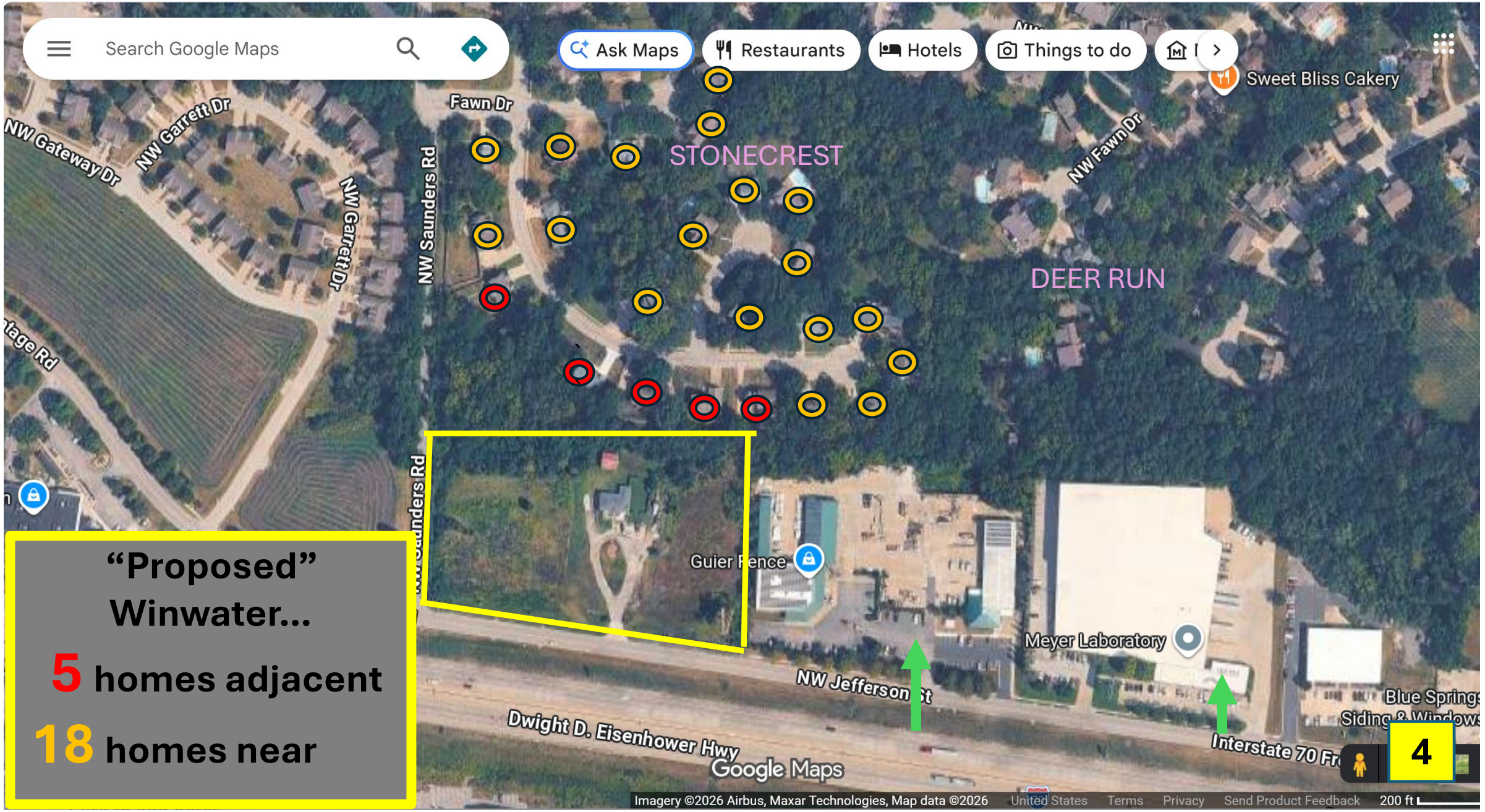

Future View from I-70 ??

Current View Jefferson & Saunders



Future View …
"Hillside Pipe Storage Lot"?

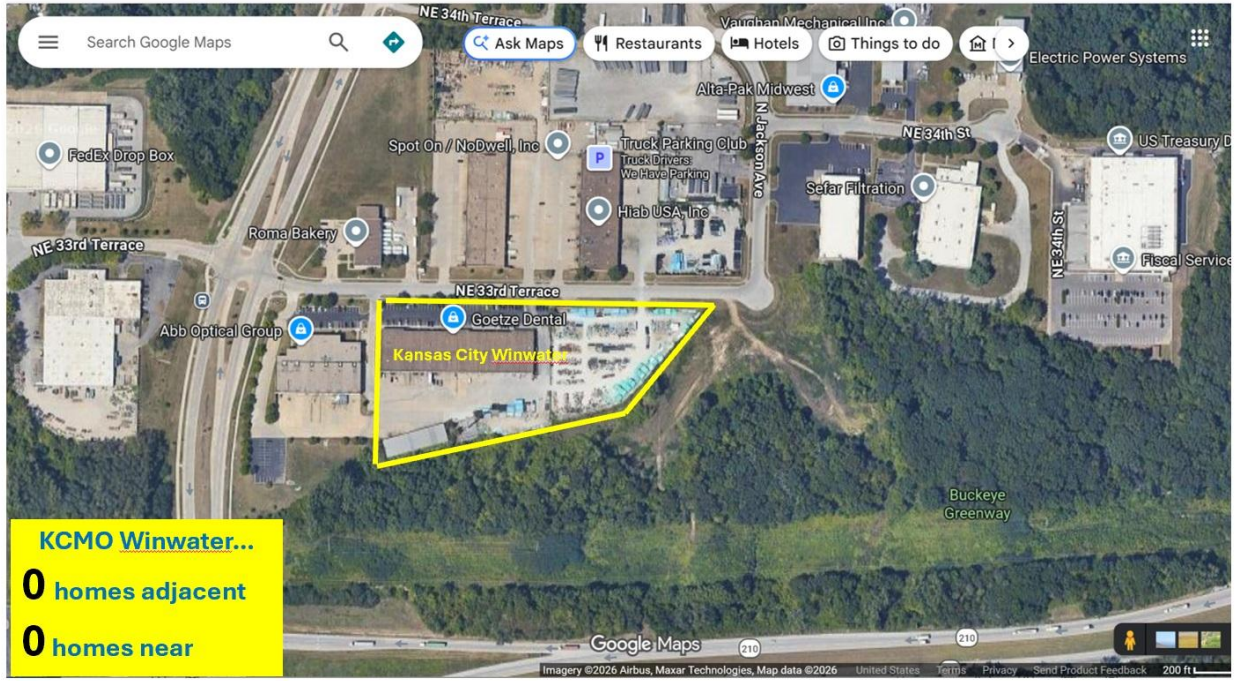


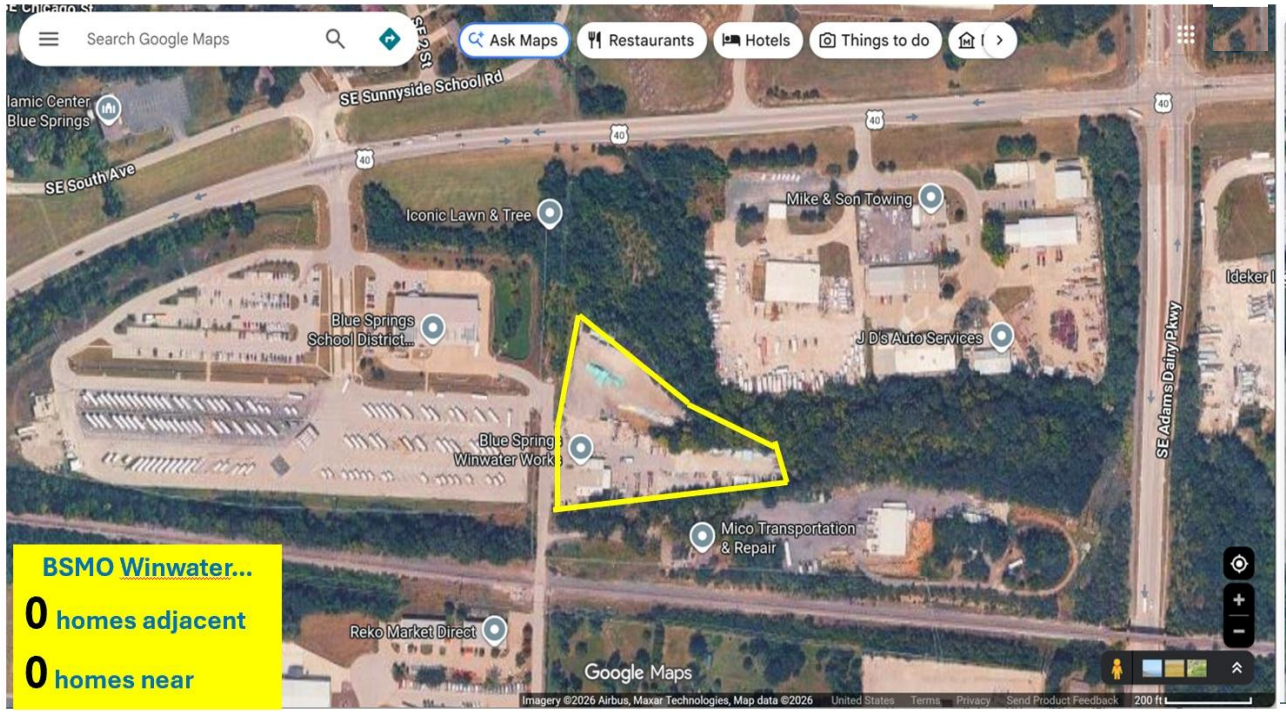


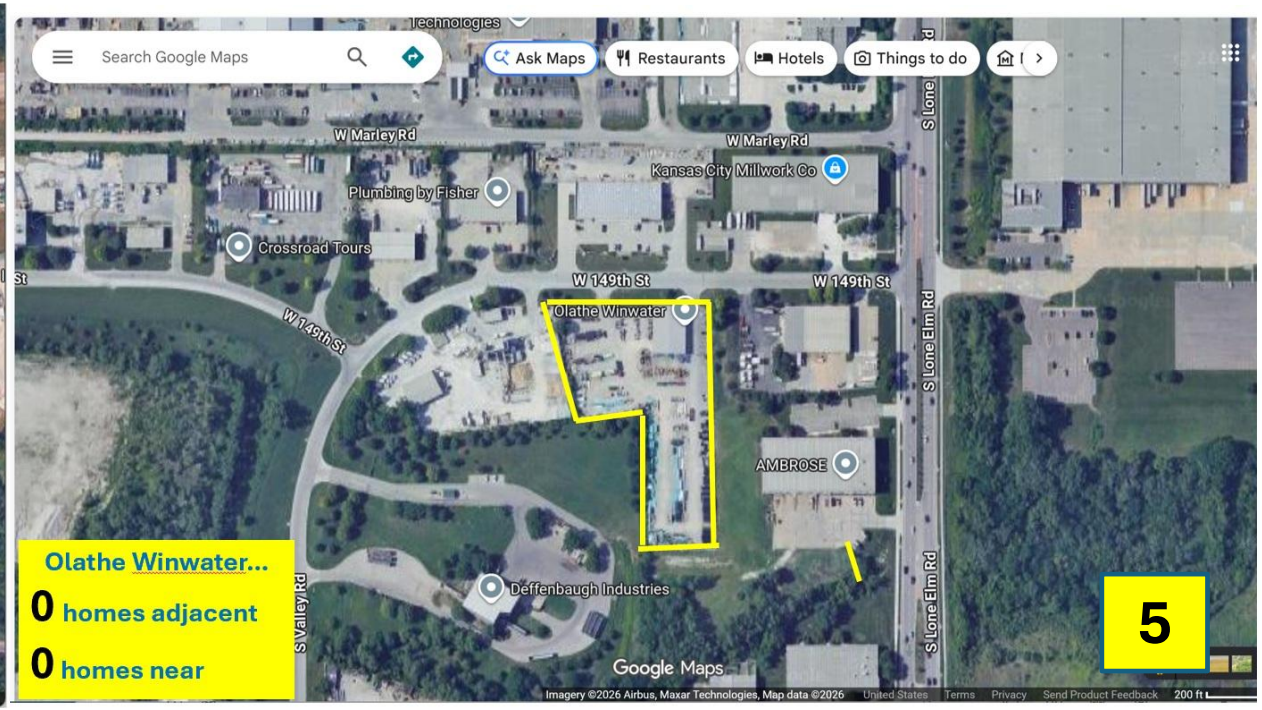
"Proposed" Winwater...

5 homes adjacent

18 homes near


Search Google Maps
Ask Maps
Restaurants
Hotels
Things to do
NE 34th Terrace
Vaughan Mechanical Inc
Electric Power Systems
Alta-Pak Midwest
FedEx Drop Box
Spot On / NoDwell, Inc
Truck Parking Club
Truck Drivers: We Have Parking
N Jackson Ave
NE 34th St
US Treasury D
Sefar Filtration
Hiab USA, Inc
Roma Bakery
NE 33rd Terrace
NE 34th St
Fiscal Service
Abb Optical Group
Goetze Dental
Kansas City Winwater
Buckeye Greenway
KCMO Winwater...
0 homes adjacent
0 homes near
Google Maps
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 United States Terms Privacy Send Product Feedback 200 ft


Search Google Maps
Ask Maps
Restaurants
Hotels
Things to do
SE 2nd St
SE Sunnyside School Rd
Islamic Center Blue Springs
SE South Ave
Iconic Lawn & Tree
Mike & Son Towing
Blue Springs School District...
J D's Auto Services
SE Adams Dairy Pkwy
Blue Spring Winwater Work
Mico Transportation & Repair
Reko Market Direct
BSMO Winwater...
0 homes adjacent
0 homes near
Google Maps
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 United States Terms Privacy Send Product Feedback 200 ft


Search Google Maps
Ask Maps
Restaurants
Hotels
Things to do
W Marley Rd
Kansas City Millwork Co
Plumbing by Fisher
Crossroad Tours
W 149th St
Olathe Winwater
AMBROSE
S Lone Elm Rd
S Valley Rd
Deffenbaugh Industries
Olathe Winwater...
0 homes adjacent
0 homes near
5
Google Maps
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 United States Terms Privacy Send Product Feedback 200 ft

Three previous Planning Commissions & cities said **NO** to Winwater "pipe storage lot" adjacent to **ANY,** let alone **FIVE** Single Family homeowners

For **Blue Springs**, we don't want a "pipe storage lot" in plain view **for all to see** from Jefferson Street and I-70

Winwater could locate to the back side of the Blue Springs Business Park



THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

Publication Dates:

- Apr 25, 2026

Printer's Fee: $190.51

Anjana Bhadoriya

_____

Anjana Bhadoriya
Agent

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/28/2026

S Smith

Sheri Smith
Notary Public - State of Florida
Commission # HH269383
Expires on 05/31/2026
Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

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

PUBLIC NOTICE

General Development Plan I GDP-03-26-009850
Conditional Use Permit I CUP-03-26-009851
Blue Springs Winwater & Flex Use
2601 NW Jefferson St
Parcel # 35-620-05-02-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 11, 2026 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, Bart Fisher, on behalf of the property owner, J & M Sarai LLC, for approval of a General Development Plan to construct two buildings for Winwater and flex-use commercial spaces. As well as a Conditional Use Permit to allow Storage-Residential Warehouse in Regional Commercial "RC" Zoning at 2601 NW Jefferson St. 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 NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE R.D. MIZE ROAD, AS SAID ROAD IS NOW ESTABLISHED IN SAID QUARTER SECTION, WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 70 AND RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 609.21 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 25; THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE 393.28 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 605.50 FEET, MORE OR LESS TO THE SAID EAST LINE OF R.D. MIZE ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 326.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN R.D. MIZE ROAD AND JEFFERSON STREET.

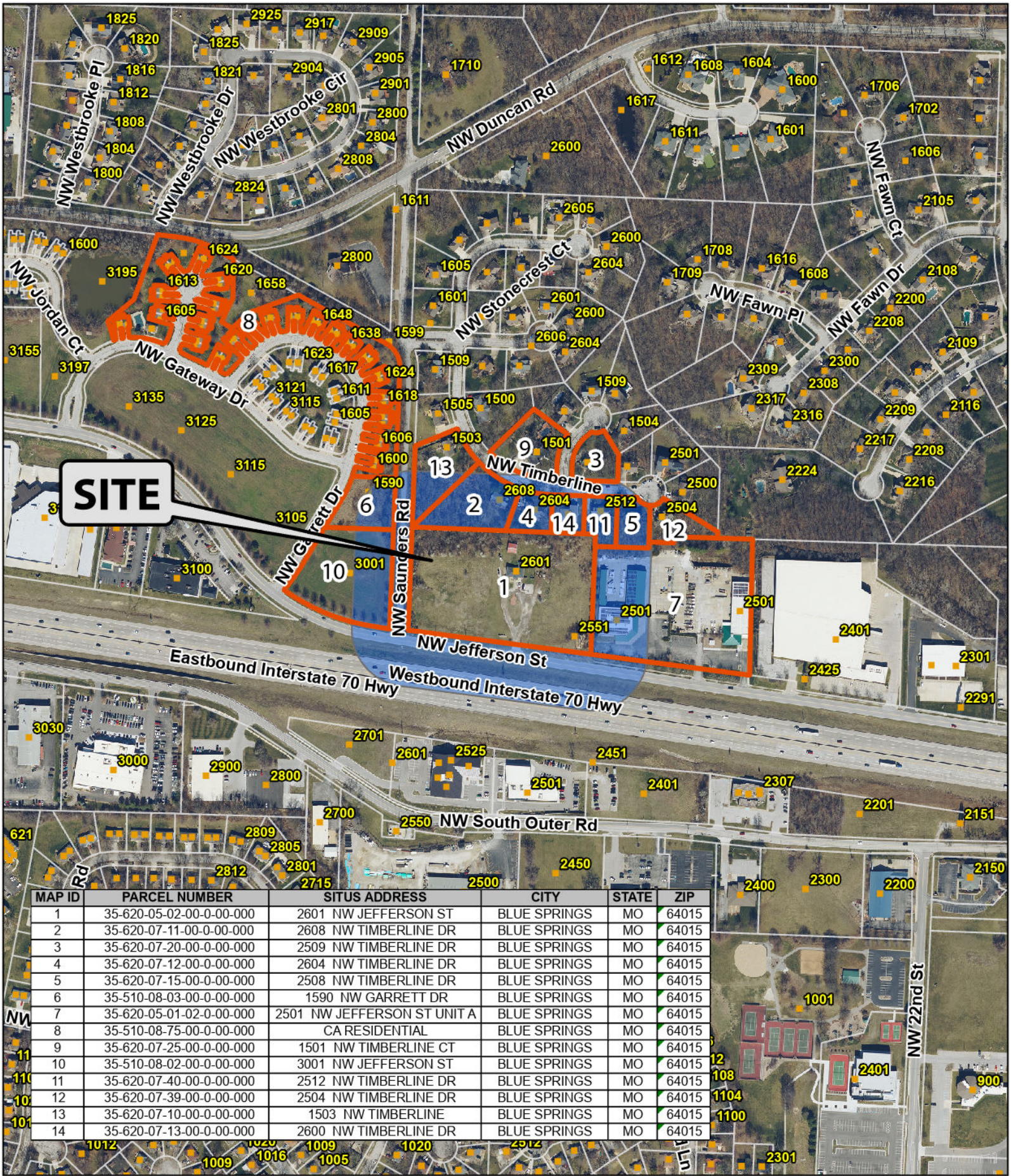
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted **General Development Plan I GDP-03-26-009850 and Conditional Use Permit I CUP-03-26-009851** on **Monday, May 18, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 25, 2026

4496940



MAP ID	PARCEL NUMBER	SITUS ADDRESS	CITY	STATE	ZIP
1	35-620-05-02-00-0-00-000	2601 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
2	35-620-07-11-00-0-00-000	2608 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
3	35-620-07-20-00-0-00-000	2509 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
4	35-620-07-12-00-0-00-000	2604 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
5	35-620-07-15-00-0-00-000	2508 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
6	35-510-08-03-00-0-00-000	1590 NW GARRETT DR	BLUE SPRINGS	MO	64015
7	35-620-05-01-02-0-00-000	2501 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015
8	35-510-08-75-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64015
9	35-620-07-25-00-0-00-000	1501 NW TIMBERLINE CT	BLUE SPRINGS	MO	64015
10	35-510-08-02-00-0-00-000	3001 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
11	35-620-07-40-00-0-00-000	2512 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
12	35-620-07-39-00-0-00-000	2504 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
13	35-620-07-10-00-0-00-000	1503 NW TIMBERLINE	BLUE SPRINGS	MO	64015
14	35-620-07-13-00-0-00-000	2600 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015

BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP-03-26-9851 / PP-03-26-9852
2601 NW JEFFERSON ST
185' NOTIFICATION MAP

N

1" = 400'

Date: 04/23/26

BLUE SPRINGS
MISSOURI

April 24, 2026

Ref: Public Hearing: General Development Plan | GDP-03-26-9850

Conditional Use Permit | CUP-03-26-9851

Winwater & Flex-Use

2601 NW Jefferson St

Parcel # 35-620-05-02-00-0-00-000

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, Bart Fisher, on behalf of the property owner, J & M Sarai LLC, for approval of a General Development Plan to construct two buildings for Winwater and flex-use commercial spaces. As well as a Conditional Use Permit to allow Storage-Residential Warehouse in Regional Commercial "RC" Zoning at 2601 NW Jefferson St.

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@bluespringsmo.govor 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, May 11, 2026 @ 6:30 p.m.

&

City Council – Monday, May 18, 2026 @ 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

Introduced by Councilmember _____ BILL 5419

(GDP-03-26-9850) ORDINANCE_____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR WINWATER AND FLEX USE AT 2601 NW JEFFERSON ST, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

WHEREAS, after review of the General Development Plan with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and compliance with development regulations to achievement 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 of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation and a public hearing was held on June 22, 2026; Planning Commission, after said hearing, recommended that the application for General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on July 20, 2026; and

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

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

Section 1. The following described tract of real estate is hereby declared subject to the General Development Plan for Winwater and Flex Use. The site is legally described as:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE R.D. MIZE ROAD, AS SAID ROAD IS NOW ESTABLISHED IN SAID QUARTER SECTION, WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 70 AND RUNNING THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, 609.21 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 25, THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE 393.28 FEET, THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 605.50 FEET, MORE OR LESS TO THE SAID EAST LINE OF R.D. MIZE ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 326.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN R.D. MIZE ROAD AND JEFFERSON STREET.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its

June 22, 2026, meeting and to the City Council at its July 20, 2026, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in additions to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

2. A Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

3. Provide site triangles at west entrance to ensure proper sight distance is met.

4. Existing septic tank shall be abandoned or removed per MDNR standards.

5. Footing of the building should not be within the zone of influence from the existing storm along Saunders.

6. Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1,10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

7. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.

    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.

8. The City of Blue Springs Design and Construction Manual shall be followed regarding and construction specifications.

9. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the Storm water detention basin was constructed in accordance with the approved plans and functions as designed.

10. The parking spaces shall not be used for the outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.

11. Prior to issuance of a building permit, the applicant shall provide a cost estimate for the required sidewalk improvements along Saunders Road. Upon approval of the estimate by the City Engineer, the applicant shall remit payment to the City in lieu of constructing the required sidewalk.

The payment shall satisfy the sidewalk construction requirement for this development.

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

Section 4. 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.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of July 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Megan Rodgers, Deputy City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: July 20, 2026

Agenda Item #: 11

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 14, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Shantele Frie

CONTRACT NUMBER: -

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Second reading of Bill No. 5413 approving the annexation of property (approximately 2.43 +/-acres) owned by City of Blue Springs located at SW Colbern Road Right-of-Way (ROW) east of SW 7 HWY. (ANNX-05-26-9895) The public hearing and first reading of this Bill was held on July 6, 2026.

BACKGROUND

The City of Blue Springs, as the property owner, is requesting annexation of an approximately 2.43+/- acres unincorporated property consisting entirely of SW Colbern Road Right-of-Way into the City limits.

The subject property is a remnant segment of SW Colbern Road located east of SW 7 Highway and north of the roadway centerline, extending 450 +/- feet east of SE Chapman Ridge Drive. While the surrounding right-of-way has previously been annexed

into the City limits, this segment remained unincorporated due to the belief it was under Jackson County jurisdiction. Following coordination with Jackson County, it was determined that the property is owned by the City of Blue Springs but was never formally annexed.

This is also the second reading of Bill No. 5413 for the proposed annexation. The City Council unanimously approved the first reading on July 6, 2026.

STAFF RECOMMENDATION

Staff recommends approval of the Annexation (ANNX-05-26-9895).

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Site Location Maps; Petition of Voluntary Annexation with attachments; Affidavit of publication in The Examiner on June 13, 2026; 185-ft Notification Map; Names/Addresses of property owners within 185-ft of site; Copy of letter sent to said property owners.
2. Bil approving Annexation.

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

BLUE SPRINGS
MISSOURI

CITY COUNCIL

July 6, 2026

EXHIBITS FOR PUBLIC HEARING

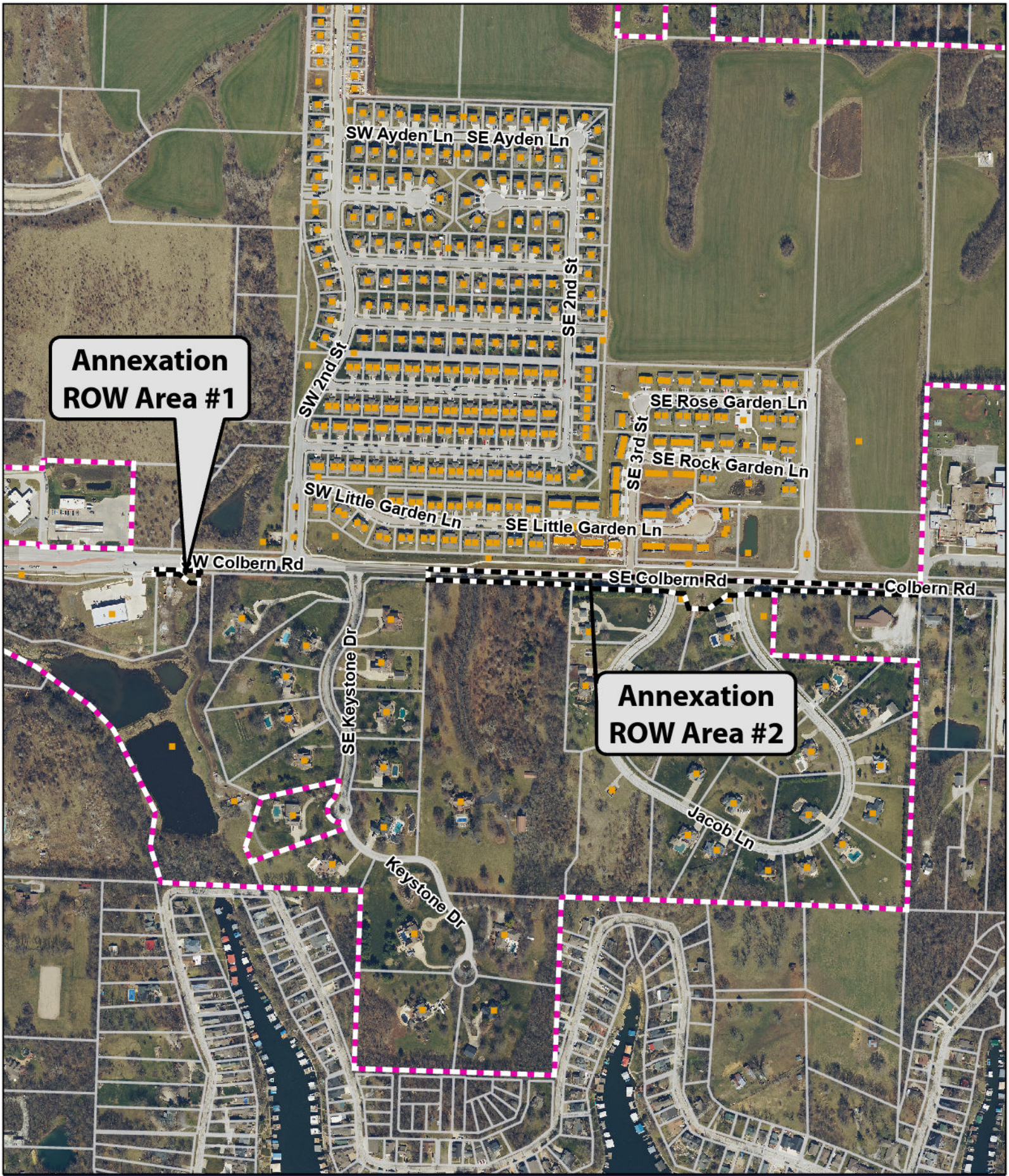
COLBERN ROAD

ANNEXATION

(ANNX-05-26-9895)

EXHIBIT #1 City Council Information Form dated June 23, 2026 with the following attachments: Site Location Maps; Petition of Voluntary Annexation with attachments; Affidavit of Publication in The Examiner on June 13, 2026; 185-ft. Notification Map; Names/addresses of property owners within 185-ft. of site; Copy of letter sent to said property owners and Bill approving Annexation

EXHIBIT 1
CITY COUNCIL
COLBERN ROAD
ANNEXATION
(ANNX-05-26-9895)
JULY 6, 2026



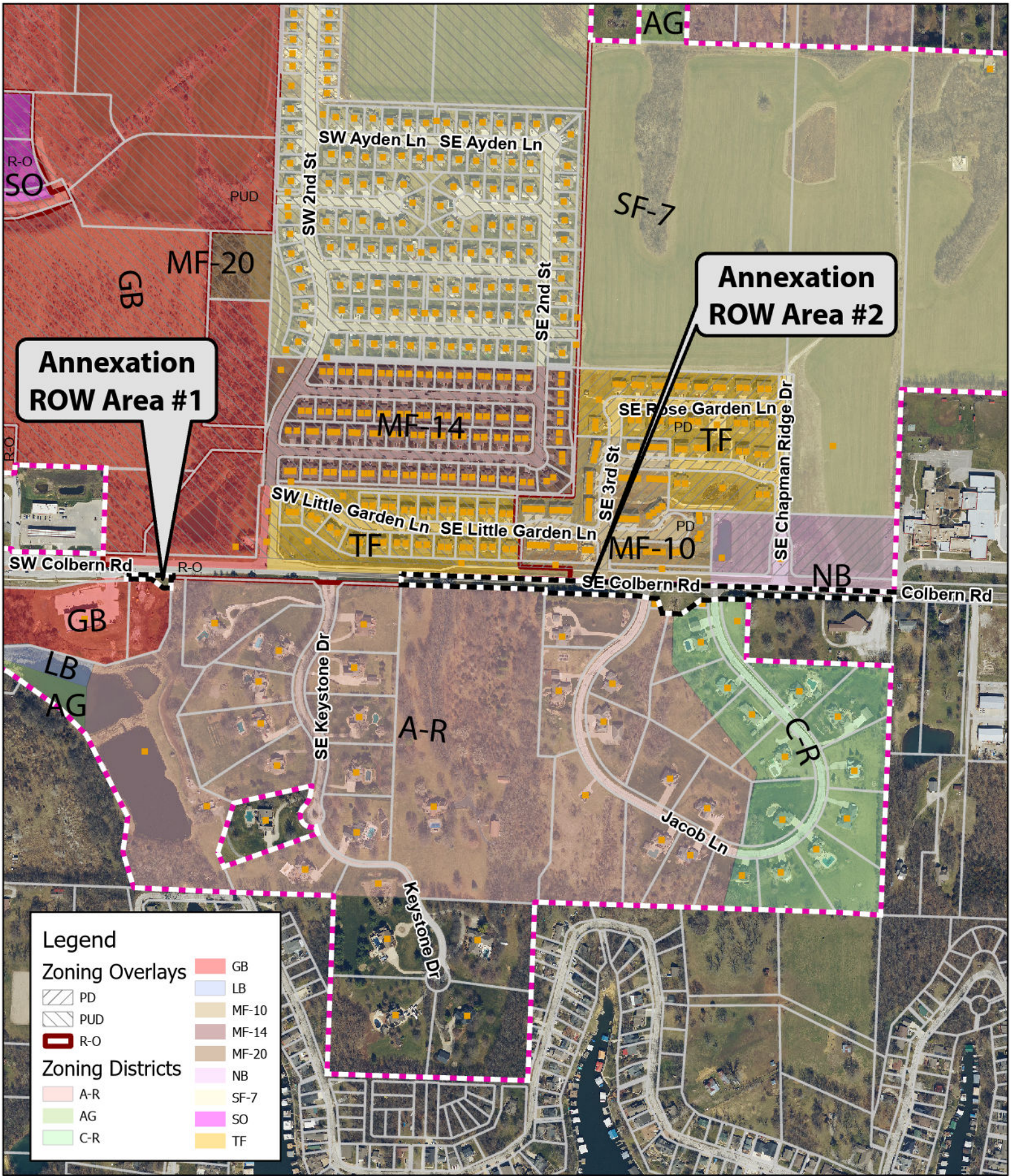
BLUE SPRINGS MISSOURI

ANNX-05-26-9895
COLBERN RD
ANNEXATION MAP

N

1" = 500'

Date: 05/28/26



BLUE SPRINGS MISSOURI

ANNX-05-26-9895
COLBERN RD
SITE LOCATION AND ZONING MAP

N

1" = 500'

Date: 05/28/26

BLUE SPRINGS
MISSOURI

PETITION OF VOLUNTARY ANNEXATION TO THE CITY OF BLUE SPRINGS

I/We, the undersigned City of Blue Springs, MO hereinafter referred to as the Petitioner, for our petition to the City Council of the City of Blue Springs, Missouri, state and allege as follows:

1. That I/We are the owners of record of the real estate in Jackson County, Missouri described as follows to wit:
    a. Legal Survey Annexation Map drawing of property. No. of Acres 2.43 +/-
    b. Legal Description to be provided in electronic format, preferably Microsoft Word
    c. Parcel No N/A - ROW Sec. Twp. Rng. Sec. 30 Twp 48N Rng 30W
    d. Proof of Ownership of property described
    e. Clearly and accurately describe any existing land uses and structures (e.g. residences, billboards, etc.)
2. That I/We agree to post one or more Public Hearing signs provided by the City.
3. That I/We acknowledge the City will send notification to property owners within 185 ft. of my property. The City will also legally publish notice of hearing. The cost which I/We are responsible for reimbursing.
4. That the said real estate is not now a part of any incorporated municipality.
5. That the said real estate is contiguous to the existing corporate limits of the City of Blue Springs, Missouri.
6. That I/We have attached herewith a list of all contiguous holdings in which I/We have ownership interest.
7. That I/We request that the said real estate be annexed to, and be included within the corporate limits of the City of Blue Springs, Missouri, as authorized by the provisions of Section 71.012 RSMo 1986.

Dated this 29th day of JUNE, 2026.

/s/ Christine Cates — CHRISTINE CATES

Property Owner(s) / Affiant(s) — Please Print Name

903 W. MAIN STREET — BLUE SPRINGS, MO 64015

Address — City/State/Zip Code

(816) 228-0111 — CCATES@BLUESPRINGSMO.GOV

Phone No. — Fax No. — Email

ACKNOWLEDGEMENT AND VERIFICATION BY INDIVIDUALS

STATE OF MISSOURI)

) SS

COUNTY OF JACKSON

Dated this _____ day of _____, 20___, before me personally appeared _____ _____, being of lawful age and after being duly sworn, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they subscribed, affirmed and executed the same as their free act and deed, and further verified to me under oath that affiant(s) has/have read the foregoing Petition of Voluntary Annexation and that the facts set forth therein are true and correct.

IN WITNESS AND TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, Missouri the day and year first above written.

/s/_____

Notary Public

My Official Term Expires:_____

(Seal)

ACKNOWLEDGEMENT AND VERIFICATION BY CORPORATION

STATE OF MISSOURI)

) SS

COUNTY OF JACKSON

On this 29 day of June, 2026 before me personally appeared Christine Cates, of lawful age, to me known to be the person(s) described in and who being by me duly sworn did state that he/she is the City Administrator of City of Blue Springs and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that he/she has signed this document by authority of its Board of Directors, and said _____subscribed, affirmed and acknowledged said instrument to be the free act and deed of said Corporation, and further verified to me under oath to me that affiant has read the foregoing Petition of Voluntary Annexation and that the facts set forth therein are true and correct, according to affiant's best knowledge and belief.

IN WITNESS AND TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

TRACI J BRESHEARS
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23366395
My Commission Expires 11-01-2027

/s/ _____
Notary Public

My Official Term Expires: 11/1/2027

(Seal)

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, entered into this 29th day of JUNE, 2026 by and between the City of Blue Springs, Missouri, a constitutional charter city and Municipal Corporation (the "City") and _____, a _____[1] of the State of MISSOURI[2] (the "Owner").

WHEREAS, the Owner owns in fee simple approximately 2.43+/- acres of real property generally located SW COLBERN RD, in unincorporated Jackson County; and

WHEREAS, the Owner has filed a petition for voluntary annexation of said property; and

WHEREAS, prior to annexing said property, the City and Owner desire to define their duties and responsibilities to ensure that in the event the City chooses, in its discretion, to annex said property, that the development of the property and the provisions of city water and/or sewer services to said property is coordinated; and

WHEREAS, said property is currently zoned N/A[3] ROW[4], by Jackson County; and

WHEREAS, if said property is annexed, the property will retain its current county zoning classification in accordance with Section 89.191 of the Revised Missouri Statutes (2000) until such zoning is affirmatively changed by the City through its regular rezoning procedures; and

WHEREAS, the Owner desires for the City to extend its water and/or services and corporate boundaries and to annex said property; and

WHEREAS, the City, in the exercise its police powers, desires to provide for the extension of water and/or sewer services and for the orderly development of said property in accordance with the City's ordinances, policies, practices and procedures if, in its discretion, it annexes said property,

---

[1] Type of business organization, or "Individual"
[2] State of Organization
[3] Abbreviation of county zoning district
[4] Name of county zoning district

WHEREAS, the City and the Owner acknowledge that the availability, timing, and provision of certain municipal or utility services to the Property following annexation may depend, in whole or in part, upon approvals, facilities, capacity, construction, or actions of third-party utility providers or districts not owned or controlled by the City, including but not limited to any applicable water district, and that annexation of the Property does not itself guarantee the immediate availability of such services; and

WHEREAS, the City is authorized to enter into such agreements as an exercise of its police powers and pursuant to the Missouri Constitution; the Blue Springs Charter; and Chapter 70, 91, and 250 of the Revised Statutes of Missouri (2000).

NOW THEREFORE, inconsideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The terms of this Agreement apply to the property legally described in Exhibit A. attached hereto and incorporated herein (the "Property").
2. The Owner has filed a petition for voluntary annexation of the Property into the corporate limits of the City.
3. The parties agree that annexation of the Property does not itself guarantee the immediate availability or provision of water service, sewer service, or any other municipal or utility service to the property. To the extent any such service is provided, in whole or in part, by a third-party utility, the City makes no representation, warranty, or guarantee as to the timing, capacity, availability, location, cost, or feasibility of such service. Any municipal services provided directly by the City's ordinances, policies, and procedures.
    a. Third Party Utility Provider Acknowledgement: The owner acknowledges and agrees that third-party utility service to the Property may be furnished by a separate water district, utility provider, or other entity not owned, operated, or controlled by the City. The extension, connection, approval, timing, capacity, design, construction, or cost such service may require separate action by third-party provider and may be subject to easements, off-site improvements, reimbursements obligations, or other conditions beyond the City's control. The City shall not be liable for any delay in, limitation on, or

unavailability of water service or other utility service to the property to the extent caused by or dependent upon a third-party provider of district.

b. No Reliance on Utility Timing: The owner acknowledges that it is not relying upon any statement, representation, or expectation that water service or other utility services will be available to the property within any particular period of time unless expressly set forth in a separate written agreement approved by the City Council. The owner assumes the risk that development of the property may be delayed by utility availability or third-party provided requirements.

4. The parties agree that upon annexation of the Property into the corporate limits of the City, no municipal service for water and/or sewer will be provided to the Property until the Owner has filed, and the City has approved, an application to rezone the Property from its County zoning classification to a City zoning classification, in accordance with the City's regular rezoning procedures. And any such service shall remain subject to availability, capacity, and approval by the applicable service provider.
5. The parties that the Owner will file an application to rezone the Property from its county zoning classification to a City zoning classification, in accordance with the City's regular rezoning procedures, prior to requesting the extension of municipal water and/or sewer services.
6. Any rezoning of property and any provision of city services shall be in accordance with the Blue Springs Code of Ordinances and any other applicable city ordinance requirements.
7. The parties agree that execution of this Agreement does not in any way constitute a waiver of any requirements of applicable City ordinances with which the Owner must comply in the event the City annexes the Property.
8. Owner agrees to record this Agreement with Jackson County, Missouri, and to pay the costs of said recording and provide a copy of the recorded Agreement to the City. The covenants herein shall run with the land described n Exhibit A attached hereto and shall be binding and inures to the benefit of the partied hereto and their successors and assigns ad on any future and subsequent purchases.

9. The parties agree to this Agreement does not, in any respect, constitute the commitment of the City, the City Council, or any City's elected officials to exercise legislative discretion to approve the petition for annexation to rezone the Property to any particular City zoning classification, nor does it nor does it constitute the commitment that any appointed City official will exercise his or her administrative responsibilities, respecting the petition for annexation or an application for rezoning, in any particular manner, except that these responsibilities will be in accordance with City ordinance, policies and procedures.
10. The parties agree, and the Owner specifically acknowledges, that in connection with any application for rezoning on Property to a residential district for the purpose of development, the "PR-O, Planned Residential Overlay District" regulations may also be applied to the Property, upon application by the Owner, the city, the Planning Commission or City Council for the PR-O District designation and upon approval by the City Council, in its legislative discretion, of the PR-O District designation.
11. This Agreement shall constitute the complete agreement between the parties and any modification shall be in writing and signed by both parties. Any provisions of this Agreement which is not enforceable according to law will be severed here from, and the remaining provisions shall be enforced to the fullest extent permitted by law.
12. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be valid until executed by the parties and approved by the ordinance duly enacted by the City Council of the City of Blue Springs, Missouri.
13. This Agreement may be terminated in writing by either party, at its option if the City has not annexed the Property within 180 days from the Execution of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

OWNER/DEVELOPER

_____

Printed Name

_____

ATTEST:

(Seal)

CITY OF BLUE SPRINGS

Christine Cates

Christine Cates, City Administrator

_____

Erin Ford, City Clerk

APPROVED AS TO FORM

_____

Jennifer Baird, City Attorney

2

EXHIBIT "A"
(Page 1 of 2)

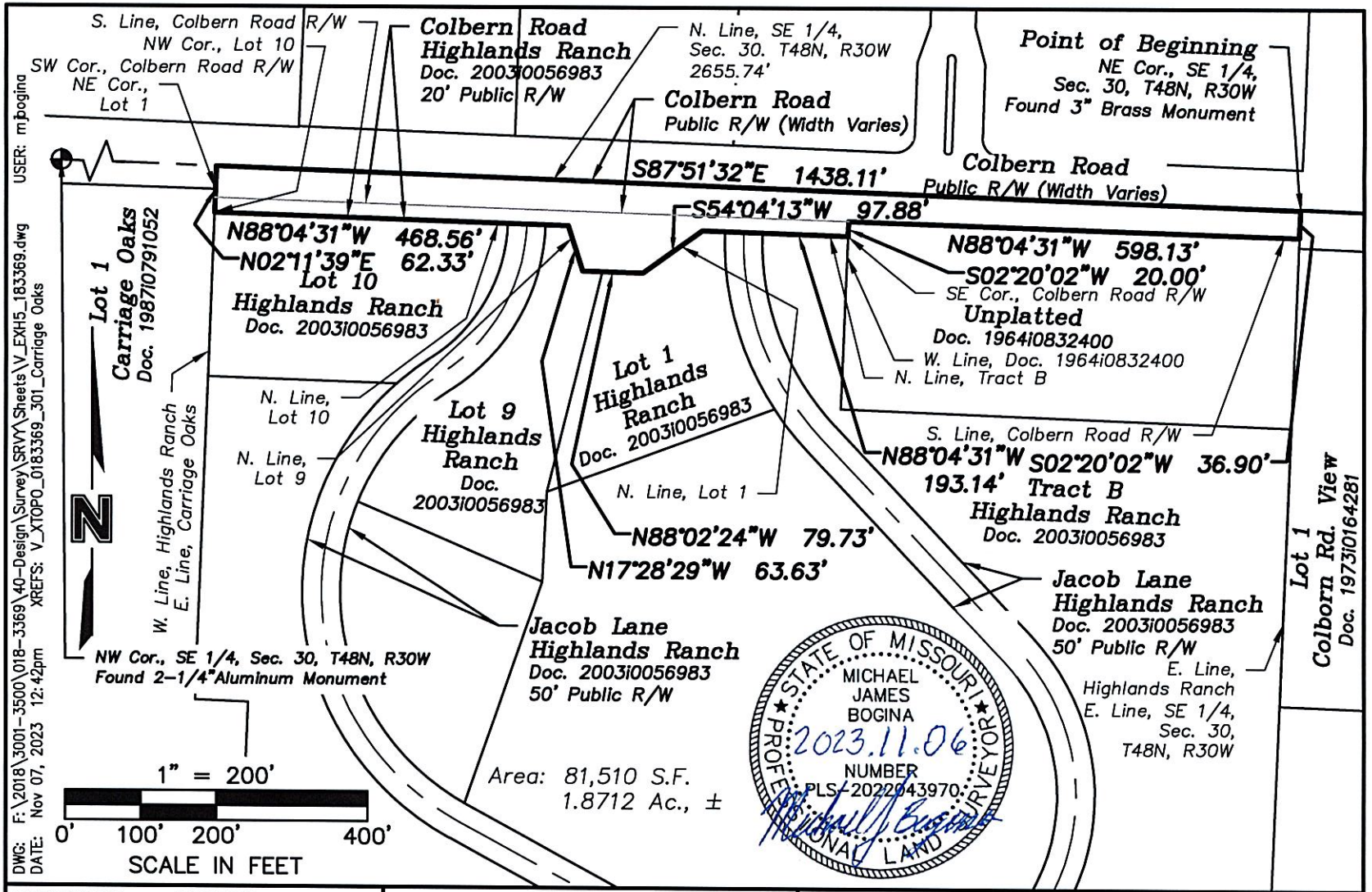
File No. 018-33690
Wyatt & Adams Dairy Parkway
November 6, 2023
V_EXH5_183369

Property Description

All that part of existing Colbern Road right of way, as now established, and as established in Highlands Ranch, a subdivision in Jackson County, Missouri, all in the Southeast Quarter of Section 30, Township 48 North, Range 30 West, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on November 6, 2023, as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of Section 30, Township 48 North, Range 30 West; thence South 02 degrees 20 minutes 02 seconds West, on the East line of said Southeast Quarter, a distance of 36.90 feet to a point on the South line of Colbern Road right of way, as now established; thence North 88 degrees 04 minutes 31 seconds West, on said South line, a distance of 598.13 feet to a point on the West line of a Warranty Deed, as recorded in Document 1964i0832400, said line also being the East line of Colbern Road right of way, as established in Highlands Ranch, a subdivision in Jackson County, Missouri; thence South 02 degrees 20 minutes 02 seconds West, on said East and West lines, a distance of 20.00 feet to the Southeast corner of said Colbern Road right of way; thence North 88 degrees 04 minutes 31 seconds West, departing said West line, on the South line of said Colbern Road right of way, a distance of 193.14 feet to a point; thence South 54 degrees 04 minutes 13 seconds West, continuing on said South line, a distance of 97.88 feet to a point; thence North 88 degrees 02 minutes 24 seconds West, continuing on said South line, a distance of 79.73 feet to a point; thence North 17 degrees 28 minutes 29 seconds West, continuing on said South line, a distance of 63.63 feet to a point; thence North 88 degrees 04 minutes 31 seconds West, continuing on said South line, a distance of 468.56 feet to the Southwest corner of said Colbern Road right of way, said corner also lying on the East line of Lot 1, Carriage Oaks, a subdivision in Jackson County, Missouri; thence North 02 degrees 11 minutes 39 seconds East, departing said South line, on the East line of said Lot 1 and its Northerly extension, a distance of 62.33 feet to a point on the North line of said Southeast Quarter; thence South 87 degrees 51 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 1438.11 feet to the POINT OF BEGINNING, containing 81,510 Square Feet or 1.8712 Acres, more or less.





PROJECT NO: 018-33690	Property Exhibit	olsson	7301 West 133rd Street Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170	EXHIBIT "A" (Page 2 of 2)
DRAWN BY: MJB				
DATE: 11/06/23				

3

EXHIBIT "A"
(Page 1 of 2)

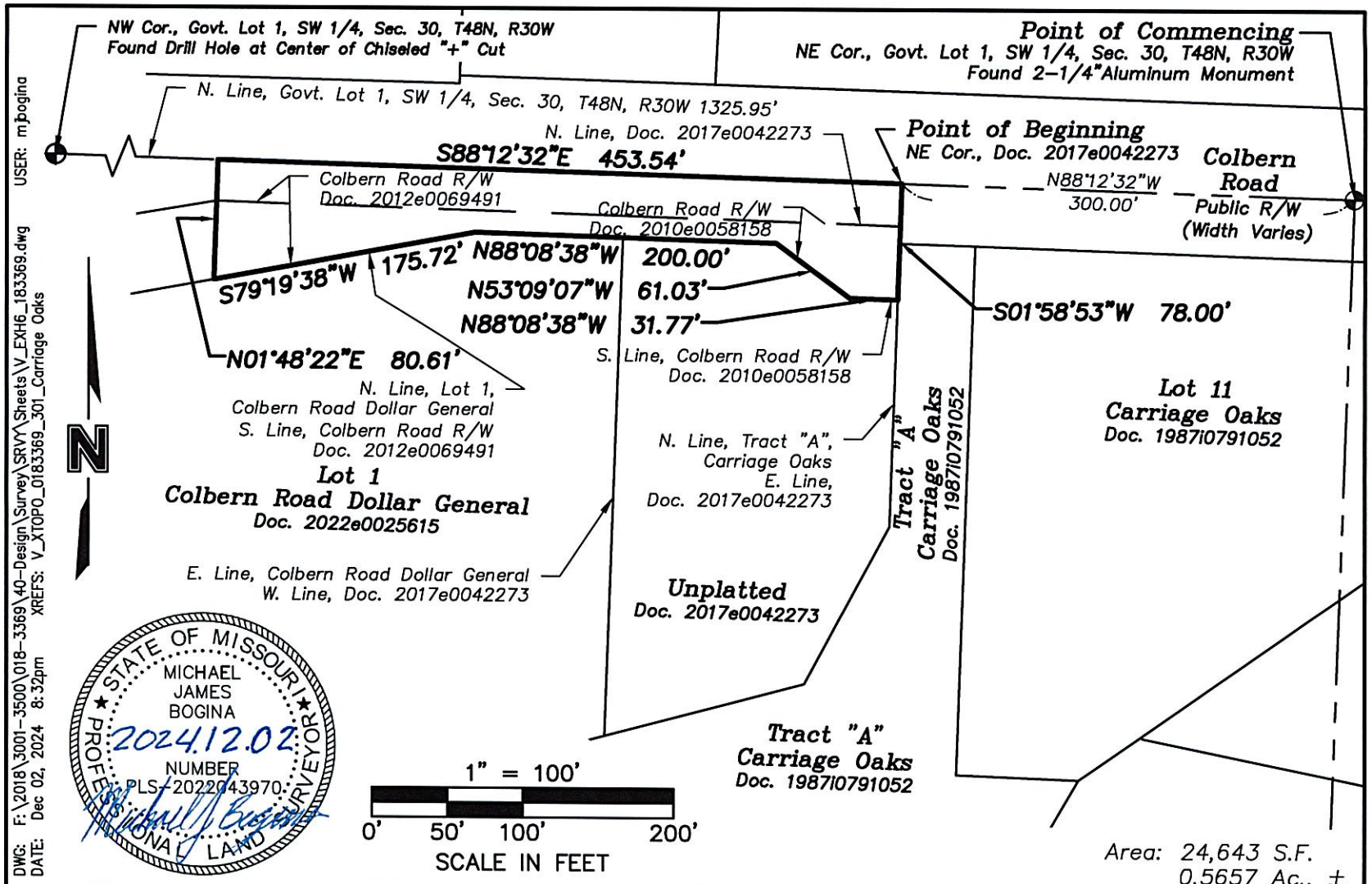
File No. 018-33690
Wyatt & Adams Dairy Parkway
December 2, 2024
V_EXH6_183369

Property Description

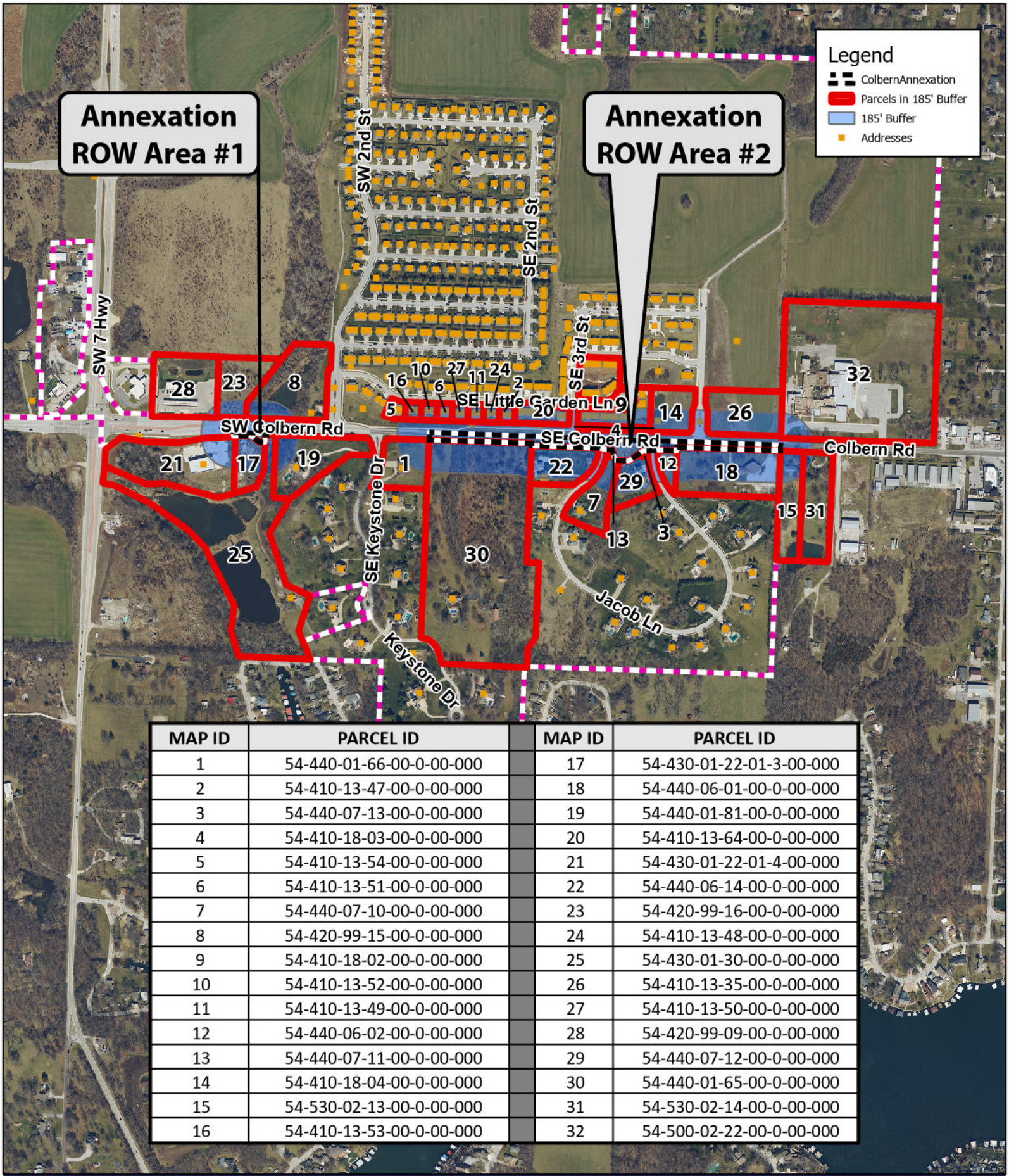
All that part of existing Colbern Road right of way, as established in Documents 2010e0058158 and 2012e0069491, and as now established, all lying in Government Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on December 2, 2024, as follows:

COMMENCING at the Northeast corner of Government Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West; thence North 88 degrees 12 minutes 32 West, on the North line of said Government Lot 1, a distance of 300.00 feet to a point on the Northerly extension of the North line of Tract "A", Carriage Oaks, a subdivision in the City of Blue Springs, Jackson County, Missouri, the POINT OF BEGINNING; thence South 01 degree 58 minutes 53 seconds West, departing said North line, on said Northerly extension, and on said North line, and on the East line of Colbern Road right of way, as established in Document 2010e0058158, a distance of 78.00 feet to the Southeast corner of said Colbern Road right of way; thence North 88 degrees 08 minutes 38 seconds West, departing said North and East lines, on the South line of said Colbern Road right of way, a distance of 31.77 feet to a point; thence North 53 degrees 09 minutes 07 seconds West, continuing on said South line, a distance of 61.03 feet to a point; thence North 88 degrees 08 minutes 38 seconds West, continuing on said South line, and on the South line of Colbern Road right of way, as established in Document 2012e0069491, said South line also being the North line of Lot 1, Colbern Road Dollar General, a subdivision in the City of Blue Springs, Jackson County, Missouri, a distance of 200.00 feet to a point; thence South 79 degrees 19 minutes 38 seconds West, continuing on said South and North lines, a distance of 175.72 feet to the Southeast corner of said Document 2012e0069491; thence North 01 degree 48 minutes 22 seconds East, departing said North line, on the West line of said Document 2012e0069491, and on the Northerly extension of said West line, a distance of 80.61 feet to a point on said North line of said Government Lot 1; thence South 88 degrees 12 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 453.54 feet to the POINT OF BEGINNING, containing 24,643 Square Feet or 0.5657 Acres, more or less.





PROJECT NO: 018-33690	Property Exhibit	olsson	7301 West 133rd Street Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 MOLC-366	EXHIBIT "A" (Page 2 of 2)
DRAWN BY: MJB				
DATE: 2024.12.02				



MAP ID	PARCEL ID		MAP ID	PARCEL ID
1	54-440-01-66-00-0-00-000		17	54-430-01-22-01-3-00-000
2	54-410-13-47-00-0-00-000		18	54-440-06-01-00-0-00-000
3	54-440-07-13-00-0-00-000		19	54-440-01-81-00-0-00-000
4	54-410-18-03-00-0-00-000		20	54-410-13-64-00-0-00-000
5	54-410-13-54-00-0-00-000		21	54-430-01-22-01-4-00-000
6	54-410-13-51-00-0-00-000		22	54-440-06-14-00-0-00-000
7	54-440-07-10-00-0-00-000		23	54-420-99-16-00-0-00-000
8	54-420-99-15-00-0-00-000		24	54-410-13-48-00-0-00-000
9	54-410-18-02-00-0-00-000		25	54-430-01-30-00-0-00-000
10	54-410-13-52-00-0-00-000		26	54-410-13-35-00-0-00-000
11	54-410-13-49-00-0-00-000		27	54-410-13-50-00-0-00-000
12	54-440-06-02-00-0-00-000		28	54-420-99-09-00-0-00-000
13	54-440-07-11-00-0-00-000		29	54-440-07-12-00-0-00-000
14	54-410-18-04-00-0-00-000		30	54-440-01-65-00-0-00-000
15	54-530-02-13-00-0-00-000		31	54-530-02-14-00-0-00-000
16	54-410-13-53-00-0-00-000		32	54-500-02-22-00-0-00-000

BLUE SPRINGS MISSOURI

ANNX-05-26-9895
COLBERN RD
185' NOTIFICATION MAP

N

1" = 800'

Date: 05/28/26

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 3 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jun 13, 2026

Printer's Fee: $486.86

Anjana Bhadoriya

_____

Anjana Bhadoriya
Agent

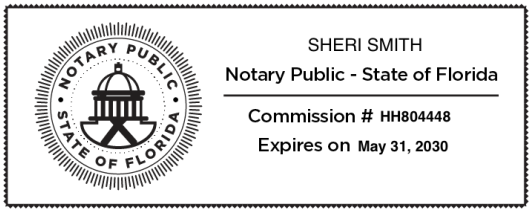
VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 06/15/2026

S Smith _____

Sheri Smith
Notary Public - State of Florida
Commission # HH804448
Expires on 05/31/2030
Notarized remotely online using communication technology via Proof.



PUBLIC NOTICE

ANNEXATION I ANNX-05-26-9895
"Colbern Annexation"
SW Colbern Road Right-of-Way east of SW 7 Highway

Notice is hereby given that a public hearing will be held by the City Council of the City of Blue Springs on **Monday, July 6, 2026,** at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this public hearing is to receive comments from interested parties and citizens regarding a request by the City of Blue Springs to annex approximately 2.10 +/- acres of property that consists of the right-of-way for SW Colbern Road east of SW 7 Highway into the corporate boundary of the City of Blue Springs. The property is City-owned and developed with SW Colbern Road. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsmo.gov or calling (816) 228-0207 for more information. The site is legally described as follows:

Legal Description #1
All that part of existing Colbern Road right of way. as now established, and as established in Highlands Ranch, a subdivision in Jackson County, Missouri, at I in the Southeast Quarter of Section 30, Township 48 North, Range 30 West, described by Michael J. Bogina. Missouri PLS- 2022043970. of Olsson, MOLC-366, on November 6, 2023, as follows:

BEGINNING at the Northeast comer of the Southeast Quarter of Section 30, Township 48 North, Range 30 West; thence South 02 degrees 20 minutes 02 seconds West, on the East line of said Southeast Quarter, a distance of 36.90 feet to a point on the South line of Colbern Road right of way, as now established; thence North 88 degrees 04 minutes 31 seconds West, on said South line, a distance of 598.13 feet to a point on the West line of a Warranty Deed, as recorded in Document 1964 i0832400, said line also being the East line of Colbern Road right of way, as established in Highlands Ranch, a subdivision in Jackson County, Missouri; thence South 02 degrees 20 m inutes 02 seconds West, on said East and West lines, a distance of 20.00 feet to the Southeast corner of said Colbern Road right of way; thence North 88 degrees 04 minutes 31 seconds West, departing said West line. on the South line of said Colbern Road right of way, a distance of 193.14 feet to a point; thence South 54 degrees 04 minutes 13 seconds West, continuing on said South line, a distance of 97.88 feet to a point; thence North 88 degrees 02 minutes 24 seconds West, continuing on said South line, a distance of 79.73 feet to a point; thence North 17 degrees 28 minutes 29 seconds West, continuing on said South line, a distance of 63.63 feet to a point: thence North 88 degrees 04 minutes 31 seconds West, continuing on said South line, a distance of 468.56 feet to the Southwest corner of said Colbern Road right of way, said corner also lying on the East line of Lot 1, Carriage Oaks. a subdivision in Jackson County, Missouri; thence North 02 degrees 11 minutes 39 seconds East, departing said South line, on the East line of said Lot 1 and its Northerly extension, a distance of 62.33 feet to a point on the North line of said Southeast Quarter; thence South 87 degrees 51 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 1438.11 feet to the POINT OF BEGINNING, containing 81,510 Square Feet or 1.87 12 Acres, more or less.

Legal Description #2
All that part of existing Colbern Road right of way, as established in Documents 20 I 0e0058158 and 2012e0069491, and as now established. all lying in Governrrient Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on December 2, 2024, as follows:
COMMENCING at the Northeast corner of Government Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West; thence North 88 degrees 12 minutes 32 West, on the North line of said Government Lot I , a distance of 300.00 feet to a point on the Northerly extension of the North line of Tract "A", Carriage Oaks, a subdivision in the City of Blue Springs, Jackson County, Missouri, the POINT OF BEGINNING; thence South 01 degree 58 minutes 53 seconds West, departing said North line, on said Northerly extension, and on said North line, and on the East line of Colbern Road right of way, as established in Document 2010e0058158, a distance of 78.00 feet to the Southeast corner of said Colbern Road right of way; thence North 88 degrees 08 minutes 38 seconds West, departing said North and East lines, on the South line of said Colbern Road right of way, a distance of 31.77 feet to a point; thence
North 53 degrees 09 minutes 07 seconds West, continuing on said South linc, a distance of 61.03 feet to a point; thence North 88 degrees 08 minutes 38 seconds West, continuing on said South line, and on the South line of Colbern Road right of way, as established in Document 2012e0069491, said South line also being the North line of Lot I, Colbern Road Dollar General, a subdivision in the City of Blue Springs, Jackson County, Missouri, a distance of 200.00 feet to a point; thence South 79 degrees 19 minutes 38 seconds West, continuing on said South and North lines, a distance of 175.72 feet to the Southeast comer of said Document 2012e0069491 ; thence North 01 degree 48 minutes 22 seconds East, departing said North line, on the West line of said Document 2012e006949 I, and on the Northerly extension of said West line, a distance of 80.61 feet to a point on said North line of said Government Lot I ; thence South 88 degrees 12 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 453.54 feet to the POINT OF BEGINNING, containing

24,643 Square Feet or 0.5657 Acres, more or less.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 13, 2026

4643270

MAP ID	PARCEL ID	OWNER NAME	OWNER ADDRESS	SITUS ADDRESS	CITY	STATE	ZIP
1	54-440-01-66-00-0-00-000	WILLS GREGORY M SR & DEMETRIA	9503 KEYSTONE DR LEES SUMMIT MO 64086-9719	9503 SE KEYSTONE DR	BLUE SPRINGS	MO	64086
2	54-410-13-47-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	124 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
3	54-440-07-13-00-0-00-000	HIGHLANDS RANCH OF JAC CNTY HOME ASSOC	PO BOX 458 LEES SUMMIT MO 64063	CA RESIDENTIAL	BLUE SPRINGS	MO	64086
4	54-410-18-03-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD STE 400 ATLANTA GA 30305	27300 E COLBERN RD	BLUE SPRINGS	MO	64064
5	54-410-13-54-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	126 SW LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
6	54-410-13-51-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	102 SW LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
7	54-440-07-10-00-0-00-000	BRADLEY CRAIG & SHANKS STEFANIE	9503 JACOB LN LEES SUMMIT MO 64086	9503 JACOB LN	BLUE SPRINGS	MO	64086
8	54-420-99-15-00-0-00-000	LUCKY DOG HOLDINGS LLC	651 NE CORONADO DR BLUE SPRINGS MO 64014	201 SW COLBERN RD	BLUE SPRINGS	MO	64064
9	54-410-18-02-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD STE 400 ATLANTA GA 30305	300 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
10	54-410-13-52-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	110 SW LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
11	54-410-13-49-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	108 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
12	54-440-06-02-00-0-00-000	HIGHLANDS RANCH OF JAC CNTY HOME ASSOC	PO BOX 458 LEES SUMMIT MO 64063	27400 NE COLBERN RD	BLUE SPRINGS	MO	64086
13	54-440-07-11-00-0-00-000	HIGHLANDS RANCH OF JAC CNTY HOME ASSOC	PO BOX 458 LEES SUMMIT MO 64063	CA RESIDENTIAL	BLUE SPRINGS	MO	64086
14	54-410-18-04-00-0-00-000	CHAPMAN RIDGE LLC	PO BOX 6437 LEES SUMMIT MO 64064	27300 E COLBERN RD	BLUE SPRINGS	MO	64064
15	54-530-02-13-00-0-00-000	LEVEN CLARENCE R & NAOMI R	27601 E COLBERN RD LEES SUMMIT MO 64086	27601 NE COLBERN RD	UNINCORPORATED	MO	64086
16	54-410-13-53-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	118 SW LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
17	54-430-01-22-01-3-00-000	LLS CHAPMAN FARMS LLC	28000 SE WYATT RD BLUE SPRINGS MO 64014	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64086
18	54-440-06-01-00-0-00-000	REORGANIZED CHURCH OF JESUS	1001 W WALNUT INDEPENDENCE MO 64051	27507 NE COLBERN RD	UNINCORPORATED	MO	64086
19	54-440-01-81-00-0-00-000	HANDY JEFFREY & SHERRI	9500 KEYSTONE DR LEES SUMMIT MO 64086	9500 SE KEYSTONE DR	BLUE SPRINGS	MO	64086
20	54-410-13-64-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD STE 400 ATLANTA GA 30305	200 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
21	54-430-01-22-01-4-00-000	ROBERT PAUL RAMM REVOCABLE TRUST DATED 06-14-1991	221 W 74TH TER KANSAS CITY MO 64114	26701 E COLBERN RD	BLUE SPRINGS	MO	64086
22	54-440-06-14-00-0-00-000	COLLINS JOHN LOUIS & STACY LYNN	9502 JACOB LN LEES SUMMIT MO 64086	9502 JACOB LN	BLUE SPRINGS	MO	64086
23	54-420-99-16-00-0-00-000	WAL MART REAL ESTATE BUSINESS TRUST	PO BOX 8050 MS 0555 BENTONVILLE AR 72716	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64064
24	54-410-13-48-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	116 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
25	54-430-01-30-00-0-00-000	CARRIAGE OAKS HOME ASSOC	9500 KEYSTONE DR LEES SUMMIT MO 64086	CA RESIDENTIAL	BLUE SPRINGS	MO	64086
26	54-410-13-35-00-0-00-000	CHAPMAN RIDGE LLC	PO BOX 6437 LEES SUMMIT MO 64064	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64064
27	54-410-13-50-00-0-00-000	CHAPMAN RIDGE OWNER MO LLC	309 E PACES FERRY RD SPC 400 ATLANTA GA 30305	100 SE LITTLE GARDEN LN	BLUE SPRINGS	MO	64064
28	54-420-99-09-00-0-00-000	GREEN MILL II LLC	331 CAPITOL DR LEES SUMMIT MO 64086	26550 E COLBERN RD	UNINCORPORATED	MO	64064
29	54-440-07-12-00-0-00-000	CONLEY SARA R & BRADLEY R	9719 JACOB LN LEES SUMMIT MO 64086	9719 JACOB LN	BLUE SPRINGS	MO	64086
30	54-440-01-65-00-0-00-000	BENNETT FAMILY TRUST DATED MAY 1, 2023	27005 NE COLBERN RD LEES SUMMIT MO 64086	27005 NE COLBERN RD	BLUE SPRINGS	MO	64086
31	54-530-02-14-00-0-00-000	YATES ROGER A & BRENDA K	27607 NE COLBERN RD LEES SUMMIT MO 64086	27607 NE COLBERN RD	UNINCORPORATED	MO	64086
32	54-500-02-22-00-0-00-000	LEES SUMMIT SCHOOL DIST R 7	600 MILLER LEES SUMMIT MO 64063-4241	27600 E COLBERN RD	LAKE LOTAWANA	MO	64064

BLUE SPRINGS
MISSOURI

June 12, 2026

Ref: Public Hearing: Annexation | ANNX-05-26-9895

Colbern Road Annexation

SW Colbern Rd Right-Of-Way east of SW 7 Hwy

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 and owner, the City of Blue Springs to annex 2.43 +/- acres of property that consists of the right-of-way for SW Colber Road east of SW 7 Hwy into the corporate boundary of the City of Blue Springs

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@bluespringsmo.govor 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:

City Council - Monday, July 6, 2026 @ 6:00 p.m.

&

City Council – Monday, July 20, 2026 @ 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

Introduced by Councilmember Kaylor BILL 5413

(ANNX-05-26-9895) ORDINANCE_____

AN ORDINANCE ANNEXING 2.43 +/- ACRES OF UNINCORPORATED PROPERTY CONSISTING ENTIRELY OF SW COLBERN ROAD RIGHT-OF-WAY EAST OF SW 7 HIGHWAY INTO THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, pursuant to the Revised Statutes of Missouri and Ordinances of the City of Blue Springs, Missouri, a Voluntary Annexation Petition requesting annexation for the SW Colbern Road ROW east of SW 7 Highway Annexation was filed with the City of Blue Springs by the City of Blue Springs, the owners of all fee interest of record, in the lot of real estate described hereinafter; and

WHEREAS, said real estate described herein is adjacent and contagious to the present corporate limits of the City of Blue Springs, Missouri; and

WHEREAS, due public notice was published in *The Examiner* on June 13, 2026 regarding the public hearing concerning this matter before the City Council on July 6, 2026; and

WHEREAS, on July 06, 2026, a public hearing concerning the matter was held before the City Council of the City of Blue Springs; and

WHEREAS, the City Council of the City of Blue Springs has determined that the general criteria for annexation exists as mentioned in the Revised Statutes of Missouri and finds that said annexation is reasonable and necessary to the proper development of the City and that the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

Section 1. That, pursuant to Section 71.012 RSMo, the described lots of land of real estate described below, are contiguous and compact to the existing corporate limits of the City, that the annexation is reasonable and necessary to the proper development of the City, and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time and therefore the described lots of land of real estate are hereby annexed into the City of Blue Springs, Missouri, to wit. The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

Legal Description #1: All that part of existing Colbern Road right of way, as now established, and as established in Highlands Ranch, a subdivision in Jackson County, Missouri, all in the Southeast Quarter of Section 30, Township 48 North, Range 30 West, described by Michael J. Bogina, Missouri PLS 2022043970, of Olsson, MOLC-366, on November 6, 2023. as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 30, Township 48 North, Range 30 West; thence South 02 degrees 20 minutes 02 seconds West, on the East line of said Southeast Quarter, a distance of 36.90 feet to a point on the South line of Colbern Road right of way, as now established; then North 88 degrees 04 minutes 31 seconds West, on said South line, a distance of 598.13 feet to a point on the West line of a Warranty Deed, as recorded in Document 1964I0832400, said line also being the East line of Colbern Road right of way, as established in Highlands Ranch, a subdivision in Jackson County, Missouri; thence South 02 degrees 20 minutes 02 seconds

West, on said East and West lines, a distance of 20.00 feet to the Southeast corner of said Colbern Road right of way; thence North 88 degrees 04 minutes 31 seconds West, departing said West line, on the South line of said Colbern Road right of way, a distance of 193.14 feet to a point; thence South 54 degrees 04 minutes 13 seconds West, continuing on said South line a distance of 97.88 feet to a point; thence North 88 degrees 02 minutes 24 seconds West, departing said West line, on the South line of said Colbern Road right of way, a distance of 193.14 feet to a point; thence South 54 degrees 04 minutes 13 seconds West, continuing on said South line, a distance of 97.88 feet to a point; thence North 88 degrees 02 minutes 24 seconds West, continuing on said South line, a distance of 79.73 feet to a point; thence North 17 degrees 28 minutes 29 seconds West, continuing on said South line, a distance of 63.63 feet to a point; thence North 88 degrees 04 minutes 31 seconds West, continuing on said South line , a distance of 468.56 feet to the Southwest corner of said Colbern Road right of way, said corner also lying on the East line of Lot 1, Carriage Oaks, a subdivision in Jackson County, Missouri; thence North 02 degrees 11 minutes 39 seconds East, departing said South Line, on the East line of said Lot 1 and its Northerly extension, a distance of 62.33 feet to a point on the North line of said Southeast Quarter; thence South 87 degrees 51 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 1438.11 feet to the POINT OF BEGINNING, containing 81,510 Square Feet or 1.8712 Acres, more or less.

Legal Description #2: All that part of existing Colbern Road right of

way, as established in Documents 2010E0058158 and 2012E0069491, and as now established, all lying in Government Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West, in Jackson County, Missouri, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on December 2, 2024 as follows:

COMMENCING at the Northeast corner of Government Lot 1 of the Southwest Quarter of Section 30, Township 48 North, Range 30 West; thence North 88 degrees 12 minutes 32 West, on the North line of said Government Lot 1, a distance of 300.00 feet to a point of the Northerly extension on the North line of Tract “A”, Carriage Oaks, a subdivision in the City of Blue Springs, Jackson County, Missouri, the POINT OF BEGINNING; thence South 01 degree 58 minutes 53 seconds West, departing said North line on said Northerly extension, and on said North line, and on the East line of Colbern Road right of way, as established in Document 2010E0058158, a distance of 78.00 feet to the Southeast corner of said Colbern Road right of way; thence 88 degrees 08 minutes 38 seconds West, departing said North and East lines, on the South line of said Colbern Road right of way, a distance of 31.77 feet to a point; thence North 53 degrees 09 minutes 07 seconds West, continuing on said South line, a distance of 61.03 feet to a point; thence North 88 degrees 08 minutes 38 seconds West, continuing on said South line, and on the South line of Colbern Road right of way, as established in Document 2012E0069491, said South line also being the North line of Lot 1, Colbern Road Dollar General, a subdivision in the City of Blue Springs, Jackson County, Missouri, a

distance of 200.00 feet to a point; thence South 79 degrees 19 minutes 38 seconds west, continuing on said South and North lines, a distance of 175.72 feet to the Southeast corner of said Document 2012E0069491; thence North 01 degree 48 minutes 22 seconds East, departing said North line, on the West line of said Document 2012E0069491, and on the Northerly extension of said West line, a distance 80.61 feet to a point on said North line of said Government Lot 1; thence South 88 degrees 12 minutes 32 seconds East, departing said Northerly extension, on said North line, a distance of 453.54 feet to the POINT OF BEGINNING, containing 24,643 Square Feet or 0.5657 Acres, more or less.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval beginning July 21, 2026, which is a minimum of fourteen (14) days after the July 6, 2026 public hearing date.

Section 3. That the City Clerk is authorized to file three certified copies of this ordinance with the Jackson County Assessor, Jackson County Clerk and one certified copy with the Jackson County Election Board.

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 July 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Megan Rodgers, Deputy City Clerk

1st Reading: July 6, 2026

2nd Reading: _____