BLUE SPRINGS
MISSOURI

CITY COUNCIL MEETING
Tuesday, September 8, 2026
5:00 PM – Executive Session
6:00 PM – City Council Meeting

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

5:00 PM – Closed Session – Discussion related to Litigation and Personnel pursuant to Sections 610.021 (1), (3) and (13)

6:00 PM – City Council Meeting

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

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

a. Minutes of the August 17, 2026 City Council meeting, August 24, 2026 Special City Council Meeting and August 26, 2026 City Council Comprehensive Plan Meeting

b. Resolution 062-2026 approving a Disposition of Records

c. Resolution 063-2026 appointing the Downtown Blue Springs Community Improvement District Directors

d. Resolution 064-2026 approving a contract with Landscape Structures for installation services for the playground at Southwest Park

e. Resolution 065-2026 approving a contract with Blink Signs for the purchase and construction of a Downtown Monument Sign

4. Pointe of Hope Rezoning (RZ-06-26-9922) and Conditional Use Permit (CUP-06-26-9923) – **Withdrawn by Applicant**

5. **Public Hearing** – 2026-27 City of Blue Springs Annual Budget

6. Introduction and **first reading only** of Bill 5426 adopting the City of Blue Springs 2026-27 Annual Budget

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

8. Introduction and readings of Bill 5427 amending the Code of Ordinances, Chapter 220 regarding Offenses.

9. Introduction and readings of Bill 5428 amending the Code of Ordinances, Chapter 220 sections 220.675 and 220.770 related to Panhandling and Handbills.

10. Introduction and readings of Bill 5429 amending the Code of Ordinances, Chapter 310 section 310.070 related to the approach of Authorized Emergency Vehicles.

11. Introduction and readings of Bill 5430 amending the Code of Ordinances, Chapter 340 related to Stunt Driving.

12. Introduction and readings of Bill 5431 approving an Intergovernmental Agreement with Jackson County for 2026 Infrastructure Grant Project funding for Central Park Improvements.

13. Introduction and readings of Bill 5432 accepting a Cross-Access Easement with America's Community Bank

14. Resolution 66-2026 approving a Memorandum of Understanding with America's Community Bank

15. 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.

16. Councilmember Comments

17. Mayoral Comments

18. **Closed Session** – Discussion related to Litigation and Personnel pursuant to Sections 610.021 (1), (3) and (13)

Upcoming Meetings

Public Arts Commission Meeting – September 9, 4:00 PM

Planning Commission Meeting – September 14, 6:30 PM

City Council Meeting – September 21, 6:00 PM

Public Safety Citizen's Advisory Board Meeting – September 22, 6:00 PM

Planning Commission Meeting – September 28, 6:30 PM

City Council Meeting – October 5, 6:00 PM

This agenda was posted at City Hall and on the City's website on Thursday, September 3, 2026.

Erin Ford, City Clerk

BLUE SPRINGS
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EXPLANATIONS

DATE: September 3, 2026

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

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records

Adopt a Resolution to approve 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. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3c – Appointment of Downtown Blue Springs Community Improvement District Directors

Adopt a Resolution appointing Successor Directors to the Downtown Blue Springs Community Improvement District. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3d – Contract for Southwest Park Playground Installation

Adopt a Resolution approving a contract in the amount of $1,074,132.00 with Landscape Structures, Inc., for installation services for the playground at Southwest Park. CIP # PR-

71. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3e – Contract for Downtown Monument Sign Purchase and Construction

Adopt a Resolution approving a contract in the amount of $334,416.47 with Blink Marketing Inc dba Blink Signs for the purchase and construction of a Downtown Monument Sign located at 7 Highway and Main Street. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 4 – Pointe of Hope Rezoning and Conditional Use Permit - Withdrawn

Consideration of a Rezoning (RZ-06-26-9922) and Conditional Use Permit (CUP-06-26-9923) of 4.14 +/- acres property generally located at 1211 NW 7 Hwy for Pointe of Hope has been withdrawn by the Applicant, Chuck Evans.

Items 5 & 6 – 2026-27 Annual Budget

A public hearing is being held to receive public comment on the proposed Fiscal Year (FY) 2026-27 Budget. Upon conclusion of the public hearing, a Bill approving the FY 2026-27 Budget will be ready for introduction and first reading only. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Items 8-11 – Public Safety Code Amendments to Various Chapters

Passage of four Bills 1.) amending Chapter 220 of the Blue Springs Code of Ordinances regarding offenses, 2.) amending Chapter 220 regarding panhandling and handbills, 3.) amending Chapter 310 of the Blue Springs Code of Ordinances regarding traffic regulations and 4.) amending Chapter 340 of the Blue Springs Code of Ordinances regarding stunt driving. Refer to Council Information Form from police Chief Bob Muenz for additional information.

Item 12 – Intergovernmental Agreement and Grant with Jackson County for Project Funding

Passage of a Bill approving an Intergovernmental Agreement with Jackson County, Missouri for 2026 Infrastructure Grant Project funding for Central Park Improvements. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Items 13 & 14 – Easement and Memorandum of Understanding with America's Community Bank

1.) Passage of a Bill approving a cross-access easement with America's Community Bank.
2.) Adopt a Resolution approving of a Memorandum of Understanding for a mutually agreed upon shared parking lot site plan for the SW Smith Street Improvements Project, as well as off-site parking and dumpster accommodations in the Public Safety Parking Lot. Refer to Council Information Form from Director of Strategic Initiatives George Schmitz for additional information.

BLUE SPRINGS
MISSOURI

MINUTES OF AUGUST 17, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 17, 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 City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

DRAFT

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

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

CONSENT AGENDA

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

- Minutes of the August 3, 2026 City Council Meeting and August 13, 2026 City Council Work Session
- **Resolution No. 058-2026** entering into a funding agreement with Cadence Commercial Real Estate the developer of land at the southeast corner of 7 Highway and Mason School Road for the Market at Chapman Farms.
- **Resolution No. 059-2026** approving the purchase of utility meters and meter parts in an amount up to $344,000.00 from Schulte Supply, Inc.
- **Resolution No. 060-2026** approving a contract in the amount of $209,670 with C&C Group, for access controls and security cameras for the Public Works Renovation and Expansion, project CIP - BF-19.
- **Resolution No. 061-2026** approving a contract in the amount of $216,583 with SFS Architecture, Inc. for programming and concept development for a civic gathering / entertainment space, golf course renovations and demolition work of existing structures.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5423 – 2025-26 BUDGET AMENDMENT

Councilmember Kaylor introduced Bill Number 5423 amending the 2025-26 annual budget, increasing the previously adopted and amended budget of $115,986,869 by $21,678,236 to $137,675,105. City Clerk Erin Ford made the first reading of Bill No. 5423 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5423 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5423

Ms. Ford made the second reading of Bill Number 5423 by title. Councilmember Ericson moved to adopt Bill Number 5423 upon its second reading and give it ORDINANCE Number 5516, 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

INTRODUCTION AND FIRST READING OF BILL NUMBER 5424 – MAJORLUX II COOPERATIVE AGREEMENT

Councilmember Kaylor introduced Bill Number 5424 approving the Cooperative Agreement between Luxe Two LLC, the City of Blue Springs and the MajorLux II Community Improvement District to implement the community improvement district. City Clerk Erin Ford made the first reading of Bill No. 5424 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5424 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5424

Ms. Ford made the second reading of Bill Number 5424 by title. Councilmember Ericson moved to adopt Bill Number 5424 upon its second reading and give it ORDINANCE Number 5517, 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

INTRODUCTION AND FIRST READING OF BILL NUMBER 5425 – LOCAL USE TAX BALLOT ISSUE

Councilmember Kaylor introduced Bill Number 5425 approving a a ballot issue for the General Election on November 3, 2026 for a Local Use Tax to fund streets and other capital improvements. City Clerk Erin Ford made the first reading of Bill No. 5425 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5425, upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5425

Ms. Ford made the second reading of Bill Number 5425 by title. Councilmember Ericson moved to adopt Bill Number 5425 upon its second reading and give it ORDINANCE Number 5518, 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

DISCUSSION – OUTDOOR STORAGE ZONING COMPLIANCE

Director of City Development presented Nic Hutchison presented information regarding Outdoor Storage Zoning Compliance and addressed questions from Council.

MOTION TO DIRECT STAFF

Councilmember Ericson moved to direct staff to prepare a Code Amendment regarding allowing Outdoor Storage with a Conditional Use Permit in General Business. Motion seconded by Councilmember Kaylor and carried unanimously.

COUNCILMEMBER COMMENTS

Council noted the street paving progress and thanked the community for their patience and staff for their work on the projects.

MAYORAL COMMENTS

- The Public Safety Community Service Bureau will have an event for Neighbors in Need on August 26.
- Blue Springs schools will start August 25.
- Labor Day is September 7 and the outdoor area of Blue Surf Bay will be closing.
- A Concert in the Park is scheduled on August 20.

CLOSED SESSION

At 6:45 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Mayor Lievsay – Aye

August 17, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

MINUTES OF AUGUST 24, 2026 SPECIAL MEETING

MEETING INFORMATION

A Special Meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 24, 2026 at 5:30 p.m. in the 210 Administration Conference Room, City Hall, 903 W Main Street, Blue Springs, Missouri, with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, Assistant City Administrator Dennis Dovel, Director of Strategic Initiatives George Schmitz, and Director of Human Resources Amy Willyard.

CALL MEETING TO ORDER

Mayor Lievsay called the City Council Closed Session meeting to order at 5:31 p.m. Staff confirmed a quorum of the Council was present.

DRAFT

CLOSED SESSION

At 5:31 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(3) and (13) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to personnel and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the regular meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

August 24, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

George Schmitz, Director of Strategic Initiatives

BLUE SPRINGS
MISSOURI

MINUTES OF AUGUST 26, 2026 CITY COUNCIL COMPREHENSIVE PLAN MEETING

MEETING INFORMATION

A Comprehensive Plan Meeting for the City Council of the City of Blue Springs, Missouri, was held on Wednesday, August 26, 4:00 p.m. in the 210 Administration Training Room of the Blue Springs City Hall Building, 903 W Main Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, Assistant City Administrator Dennis Dovel, Director of Strategic Initiatives George Schmitz, Communications Manager Brian Spano, Parks and Recreation Director Justin Stuart, Director of City Development Nicholas Hutchison, Senior Director of Finance Karen Van Winkle, Assistant Director of Finance Melissa Braun, Information Technology Director John Schwenk, Planner III Shantele Frie, Planner I Logan Day, and Administrative Assistant Traci Breshears.

DRAFT

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 4:01 p.m. The Director of Strategic Initiatives confirmed a quorum of the Council was present.

COMPREHENSIVE PLAN MEETING

Olsson Consulting representatives Abby Newsham, Harden Grove, and Shelby Ferguson provided an update on the Comprehensive Plan Update process. Materials used in this discussion included a Visioning Workshop slide presentation and a Leadership Session Handout. Copies of the handout and slide presentation are attached to these minutes and incorporated herein for reference.

The purpose of the Comprehensive Plan Meeting is to engage the City Council in a strategic discussion about the future of Blue Springs and to confirm whether the emerging direction of the comprehensive plan reflects the community's aspirations. The discussion helped provide Council with insight from the community feedback received as well as the market and data analysis that had been performed as a part of the due diligence phase of the Comprehensive Plan Update. The discussion focused on six "Big Ideas" identified through the planning process: establishing Blue Springs as a recreation-focused community; strengthening Downtown as the community's heart and gathering place; improving community connectivity; transforming major corridors and activity centers; expanding housing choices for residents at every stage of life; and building a stronger, more financially resilient community.

Council also reviewed and discussed preliminary land use and growth frameworks for the City's future. This included examining potential development sites in Blue Springs and what Council envisions for the properties. Areas discussed were South 7 Highway, Lake Remembrance, and the Woods Chapel / I-70 area.

The next phase includes preparation and staff review of the first draft in September–October, followed by additional City Council, Planning Commission, stakeholder, and public review before final revisions and adoption.

Director of City Development Nic Hutchison prepared a summary of the meeting which is attached and incorporated herein.

ADJOURN

At 5:34 PM the meeting was declared adjourned.

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

George Schmitz, Director of Strategic Initiatives

Council Meeting Date: September 8, 2026
Agenda Item #: 3b

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 17, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Adopt a Resolution to approve 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.

BACKGROUND

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Immediately
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A.

REVIEWED BY

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 62-2026

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

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

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

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

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

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

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

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar

nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

Exhibit A

BLUE SPRINGS
MISSOURI

Disposition of Records

Disposition List

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

BOX No. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media and content captured through third-party cameras, excluding records that have been retained for official investigative or other legal purpose	Ongoing per policy
N/A	08/01/2025 - 08/31/2025	All employee emails in Sent Items, Deleted Items, Junk, and Clutter Folders	09/08/2026

Council Meeting Date: September 8, 2026

Agenda Item #: 3c

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 15, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Downtown Revitalization

ITEM DESCRIPTION

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

BACKGROUND

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

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

- Ali Cavanaugh Collins
- Dan Nelson

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	July 29, 2026
Estimated End Date	July 28, 2029

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution appointing Successor Directors

REVIEWED BY:

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 63-2026

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

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

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

WHEREAS, the Mayor has selected for appointment to the Board of Directors the directors whose terms of office have expired, creating two (2) vacancies, and this Resolution indicates the consent of the City Council to such appointments; and

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

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

Section 1. That the following persons are hereby appointed as Successor Directors to the Board of the Downtown Blue Springs Community Improvement District, each term to commence effective July 29, 2026 through July 28, 2029:

1) Ali Cavanaugh Collins

2) Dan Nelson

Section 2. 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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 22, 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 contract in the amount of $1,074,132.00 with Landscape Structures, Inc., for installation services for the playground at 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 Priority Areas that this project ties to includes 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 rate 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 No. 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. Staff 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 of the equipment will be through Athco Acquistion Corp. and provided by LSI. The custom structure will be a 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 Landscape Structures, Inc. to directly install the playground where in past Athco Acquisition Corp. has done the install.

Staff recommends the approval of a contract with Landscape Structures, Inc. for the installation of playground equipment for the park for $1,074,132.00.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Landscape Structures, Inc.
Amount of Request/ Contract:	$1,074,132.00
Amount Budgeted:	$25,000,000
Budget Year:	FY 2026-27
Funding Source/Account #:	158-73000-544100 PR-71
Account Balance:	$0 Date: 7/27/2026
Additional Funds Needed:	$1,074,132
Funding Source/Account #:	Proceeds from Bonds to be issued 2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	January 2, 2027
Estimated End Date	April 30, 2029
Years and Months Contract in effect	2 years, 4 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:	Yes	
Bond:	Yes	
IRS Form W-9	Yes	Finance Review: 8/31/2026
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 LANDSCAPE STRUCTURES, INC FOR INSTALLATION OF PLAYGROUND EQUIPMENT AT SOUTHWEST PARK CIP PR-71

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 Inc. worked with Athco Acquisition Corp. and Landscape Structures, Inc. to design the custom playground structure; and

WHEREAS, with the custom playground structure Landscape Structures, Inc. will be doing the installation of the playground equipment, 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 installation of the playground equipment to Landscape Structures, Inc., 601 7th St., South Delano, MN 55328 in the amount of $1,074,132.00.

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 Landscape Structures, Inc., 601 7th St., South Delano, MN 55328 for installation of playground equipment at Southwest Park in the amount of $1,074,132.00. 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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

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EXHIBIT A

BLUE SPRINGS
MISSOURI

PUBLIC WORKS CONTRACT

EFFECTIVE DATE: September 8, 2026
TERMINATION DATE: May 31, 2029
CONTRACT NUMBER:
CITY'S SOURCEWELL ACCOUNT #: 37582

City	Contractor
City of Blue Springs 903 West Main Street Blue Springs, MO 64015	Landscape Structures Inc. 601 7th Street South Delano, MN 55328
Department: Parks and Recreation	Attention: General Counsel
Phone: 813-6-228-0265	Phone: 763-972-5200
	Courtesy copy via email: administration@playlsi.com

THIS CONTRACT, made and entered into this 8th day of September 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 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

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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 mutually agreed upon drawings and specifications. The applicable terms of the Master Agreement #101625-LSI between Sourcewell (a Minnesota service cooperative) and Contractor, dated January 13, 2026 ("Sourcewell Agreement") are incorporated by reference as if fully set forth herein. To the extent any conflict exists between the terms of this Contract and the Sourcewell Agreement, 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 via written Change Orders that must 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 and as mutually agreed upon. 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**

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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 or subcontractors 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. Subject to the foregoing, work and services covered by this Contract may be subcontracted by Contractor without the written approval of the City; provided, however, that the Contractor is responsible for the acts and omissions of any such subcontractors in their performance hereunder.

5. **Term**

This Contract commences on the above-specified Effective Date. The Contractor's work, which is only a portion of the City's larger overall project, is dependent upon the performance, coordination, and progress of others. Accordingly, the Contractor and City will coordinate together in good faith to mutually determine the appropriate date upon which the services of the Contractor shall commence ("Agreed Commencement Date"), and the Contractor's work 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 addressed in Exhibit 1.

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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 competitive bidding process reflected in the Sourcewell Agreement, 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 (or its attachment(s)), 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 $1,074,132.00 unless agreed to by City and Contractor in writing. Notwithstanding the foregoing, (i) if the Contractor is unable to commence work for 6 months or longer after the Agreed Commencement Date or if the Contractor’s work is not

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able to be completed for 6 months or longer following the Final Completion Date in Exhibit 1, and (ii) if any such delay is not caused in material part by the Contractor or its subcontractors, then the Contractor may adjust its pricing, with the approval and written consent of the City, to reflect any incremental costs it has or will incur as a result of the delayed timing.

8. **Termination of Contract**

a. **Termination for breach.** If the Contractor fails 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 and if the Contractor does not cure such failure within 30 days following its receipt of written notice of breach from the City, then such occurrence 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 the Contractor's receipt of the notice of breach and the date of termination shall be the date upon which the City's notice is hand delivered to Contractor or the third business 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, site drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its physical 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 for breach pursuant to this

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paragraph, then Contractor shall reasonably assist City in the orderly transition of services, including timely transfer of services to another contractor designated by the City. 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 a minimum of 90 days' advance written notice to Contractor to terminate and cancel this Contract, without cause, for the convenience of the City, and Contractor shall, following its receipt of such written notice, immediately take steps to cancel or stop work. In such event City shall not be liable to Contractor except for payment for actual work performed and for spend that has already been committed prior to the effective date of such termination 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, site drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its physical property. If this Contract is terminated pursuant to this paragraph, then Contractor shall reasonably assist City in the orderly termination of services, including timely transfer of services to another contractor designated by the City. 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

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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

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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.**

INTENTIONALLY OMITTED.

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

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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 ten (10) 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

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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 work under this Contract 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 or the Contractor be liable to the other for special, indirect, or consequential damages. The maximum liability of the City or the Contractor 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 related damages, including but not limited to losses, liabilities, costs, expenses and attorney fees, if claimed by a third

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party and to the extent 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. 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 the Contractor's 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

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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 in meeting the requirements of this Contract, 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) business 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 comply with the requirements of this Contract. 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

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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 in meeting the requirements of this Contract, 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) business 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 comply with the requirements of this Contract. 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)

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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**

INTENTIONALLY OMITTED.

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.

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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

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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**

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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 Minnesota)
) ss.
COUNTY OF McLeod)

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 Brant Dennis, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Brant Dennis and I am currently the VP of Finance of Landscape Structures Inc. (hereinafter "Company"), whose business address is 601 7th Street S; Delano, MN 55328, 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.

Affiant / Contractor

Brant Dennis
Printed Name

Subscribed and sworn to before me this 2 day of September 2026

SEAL

Amanda Tweedy
Notary Public
Minnesota
My Commission Expires Jan. 31, 2028

Amanda Tweedy
Notary Public

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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 business 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 agreed upon specifications and guarantees all work performed for a period of one (1)

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year 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, respond to any warranty claims submitted by the City for any work found to be defective, incorrect, or not in accordance with agreed upon 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, together with the applicable provisions of the Sourcewell Agreement, 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.

33. **Force Majeure**

To the extent that the Contractor's performance is affected by a cause beyond the Contractor's control (as further described below), then (a) the Contractor shall promptly alert the City via email or other writing of the event and its anticipated impacts; (b) the obligations of the Contractor shall be suspended for a period no longer than is

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reasonably necessary to remove or overcome the event with all reasonable dispatch; and (c) the Contractor shall be entitled to an equitable extension of time to meet its obligations hereunder. Examples of causes beyond the Contractor's control include labor disputes not involving the Contractor or its subcontractors; acts or omissions of the City, its personnel or agents, or its other contractors; fire; earthquake; floods; terrorism or riots; epidemics; adverse weather conditions not reasonably anticipated, such as hurricanes; concealed or unknown conditions at the work site; acts of public enemy; or orders of or restrictions imposed by any agency or regulator or any civil or military authority.

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

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SIGNATURES

LANDSCAPE STRUCTURES INC.

Signed by:
Bob Wolter
C76127F1416F4DD...

Bob Wolter

VP - Custom Business
Name, Title

CITY OF BLUE SPRINGS

Christine Cates, City Administrator

APPROVED AS TO FORM

City Attorney

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EXHIBIT 1 – SCOPE OF WORK

Name of Contractor: Landscape Structures Inc.

Scope of Work (Job Description):

Installation of custom playground equipment for Southwest Park. This excludes the safety surface as that is being completed by another contractor. Other exclusions are set forth in the below-referenced Proposal.

All work shall be performed in accordance with Contractor's Proposal dated August 18, 2026 attached hereto and incorporated herein as Attachment A.

The installation work pertains to the custom playground equipment referenced in presale design #1195943-01-[02]. If substantial changes are made to said design that affect the scope of work herein, then the parties (a) agree to collaborate in good faith to promptly discuss impacts to the Contractor's scope of work, the applicable work schedule, and/or costs and pricing of the work hereunder; and (b) will formalize any resulting changes via amendment or change order to be signed by both parties.

Start Date: September 8, 2026*

* The Contractor and City will coordinate together in good faith to mutually determine the appropriate date upon which the on-site services of the Contractor shall commence, including commencement dates for the multiple phases of the Contractor's work.

Interim Deadlines (if applicable): N/A

Final Completion Date: May 31, 2029**

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** The Contractor's obligation to achieve completion by the Final Completion Date assumes that the Contractor receives timely and requisite access to the work site for each of the relevant phases of the Contractor's work. The Contractor and City will coordinate together in good faith to mutually determine whether and what adjustments may be needed to the Final Completion Date, it being understood the Contractor's work is only a portion of the City's larger overall project, and that Contractor's portion of the work is dependent upon the performance, coordination, and progress of others.

Reimbursable Expenses: N/A

Maximum Payment:

Dollar Amount	**Type or Total Payment / Expense**
$1,074,132.00	Maximum payment for services rendered
$0.00	Maximum amount of expenses to be reimbursed
$1,074,132.00	Total Maximum amount to be paid to the Contractor

Payment Schedule:

Reference the terms of the attached and incorporated Attachment A.

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ATTACHMENT A to Exhibit 1

landscape structures

August 18, 2026

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

Subject: Installation Proposal for Southwest Park in Blue Springs, MO.

Dear Dennis Dovel,

Thank you for the opportunity to design and manufacture custom playground equipment for Southwest Park. We are pleased to outline the payment terms associated with your equipment installation to ensure clarity and alignment as we move forward.

The LSI equipment installation payment schedule is structured as follows:

	INSTALLATION PAYMENT TERMS	Estimated Timing	Amount
INSTALLATION	Progress Billing upon first mobilization	Q3 2028	$ 358,044
	Progress Billing upon 50% completion	Q4 2028	$ 179,022
	Progress Billing upon Substantial completion	Q1 2029	$ 483,359
	5% Retainage due at Final completion	Q1 2029	$ 53,707
	TOTAL DUE		**$ 1,074,132**

The installation pricing and estimated timing above assume the following, and if any of the following assumptions prove to be incorrect, LSI may adjust pricing and estimated timelines accordingly:

- Normal soil conditions
- Scope does not include surfacing materials or surfacing installation, material testing, rock removal or backfill or compacting, or fencing or security
- Clear and open access to the build site from a minimum of two directions; access road(s) must accommodate vehicles and installation equipment (e.g., cranes)
- No utility conflicts or overhead obstructions
- Scope does not include installation or modification of the remaining tree walk section(s).
- Scope does not include responsibility for building permits or inspections (or associated costs)
- Electrical power and/or lighting to the structure will be provided by others
- There is no requirement for LSI to work under (or pursuant to a contract with) a GC or construction manager
- Site preparation and grading to required sub-grade elevation will be provided by others

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prior to LSI mobilization
- Site slope does not exceed 1%
- Scope does not include tower spread footers/concrete; all structural/component foundations (including layout/survey, excavation, forming materials, reinforcing steel, anchor bolts, installation templates, and concrete placement and finishing) are to be provided by others
- Scope does not include routine maintenance to the site or equipment after work completion
- If installers are mobilized to the site but are unable to perform work because of causes outside of LSI's control, LSI may add additional costs for mobilization, demobilization, standby, labor, equipment, and associated costs
- Laydown/staging area provided by others
- Assumes access road to the site that will accommodate transportation of equipment (Semi Trucks) and Crane(s) as needed (TBD) This needs to be a wide (no less than 30') compacted, straight run
- Lay down area will be a minimum of 150' x 150', flat, compacted stone or similar with a clear path to the build site; area must be accessible to semi-trucks with turnaround areas as needed
- Assumes all foundations installed with adequate curing time prior to installation

Customer accepts the proposal above:

City of Blue Springs:

Signature: _____

Name: _____

Title: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 19, 2026

ITEM TYPE: Contract

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER:

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Downtown Revitalization

ITEM DESCRIPTION

Adopt a Resolution approving a contract in the amount of $334,416.47 with Blink Marketing Inc dba Blink Signs for the purchase and construction of a Downtown Monument Sign located at 7 Highway and Main Street.

BACKGROUND

The Revitalization of the Downtown corridor is a priority outlined in the 2024 Downtown Master Plan and been long desired by residents and businesses. Additionally, the City identified "Downtown Revitalization" as a Strategic Priority in the City's 2025 – 2030 Strategic Plan, with the stated goal of continuing to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing, diverse dining, entertainment and retail. The development of a Downtown Monument sign provides an opportunity to further the momentum by promoting events on a digital media board anchored on the proposed monument sign.

SFS Architecture was hired to develop concept plans and construction documents for the construction of a Downtown Monument sign to be located on the 7 & Main property at the corner of MO-7 Highway and Main Street. Based upon the plans and specifications a Request for Proposals (RFP) was developed for the purchase and construction of the sign. The RFP was distributed on the City's website and sent to sign companies to receive competitive proposals. Proposals were due on August 12, 2026 with the City receiving six proposals.

Staff and the Architect reviewed the bids for completeness to ensure all trades and products were included in the submittals by each company. After reviewing all the proposals, the low bid omitted several items such as electrical work, only partial demolition of the existing sign, no bid bond and only one digital sign making the bid incomplete and not following the specifications. The following are the bids received:

Midwest Sign	$206,896 – incomplete
Blink Signs	$334,416.47
Heartland Signs	$435,000.00
Gunter Construction Co.	$467,800.00
Mega KC	$535,500.00
Lytle Construction Co.	$595,850.00

Based on the bids received and reviewing the proposals, staff is recommending the contract award to Blink Marketing Inc dba Blink Signs in the amount of $334.416.47. Construction timeline is between 18 – 24 weeks.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Blink Marketing Inc dba Blink Signs
Amount of Request/ Contract:	$334,416.47
Amount Budgeted:	163-00000-530605 - $150,000 150-00000-530100 - $0
Budget Year:	FY 2025-26
Funding Source/Account #:	163-00000-530605 -$150,000 150-00000-530100 – $184,416.47
Account Balance:	163-00000-530605 - -$150,000 150-00000-530100 - $258,397.79 Budget amendment completed 8/17/26 by Ordinance #5516 Date: 8/24/2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	September 14, 2026
Estimated End Date	March 31, 2027
Years and Months Contract in effect	7 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:	Yes	
Bond:	Yes	
IRS Form W-9	Yes	8/31/26 Finance Review: Click or tap to enter a date.
Bid/RFP/RFQ and Tabulation	Yes	
Bid Waiver: (less than three bids)	No	
Contractor address and email:	Yes	Blink Marketing Inc dba Blink Signs 1925 St. Clair Ave NE Cleveland, OH 44114 Lauren Sweet bids@blinksigns.com 216-503-2568
Project Exemption Certificate needed:	Yes	

RESOLUTION 65-2026

A RESOLUTION APPROVING A CONTRACT WITH BLINK MARKETING INC DBA BLINK SIGNS FOR PURCHASE AND CONSTRUCTION OF A DOWNTOWN MONUMENT SIGN

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, Administration prepared specifications and secured quotations for the purchase and construction of a Downtown Monument Sign to be located at 7 Highway and Main Street on the 7 & Main Center property; and

WHEREAS, the Department received six bids and now recommends that the City award a contract to Blink Marketing Inc. dba Blink Signs for work based on scope of services in the amount of $334,416.47.

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 Blink Marketing dba Blink Signs, 1925 St. Clair Ave NE, Cleveland, Ohio, 44114 for the purchase and construction of a Downtown Monument Sign in the amount of $334,416.47. 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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT A

BLUE SPRINGS
MISSOURI

PUBLIC WORKS CONTRACT

EFFECTIVE DATE: September 14, 2026

TERMINATION DATE: March 31, 2027

CONTRACT NUMBER:

City	Contractor
City of Blue Springs 903 West Main Street Blue Springs, MO 64015	Blink Marketing Inc dba Blink Signs 1925 St. Clair Ave NE Cleveland, OH 44114
Department: Administration	Attention: Lauren Sweet
Phone: 816-228-0111	Phone: 216-503-2568

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 $334,416.47 unless agreed to by City and Contractor in writing.

8. **Termination of Contract**

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

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

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

9. **Conflicts**

No salaried officer or employee of the City and no member of the City Council shall

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

10. **Assignment**

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

11. **Discrimination**

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

12. **Occupational License**

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

13. **Compliance with Laws**

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

14. **American Made Products.**

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

15. **Nonresident/Foreign Contractors**

The Contractor shall procure and maintain during the life of this contract:

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

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

16. **General Independent Contractor Clause**

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

17. **City Benefits**

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

18. **Insurance**

Contractor agrees to maintain insurance as set forth below and provide to City

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

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

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

c. Workers' Compensation. Statutory requirements.

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

19. **Liability and Indemnity**

The parties mutually agree to the following:

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

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

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

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

which indemnification is sought.

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

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

20. **Excessive Unemployment Requirements**

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

21. **Bonds**

Pursuant to Section 107.170 RSMo.

a. **Labor and Material Payment Bond.** If this Contract is estimated to exceed $50,000.00, the Contractor shall furnish a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the major terms and conditions of this Contract and payment of all labor and material suppliers. It is further mutually agreed

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

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

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

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

22. **Liquidated Damages**

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

23. **Site**

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

24. **Prevailing Wage**

If this Contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established by Prevailing Wage Order No. 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 Ohio)
) ss.
COUNTY OF Cuyahoga

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 Lauren Sweet, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is LAUREN SWEET and I am currently the DIRECTOR OF BDD of BLINK SIGNS (hereinafter "Company"), whose business address is 1925 ST CLAIR AVE NE, CLEVELAND OH 44114, 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.

Lauren Sweet
Affiant / Contractor

LAUREN SWEET
Printed Name

Subscribed and sworn to before me this 21 day of August, 20__.

Darlene Zwolinski
Notary Public

SEAL

DARLENE ZWOLINSKI
Notary Public
State of Ohio
My Comm. Expires
January 7, 2028

27. **Anti-Discrimination Against Israel Act**

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

28. **Notices**

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

29. **Jurisdiction**

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

30. **Warranty**

Contractor warrants that all workmanship shall be of good quality, in conformance with

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

31. **Severability**

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

32. **Entire Contract**

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

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

SIGNATURES

BLINK MARKETING INC dba BLINK SIGNS

Lauren Sweet, Director of Bidding

CITY OF BLUE SPRINGS

Christine Cates, City Administrator

APPROVED AS TO FORM

City Attorney

EXHIBIT 1 – SCOPE OF WORK

Name of Contractor: Blink Marketing Inc dba Blink Signs

Scope of Work (Job Description):

Demolition of existing sign and footings and purchase of all materials to construct a Monument Sign located at 7 Highway and Main Street in Blue Springs, MO. The sign is to included two digital sign boards, 12 double-sided advertising panels, all electrical work and site restoration.

All work shall be performed in accordance with Contractor's Pricing Proposal as part of the Request for Proposals for the Construction of Downtown Monument Sign dated August 11, 2026 attached hereto and incorporated herein as Attachment A along with Attachment B - Request for Proposals Construction of Downtown Monument Sign dated July 20, 2026.

Start Date: September 14, 2026

Interim Deadlines (if applicable): N/A

Final Completion Date: March 31, 2027

Reimbursable Expenses: N/A

Maximum Payment:

Dollar Amount	Type or Total Payment / Expense
$334,416.47	Maximum payment for services rendered
$0.00	Maximum amount of expenses to be reimbursed
$334,416.47	Total Maximum amount to be paid to the Contractor

Payment Schedule: Monthly as billed based on percentage of completion or stored

materials as provided proof.



DRAWING INDEX

SHEET NUMBER	SHEET NAME
G001	COVER
G002	SPECIFICATIONS
G003	SPECIFICATIONS
G004	SPECIFICATIONS
S001	GENERAL NOTES
S002	CMU DETAILS
S100	FOUNDATION PLAN
S201	SECTIONS
A001	ARCHITECTURAL SITE PLAN AND DETAILS
A101	FLOOR PLAN AND PLAN DETAILS
A201	ELEVATIONS AND SIGNAGE
A521	WALL SECTIONS AND DETAILS
E001	COVER SHEET
E101	ELECTRICAL PLANS

PROJECT INFORMATION

PROJECT NAME: BLUE SPRINGS DOWNTOWN MONUMENT SIGN
OWNER: CITY OF BLUE SPRINGS
LOCATION: CORNER OF WEST MAIN STREET AND NW HIGHWAY 7
DESCRIPTION: REMOVAL OF EXISTING PROPERTY OWNER'S PYLON SIGN, NEW PROPERTY OWNER PYLON SIGN, AND NEW BLUE SPRINGS CITY MONUMENT SIGN.

APPLICABLE DESIGN BUILDING CODES AND STANDARDS
2024: INTERNATIONAL BUILDING CODE (IBC)
2023: NATIONAL ELECTRICAL CODE (NEC): NFPA 70
2020: MODOT DIVISION 10, CHAPTER 6 - OUTDOOR ADVERTISING

PROJECT SYMBOLS

- CENTER LINE
- Name / Elevation — LEVEL IDENTIFIER
- ? — PLAN KEYNOTES
- SPOT ELEVATION
- 1 — DRAWING REVISION
- N — NORTH ARROW
- ## / 1 / A101 — EXTERIOR ELEVATION REFERENCE
- 1 / A101 SIM — WALL SECTION REFERENCE TAG
- 1 / A101 SIM — DETAIL SECTION REFERENCE TAG
- ## / A### View Name 1/8" = 1'-0" — VIEW TITLE
- ##.# — NEW GRID IDENTIFIER

ARCHITECT-OF-RECORD:
SFS ARCHITECTURE
2100 CENTRAL, SUITE 31
KANSAS CITY MISSOURI 64108
O: 816.474.1397
F: 816.421.8024

STRUCTURAL ENGINEER:
BOB D. CAMPBELL & CO.
4338 BELLEVIEW AVE,
KANSAS CITY, MO 64111
O: 816.531.4144

ELECTRICAL ENGINEER:
PKMR ENGINEERS
13300 WEST 98TH STREET,
LENEXA, KS 66215
O: 913.492.2400

OWNER:
CITY OF BLUE SPRINGS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
O: 816.228.0110

251274
07.01.2026
BID DOCUMENTS

LEGEND - ABBREVIATIONS

&	And	CLO.	Closet	FIN.	Finish	J-BOX	Junction Box	PERP.	Perpendicular	STL.	Steel
∠	Angle	CLR.	Clear	FIXT.	Fixture	JAN.	Janitor	PL.	Plate	STOR.	Storage
@	At	C.M.U.	Concrete Masonry Unit	FL./FLR.	Floor	JST.	Joist	P-LAM	Plastic Laminate	STR.	Stairs
℄	Centerline	CNTR.	Counter	FLASH.	Flashing	JT.	Joint	PLAS.	Plaster	STRUCT.	Structure / Structural
©	Copyright	C.O.	Cased Opening	FLUOR.	Fluorescent			PLYWD.	Plywood	SUSP.	Suspend(ed)
°	Degrees	COL.	Column	FND.	Foundation	KIT.	Kitchen	PLBG.	Plumbing	S.W.	Sheer Wall
Ø	Diameter	CONC.	Concrete	F.O.B.	Face of Building	KO.	Knockout	POL.	Polished	S.Y.	Square Yard(s)
#	Number or Pound	CONF.	Conference	F.O.C.	Face of Concrete	K.P.	Kick Plate	P.M.	Panel Module	SYM.	Symmetrical
S.F.	Square Feet	CONST.	Construction	F.O.F.	Face of Finish			PNL.	Panel	SYS.	System
‖	Parallel	CONT.	Continuous	F.O.S.	Face of Stud	L.	Length	PR.	Pair		
⊥	Perpendicular	CONTR.	Contractor	F.O.W.	Face of Wall (Gypsum Board)	LAB.	Laboratory	PRCST.	Precast	TR.	Tread
±	Plus or Minus	CORR.	Corridor	F.P.	Fireproof(ing)	LAM.	Laminate	PT.	Paint / Point	T&G	Tongue and Groove
		CPT.	Carpet	F.R.	Fire Retardant	LAV.	Lavatory	PTD.	Painted	T.B.	Towel Bar
		C.R.	Card Reader	F.S.	Full Size	LG.	Long	P.T.D.	Paper Towel Dispenser	T.B.D.	To Be Determined
		C.T.	Ceramic Tile	F.S.D.	Fire Smoke Damper	L.F.	Linear Foot	P.T.R.	Paper Towel Receptacle	T.D.	Top of Deck(ing)
		CTR.	Center	F.T.	Fire Treated	LKR.	Locker	PTN.	Partition	TEL.	Telephone
		CTSK.	Countersunk	FT.	Foot OR Feet	LTG.	Lighting			TEMP.	Tempered
		CW.	Curtain wall	FTG.	Footing			Q.T.	Quarry Tile	TERR.	Terrazzo
				FURR.	Furring	M.	Meter / Meters			TH.	Thick
		DBL.	Double	FUT.	Future	MM	Millimeters	R.	Riser	T.O.	Top Of
		D.C.P.	Door Control Panel	F.V.	Field Verify	MACH.	Machine	R.A.	Return Air	T.O.C.	Top of Concrete / Curb
ABV.	Above	DEPT.	Department	F.V.C.	Fire Valve Cabinet	MAINT.	Maintenance	RAD.	Radius	T.O.P.	Top of Parapet
A/C.	Air Conditioning	DTL.	Detail	GA.	Gauge	MAT.	Material	R.B.	Resilient Base	T.O.PL.	Top of Plate
ACT.	Acoustical Ceiling Tile	D.F.	Drinking Fountain	GALV.	Galvanized	MAS.	Masonry	R.C.P.	Reflected Ceiling Plan	T.O.S.	Top of Slab
A.D.	Area Drain	DIA.	Diameter	G.B.	Grab Bar	MAX.	Maximum	R.D.	Roof Drain	T.O.STL.	Top of Steel
ADA	Americans with Disabilities Act	DIM.	Dimension	G.C.	General Contractor	M.D.F.	Medium Density Fiber Board	REC.	Recessed	T.O.W.	Top of Wall
ADDL.	Additional	DISP.	Dispenser	G.D.	Garbage Disposal	MECH.	Mechanical	REF.	Reference / Refrigerator	T.P.D.	Toilet Paper Dispenser
ADJ.	Adjustable	DMT.	Demountable	GEN.	General	MEMB.	Membrane	REINF.	Reinforced	T.P.H.	Toilet Paper Holder
ADJA.	Adjacent	DN.	Down	GFCI	Ground Fault Circuit Interruption	MEP	Mechanical, Electrical, Plumbing	REM.	Remaining	T.V.	Television
A.F.F.	Above finished floor	D.O.	Door Opening	GFRC.	Glass Fiber Reinforced Concrete	MTL.	Metal	REQD.	Required	TYP.	Typical
AGGR.	Aggregate	DR.	Door	GFRG.	Glass Fiber Reinforced Gypsum	MFR.	Manufacturer	RES.	Resilient		
AL.	Aluminum	DRN.	Drain	GL.	Glass	M.H.	Manhole	RET.	Retaining	U.B.C.	Uniform Building Code
A.P.	Access Panel	DS.	Downspout	G.N.	General Note	MIC.	Microwave	REV.	Revised / Revision	U.C.	Under Counter
APPROX.	Approximate	D.W.	Dishwasher	GND.	Ground	MID.	Middle	RFG.	Refrigerator	U.L.	Underwriters Laboratory
ANCH.	Anchor	DWG/S.	Drawing/s	G.R.	Guard Rail	MIN.	Minimum	RFL.	Reflected	U.N.O.	Unless Noted Otherwise
ARCH.	Architectural	DWR.	Drawer	GR.	Grade	MIR.	Mirror	RGTR.	Register	UR.	Urinal
ASPH.	Asphalt			GWB.	Gypsum Wall Board	MISC.	Miscellaneous	RM.	Room		
AUTO	Automatic	E.	East	GYP.	Gypsum Board	M.O.	Masonry Opening	RND.	Round	VAR.	Varies
BD.	Board	(E)	Existing			MTD.	Mounted	R.O.	Rough Opening	VB.	Vapor Barrier
BEL.	Below	EA.	Each	H.B.	Hose Bib	MUL.	Mullion	R.P.	Radius Point	VCT.	Vinyl Composition Tile
BLDG.	Building	E.I.F.S.	Exterior Insulation and Finish System	H.C.	Hollow Core			RWL.	Rain Water Leader	VEN.	Veneer
BLK.	Block	E.J.	Expansion Joint	HCP.	Handicapped	N.	North			VERT.	Vertical
BM.	Beam	EL.	Elevation	HD.	Head	(N)	New	S.	South	VEST.	Vestibule
B.M.	Brick Module	ELEC.	Electrical	HDBD.	Hardboard	N.I.C.	Not In Contract	SAN.	Sanitary	VOL.	Volume
B.O.	Bottom Of	ELEV.	Elevator	HDR.	Header	NO.	Number	S.C.	Solid Core	V.P.	Veneer Plaster
B.O.D.	Basis of Design	EMER.	Emergency	HDW.	Hardware	NOM.	Nominal	S.C.D.	Seat Cover Dispenser		
BOT.	Bottom	ENCL.	Enclosure	HDWD.	Hardwood	N.T.S.	Not To Scale	SCHED.	Schedule	W.	West OR Width
BRKT.	Bracket	ENGR.	Engineer	HT.	Height			S.D.	Soap Dispenser	W/	With
BRG.	Bearing	E.P.	Electrical Panelboard	H.M.	Hollow Metal	O.A.	Overall	SECT.	Section	W.B.	White Board
BRK.	Brick	EPDM	Ethylene Polypropylene Diene Monomer	HOR.	Horizontal	O.C.	On Center	S.F.	Square Foot (Feet)	WC	Water Closet
B.U.R.	Built-up Roofing			H.R.	Handrail	O.D.	Outside Diameter	S.H.	Sprinkler Head	W.C.	Wall Covering
BSMT.	Basement	EQ.	Equal	HR.	Hour	O.F.C.I.	Owner Furnished Contractor Installed	SH.	Shelf	WD.	Wood
		EQPT.	Equipment	H.V.A.C.	Heating, Ventilation, Air Conditioning	OFD.	Overflow Drain	SHR.	Shower	WDW	Window
CAB.	Cabinet	ESD	Electro-static Dissipative	H.W.	Hot Water	O.F.O.I.	Owner Furnished Owner Installed	SHT.	Sheet	W.F.	Wood Flooring
CAT.	Category	EXP.	Expansion / Exposed	H.W.	Hot Water Heater	OFF.	Office	SIM.	Similar	W.H.	Water Heater
CB.	Chalk Board	EXST.	Existing			O.H.	Overhead	SK.	Sink	W/O	Without
CEM.	Cement / Cementitious	EXT.	Exterior	I.D.	Inside Diameter / Dimension	OPNG.	Opening	SL.	Sliding	WP.	Waterproof
CER.	Ceramic			IN.	Inch	OPP.	Opposite	S.N.D.	Sanitary Napkin Dispenser	W.R.	Water Resistant
C.G.	Corner Guard	F.	Fabric	INCAN.	Incandescent	OSB	Oriented Strand Board	S.N.R.	Sanitary Napkin Receptacle	WSCT.	Wainscot
C.I.	Cast Iron	F.A.	Fire Alarm	INCL.	Include(d)(ing)	OVHD.	Overhead	SP.	Speaker	WT.	Weight
C.I.P.	Cast in Place	F.D.	Floor Drain OR Fire Damper	INFO.	Information	OZ.	Ounce	SQ.	Square	WWF	Welded Wire Fabric
C.J.	Control Joint	F.E.	Fire Extinguisher	INSUL.	Insulation	OWSJ	Open Web Steel Joist	S.S.	Stainless Steel		
CLG.	Ceiling	F.E.C.	Fire Extinguisher Cabinet	INT.	Interior	OTS	Open To Structure	SSK.	Service Sink		
CLKG.	Caulking	F.H.	Flat Head OR Full Height					STA.	Station		
		F.H.C.	Fire Hose Cabinet	INTER.	Intermediate	PAV.	Paving	STC	Sound Transmission Class		
				INV.	Invert / Inverse	P.C.	Precast Concrete	STD.	Standard		

Blue Springs Downtown Monument Sign
WEST 7TH MAIN STREET AND NW HIGHWAY 7

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 0110
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DIVISION 02 - EXISTING CONDITIONS

SECTION 02 4100
DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Selective demolition of built site elements.

1.02 REFERENCE STANDARDS

A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2027.

1.03 SUBMITTALS

A. Site Plan: Indicate:
1. Areas for temporary construction and field offices.
2. Areas for temporary and permanent placement of removed materials.

B. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
1. Indicate extent of demolition, removal sequencing, bracing and shoring, and location and construction of barricades and fences.
2. Demolition firm qualifications.

C. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 DEMOLITION

A. Remove pylon sign as indicated on drawings.

B. Remove paving and curbs required to accomplish new work.

C. Within area of new construction, remove pylon sign foundation and footing to full depth.

D. Fill excavations, open pits, and holes in ground areas generated as result of removals, using specified fill; compact fill as required so that required rough grade elevations do not subside within one year after completion.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Comply with applicable requirements of NFPA 241.
3. Use of explosives is not permitted.
4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
5. Provide, erect, and maintain temporary barriers and security devices.
6. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
7. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
8. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
9. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
10. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from Owner.

C. Protect existing structures and other elements to remain in place and not removed.
1. Provide bracing and shoring.
2. Prevent movement or settlement of adjacent structures.
3. Stop work immediately if adjacent structures appear to be in danger.

D. Minimize production of dust due to demolition operations. Do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

E. Hazardous Materials:
1. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

F. Perform demolition in a manner that maximizes salvage and recycling of materials.
1. Dismantle existing construction and separate materials.
2. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.

G. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.

3.03 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.

B. Protect existing utilities to remain from damage.

C. Do not disrupt public utilities without permit from authority having jurisdiction.

D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.

E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.

F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.

G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

3.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

DIVISION 04 - MASONRY

SECTION 04 2000
UNIT MASONRY

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Concrete block.
B. Clay facing brick.
C. Manufactured stone veneer.
D. Mortar and grout.
E. Reinforcement and anchorage.
F. Flashings.
G. Lintels.
H. Accessories.

1.02 REFERENCE STANDARDS

A. ASTM A240/A240M - Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications; 2026.
B. ASTM A580/A580M - Standard Specification for Stainless Steel Wire; 2023.
C. ASTM A666/A666M - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2024.
D. ASTM A951/A951M - Standard Specification for Steel Wire for Masonry Joint Reinforcement; 2026.
E. ASTM C90 - Standard Specification for Dry-Cast Loadbearing Concrete Masonry Units; 2024a.
F. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2025.
G. ASTM C150/C150M - Standard Specification for Portland Cement; 2024.
H. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2024.
I. ASTM C216 - Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale); 2026.
J. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2025b.
K. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2024.
L. ASTM C476 - Standard Specification for Grout for Masonry; 2023.
M. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2024.
N. BIA Technical Notes No. 28B - Brick Veneer/Cold-Formed Steel Framed Walls; 2025.
O. BIA Technical Notes No. 7 - Water Penetration Resistance – Design and Detailing; 2017.
P. BIA Technical Notes No. 13 - Ceramic Glazed Brick Exterior Walls; 2017.
Q. BIA Technical Notes No. 46 - Maintenance of Brick Masonry; 2017.
R. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata (2024).

1.03 SUBMITTALS

A. Product Data: Provide data for masonry units, fabricated wire reinforcement, mortar, masonry accessories, and flashings.
B. Shop Drawings: Indicate pertinent dimensions, materials, anchorage, size and type of fasteners, and accessories for veneer support system.
C. Samples: Submit one sample of facing brick and manufactured stone veneer units to illustrate color, texture, and extremes of color range. Submit mortar color samples.
D. Manufacturer's Certificate: Certify that masonry units meet or exceed specified requirements.

1.04 QUALITY ASSURANCE

A. Follow design and construction guidelines and technical notes of the Brick Industry Association (BIA).
B. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section with minimum ten years of documented experience.
C. Installer Qualifications: Company specializing in performing work of the type specified and with at least ten years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver, handle, and store masonry units by means that will prevent mechanical damage and contamination by other materials.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

A. Concrete Block: Comply with referenced standards and as follows:
1. Size: Standard units with nominal face dimensions of 16 by 8 inches (400 by 200 mm) and nominal depth of 8 inches (200 mm)in locations indicated on drawings.
2. Size: Standard units with nominal face dimensions of 16 by 4 inches (400 by 100 mm) and nominal depth of 8 inches (200 mm) in locations indicated on drawings.
3. Load-Bearing Units: ASTM C90, normal weight.
a. Hollow block, as indicated.
b. Exposed Faces: Manufacturer's standard color and texture where indicated.

2.02 BRICK UNITS

A. Manufacturers:
1. Basis of Design: Cloud Ceramics; www.cloudceramics.com.
2. Glen Gery; www.glengery.com.
3. Substitutions: Permitted.

B. Facing Brick: ASTM C216, Type FBS Smooth, Grade SW.
1. Color and texture: As indicated on drawings.
2. Actual size: As indicated on drawings.
3. Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.

2.03 MANUFACTURED STONE VENEER

A. Manufacturers:
1. Basis of Design: Echelon Masonry; www.echelonmasonry.com
2. Substitutions: Permitted.

B. Description:
1. Type: Cordova Stone.
2. Color and Texture: As indicated on drawings.
3. Actual size: As indicated on drawings.
4. Custom Shapes: As indicated on drawings.

2.04 MORTAR AND GROUT MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I; color as required to produce approved color sample.
B. Hydrated Lime: ASTM C207, Type S.
C. Mortar Aggregate: ASTM C144.
D. Grout Aggregate: ASTM C404.
E. Pigments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with ASTM C979/C979M.
1. Color(s): As selected by Architect from manufacturer's full range.
2. Manufacturers:
a. Solomon Colors, Inc; X Series White Cement: www.solomoncolors.com/#sle.
b. Substitutions: Permitted.
F. Water: Clean and potable.

2.05 REINFORCEMENT AND ANCHORAGE

A. Multiple Wythe Joint Reinforcement: ASTM A951/A951M.
1. Type: Truss or ladder.
2. Material: stainless steel complying with ASTM A580/A580M Type 304.
3. Size: 0.1483 inch (3.8 mm) side rods with 0.1483 inch (3.8 mm) cross rods; width as required to provide not less than 5/8 inch (16 mm) of mortar coverage on each exposure.

B. Masonry Veneer Anchors: 2-piece anchors that permit differential movement between masonry veneer and structural backup, stainless steel.
1. Anchor plates: Not less than 0.075 inch (1.91 mm) thick, designed for fastening to structural backup through sheathing by two fasteners.
2. Wire ties: Manufacturer's standard shape, 0.1875 inch (4.75 mm) thick.
3. Vertical adjustment: Not less than 3-1/2 inches (89 mm).

2.06 FLASHINGS

A. Metal Flashing Materials:
1. Stainless Steel Flashing: ASTM A666/A666M, Type 304, soft temper; 24 gauge, 0.025 inch (0.635 mm) thick; finish 2B to 2D.

B. Combination Non-Asphaltic Flashing Materials - Stainless Steel:
1. Stainless Steel/Polymer Fabric Flashing: ASTM A240/A240M; 2 mil (0.05 mm) type 304 stainless steel sheet bonded on one side to one sheet of polymer fabric.
a. Manufacturers:
1) York Flashings; Multi-Flash SS: www.yorkflashings.com/#sle.
2) Substitutions: Permitted.

C. Flashing Sealant/Adhesives: Silicone or other type required or recommended by flashing manufacturer; type capable of adhering to type of flashing used.
D. Termination Bars: Stainless steel; compatible with membrane and adhesives.
E. Drip Edge: Stainless steel; angled drip with hemmed edge; compatible with membrane and adhesives.
F. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

2.07 ACCESSORIES

A. Cavity Mortar Control: Semi-rigid polyethylene or polyester mesh panels, sized to thickness of wall cavity, and designed to prevent mortar droppings from clogging weeps and cavity vents and allow proper cavity drainage.
B. Weeps:
1. Type: Extruded propylene with honeycomb design.
2. Color(s): As selected by Architect from manufacturer's full range.
C. Cavity Vents:
1. Color(s): As selected by Architect from manufacturer's full range.
D. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.

2.08 LINTELS

A. Steel Lintels:
1. As indicated on drawings.

2.09 MORTAR AND GROUT MIXING

A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.
1. Masonry below grade and in contact with earth: Type S.
2. Exterior, loadbearing masonry: Type N.
3. Exterior, non-loadbearing masonry: Type N.

B. Colored Mortar: Proportion selected pigments and other ingredients to match Architect's sample, without exceeding manufacturer's recommended pigment-to-cement ratio.
C. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches (50 mm) or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches (50 mm).

2.10 FASTENERS

A. Fasteners incorporated into masonry walls: ASTM A666 Type 304, stainless steel, of sizes and configurations required for support of masonry veneer, accessories and applicable superimposed loads.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive masonry. Commencing work of this section indicates the installer's acceptance of substrate conditions.
B. Verify air barrier has been installed.
C. Verify that related items provided under other sections are properly sized and located.
D. Verify that built-in items are in proper location, and ready for roughing into masonry work.

3.02 COLD AND HOT WEATHER REQUIREMENTS

A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

3.03 COURSING

A. Establish lines, levels, and coursing indicated. Protect from displacement.
B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
C. Concrete Masonry Units:
1. Bond: Running.
2. Coursing: One unit and one mortar joint to equal 8 inches (200 mm) or 4 inches (100 mm) where indicated on drawings.
3. Mortar Joints: Concave.
D. Brick Units:
1. Bond: Running.
2. Coursing: Three units and three mortar joints to equal 8 inches (200 mm).
3. Mortar Joints: Concave.

3.04 PLACING AND BONDING

A. Place masonry in accordance with recommendations of BIA Technical Notes.
B. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
C. Lay hollow masonry units with face shell bedding on head and bed joints.
D. Buttering corners of joints or excessive furrowing of mortar joints is not permitted.
E. Remove excess mortar and mortar smears as work progresses.
F. Interlock intersections and external corners.
G. Do not shift or tap masonry units after mortar has achieved initial set. Where adjustment must be made, remove mortar and replace.
H. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.

3.05 WEEPS/CAVITY VENTS

A. Install weeps in veneer walls at 24 inches (600 mm) on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of walls.
B. Install cavity vents in veneer walls at 32 inches (800 mm) on center horizontally below shelf angles and lintels and near top of walls.

3.06 CAVITY MORTAR CONTROL

A. Do not permit mortar to drop or accumulate into cavity air space or to plug weep/cavity vents.
B. For cavity walls, build inner wythe ahead of outer wythe to accommodate accessories.
C. Install cavity mortar diverter at base of cavity and at other flashing locations as recommended by manufacturer to prevent mortar droppings from blocking weep/cavity vents.

3.07 REINFORCEMENT AND ANCHORAGE - MASONRY VENEER

A. Masonry Back-Up: Embed anchors to bond veneer at maximum 16 inches (400 mm) on center vertically and 36 inches (900 mm) on center horizontally. Place additional anchors at perimeter of openings and ends of panels, so maximum spacing of anchors is 8 inches (200 mm) on center.
B. Stud Back-Up: Secure veneer anchors to stud framed back-up and embed into masonry veneer at maximum 16 inches (400 mm) on center vertically and 24 inches (600 mm) on center horizontally. Place additional anchors at perimeter of openings and ends of panels, so maximum spacing of anchors is 8 inches (200 mm) on center.

3.08 REINFORCEMENT AND ANCHORAGES - MULTIPLE WYTHE UNIT MASONRY

A. Use individual metal ties installed in horizontal joints to bony wythes together.

3.09 MASONRY FLASHINGS

A. Whether or not specifically indicated, install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted.
1. Extend flashings full width at such interruptions and at least 6 inches (152 mm), minimum, into adjacent masonry or turn up flashing ends at least 1 inch (25.4 mm), minimum, to form watertight pan at nonmasonry construction.
2. Remove or cover protrusions or sharp edges that could puncture flashings.
3. Seal lapped ends and penetrations of flashing before covering with mortar.

B. Terminate flashing up 8 inches (203 mm) minimum on vertical surface of backing:
1. Install vertical leg of flashing over fluid-applied or self-adhered air/vapor barriers over backing or per manufacturer's directions.
2. Anchor vertical leg of flashing into backing with a termination bar and sealant.

C. Install flashing in accordance with manufacturer's instructions and BIA Technical Notes No. 7.
D. Extend metal flashings to within 1/2 inch (12 mm) of exterior face of masonry and adhere to top of stainless steel angled drip with hemmed edge. Extend drip 1/4" beyond the face of wall.
E. Lap end joints of flashings at least 6 inches (152 mm), minimum, and seal watertight with flashing sealant/adhesive.

3.10 LINTELS

A. Install loose steel lintels over openings.
B. Maintain minimum bearing on each side of opening as indicated on drawings.

3.11 GROUTED COMPONENTS

3.12 TOLERANCES

A. Maximum Variation From Unit to Adjacent Unit: 1/16 inch (1.6 mm).
B. Maximum Variation from Plane of Wall: 1/4 inch in 10 ft (6 mm/3 m) and 1/2 inch in 20 ft (13 mm/6 m) or more.
C. Maximum Variation from Plumb: 1/4 inch (6 mm) per story non-cumulative; 1/2 inch (13 mm) in two stories or more.

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STATE OF MISSOURI
KELLY C. SUMNER
NUMBER A-2009027297
PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 251274
ISSUE FOR: BID DOCUMENTS
ISSUE DATE: 07.01.2026
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SPECIFICATIONS

G002

SFS 25.1 7/1/2026 12:04:41 PM Autodesk Docs://251274 - Blue Springs Downtown Monument Sign/251274 - Blue Springs Downtown Monument Sign - Central.rvt

D. Maximum Variation from Level Coursing: 1/8 inch in 3 ft (3 mm/m) and 1/4 inch in 10 ft (6 mm/3 m); 1/2 inch in 30 ft (13 mm/9 m).
E. Maximum Variation of Mortar Joint Thickness: Head joint, minus 1/4 inch, plus 3/8 inch (minus 6.4 mm, plus 9.5 mm).

3.13 CUTTING AND FITTING

A. Obtain approval prior to cutting or fitting masonry work not indicated or where appearance or strength of masonry work may be impaired.
B. Cut and fit for electrical boxes. Coordinate with other sections of work to provide correct size, shape, and location.

3.14 CLEANING

A. Remove excess mortar and mortar droppings.
B. Replace defective mortar. Match adjacent work.
C. Clean soiled surfaces with cleaning solution.
D. Use non-metallic tools in cleaning operations.

3.15 PROTECTION

A. Without damaging completed work, provide protective boards at exposed external corners that are subject to damage by construction activities.

END OF SECTION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

SECTION 06 1000
ROUGH CARPENTRY

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Sheathing.
B. Preservative treated wood materials.
C. Concealed wood blocking, nailers, and supports.

1.02 RELATED REQUIREMENTS

A. Section 07 2700 - Air Barriers: Air barrier over sheathing.

1.03 REFERENCE STANDARDS

A. ASTM C1177/C1177M - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing; 2024.
B. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2021.
C. AWPA M4 - Standard for the Handling, Storage, Field Fabrication and Field Treatment of Preservative-Treated Wood Products; 2023.
D. AWPA U1 - Use Category System: User Specification for Treated Wood; 2025.
E. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
F. PS 20 - American Softwood Lumber Standard; 2025.

1.04 SUBMITTALS

A. Product Data: Submit technical data on wood treatment.

1.05 DELIVERY, STORAGE, AND HANDLING

A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

B. Lumber fabricated from old growth timber is not permitted.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. Sizes: Nominal sizes as indicated on drawings, S4S.
B. Moisture Content: S-dry or MC19.
C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
1. Lumber: S4S, No. 2 or Standard Grade.
2. Boards: Standard or No. 3.

2.03 CONSTRUCTION PANELS

A. Wall Sheathing: Glass mat faced gypsum, ASTM C1177/C1177M, 5/8 inch Type X fire resistant (16 mm Type X fire resistant).
1. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
2. Edges: Square.
3. Products:
a. Georgia-Pacific Gypsum; DensGlass Sheathing: www.gpgypsum.com/#sle.
b. Gold Bond Building Products, LLC provided by National Gypsum Company; Gold Bond eXP Fire-Shield Sheathing: www.goldbondbuilding.com/#sle.
c. USG Corporation; Securock Brand UltraLight Glass-Mat Sheathing Regular 5/8 in. (15.9 mm): www.usg.com/#sle.
d. Substitutions: Permitted..

2.04 PRESSURE-PRESERVATIVE TREATMENT (PPT)

A. Provide factory-treated wood members in accordance with AWPA U1 and use category indicated.
B. Applications Indicated on Drawings: Use Category UC3A, above ground, exterior, protected.
C. Kiln-dry wood after treatment with waterborne preservative to maximum moisture content of 19 percent for lumber and 15 percent for plywood.
D. Fabricate to maximum extent possible before treatment.
E. Label preservative-treated wood with marking as required by AWPA U1 and ICC (IBC). Unless otherwise permitted by standard U1 and the building code, include the following markings: AWPA U1, accredited inspection agency's mark, treating plant identification, type of preservative, preservative retention, and permitted end use.
F. Field Treatment for Cuts and Holes in Preservative-Treated Wood: Comply with AWPA M4.

2.05 ACCESSORIES

A. Metal and Finish of Fasteners:
1. Preservative-Treated Wood:
a. Nails, timber rivets, wood screws, and lag screws - general use: Type 304 stainless steel.

B. Air Barrier: See Section 07 2700.

PART 3 EXECUTION

3.01 PREPARATION

A. Coordinate installation of rough carpentry members specified in other sections.

3.02 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.
B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.

3.03 BLOCKING, NAILERS, AND SUPPORTS

A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
B. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.

3.04 INSTALLATION OF CONSTRUCTION PANELS

A. Wall Sheathing: Secure with long dimension perpendicular to wall studs, with ends over firm bearing and staggered, using screws.

3.05 CLEANING

A. Waste Disposal:
1. Comply with applicable regulations.
2. Do not burn scrap on project site.
3. Do not burn scraps that have been pressure treated.
4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or “waste-to-energy” facilities.

B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.
C. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 2700
AIR BARRIERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Air barriers.

1.02 REFERENCE STANDARDS

A. ASTM D1970/D1970M - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection; 2025.
B. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2024a.
C. ASTM E2178 - Standard Test Method for Determining Air Leakage Rate and Calculation of Air Permeance of Building Materials; 2021a.

1.03 SUBMITTALS

A. Product Data: Provide data on material characteristics, performance criteria, and limitations.
B. Shop Drawings: Provide drawings of special joint conditions.
C. Manufacturer's Installation Instructions: Indicate preparation, installation methods, and storage and handling criteria.
D. Manufacturer's qualification statement.
E. Installer's qualification statement.

1.04 QUALITY ASSURANCE

A. Air Barrier Association of America (ABAA) Quality Assurance Program (QAP); www.airbarrier.org/#sle:
1. Installer Qualification: Use accredited contractor, certified installers, evaluated materials, and third-party field quality control audit.

1.05 FIELD CONDITIONS

A. Maintain temperature and humidity recommended by materials manufacturers before, during, and after installation.

PART 2 PRODUCTS

2.01 AIR BARRIER MATERIALS (AIR IMPERMEABLE AND WATER VAPOR IMPERMEABLE)

A. Air and Vapor Barrier, Fluid-Applied:
1. Air Permeance: 0.004 cfm/sq ft (0.02 L/(s sq m)), maximum, when tested in accordance with ASTM E2178.
2. Water Vapor Permeance: 0.1 perm (5.72 ng/(Pa s sq m)), maximum, when tested in accordance with ASTM E96/E96M using Procedure A - Desiccant Method, at 73.4 degrees F (23 degrees C).
3. Water Penetration Resistance Around Nails: Pass, when tested in accordance with ASTM D1970/D1970M.
4. Ultraviolet (UV) and Weathering Resistance: Approved in writing by manufacturer for up to 60 days of weather exposure.
5. Seam and Perimeter Tape: As recommended by sheet manufacturer.
6. Products:
a. Carlisle Coatings and Waterproofing, Inc; Fire Resist Barritech NP: www.carlisleccw.com/#sle.
b. Substitutions: Permitted.

2.02 ACCESSORIES

A. Transition Membrane, Sealants, Tapes, and Accessories for Sealing Air Barrier and Adjacent Substrates: As indicated or in compliance with air barrier manufacturer's installation instructions.
B. Thinners and Cleaners: As recommended by material manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces and conditions are ready for work of this section.
B. Where existing conditions are responsibility of another installer, notify Architect of unsatisfactory conditions.
C. Do not proceed with this work until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Remove projections, protruding fasteners, and loose or foreign matter that might interfere with proper installation.
B. Clean and prime substrate surfaces to receive adhesives and sealants in accordance with manufacturer's installation instructions.

3.03 INSTALLATION

A. Install materials in accordance with manufacturer's installation instructions.
B. Air Barriers: Install continuous airtight barrier over surfaces indicated, with sealed seams and with sealed joints to adjacent surfaces.
C. Apply sealants and adhesives within recommended temperature range in accordance with manufacturer's installation instructions.
D. Fluid-Applied Coatings or Membranes:
1. Prepare substrate in accordance with manufacturer's installation instructions; treat joints in substrate and between dissimilar materials as indicated.
2. Install at a minimum 70 mils wet film thickness or as required to meet specified performance criteria.
3. Where exterior masonry veneer is being installed, install masonry anchors before installing air barrier over masonry; provide airtight seal around anchors.
4. Use flashing to seal to adjacent construction and to bridge joints in coating substrate.

E. Openings and Penetrations in Exterior Air Barriers:
1. Install flashing over sills, covering entire sill frame member, extending at least 5 inches (125 mm) onto air barrier and at least 6 inches (150 mm) up jambs; mechanically fasten stretched edges.
2. At openings with nonflanged frames, seal air barrier to each side of framing at opening using flashing at least 9 inches (230 mm) wide, and covering entire depth of framing.
3. At head of openings, install flashing under air barrier extending at least 2 inches (50 mm) beyond face of jambs; seal air barrier to flashing.
4. Service and Other Penetrations: Form flashing around penetrating item and seal to air barrier surface.

3.04 FIELD QUALITY CONTROL

A. Coordination of ABAA Tests and Inspections:
1. Provide testing and inspection required by ABAA QAP.
2. Notify ABAA in writing of schedule for air barrier work, and allow adequate time for testing and inspection.
3. Cooperate with ABAA testing agency.
4. Allow access to air barrier work areas and staging.
5. Do not cover air barrier work until tested, inspected, and accepted.

B. Do not cover installed air barriers until required inspections have been completed.
C. Obtain approval of installation procedures from air barrier manufacturer based on a mock-up installed in place, prior to proceeding with remainder of installation.

3.05 PROTECTION

A. Do not leave materials exposed to weather longer than recommended by manufacturer.

END OF SECTION

SECTION 07 9200
JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonsag gunnable joint sealants.
B. Joint backings and accessories.

1.02 REFERENCE STANDARDS

A. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018 (Reapproved 2024).
B. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2025.
C. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2022.
D. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2023.
E. ASTM C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints; 2019 (Reapproved 2025).
F. SCAQMD 1168 - Adhesive and Sealant Applications; 1989, with Amendment (2022).

1.03 SUBMITTALS

A. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.
5. Installation instructions, including precautions, limitations, and recommended backing materials and tools.

B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.
D. Samples for Verification: Where custom sealant color is specified, obtain directions from Architect and submit at least two physical samples for verification of color of each required sealant.
E. Preinstallation Field Adhesion Test Plan: Submit at least two weeks prior to start of installation.
F. Preinstallation Field Adhesion Test Reports: Submit filled out Preinstallation Field Adhesion Test Reports log within 10 days after completion of tests; include bagged test samples and photographic records.
G. Manufacturer's qualification statement.
H. Installer's qualification statement.
I. Executed warranty.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.
B. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.
C. Preinstallation Field Adhesion Test Plan: Include destructive field adhesion testing of one sample of each combination of sealant type and substrate, except interior acrylic latex sealants, and include the following for each tested sample.
1. Identification of testing agency.
2. Preinstallation Field Adhesion Test Log Form: Include the following data fields, with known information filled out.
a. Test date.
b. Location on project.
c. Sealant used.
d. Stated movement capability of sealant.
e. Test method used.
f. Date of installation of field sample to be tested.
g. Copy of test method documents.
h. Age of sealant upon date of testing.
i. Test results, modeled after the sample form in the test method document.
j. Indicate use of photographic record of test.

D. Field Adhesion Test Procedures:
1. Allow sealants to fully cure as recommended by manufacturer before testing.
2. Have a copy of the test method document available during tests.
3. Record the type of failure that occurred, other information required by test method, and the information required on the Field Quality Control Log.
4. When performing destructive tests, also inspect the opened joint for proper installation characteristics recommended by manufacturer, and report any deficiencies.
5. Deliver the samples removed during destructive tests in separate sealed plastic bags, identified with project, location, test date, and test results, to Owner.
6. If any combination of sealant type and substrate does not show evidence of minimum adhesion or shows cohesion failure before minimum adhesion, report results to Architect.

E. Destructive Field Adhesion Test: Test for adhesion in accordance with ASTM C1521, using Destructive Tail Procedure.
1. Sample: At least 18 inches (457 mm) long.
2. Minimum Elongation Without Adhesive Failure: Consider the tail at rest, not under any elongation stress; multiply the stated movement capability of the sealant in percent by two; then multiply 1 inch (25.4 mm) by that percentage; if adhesion failure occurs before the 1-inch mark is that distance from the substrate, the test has failed.
3. If either adhesive or cohesive failure occurs before minimum elongation, take necessary measures to correct conditions and retest; record each modification to products or installation procedures.

1.05 WARRANTY

A. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Nonsag Sealants:
1. Dow: www.dow.com/#sle.
2. Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#sle.
3. Substitutions: Permitted.

2.02 JOINT SEALANT APPLICATIONS

A. Scope:
1. Exterior Joints:
a. Seal open joints whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items:
1) Wall expansion and control joints.
2) Joints between doors, windows, and other frames or adjacent construction.
3) Joints between different exposed materials.
2. Do Not Seal:
a. Intentional weep holes in masonry.
b. Joints indicated to be covered with expansion joint cover assemblies.
c. Joints where sealant is specified to be furnished and installed by manufacturer of product to be sealed.
d. Joints where sealant installation is specified in other sections.

B. Exterior Joints: Use nonsag nonstaining silicone sealant, unless otherwise indicated.
1. Lap Joints in Sheet Metal Fabrications: Butyl rubber, noncuring.

2.03 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

2.04 NONSAG JOINT SEALANTS

A. Nonstaining Silicone Sealant: ASTM C920, Grade NS, Uses M and O; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
2. Nonstaining to Porous Stone: Nonstaining to light-colored natural stone when tested in accordance with ASTM C1248.
3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
4. Color: To be selected by Architect from manufacturer's standard range.

B. Noncuring Butyl Sealant: Solvent-based, single component, nonsag, nonskinning, nonhardening, nonbleeding; nonvapor permeable; intended for fully concealed applications.

2.05 ACCESSORIES

A. Sealant Backing Rod, Bi-Cellular Type:
1. Cylindrical flexible sealant backings complying with ASTM C1330 Type B.
2. Size: 25 to 50 percent larger in diameter than joint width.

B. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.
C. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.
D. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that joints are ready to receive work. Commencing work of this section indicates the installer's acceptance of substrate conditions.
B. Verify that backing materials are compatible with sealants.
C. Verify that backer rods are of the correct size.
D. Preinstallation Adhesion Testing: Install a sample for each test location indicated in the test plan.
1. Test each sample as specified in PART 1 under QUALITY ASSURANCE article.
2. Notify Architect of date and time that tests will be performed, at least seven days in advance.
3. Record each test on Preinstallation Adhesion Test Log as indicated.
4. If any sample fails, review products and installation procedures, consult manufacturer, or take other measures that are necessary to ensure adhesion; retest in a different location; if unable to obtain satisfactory adhesion, report to Architect.
5. After completion of tests, remove remaining sample material and prepare joints for new sealant installation.

3.02 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.
B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

3.03 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
B. Provide joint sealant installations complying with ASTM C1193.
C. Install bond breaker backing tape where backer rod cannot be used.
D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
E. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
F. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

3.04 FIELD QUALITY CONTROL

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STATE OF MISSOURI
KELLY C. SUMNER
NUMBER A-2009027297
REGISTERED PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign
CITY OF BLUE SPRINGS
WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 251274
ISSUED FOR: BID DOCUMENTS
ISSUE DATE: 07.01.2026
© 2026 SFS ARCHITECTURE
SPECIFICATIONS

G003

SFS 25.1 7/1/2026 12:04:41 PM Autodesk Docs://251274 - Blue Springs Downtown Monument Sign/251274 - Blue Springs Downtown Monument Sign - Central.rvt

A. Perform field quality control inspection/testing as specified in PART 1 under QUALITY ASSURANCE article.
B. Remove and replace failed portions of sealants using same materials and procedures as indicated for original installation.

END OF SECTION

DIVISION 09 - FINISHES

SECTION 09 9600
HIGH-PERFORMANCE COATINGS

PART 1 GENERAL

1.01 SECTION INCLUDES
A. High performance coatings.
B. Surface preparation.

1.02 REFERENCE STANDARDS
A. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; Current Edition.
B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
C. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).
D. SSPC-SP 6 - Commercial Blast Cleaning; 2007.
E. SSPC-SP 7 - Brush-Off Blast Cleaning; 2007.

1.03 ADMINISTRATIVE REQUIREMENTS
A. Coordination:
1. Coordinate work with priming of steel products to receive coatings, for compatibility of primed substrates.

1.04 SUBMITTALS
A. Product Data: Provide complete list of all products to be used, with the following information for each:
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified coating system(s) product is to be used in; include description of each system.
4. Manufacturer's installation instructions.
5. If proposal of substitutions is allowed under submittal procedures, explanation of all substitutions proposed.
B. Samples: Submit two samples 8 by 8 inch (203 by 203 mm) in size illustrating colors for confirmation.
C. Maintenance Data: Include cleaning procedures and repair and patching techniques.
D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. Extra Coating Materials: 1 gallon (4 liters) of each type and color.
2. Label each container with manufacturer's name, product number, color number, and where used.

1.05 QUALITY ASSURANCE
A. Applicator Qualifications: Company specializing in performing the work of this section approved by manufacturer.
B. Basis of Design: Specifications are based on coating types by specified basis of design manufacturer and products. Coating types manufactured by other acceptable manufacturers are permitted, subject to compliance with specified requirements; and provided that deviations in formulation and performance are minor, and do not detract substantially from the indicated design intent.

1.06 DELIVERY, STORAGE, AND HANDLING
A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
B. Container Label: Include manufacturer's name, type of coating, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
C. Coating Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.07 FIELD CONDITIONS
A. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
B. Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the coating product manufacturer.
C. Do not install materials when temperature is below 55 degrees F (13 degrees C) or above 90 degrees F (32 degrees C).
D. Maintain this temperature range, 24 hours before, during, and 72 hours after installation of coating.
E. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.
F. Restrict traffic from area where coating is being applied or is curing.

1.08 WARRANTY
A. Correct defective Work within a five year period after Date of Substantial Completion.
B. Warranty: Include coverage for bond to substrate.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. Only materials (primers, coatings, etc.) listed in the latest edition of the MPI Approved Product List (APL) are acceptable for use on this project.
B. Provide high performance coating products from the same manufacturer to the greatest extent possible.
C. Basis of Design Manufacturer:
1. Tnemec Company, Inc.: www.tnemec.com
a. Paint Systems: As specified in this section.
D. Acceptable Manufacturers:
1. PPG Paints: www.ppgpaints.com.
2. Sherwin-Williams Company: www.protective.sherwin-williams.com/industries/#sle.
3. Substitutions: Permitted.

2.02 HIGH-PERFORMANCE COATING MATERIALS
A. Coatings - General: Provide complete multi-coat systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated; number of coats specified does not include primer or filler coat.
1. Lead Content: Not greater than 0.06 percent by weight of total nonvolatile content.
2. Chromium Content, as Hexavalent Chromium, Zinc Chromate, or Strontium Chromate: None.
3. Colors: As indicated on the drawings.
B. Galvanized Structural Steel & Metal Fabrications:
1. Galvanized Steel Substrate:
a. Surface Preparation: SSPC-SP16 – Brush-off blast cleaning of non-ferrous metals and galvanized surfaces. A uniform 1.5-mil angular surface profile is required.
b. Primer: Tnemec Series N69 Hi-Build Epoxoline II applied at 4.0-6.0 mils DFT.
c. Finish: Tnemec Series 1095 Endurashield (Semi-Gloss) applied at 2.0-3.0 mils DFT.

2.03 ACCESSORY MATERIALS
A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of coated surfaces.
B. Shellac: Pure white type.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify existing conditions before starting work.
B. Do not begin application of coatings until substrates have been properly prepared.
C. Verify that substrate surfaces are ready to receive work as instructed by the coating manufacturer. Obtain and follow manufacturer's instructions for examination and testing of substrates.
D. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
F. Test shop-applied primer for compatibility with subsequent cover materials.
G. Proceed with coating application only after unacceptable conditions have been corrected.
1. Commencing coating application constitutes Contractor's acceptance of substrates and conditions.

3.02 PREPARATION
A. Clean surfaces of loose foreign matter.
B. Remove substances that would bleed through finished coatings. If unremovable, seal surface with shellac.
C. Remove finish hardware, fixture covers, and accessories and store.
D. Galvanized Surfaces: Remove surface contamination and oils and wash with solvent, perform adhesion test to verify substrate is ready for specified finishes.
1. Restrictions: Do not use passivation materials or rinses that will leave detrimental residue.
2. Brush Blast Cleaning of Galvanized Surfaces: Remove tight rust to bare metal using brush blast cleaning, and remove all visible oil, grease, dirt, dust, loose mill scale, loose rust, passivation materials, and loose coatings according to ASTM D6386 and SSPC-SP 7, and protect from corrosion until coated.
E. Ferrous Metal: Minimum requirements indicated below. Refer to Product Specifications for additional preparation requirements per substrate.
1. Solvent clean according to SSPC-SP 1.
2. Shop-Primed Surfaces: Confirm compatibility of primer with topcoat. Sand and scrape to remove loose primer and rust. Remove over-runs of shop applied primer coat to provide consistent, smooth surface. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
3. Remove rust, loose mill scale, and other foreign substances using using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 "Commercial Blast Cleaning", and protect from corrosion until coated.
F. Protect adjacent surfaces and materials not receiving coating from spatter and overspray; mask if necessary to provide adequate protection. Repair damage.

3.03 PRIMING
A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.

3.04 COATING APPLICATION
A. Apply coatings in accordance with manufacturer's written instructions, to thicknesses specified.
B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

3.05 FIELD QUALITY CONTROL
A. Contractor to provide field inspection for the following:
1. Verify coatings and other materials are as specified.
2. Verify surface preparation and application are as specified.
3. Verify DFT of each coat and total DFT of each coating system are as specified using wet film and dry film gauges.
4. Coating Defects: Check coatings for film characteristics or defects that would adversely affect performance or appearance of coating systems.
5. Report:
a. Submit written reports describing inspections made and actions taken to correct nonconforming work.
b. Report nonconforming work not corrected.
c. Submit copies of report to Architect and Contractor.
B. Manufacturer's Field Services: Manufacturer's representative will provide technical assistance and guidance for surface preparation and application of coating systems.

3.06 CLEANING
A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
B. Clean surfaces immediately of overspray, splatter, and excess material.
C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

3.07 PROTECTION
A. Protect finished work from damage.

END OF SECTION

DIVISION 10 - SPECIALTIES

SECTION 10 1400
SIGNAGE

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Exterior signs.
B. Visual display signs.

1.02 SUBMITTALS
A. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.
B. Verification Samples: Submit samples showing colors specified.
C. Manufacturer's Installation Instructions: Include installation templates and attachment devices.
D. Manufacturer's Qualification Statement.

1.03 QUALITY ASSURANCE
A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

1.04 DELIVERY, STORAGE, AND HANDLING
A. Package signs as required to prevent damage before installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. Exterior Signs:
1. Star Signs, LLC: www.starsignsllc.com.
2. Substitutions: Permitted
B. Visual Display Signs:
1. WatchFire: www.watchfire.com
2. Optec Displays, Inc.: www.optec.com
3. Substitutions: Permitted
C.

2.02 SIGNAGE APPLICATIONS
A. Exterior Signs:
1. Monument Sign
a. Use individual metal letters.
b. Mount on exterior wall in locations indicated on drawings.
2. Pylon Sign
a. Use metal cabinets for top header and tenant panels.
b. Install cabinets per manufacturer in locations indicated on drawings.
B. Visual Display Signs:
1. Install cabinets per manufacturer in locations indicated on drawings.
C. Paints and Coatings for Sheet Materials: Inks, dyes, and paints that are recommended by manufacturer for optimum adherence to surface and are UV and water resistant for colors and exposure indicated.

2.03 DIMENSIONAL LETTERS
A. Metal Letters
1. Metal: Aluminum sheet, flat.
2. Metal Thickness:
a. For lettering 6" and taller: 1/2" thick.
3. Letter Height: As indicated on drawings.
4. Text and Typeface:
a. Character Font: As indicated in drawings.
b. Character Case: Upper case only.
5. Finish/Color: As indicated in drawings.
6. Application: As indicated in drawings.
7. Mounting: Concealed screws.

2.04 PYLON SIGN
A. Top Header
1. Cabinet: Routed 0.080 aluminum face with push thru acrylic letters of 1/2" thickness.
2. Letter Height: As indicated on drawings.
3. Text and Typeface:
a. Character Font: As indicated in drawings.
b. Character Case: Upper case only.
4. Finish/Color: As indicated in drawings.
5. Lighting: Back-lit with 7000K white LED
6. Lighting Controls: Photocell control for dusk to dawn illumination with manual override.
7. Electrical Service: 12 volt power supplies to be inside the cabinet.
B. Tenant Panels
1. Cabinet: 0.080 aluminum with individual Lexan faces separated by horizontal intermediate bars.
2. Text and Typeface: Per owner.
3. Lighting: Back-lit with 7000K white LED
4. Electrical Service: 12 volt power supplies to be inside the cabinet.
5. Lighting Controls: Photocell control for dusk to dawn illumination with manual override.

2.05 VISUAL DISPLAY SIGN
A. Ventilation Style: Front
B. Cabinet Total Nominal Height: 4'-8"
C. Cabinet Total Nominal Length: 8'-8"
D. Cabinet Style: Double Face Front
E. Service Access: Front
F. Character Size: 18 lines / 42.0 Characters at a 3" type
G. Warranty: 5 year
H. Electrical Service: 120 volt 42.0 amps (21.0 per face). Single Phase Service
I. Brightness: Daytime 7500 NITs Maximum; Nighttime 700 NITs Maximum controlled with photocell
J. Color: LED RGB
K. Color Capability: Min. 1.2 Quintillion
L. Viewing Angles: 150 Horizontal / 95 Vertical
M. Software: Cloud-Based
N. Software Training: Web Based
O. Communications: Wireless with cellular data play
P. Wireless Data Plan: Life-of-sign

2.06 ACCESSORIES
A. Concealed Screws: Stainless steel, galvanized steel, chrome plated, or other non-corroding metal.

2.07 FABRICATION
A. General: Provide manufacturer's standard sign assemblies according to requirements indicated.
1. Preassemble signs and assemblies in the shop to greatest extent possible. Disassemble signs and assemblies only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation; apply markings in locations concealed from view after final assembly.
2. Mill joints to a tight, hairline fit. Form assemblies and joints exposed to weather to resist water penetration and retention.
3. Conceal connections if possible; otherwise, locate connections where they are inconspicuous.
4. Provide rabbets, lugs, and tabs necessary to assemble components and to attach to existing work. Drill and tap for required fasteners. Use concealed fasteners where possible; use exposed fasteners that match sign finish.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify that substrate surfaces are ready to receive work.

3.02 INSTALLATION
A. General: Install signs using mounting methods indicated and according to manufacturer's written instructions.
1. Install signs level, plumb, true to line, and at locations and heights indicated, with sign surfaces free of distortion and other defects in appearance.
2. Before installation, verify that sign surfaces are clean and free of materials or debris that would impair installation.
B. Install in accordance with manufacturer's instructions.
C. Install neatly, with horizontal edges level.
D. Protect from damage until Date of Substantial Completion; repair or replace damaged items.

3.03 ADJUSTING AND CLEANING
A. Remove and replace damaged or deformed signs and signs that do not comply with specified requirements. Replace signs with damaged or deteriorated finishes or components that cannot be successfully repaired by finish touchup or similar minor repair procedures.
B. Remove temporary protective coverings and strippable films as signs are installed.
C. On completion of installation, clean exposed surfaces of signs according to manufacturer's written instructions, and touch up minor nicks and abrasions in finish. Maintain signs in a clean condition during construction and protect from damage until acceptance by Owner.

END OF SECTION

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STATE OF MISSOURI
KELLY C. SUMNER
NUMBER A-2009027297
PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS
WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 251274
ISSUED FOR: BID DOCUMENTS
ISSUE DATE: 07.01.2026
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SPECIFICATIONS

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GENERAL NOTES - STRUCTURAL

1. General Information

A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
1. International Building Code (IBC 2024) and referenced standards as amended by the city of Blue Springs, MO
2. Minimum Design Loads for Buildings and Other Structures (ASCE7-22)
3. Specification for Structural Steel Buildings (AISC 360-22)
Member Design Basis is Allowable Stress Design (ASD)
Connection Design Basis is Allowable Stress Design (ASD)
4. Structural Welding Code (AWS D1.4/D1.4M - 2018)
5. Building Code Requirements for Structural Concrete (ACI 318-19)
6. Building Code Requirements for Masonry Structures (TMS 402-2022)
7. North American Specification for the Design of Cold-Formed Steel Structural Members (AISI S100-16 (2020) with Supplement 2, 2020 Edition)
D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

A. Dead Loads:
- Brick = 40 psf
- Concrete = 150 pcf
- CFS studs with gyp sheathing = 10 psf
- Sign cabinet = 15 psf

B. Snow: Pg = 31 psf, Pf =22 psf, Pm = 22 psf,
- Is = 1.0, Ce = 1.0, Ct = 1.0, Drift per ASCE/SEI 7

C. Rain:
- 15-Minute Rainfall Intensity = 7.49 in./h
- 60-minute Rainfall Intensity = 3.55 in./h

D. Lateral Loads:
1. Wind:
- V = 109 mph, Exposure C
- Occupancy [Risk] Category II, Iw=1.0 GCpi=+/-0.18
- Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per ASCE/SEI 7, Chapter 30. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable

2. Seismic;
- Ss = 0.16, S1 = 0.082
- Occupancy [Risk] Category II, Ie=1.0,
- Site Classification D; Sds = 0.14; Sd1 = 0.12
- Seismic Design Category B
- Basic Seismic Force-resisting System: Steel system no specifically designed for seismic
- Equivalent Lateral Force Procedure
- R = 3.0; V = CsW; Omega = 3; Cd=3

E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code.

3. Concrete

A. All concrete for piers shall have a minimum design compressive strength of 4000 psi in 28 days, with not less than 540 pounds of cement per cubic yard of concrete, not over 5.4 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and 6 inches of slump.
B. All concrete other than piers shall have a minimum design compressive strength of 4000 psi in 28 days, with not less than 540 pounds of cement per cubic yard of concrete, not over 5.4 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
C. Concrete mixes may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
D. Concrete mixes may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
E. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
F. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
G. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
H. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
I. No aluminum items shall be embedded in any concrete.
J. When the evaporation rate exceeds 0.1 lb / ft2 / hr, add 1/2% accelerator to mix, use a viscosity-modified admixture and eliminate supplementary cementitious materials.
K. It is recommended that slab not be poured when the evaporation rate exceeds 0.15 lb / ft / hr.
L. Provide a waterproofing admixture compliant with ASTM C494 and ASTM C666 (Xypex, Penetron, Aquafin-IC, or approved equal), or apply a topical silane or siloxane sealer with 40% solids content (Sikagard SN-40 or approved equal). All sealers shall be UV resistant. Provide at the following locations:
- Exterior Flatwork

4. Reinforcing Steel

A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
B. Clear coverage of concrete over reinforcing steel shall be as follows:
1. Concrete placed against earth: 3"
2. Formed concrete against earth: 2"
3. Slabs: 1"
4. Beams or Columns: 1-1/2"
5. Other 2"
All coverage shall be nominal bar diameter minimum.
C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
D. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
E. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
F. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.
G. Allow 1/4 ton of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel (except at moment connections where plates shall be ASTM A572, grade 50). Hollow Structural Sections (HSS) shall be ASTM A500, grade C. Fabrication and erection shall be in accordance with AISC 303 "Code of Standard Practice for Steel Buildings and Bridges" in the referenced edition of the AISC Steel Construction Manual.
B. All welding shall conform to the recommendations of the AWS.
C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.
D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the indicated reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load tables, whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Additional connection elements may not be specifically shown in the conceptual details in this set but may be required by the final connection design, such as stiffener plates, doubler plates, supplement/reinforcing plates or other connection material. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his/her seal.
E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 (hot-dip galvanized) unless noted otherwise. Plate washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Plate washers shall have a standard size hole for the anchor bolt. At braced frames, moment frames, perimeter columns, and exterior columns, plate washers shall be welded all around to the column base plate with 1/4" fillet weld.
F. Loose lintels for support of masonry veneer over all openings up to 8'-0" wide in new and existing masonry walls not otherwise noted shall be one L 6x3 1/2x5/16 (LLV) with 8" bearing at each end. All exterior lintels shall be hot-dip galvanized.
G. Allow 0.5 tons of structural steel to be used as directed in the field for special conditions by the engineer of record. Cost for shop drawings, fabrication, delivery, detailing, and erection to be included.

7. Post-installed Anchors

A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.
B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.
D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.
E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.
F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

8. Foundations

A. The soil investigation was prepared by Cochran. The report number is M25-9264 and the telephone number is (314) 842-4033.
B. Structural foundations consist of a network of straight shaft drilled piers (caissons established on limestone capable of safely supporting 30ksf end bearing. Each pier hole shall be probed to a depth of 2'-0" below pier bottom and observed by the project soils engineer for suitable bearing material.
C. Contractor shall provide for dewatering at excavations from either surface water or seepage.
D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
E. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
F. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

9. Drilled Piers

A. Piers not otherwise indicated shall be 30" diameter.
B. All piers shall have (8) #7x6'-0" hooked dowels unless otherwise indicated.
C. Pier dowels shall extend to top of grade beam cap above piers. Driving dowels into concrete after initial set is not allowed.
D. Pier concrete to have 6" slump.

10. Concrete Masonry Units

A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2650 psi and laid up using type N mortar such that f'm equals 2000 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.
E. Concrete block shall be reinforced per schedule and/or details on the drawings. Where not otherwise noted, non-load-bearing interior partition walls shall be reinforced as follows in 6", 8", 10", and 12" walls:
1. Vertical reinforcing shall be a minimum of 1 - #4 bar in 6" and 8" walls and 2 - #4 bars in 10" and 12" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters, 24" minimum.
2. Horizontal reinforcing:
A. Horizontal joint reinforcing as noted above.
B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
G. Non-load bearing concrete block walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.
H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.
I. Lintels over all openings up to 8'-0" wide in new and existing masonry walls not otherwise noted shall be one L 6x3 1/2x5/16 (LLV) for each 4" width of masonry. All exterior lintels shall be galvanized.
J. Walls shall be anchored to foundations by dowels matching wall vertical reinforcing(unless noted otherwise) per details on the drawings.

11. Cold-Formed Metal Framing

A. All cold-formed structural studs, track, and bridging shall be of the type, size, gauge, and spacing as shown on the drawings, minimum.
B. All exterior metal studs shall be 18 gauge minimum (regardless of calculation) with a maximum spacing of 16" on center.
C. All materials shall be 33,000 psi minimum yield, except studs of 16 gauge or heavier shall have a minimum yield of 50,000 psi.
D. All properties, fabrication, and erection shall be in accordance with latest editions of the AISI "Specifications for the Design of Cold-Formed Structural Members."
E. All framing components shall be cut squarely or at an angle to fit squarely against abutting members. Splicing of axially loaded members is not permitted. Members shall be held firmly in place until properly fastened. Attachments of similar components shall be by welding, screw attachment, or bolting. Wire tying of components is not permitted.
F. Tracks shall be securely anchored to floor and overhead members. Special anchorage requirements required for wind bracing shall be as shown on the plans.
G. Prior to fabrication and/or erection, the contractor shall submit shop drawings complete with detail of erection, fabrication, attachments, anchorages, lintels, etc., for review by the architect/engineer.

14. Shop Drawings and Deferred Submittals

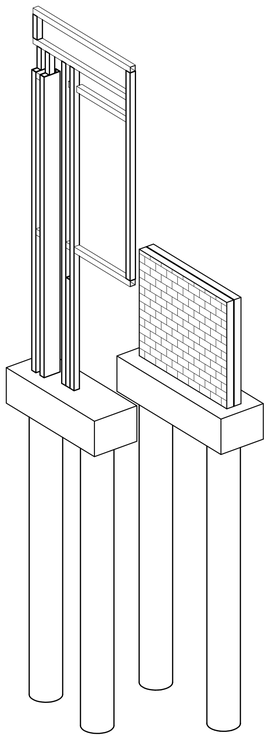
A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
B. Deferred submittals shall be submitted to the architect of record for review who shall forward to the building official for review and approval. Design calculations for deferred submittals shall be submitted at the same time as the shop drawings for review. Design calculations shall be prepared and sealed by a Professional Engineer licensed in the state of the project. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.
C. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
2. Review and approve each submission.
3. Stamp each submission as approved.
D. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.
F. Required shop drawings and related material (if any) are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
1. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
2. Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
3. Elevations of all reinforced concrete masonry walls at a scale no smaller than 3/8" = 1'-0" showing all required reinforcing, openings, and penetrations. Coordinate with Architectural and Mechanical drawings.
4. Grout mix designs (for CMU).
5. Construction and control joint plans and/or elevations for concrete slabs, concrete walls, and CMU walls.
6. Structural steel shop drawings including erection drawings and piece details. Include joist, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on non-structural drawings for Bob D. Campbell and Company, Inc. review.
7. Miscellaneous anchors shown on the structural drawings.
8. Delegated Design Submittals:
- Submit design calculations and shop drawings (including detailed erection drawings and connection details) for the following:
- Cold-formed metal framing

15. Statement of Structural Special Inspections

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.
E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified shop
2. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
3. Concrete Construction per Section 1705.3 and Table 1705.3
a. Reinforcing Steel Placement
b. Cast in Place Anchors
c. Post Installed Anchors
d. Design Mix Verification
e. Concrete Sampling and Testing
f. Concrete Placement
g. Concrete Curing
4. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 [Level 2]
5. Inspections and Tests of Cast-In-Place Deep Foundation per Table 1705.8

16. Copyright and Disclaimer

A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copied in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
B. I, Christopher W. Boos, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.



1 3D VIEW

NOTE: THIS VIEW IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. NOT ALL STRUCTURAL MEMBERS AND COMPONENTS ARE DEPICTED IN THIS VIEW. REFER TO PLANS, NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

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STATE OF MISSOURI
CHRISTOPHER W BOOS
NUMBER PE-2008023332
7-1-26
PROFESSIONAL ENGINEER

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

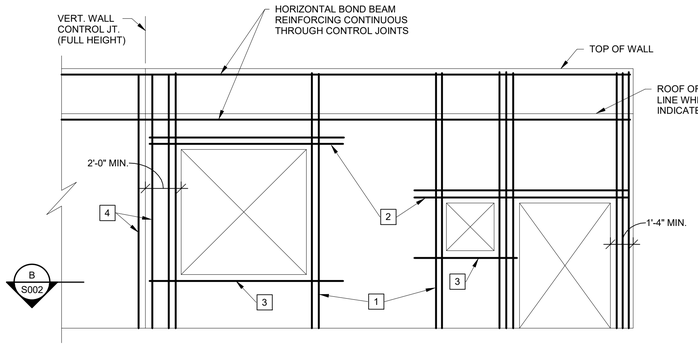
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GENERAL NOTES

S001

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TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

1. FULL HEIGHT VERTICAL BARS AS JAMB REINFORCING IN FIRST 2 CELLS ADJACENT TO OPENING. REINFORCE EACH CELL WITH SIZE & QUANTITY OF BAR TO MATCH WALL REINFORCING (1 BAR TYPICAL IN 8" WALLS AND 2 BARS TYPICAL IN 12" WALLS).
2. LINTEL REINFORCING PER SECTION C. EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
3. 2-#5 CONTINUOUS HORIZONTAL BARS AS SILL REINFORCING IN 8" COURSE BELOW OPENING (U.N.O.). EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
4. FULL HEIGHT VERTICAL BARS PER MASONRY VERTICAL REINFORCING SCHEDULE LOCATED IN END CELL AT EACH SIDE OF VERTICAL WALL CONTROL JOINTS.

GENERAL CRITERIA: (SECTION A CONTINUED):

1. VERTICAL REINFORCING BARS SHALL BE DOWELED TO FOUNDATION WITH A DOWEL OF MATCHING SIZE AND SPACING.
2. CONTRACTOR SHALL COORDINATE AND VERIFY OPENINGS IN MASONRY WALLS. OPENINGS SHALL BE DETAILED ON REINFORCING STEEL SHOP DRAWING ELEVATIONS.
3. VERTICAL CONTROL JOINTS IN MASONRY WALLS SHALL BE 3/8" WIDE, FULL HEIGHT OF WALL. JOINTS SHALL BE SPACED AT A MAXIMUM OF 24'-0" ON CENTER AND NOT LESS THAN 2'-0" FROM THE EDGE OF ANY OPENING. ALL HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS. ALL BOND BEAM HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONTROL JOINT LOCATIONS.

MASONRY VERTICAL REINFORCING SCHEDULE

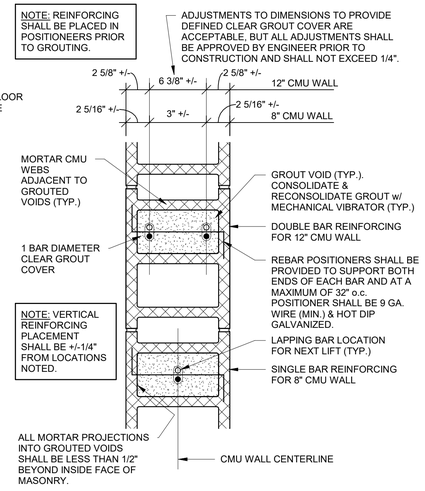
FOR LOAD BEARING MASONRY (CMU) WALLS

WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	ALL 8" WALLS (U.N.O.)	1- #5	16"oc

NOTES:
1. IN ADDITION TO SPACING SHOWN IN SCHEDULE, VERTICAL REINFORCING SHALL BE PROVIDED IN GROUTED CELLS AT THE FOLLOWING LOCATIONS
   - A.) IN THE FIRST 2 CELLS ADJACENT TO EACH OPENING
   - B.) IN THE END CELLS ON EACH SIDE OF VERTICAL CONTROL JOINTS
   - C.) IN THE END CELLS OF EACH LENGTH OF WALL
   - D.) AT EACH CORNER OF WALLS
2. ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

A CMU WALL ELEVATION

1 1/2" = 1'-0"



TYPICAL REBAR POSITIONING DETAIL

B SECTION

1 1/2" = 1'-0"

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Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

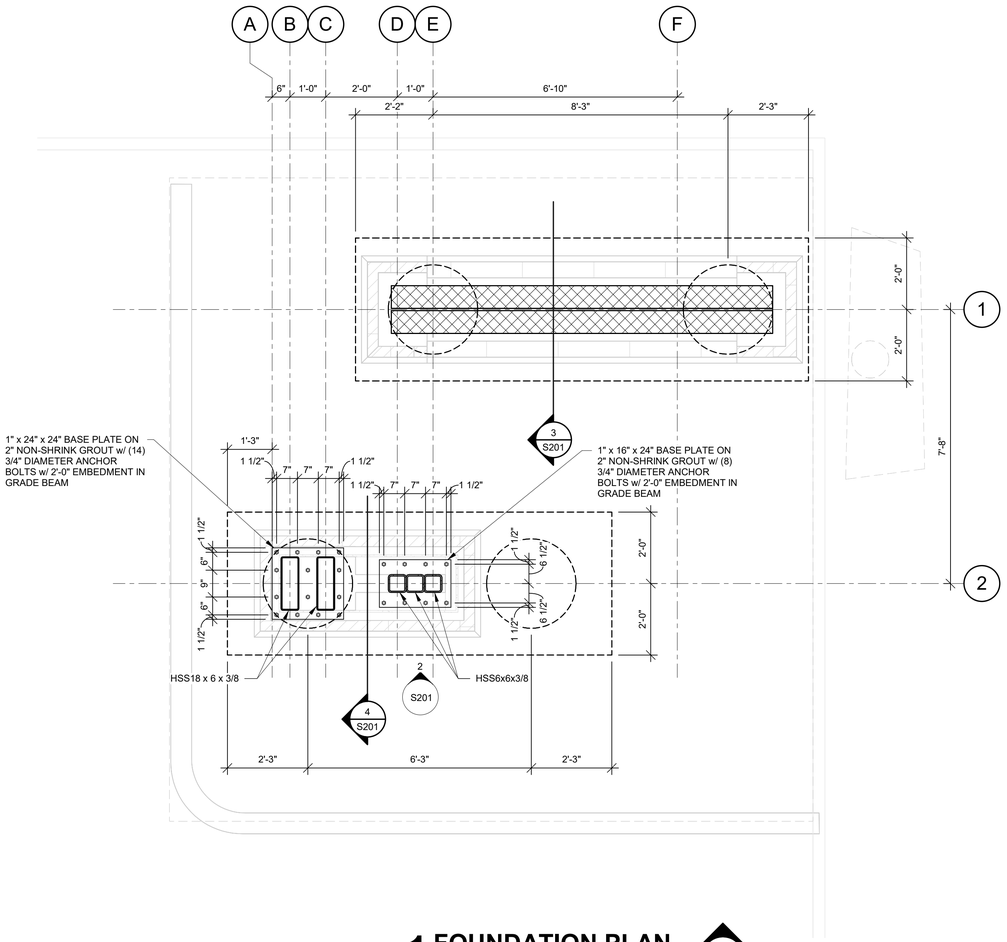
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ISSUE DATE: 07.01.2026
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CMU DETAILS

S002

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1 FOUNDATION PLAN

1/2" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S001.
2. VERIFY ALL DIMENSIONS & ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
3. FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING DIMENSIONS & ELEVATIONS.

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Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

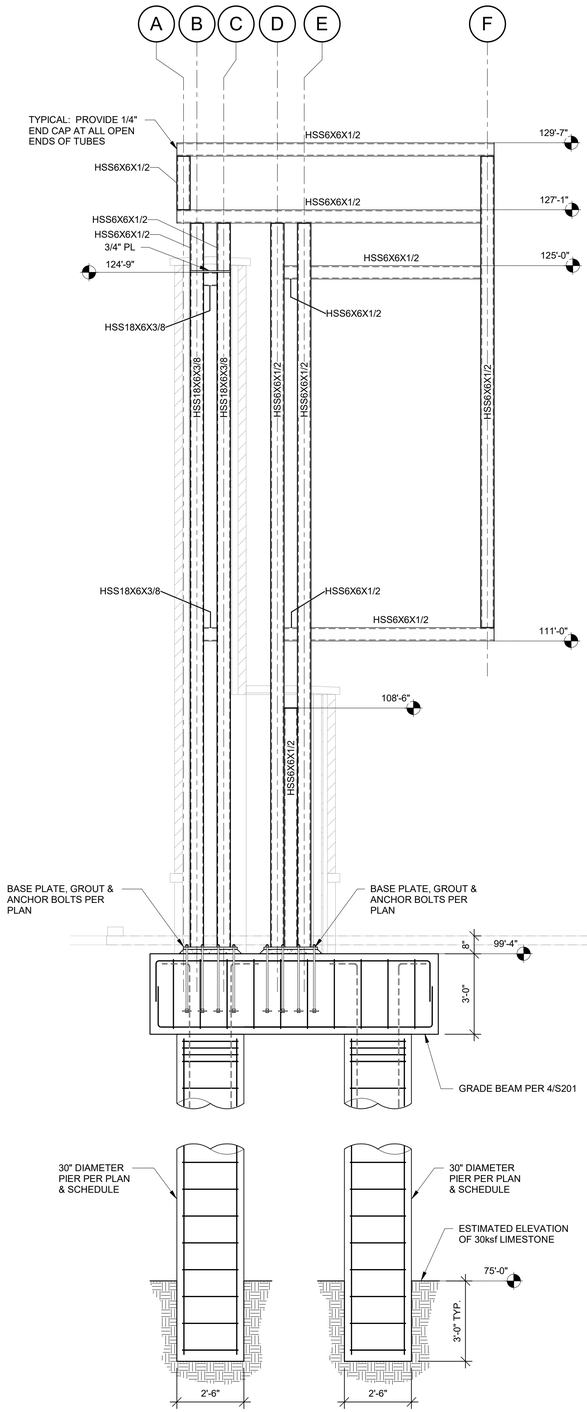
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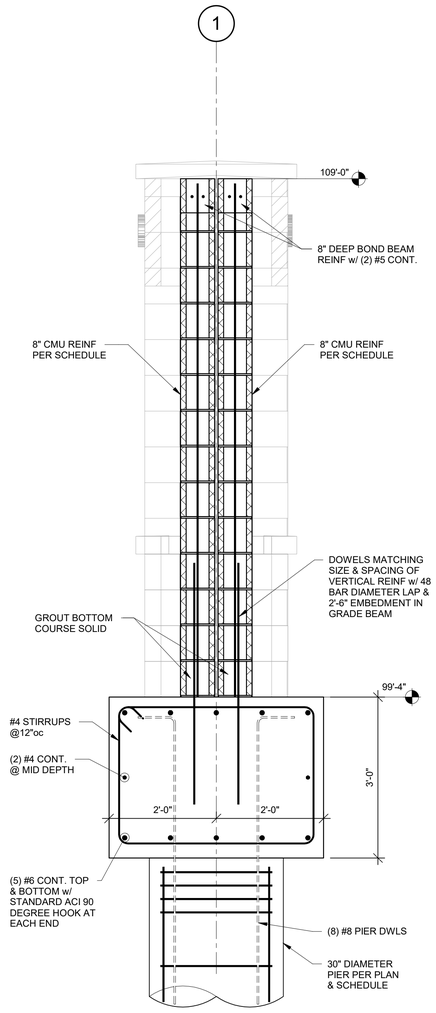
FOUNDATION PLAN

S100

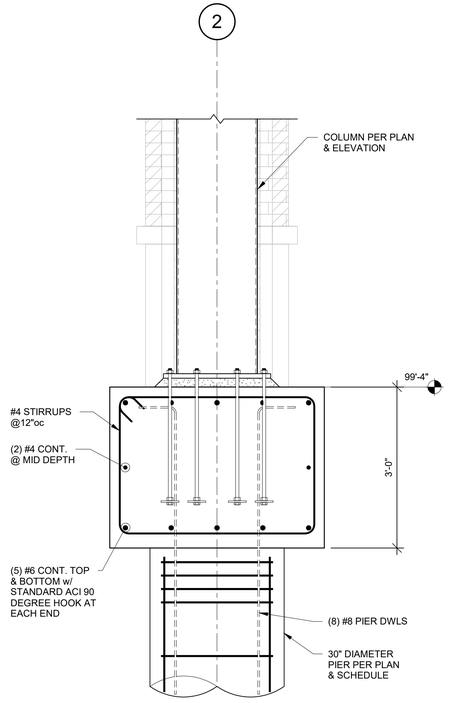
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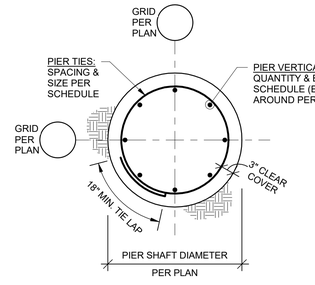
2 ELEVATION
3/8" = 1'-0"



3 SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



TYPICAL PIER REINFORCING DETAIL

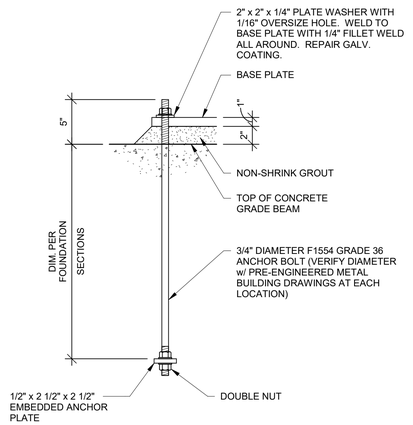
PIER REINFORCING SCHEDULE

PIER SHAFT DIAMETER	MAXIMUM ALLOWABLE LOAD TO PIER (30 KSF END BEARING)	PIER VERTICAL REINFORCING	PIER TIES
30"	147 k	(8) #8	#3@12"

PIER NOTES:

1. ALL PIERS SHALL HAVE A MINIMUM LENGTH OF TWO TIMES THE DIAMETER OF THE PIER.
2. END BEARING CAPACITY SHALL BE FIELD VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
3. WHERE BOTTOM OF PIER ELEVATION IS REQUIRED TO EXTEND TO A DEPTH GREATER THAN THE ESTIMATED BOTTOM OF PIER ELEVATION, THE REINFORCING STEEL CAGE SHALL BE HELD AT THE TOP OF THE PIER AND THE BOTTOM OF THE PIER MAY BE UNREINFORCED FOR A DEPTH NOT TO EXCEED 1.5 x THE PIER DIAMETER. IF THE PIER IS REQUIRED TO RESIST UPLIFT OR THE BOTTOM OF THE PIER MUST BE EXTENDED TO A DEPTH GREATER THAN 1.5 x THE PIER DIAMETER, VERTICAL BARS SHALL BE LAPPED 48 BAR DIAMETERS TO THE BOTTOM OF THE CAGE AND TIES SHALL BE ADDED TO EXTEND THE REINFORCING THROUGH THE FULL DEPTH OF THE PIER.
4. ANY PIER EXCAVATION THAT ENCOUNTERS GROUNDWATER SEEPAGE SHALL BE TEMPORARILY CASED AND HAVE ALL WATER REMOVED FROM THE HOLE PRIOR TO PLACEMENT OF CONCRETE.
5. IN ADDITON TO PIER TIES INDICATED, PROVIDE FOUR (4) EXTRA TIES @ 3" o.c. AT THE TOP OF EACH PIER. TOPS OF ALL PIERS SHALL HAVE DOWELS TO CONCRETE GRADE BEAMS ABOVE. AT GRADE BEAMS, PROVIDE (8) #8 x 9'-0" DOWELS w/ STANDARD ACI 90 DEGREE HOOKS AT TOP (LENGTH DOES NOT INCLUDE HOOK).

1 TYPICAL PIER REINFORCING
3/4" = 1'-0"



TYPICAL ANCHOR BOLT

5 DETAIL
1 1/2" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER W BOOR
NUMBER PE-2008023332
7-1-26
PROFESSIONAL ENGINEER

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

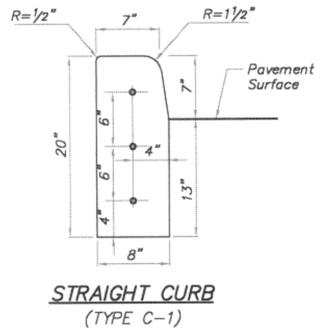
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SECTIONS

S201

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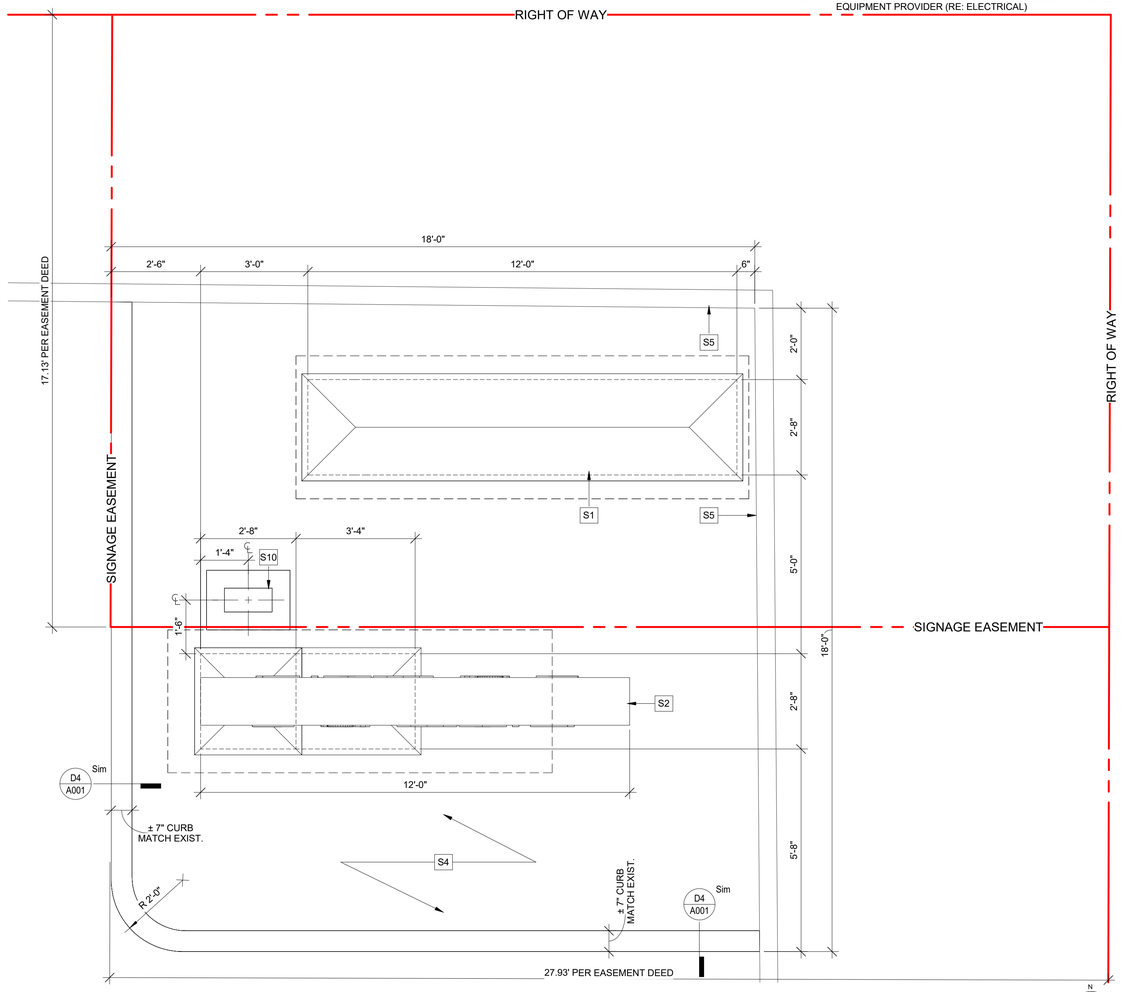


A1 A001 ARCHITECTURAL SITE PLAN
1" = 20'-0"



STRAIGHT CURB
(TYPE C-1)

D4 A001 APWA CURB DETAIL - MATCH EXISTING ADJACENT CURB
1 1/2" = 1'-0"



A4 A001 ENLARGED SITE PLAN
1/2" = 1'-0"

GENERAL NOTES - DEMOLITION

1. DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
2. AT LOCATIONS WHERE NEW WORK IS REQUIRED CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE.
4. AT LOCATIONS WHERE PORTIONS OF THE SITE ARE SCHEDULED TO BE REMOVED, PATCH AND REPAIR ADJACENT CONSTRUCTION TO MATCH EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. REFER TO ELECTRICAL DEMOLITION DRAWINGS FOR ASSOCIATED WORK.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.

SYMBOLS - SITE

- 1 — DRAWING REVISION
- ? — NEW CONSTRUCTION KEYNOTE
- ? — DEMOLITION KEYNOTE
- DEMOLISHED CONSTRUCTION

LEGEND - KEYNOTES

S1	BLUE SPRINGS MONUMENT SIGN
S2	PROPERTY OWNER PYLON SIGN
S3	PARKING TO REMAIN
S4	LANDSCAPING BY OWNER
S5	EXISTING CURB TO REMAIN
S6	PYLON SIGN AND ASSOCIATED CONCRETE TO BE REMOVED.
S7	REMOVE PAVEMENT ASSEMBLY TO THE EXTENTS OF TWO PARKING SPACES
S10	LOAD CENTER PEDESTAL ENCLOSURE CABINET ON PAD PER EQUIPMENT PROVIDER (RE: ELECTRICAL)

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KELLY C. PRINDLE
NUMBER A-2009027297
PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS
WEST 7TH MAIN STREET AND NW HIGHWAY 7

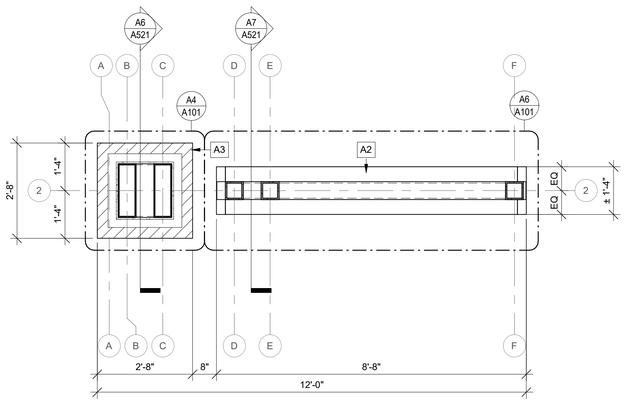
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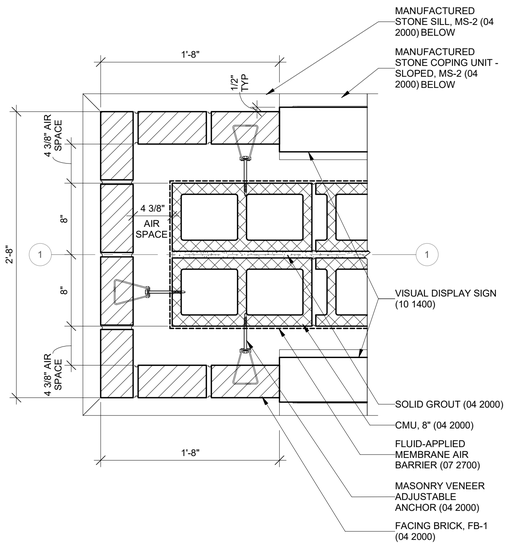
ARCHITECTURAL SITE PLAN AND DETAILS

A001

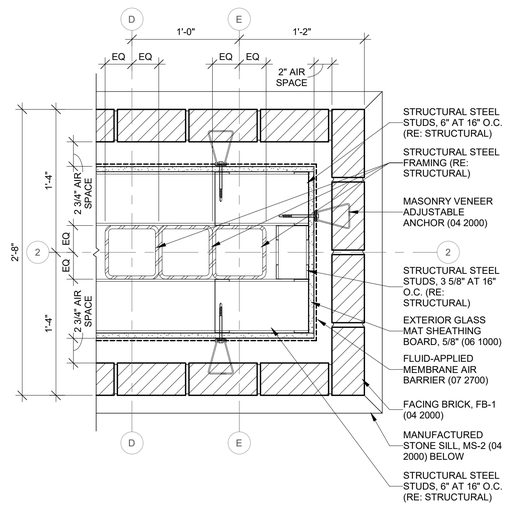
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C1 A101 FLOOR PLAN - PYLON SIGN
1/2" = 1'-0"



C3 A101 PLAN DETAIL - MONUMENT SIGN @ BASE W/ CMU BACKUP
1 1/2" = 1'-0"



C5 A101 PLAN DETAIL - PYLON SIGN @ BASE W/ STUD BACKUP
1 1/2" = 1'-0"

GENERAL NOTES - FLOOR PLAN

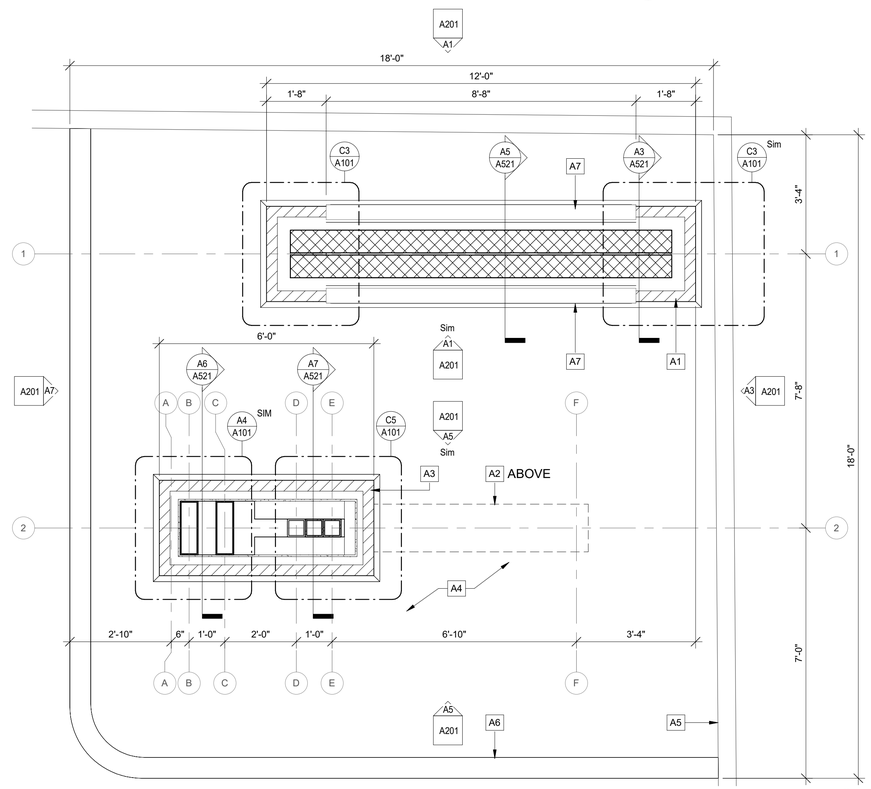
1. Refer to complete set of issued contract documents for applicable notes, abbreviations, and symbols.
2. Do not scale the drawings. If dimensions are in question obtain clarification from the architect before proceeding.
3. Notify the architect of all discrepancies between existing conditions and the contract documents before proceeding.
4. Where existing construction and/or grids are dimensioned, contractor shall verify existing dimensions prior to performing layout work required for demolition and/or new construction.
5. Dimensions shown on the floor plans for new construction are to the finished face of wall, to the structural grids, and to the face of concrete or masonry walls unless noted otherwise.
6. Verify existing dimensions, conditions, and clearances prior to the submittal of shop drawings.
7. Where work occurs in areas with existing construction to remain, refinish disturbed areas to match existing construction unless noted otherwise.
8. Where materials are applied to, or are in direct contact with, work installed by another contractor, commencement of work implies acceptance of the substrate as suitable for the application intended.
9. Isolate dissimilar metals to prevent galvanic corrosion.
10. Coordinate location of sealant and compatibility of sealants with adjacent materials, finishes, and other sealants.
11. (## #####) indicates referenced specification sections for products and materials shown on the drawings and specified on the project manual sheets.

SYMBOLS - FLOOR PLAN

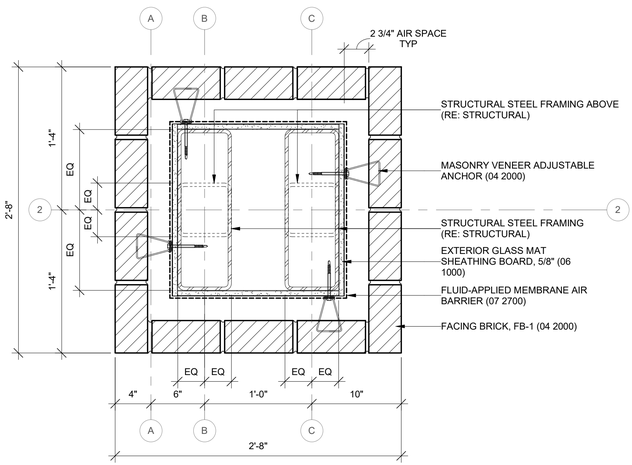
- CENTER LINE
- ? PLAN KEYNOTES
- 1 DRAWING REVISION
- ##.# NEW GRID IDENTIFIER

LEGEND - KEYNOTES

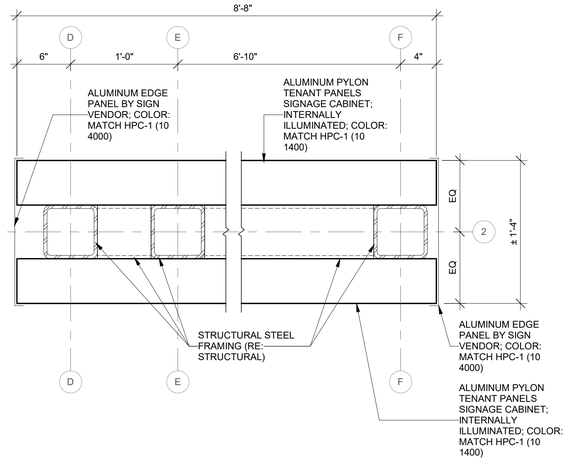
A1	BLUE SPRINGS MONUMENT SIGN
A2	PROPERTY OWNER PYLON SIGN (10 1400)
A3	PROPERTY OWNER PYLON SIGN BASE
A4	LANDSCAPING BY OWNER
A5	EXISTING CURB TO REMAIN
A6	NEW CURB, RE: A001
A7	VISUAL DISPLAY SIGN (10 1400)



A1 A101 FLOOR PLAN - PYLON SIGN AND MONUMENT SIGN
1/2" = 1'-0"



A4 A101 PLAN DETAIL - PYLON SIGN @ TOP W/ STRUCT. STEEL BACKUP
1 1/2" = 1'-0"



A6 A101 PLAN DETAIL - PYLON SIGN @ TENANT SIGN
1 1/2" = 1'-0"

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PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

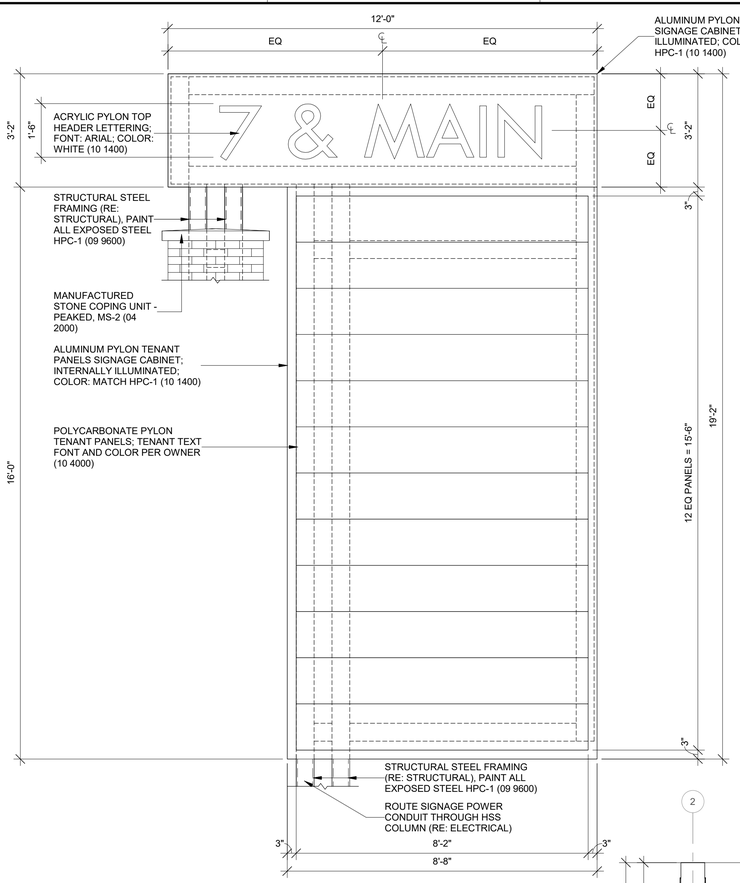
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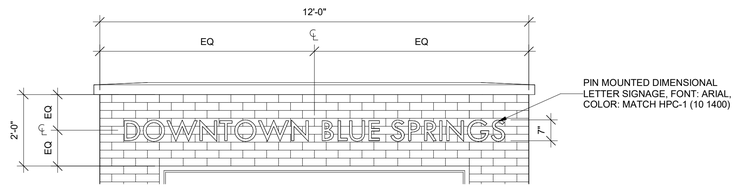
FLOOR PLAN AND PLAN DETAILS

A101

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C1 A201 SIGNAGE ELEVATION - BUILDING
1/2" = 1'-0"

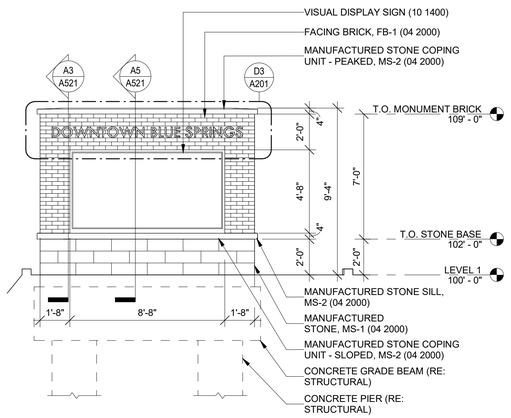


D3 A201 SIGNAGE ELEVATION - CITY
1/2" = 1'-0"

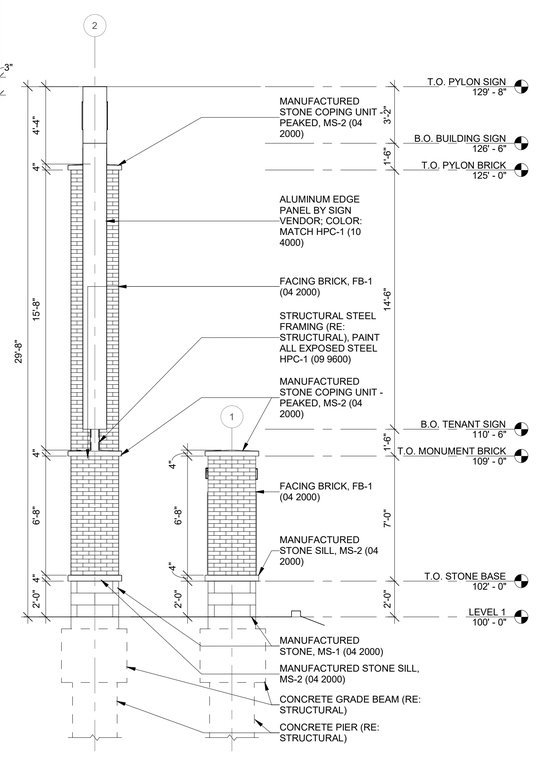
SYMBOLS - ELEVATIONS

- 1 — DRAWING REVISION
- ##.# — NEW GRID IDENTIFIER
- SPOT ELEVATION

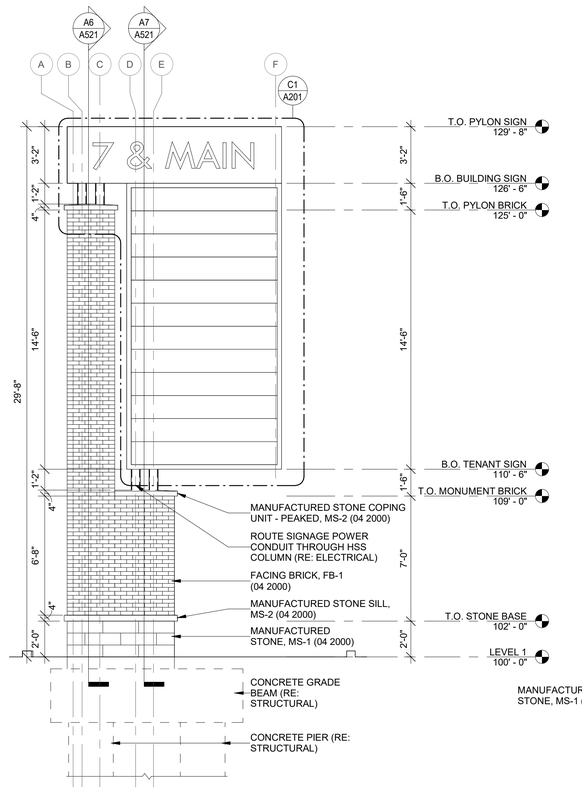
MATERIALS LEGEND - BASIS OF DESIGN		
FB-1	**FACE BRICK - TYPE 1**	**04 2000**
	MANUFACTURER: KANSAS BRICK & TILE PRODUCT: SMOOTH; MODULAR; 3-5/8" X 2-1/4" X 7-5/8" COLOR: 530 DARK NOTES: MATCH MAIN STREET GATEWAY SIGN BRICK	
HPC-1	**HIGH-PERFORMANCE COATING - TYPE 1**	**09 9600**
	MANUFACTURER: TNEMEC PRODUCT: SERIES 1095 | ENDURA-SHIELD COLOR: MATCH CITY HALL ARCH EXPOSED STRUCT. STEEL FRAMING NOTES: SEMI-GLOSS	
MS-1	**MANUFACTURED STONE - TYPE 1**	**04 2000**
	MANUFACTURER: ECHELON MASONRY; CORDOVA STONE PRODUCT: 4" DEPTH STANDARD UNIT; 3-5/8" X 7-5/8" X 23-5/8" COLOR: BUFF, GROUNDFACE NOTES: MATCH MAIN STREET GATEWAY SIGN STONE	
MS-2	**MANUFACTURED STONE - TYPE 2**	**04 2000**
	MANUFACTURER: ECHELON MASONRY; CORDOVA STONE PRODUCT: SILLS AND COPING UNITS; SIZE PER DRAWINGS COLOR: BUFF, GROUNDFACE NOTES: MATCH MAIN STREET GATEWAY SIGN STONE	



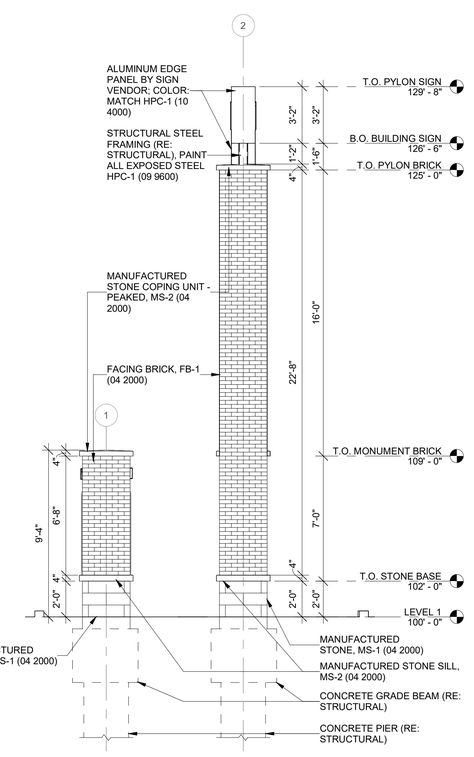
A1 A201 ELEVATION - MONUMENT SIGN - NORTH
1/4" = 1'-0"



A3 A201 ELEVATION - PYLON / MONUMENT SIGN - EAST
1/4" = 1'-0"



A5 A201 ELEVATION - PYLON SIGN - SOUTH
1/4" = 1'-0"



A7 A201 ELEVATION - PYLON / MONUMENT SIGN - WEST
1/4" = 1'-0"

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PROFESSIONAL ARCHITECT
7/1/2026

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

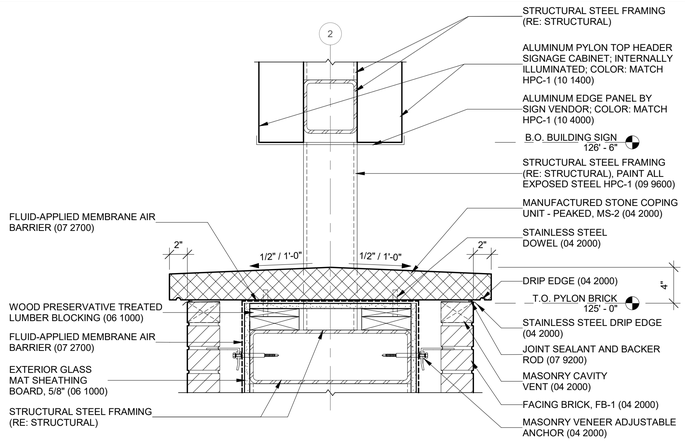
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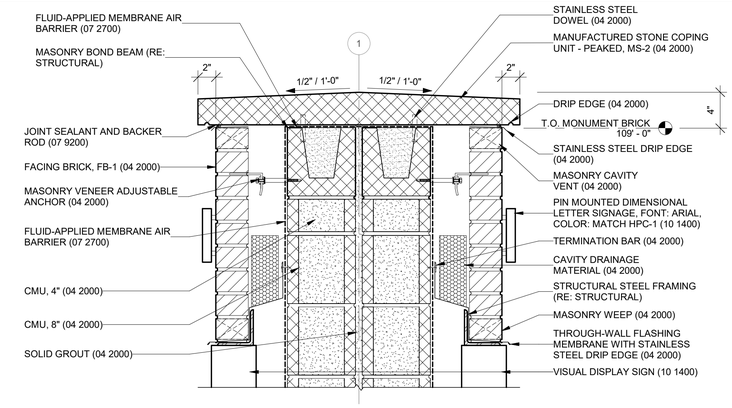
ELEVATIONS AND SIGNAGE

A201

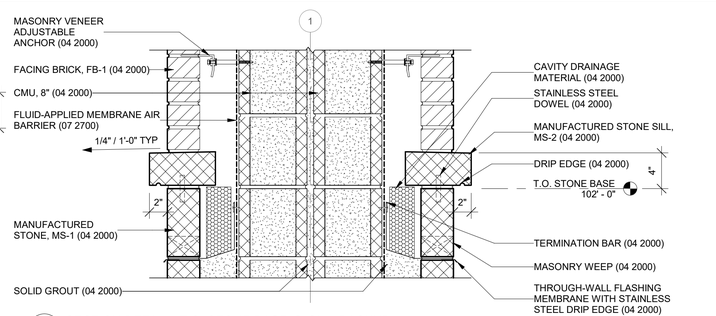
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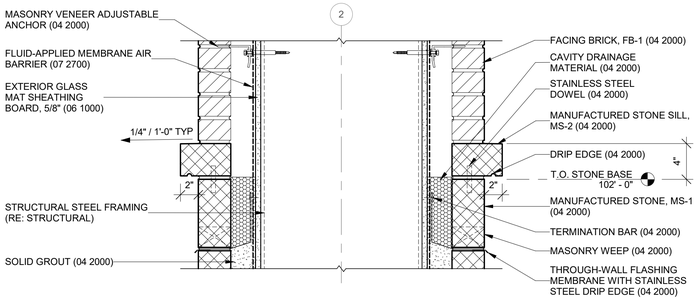
D1 A521 SECTION DETAIL - PYLON CAP @ BUILDING SIGN
1 1/2" = 1'-0"



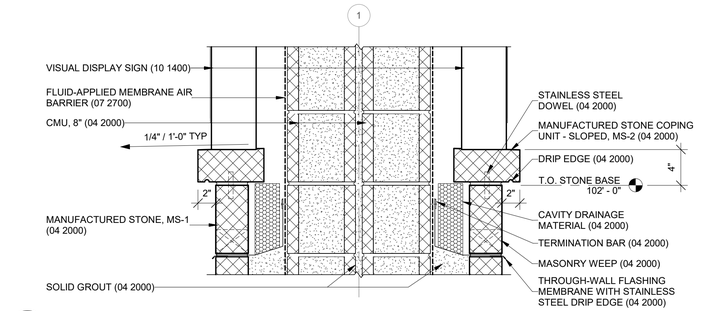
D3 A521 SECTION DETAIL - MONUMENT CAP
1 1/2" = 1'-0"



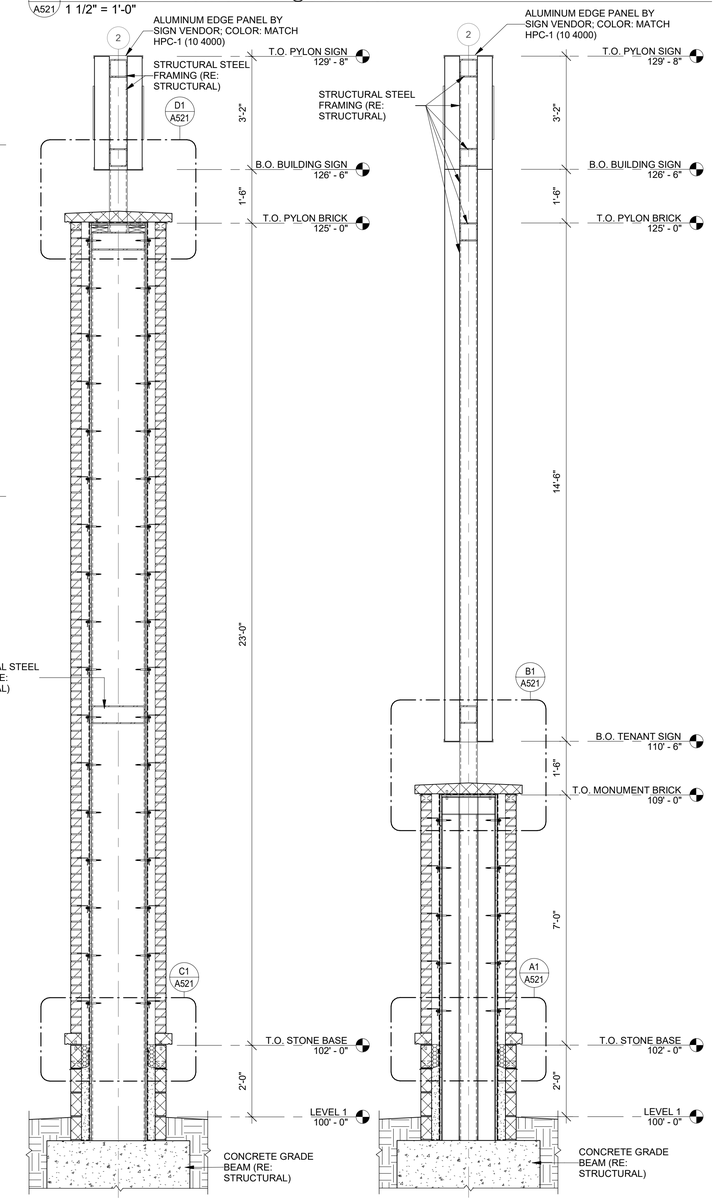
D6 A521 SECTION DETAIL - T.O. STONE BASE @ CMU BACKUP
1 1/2" = 1'-0"



C1 A521 SECTION DETAIL - T.O. STONE BASE @ STRUCT. STEEL BACKUP
1 1/2" = 1'-0"

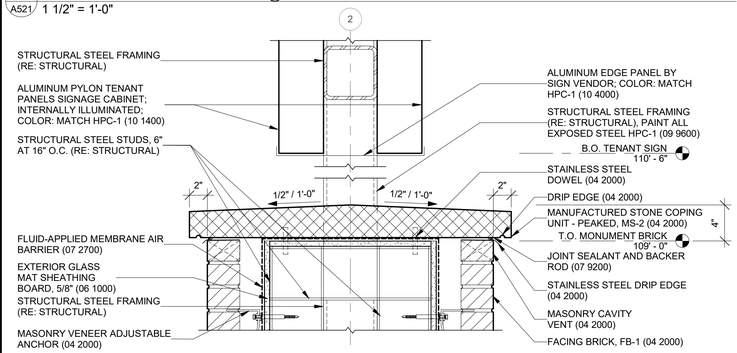


C3 A521 SECTION DETAIL - T.O. STONE BASE @ SCREEN
1 1/2" = 1'-0"

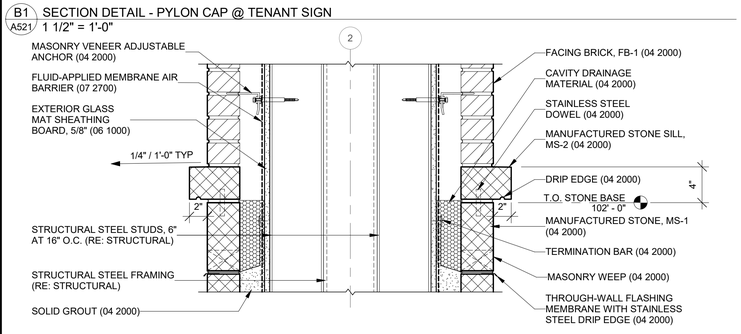


A6 A521 WALL SECTION - PYLON @ BUILDING SIGN
1/2" = 1'-0"

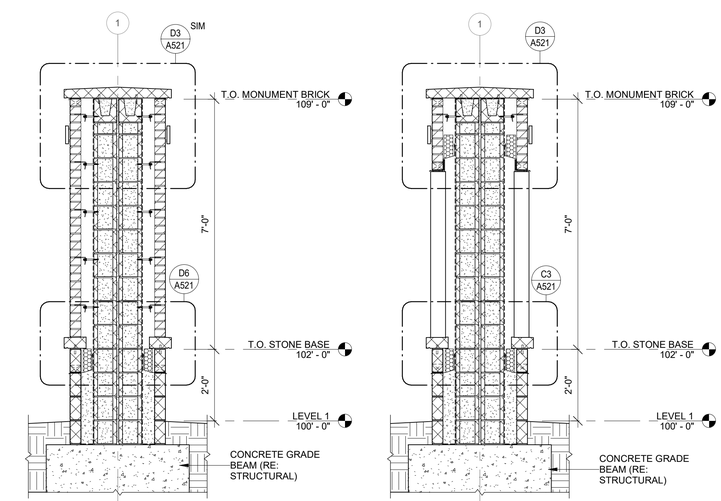
A7 A521 WALL SECTION - PYLON @ TENANT SIGN
1/2" = 1'-0"



B1 A521 SECTION DETAIL - PYLON CAP @ TENANT SIGN
1 1/2" = 1'-0"



A1 A521 SECTION DETAIL - T.O. STONE BASE @ STUD BACKUP
1 1/2" = 1'-0"



A3 A521 WALL SECTION - MONUMENT SIGN
1/2" = 1'-0"

A5 A521 WALL SECTION - MONUMENT SIGN @ SCREEN
1/2" = 1'-0"

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Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

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WALL SECTIONS AND DETAILS

A521

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ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

- HOME RUN (2#12 1#12G UNO)
- INDICATES 2 PHASE, 1 N, & 1 GRD CONDUCTOR
- HOME RUN: INDICATES SHARED CIRCUIT
- HOME RUN: INDICATES #10 CONDUCTORS ENTIRELY

UTILITIES

- UGE — UNDERGROUND ELECTRICAL
- OHE — OVERHEAD ELECTRICAL
- TELE — TELECOMMUNICATIONS CONDUIT
- UGT — UNDERGROUND TELECOMMUNICATIONS CONDUIT

LIGHTING

- GRID-MOUNTED TROFFER LIGHT FIXTURE
- STRIP LIGHT FIXTURE
- SURFACE/RECESSED LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- POLE-MOUNTED LIGHT FIXTURE
- EXIT LIGHT
- BATTERY-OPERATED EMERGENCY LIGHT (WALL MTD)
- BATTERY-OPERATED EMERGENCY LIGHT (CEILING MTD)
- WALL-MOUNTED COMBINATION EXIT LIGHT/ BATTERY-OPERATED EMERGENCY LIGHT
- $ — LIGHT SWITCH – SINGLE POLE
- $3 — LIGHT SWITCH – 3-WAY
- $4 — LIGHT SWITCH – 4-WAY
- $K — LIGHT SWITCH – KEY
- $D — LIGHT SWITCH – DIMMER
- $PL — LIGHT SWITCH – PILOT LIGHT
- $2P — LIGHT SWITCH – 2 POLE
- $D3 — LIGHT SWITCH – 3-WAY DIMMER
- $M — WALL-MOUNTED MOTION SWITCH
- (M) — CEILING-MOUNTED MOTION SWITCH
- SB — SWITCHBANK – REFER TO DETAILS
- FDT — DIMMER BOARD
- RCS-1 — REMOTE CONTROL SWITCH AS SCHEDULED
- TC — TIMECLOCK – REFER TO PLANS / DETAILS

EQUIPMENT

- DISCONNECT SWITCH. RE: PLANS FOR INFORMATION.
- MAGNETIC MOTOR STARTER
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER
- TOGGLE-TYPE DISCONNECT. FURNISH WITH THERMAL MOTOR PROTECTION WHERE SERVING FANS/PUMPS.
- SURFACE PANELBOARD
- RECESSED PANELBOARD
- DISTRIBUTION PANELBOARD
- SWITCHBOARD. FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION
- XXX — EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE FOR ELECTRICAL CONNECTIONS AND LOAD INFO FOR KITCHEN, SHOP, ETC. EQUIPMENT

POWER DEVICES

- DUPLEX RECEPTACLE.
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- GFI — SPECIAL DUPLEX RECEPTACLE (GFCI, ISOLATED GROUND, ETC.)
- QUADPLEX RECEPTACLE
- 5-50R — SIMPLEX RECEPTACLE W/NEMA CONFIG AS NOTED
- 5-50R — MULTI-POLE RECEPTACLE W/NEMA CONFIG AS NOTED
- CEILING MOUNTED RECEPTACLE
- RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
- POKE-THRU WITH POWER
- POKE-THRU WITH TELECOMMUNICATIONS
- POKE-THRU W/POWER AND TELECOM
- FB — FLOOR BOX
- DIVIDED POWER POLE
- C — CLOCK RECEPTACLE
- PLUG MOLD / WIRE MOLD AS SPECIFIED
- J — JUNCTION BOX
- T — THERMOSTAT – ELECTRIC
- PUSH BUTTON
- MOTOR

TELEPHONE/DATA

- TELEPHONE OUTLET (SINGLE-GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)
- TELEPHONE/DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CLG.)
- 1V — PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- 1D — DATA OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- 1D/1V — PHONE/DATA OUTLET WITH NUMBER OF PHONE/DATA JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- W — WALL-MOUNTED WIRELESS INTERNET TRANSMITTER
- W — CEILING-MOUNTED WIRELESS INTERNET TRANSMITTER

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.
   - 5.2. REFER TO SPECIFICATIONS FOR ALLOWABLE WIRING METHODS THROUGHOUT PROJECT.
   - 5.3. ALL EXPOSED WIRING SHALL BE IN EMT OR METALLIC CONDUIT, EXCEPT AS PERMITTED BY SPECIFICATIONS FOR WHIPS TO EQUIPMENT.
6. ALL CONDUCTOR SIZES INDICATED ON DRAWINGS ARE FOR COPPER CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE. ALUMINUM CONDUCTORS MAY BE USED ONLY UNDER THE FOLLOWING CONDITIONS:
   - 6.1. CONTRACTOR SHALL INCLUDE A DEDUCT ALTERNATE FOR USE OF SAME WITH BIDS, FOR OWNER ACCEPTANCE.
   - 6.2. AL CONDUCTORS MAY ONLY BE USED ON FEEDERS 100A OR GREATER – NO EXCEPTIONS.
   - 6.3. ALUMINUM CABLING SHALL BE COMPACTED ALUMINUM (STABILOY).
   - 6.4. PROVIDE COMPRESSION-TYPE ONE-HOLE OR TWO-HOLE LUG TERMINATIONS.
   - 6.5. PROVIDE ANTI-OXIDANT COMPOUND AT TERMINATIONS.
   - 6.6. CABLE TERMINATIONS SHALL BE MARKED "AL/CU".
   - 6.7. FINAL SIZES OF CONDUCTORS TO BE CONFIRMED BY ENGINEER.
   - 6.8. ALUMINUM SERVICE CONDUCTORS MUST HAVE "AA-8000" SERIES LABELING ON CABLE JACKETS PER ENERGY REQUIREMENTS – NO EXCEPTIONS.

   ENGINEER RESERVES FINAL RIGHT TO ACCEPT/DENY USE OF ALUMINUM CONDUCTORS FOR PART OR ALL OF PROJECT.
7. THE TOTAL VOLTAGE DROP ACROSS THE COMBINATION OF SERVICE CONDUCTORS, FEEDERS, AND BRANCH CIRCUIT CONDUCTORS SHALL NOT EXCEED 5%. WHERE THE TOTAL LENGTH OF THESE CONDUCTORS WILL EXCED 150', CONTRACTOR SHALL VERIFY VOLTAGE DROP BASED ON FIELD-ROUTING OF CONDUCTORS AND MAKE ALL NECESSARY ADJUSTMENTS TO CURRENT-CARRYING CONDUCTOR AND GROUND WIRE SIZES.

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
3. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
4. CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO ENSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILINGS AND OTHER SPACES, CHASES, ETC WITHIN THE BUILDING. MAKE MODIFICATIONS THERETO AS REQUIRED AND APPROVED.
5. TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.
6. WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO ENSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
7. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
8. DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND ENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
11. WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES . . . DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
12. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.
13. COORDINATE THE MOUNTING OF SUSPENDED LIGHT FIXTURES UTILIZING INDIRECT LIGHT SO THAT CONDUIT, DUCTWORK, STRUCTURAL MEMBERS, ETC. ARE NOT LOCATED DIRECTLY ABOVE THE LIGHT FIXTURE. MAINTAIN A MINIMUM OF 24" CLEARANCE FROM THESE ITEMS WHENEVER POSSIBLE.

GENERAL NOTES

1. SOME ROOM NAMES MAY NOT BE SHOWN FOR PURPOSE OF CLARIFYING PLAN. REFER TO ARCHITECTURAL PLANS FOR REFERENCE TO ROOM NAMES NOT SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE CONTRACTOR SHALL DELIVER THE "RECORD DRAWINGS" TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT ELECTRONICALLY.
3. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS (NEW AND EXISTING), DIMENSIONS, AND CLEARANCES PRIOR TO THE COMMENCEMENT OF WORK AND SHALL INCLUDE ALL COSTS, EQUIPMENT, MATERIAL, ACCESSORIES, ETC. REQUIRED FOR A FULLY COMPLETE, FUNCTIONAL AND CODE COMPLIANT INSTALLATION.
4. FINAL LOCATIONS OF ALL DEVICES, LIGHT FIXTURES, EQUIPMENT ETC SHALL BE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM ARCHITECTURAL PLANS. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM MEP DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES, ETC. AS NEEDED FOR THE COMPLETE INSTALLATION AND PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL FEES AND DATA NEEDED FOR THIS.

ABBREVIATIONS

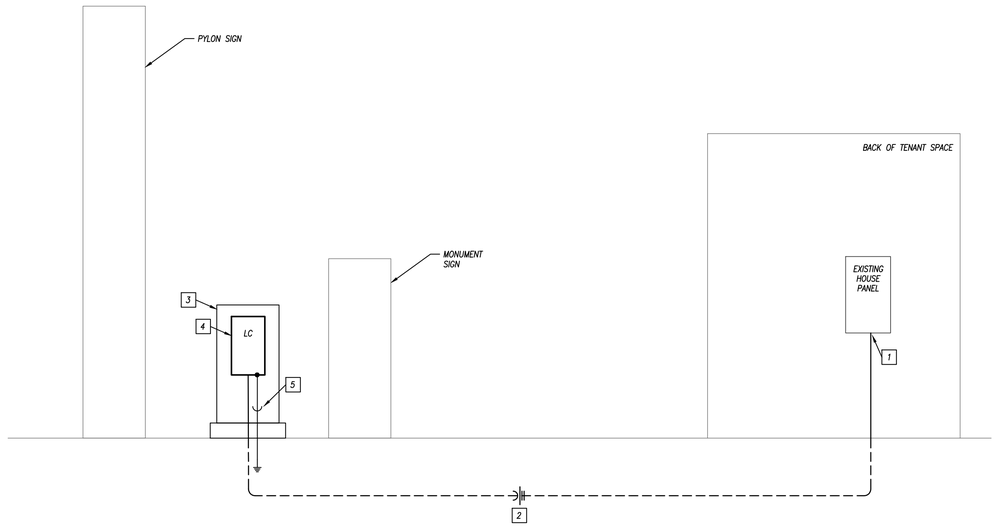
A/E	ARCHITECT / ENGINEER	ELEV	ELEVATION	MH	MANHOLE
AFF	ABOVE FINISHED FLOOR	EM	EMERGENCY FIXTURE/DEVICE	MLO	MAIN LUGS ONLY
AFG	ABOVE FINISHED GRADE	EWT	ENTERING WATER TEMPERATURE	NFA	NET FREE AREA
AG	ABOVE GRADE	EX	EXISTING ITEM	NL	NIGHT LIGHT
AHJ	AUTHORITY HAVING JURISDICTION	FFA	FROM FLOOR ABOVE	OA	OUTSIDE AIR
AHU	AIR HANDLING UNIT	FFB	FROM FLOOR BELOW	ORD	OVERFLOW ROOF DRAIN
ARCH	ARCHITECT	FFCO	FINISHED FLOOR CLEAN OUT	P/C	PLUMBING CONTRACTOR
BFP	BACKFLOW PREVENTER	FGCO	FLUSH GRADE CLEAN OUT	PSI	POUNDS PER SQUARE INCH
BG	BELOW GRADE	FL	FLOW LINE	PVC	POLYVINYLCHLORIDE
BLDG	BUILDING	FLR	FLOOR	RA	RETURN AIR
BMS	BUILDING MANAGEMENT SYSTEM	FP	FIRE PROTECTION	RE/REF	REFER / REFERENCE
C	CONDUIT	FPM	FEET PER MINUTE	RF	RELIEF FAN
CD	CANDELA	FWCO	FLUSH WALL CLEAN OUT	RL	RELOCATED ITEM
CD	COLD DECK	G	GROUND / GANG	RPZ	REDUCED PRESSURE ZONE
CLG	COOLING	G/C	GENERAL CONTRACTOR	RR	RESTROOM
CM	COORDINATE MOUNTING HEIGHT	GFI	GROUND FAULT CIRCUIT INTERUPTER	SA	SUPPLY AIR
CO	CLEAN OUT	GFIP	GFI-PROTECTED DEVICE	SPD	SURGE PROTECTIVE DEVICE
CTE	CONNECT TO EXISTING	GPM	GALLONS PER MINUTE	ST	SHUNT TRIP
DCVA	DOUBLE CHECK VALVE ASSEMBLY	HD	HOT DECK	TA	TRANSFER AIR
DCW	DOMESTIC COLD WATER	HTG	HEATING	TFA	TO FLOOR ABOVE
DDC	DIRECT DIGITAL CONTROLS	IG	ISOLATED GROUND	TFB	TO FLOOR BELOW
DF	DRINKING FOUNTAIN	JB	JUNCTION BOX	TP	TAMPERPROOF
DHW	DOMESTIC HOT WATER	LED	LIGHT EMITTING DIODE	TYP	TYPICAL
DHWR	DOMESTIC HOT WATER RETURN	LWT	LEAVING WATER TEMPERATURE	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	M/C	MECHANICAL CONTRACTOR	VRF	VARIABLE REFRIGERANT FLOW
DN	DOWN	MA	MIXED AIR	VTR	VENT THROUGH ROOF
E/C	ELECTRICAL CONTRACTOR	MAU	MAKE UP AIR UNIT	WCO	WALL CLEANOUT
EA	EXHAUST AIR	MCB	MAIN CIRCUIT BREAKER	WG	WIRE GUARD
EDF	ELECTRIC DRINKING FOUNTAIN	MECH	MECHANICAL	WP	WEATHERPROOF

SHEET INDEX

E001	COVER SHEET
E101	ELECTRICAL PLANS

RISER DIAGRAM KEYED NOTES

1. PROVIDE NEW 2P-60A CIRCUIT BREAKER IN EXISTING HOUSE PANEL TO SERVE NEW LOAD CENTER.
2. 3#1, #8G, 1-1/2"C. (CONDUCTORS UPSIZED TO ACCOMMODATE FOR VOLTAGE DROP.)
3. STAINLESS STEEL PEDESTAL 3R ENCLOSURE ON CONCRETE PAD TO HOUSE PANELBOARD.
4. 100A, 1-PHASE, 240V LOAD CENTER WITH FOUR POLE SPACES IN NEMA 1 ENCLOSURE (SQUARE D OR EQUAL). LOAD CENTER SHALL HAVE (2) 1P-20A AND (2) 1P-30A CIRCUIT BREAKERS.
5. PROVIDE GROUNDING ELECTRODE SYSTEM PER NEC 250.32(D) FOR STRUCTURE FED BY A FEEDER. #6G TO THE FOLLOWING:
   - 5/8" DIA BY 8' COPPER GROUND ROD
   - STEEL REINFORCING RODS IN EACH SIGN CONCRETE PAD



ELECTRICAL RISER DIAGRAM

NO SCALE

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STATE OF MISSOURI
DAVID LAWRENCE DEATHERAGE
NOTARY PUBLIC
NUMBER E-29880
LICENSED PROFESSIONAL ENGINEER
David Lawrence Deatherage - Engineer
MO# E-29880

Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 251274
ISSUED FOR: BID DOCUMENTS
ISSUE DATE: 07.01.2026
© 2026 SFS ARCHITECTURE
COVER SHEET

E001

GENERAL POWER NOTES

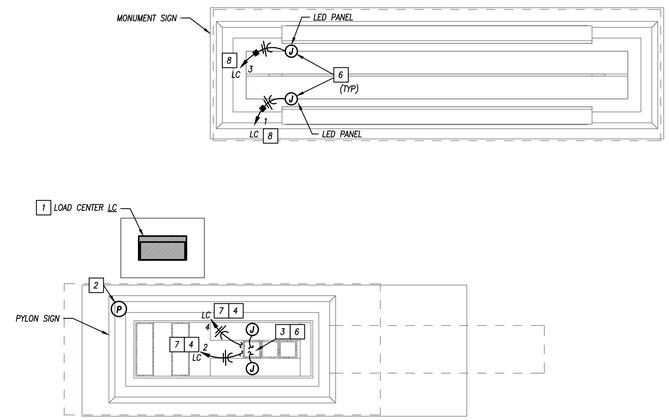
1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL LOCATIONS/REQUIREMENTS FOR RECEPTACLES, INCLUDING GFCI, WEATHER-RESISTANT, HOSPITAL-GRADE, AND TAMPER-RESISTANT RECEPTACLES.
4. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
5. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

POWER PLAN KEYED NOTES

1. PROVIDE FREE STANDING ENCLOSURE ON CONCRETE BASE TO HOUSE PANEL LC. DUDLK DEPE401608 OR EQUAL. 40" HIGH, 16" WIDE, 8" DEEP WITH OPENING HEIGHT OF 32.62". PROVIDE 28" BY 20" BY 6" DEEP CONCRETE PAD WITH CHAMFERED EDGES. COORDINATE EXACT LOCATION IN FIELD.
2. PHOTOCELL BY SIGN PROVIDER AT TOP OF PYLON SIGN.
3. ROUTE CONDUIT CONCEALED THROUGH STRUCTURAL STEEL BASE TO SIGNAGE.
4. ROUTE CIRCUIT THROUGH PHOTOCELL AND THEN HOMERUN TO PANEL.
5. PROVIDE TRENCHING, CONDUIT INSTALLATION, PATCHING AND REPAIR TO MATCH EXISTING CONDITIONS. PROVIDE PULLBOXES AS REQUIRED TO FACILITATE INSTALLATION.
6. PROVIDE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT FOR CIRCUITING ROUTED WITHIN THE SIGN STRUCTURES.
7. ROUTE INDICATED CIRCUIT TO 1P-20A CIRCUIT BREAKER IN INDICATED PANEL.
8. ROUTE INDICATED CIRCUIT TO 1P-30A CIRCUIT BREAKER IN INDICATED PANEL.



SITE PLAN
1/2" = 1'-0"



POWER PLAN
1/2" = 1'-0"

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DAVID LAWRENCE DEATHERAGE
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REGISTERED PROFESSIONAL ENGINEER
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Blue Springs Downtown Monument Sign

CITY OF BLUE SPRINGS

WEST 7TH MAIN STREET AND NW HIGHWAY 7

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 251274
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© 2026 SFS ARCHITECTURE
ELECTRICAL PLANS

E101

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MO State Certificate of Authority #E-2002020886

25.255

BLUE SPRINGS
MISSOURI

Request for Proposals

Construction of Downtown Monument Sign

July 20, 2026

Submittal Deadline

August 12, 2026, at 2:00PM

Any questions regarding this Request for Proposal shall be submitted to Dennis Dovel by email at ddovel@bluespringsmo.gov or by phone at 816-228-0265

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Notice to Bidders

Sealed proposals will be received by the Assistant City Administrator of the City of Blue Springs at Blue Springs City Hall, 903 W. Main Street, Blue Springs, Missouri, 64015 **until 2:00 pm CST, on August 12, 2026, at which time bidding will be closed.** In accordance with the Missouri Sunshine Law, RSMo 610.021., proposals will be opened on said date and time and only the bidder name and base proposal price will be read aloud. All other documents will be checked for responsiveness after Bid opening.

The specific locations of the work to be done shall be contained in the special provisions section of the bid document. The Contractor shall bid on all work.

All equipment, materials, and workmanship must be in accordance with the Specifications and other Contract Documents.

There will be no pre-bid meeting. Addenda will be issued as the City deems necessary.

All bids must be accompanied by a Bid Bond from a surety or certified check from a bank acceptable to the Assistant City Administrator in the amount equal to or greater than 5% of the maximum total bid price. Prior approval of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw their bid for a period of sixty (60) days after the date of opening of bids.

Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of

Labor and Industrial Relations that is at least as stringent as an approved OSHA program as required by Section 292.675, RSMo.

All wages paid for work under this contract shall comply with the requirements of the prevailing wage law of the State of Missouri, Missouri Public Law 294, Sec. 290.210 through 290.340, RSMo 1969, as amended.

Pursuant to 610.021 RSMo Item 12, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

The City reserves the right to reject any or all proposals and to waive informalities or deficiencies therein to negotiate with any or all bidders or others for more favorable terms or prices and to award a contract to other than the bidder submitting the lowest cost bid proposal with or without negotiation and to determine which is the lowest, best, and most responsive to accept, at its option, any alternates and to approve the bond.

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.

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.

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.

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.

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.

All the provisions in this RFP, which becomes part of the 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.

Request for Proposals

I. INTRODUCTION

The City of Blue Springs, Missouri (hereafter referred to as “the City”) is seeking proposals from qualified Contractors to construct and erect a monument sign including all business entities, digital sign board, electrical and all other aspects of the project required to meet the specifications of the drawings.

II. SCOPE OF WORK

Full description of work, timeline, requested materials and specifications. Include any demolition and removal as well as construction processes.

Project Overview

The Contractor shall furnish all labor, supervision, materials, equipment, permits, transportation, traffic control, and incidentals necessary to remove the existing property owner's pylon sign and construct a new Downtown Blue Springs Monument Sign in accordance with the architectural, structural, and electrical drawings and specifications prepared by SFS Architecture.

The completed project shall include demolition, foundation work, masonry, structural framing, electrical installation, monument sign fabrication and installation, site restoration, cleanup, and final acceptance by the City.

Scope of Work

1. Mobilization

The Contractor shall:

- Obtain all required permits.
- Coordinate utility locates (Missouri One Call).
- Schedule pre-construction meeting with City.
- Provide temporary safety fencing, barricades, and pedestrian protection.
- Maintain safe access throughout construction.

2. Demolition

The Contractor shall completely remove:

- Existing pylon sign
- Existing sign foundation and footing to full depth
- Existing electrical components no longer required
- Portions of paving and curbing necessary for construction
- Miscellaneous abandoned utilities encountered

Demolition shall include:

- Proper disposal of all materials.

- Recycling where practical.
- Dust control.
- Protection of adjacent improvements.
- Utility coordination.
- Removal of all debris from the site daily.

Excavations created by demolition shall be properly backfilled and compacted to prevent future settlement.

3. Earthwork

Contractor shall provide:

- Excavation for new foundations
- Compacted structural fill
- Fine grading
- Soil compaction as required by the plans

Any unsuitable soils encountered shall be reported immediately to the City.

4. Concrete Foundations

Construct all foundations in accordance with the structural drawings including:

- Reinforced concrete footing
- Reinforced foundation walls
- Anchor bolts
- Embedded steel
- Concrete pads
- Required reinforcing steel

All concrete shall comply with project structural specifications.

5. Masonry Construction

Construct monument sign masonry consisting of:

Concrete Masonry Units (CMU)

- ASTM C90 load-bearing block
- Standard 8-inch CMU where indicated

Brick Veneer

Provide smooth face brick matching the architect's selected color.

Manufactured Stone Veneer

Install manufactured stone veneer as detailed.

Mortar

Provide:

- Type N mortar above grade
- Type S where in contact with earth

Additional Masonry Components

Include:

- Stainless steel reinforcement
- Flashing
- Weeps
- Cavity vents
- Stainless steel anchors
- Stainless steel lintels
- Mortar control
- Sealants

All masonry shall conform to the Brick Industry Association recommendations and project specifications.

6. Structural Components

Provide all structural steel required for:

- Internal sign support
- Mounting framework
- Steel framing
- Anchor systems

All exposed steel shall receive specified protective coating.

7. Carpentry and Sheathing

Provide:

- Treated wood blocking
- Rough carpentry
- Gypsum sheathing
- Air barrier system
- Moisture protection

Install materials in accordance with manufacturer recommendations.

8. Monument Sign Fabrication

Provide and install the complete monument sign assembly including:

- Aluminum sign cabinet

- Sign framing
- Painted metal components
- Decorative architectural features
- Sign faces
- Tenant directory panels
- "7 & Main" identification panel
- "Downtown Blue Springs" monument wall signage

All fabrication shall match the architectural drawings.

9. Electrical Work

Provide all electrical work necessary including:

- Underground conduit
- Wiring
- New electrical service connections
- LED lighting
- Disconnects
- Junction boxes
- Grounding

- Testing and commissioning

Electrical work shall comply with the 2023 National Electrical Code.

10. Site Restoration

Following construction, Contractor shall restore disturbed areas including:

Concrete

Replace any removed sidewalks, curbs, or pavement.

Landscaping

Restore:

- Topsoil
- Seed
- Sod
- Mulch
- Planting beds disturbed by construction

Asphalt

Repair pavement disturbed during demolition.

Grading

Restore site to original drainage conditions.

11. Cleanup

Contractor shall:

- Remove all construction debris
- Remove excess materials
- Clean paved surfaces
- Wash masonry
- Remove temporary fencing
- Leave the site ready for occupancy

Materials

The Contractor shall furnish all materials necessary including but not limited to:

- Reinforced concrete
- Reinforcing steel
- CMU block
- Face brick
- Manufactured stone veneer

- Stainless steel flashing
- Stainless steel anchors
- Stainless steel reinforcement
- Air barrier
- Joint sealants
- Structural steel
- Aluminum sign framing
- Decorative architectural panels
- LED lighting
- Electrical conduit
- Wiring
- Fasteners
- Concrete fill
- Structural grout
- Backfill material
- Compacted aggregate
- Landscape restoration materials

All materials shall be new and comply with project specifications.

Contractor Responsibilities

The Contractor shall:

- Verify all field dimensions.
- Coordinate with utility companies.
- Protect existing improvements.
- Maintain traffic and pedestrian safety.
- Comply with OSHA regulations.
- Comply with applicable building codes.
- Provide shop drawings.
- Submit product data.
- Provide material samples when requested.
- Coordinate inspections.
- Correct deficient work.
- Provide warranties.

Applicable Codes

Construction shall comply with:

- 2024 International Building Code
- 2023 National Electrical Code
- MoDOT Outdoor Advertising Requirements
- All local City of Blue Springs ordinances and permitting requirements – permit fees will not be charged

Proposed Construction Timeline

Activity	**Estimated Duration**
Contract Award & Notice to Proceed	1 week
Shop Drawings & Material Procurement	3–4 weeks
Utility Locates & Mobilization	1 week
Demolition & Removal	3–5 days
Foundation Excavation & Concrete	1 week
Concrete Cure	7 days
Masonry Construction	2–3 weeks
Structural Steel & Sign Installation	1 week
Electrical Installation & Testing	3–5 days

Activity	Estimated Duration
Site Restoration & Landscaping	3–5 days
Final Inspection & Punch List	1 week

Estimated Total Construction Duration: 8–10 weeks from Notice to Proceed, subject to material lead times, weather, and utility coordination.

This Scope of Work is intended to provide a complete turnkey project. The Contractor shall furnish all labor, supervision, materials, equipment, permits, testing, inspections, and incidentals necessary to deliver a fully operational Downtown Blue Springs Monument Sign in accordance with the contract documents, plans, and specifications.

III. PROPOSED TIMELINE

The following dates and times are subject to change:

RFP Schedule	Date and Time
Issue RFP	JULY 20, 2026
Pre-Bid Meeting	NO MEETING
Deadline for questions	JULY 31, 2026
Proposals due	AUGUST 12, 2026, AT 2:00PM

Evaluation	AUGUST 20, 2026
Recommendation to Council	SEPTEMBER 8, 2026
Notification of award	SEPTEMBER 10, 2026

IV. QUALIFICATIONS OF RESPONDENTS

Respondents to this request shall be able to demonstrate ability to comply with the following minimum requirements:

A. The contractor must be able to show performance of work and provide references on (3) three projects of similar size and scope during the past (5) five years (complete References Sheet).

B. The contractor shall meet the requirements of the (list specific certifications or licenses required).

C. The contractor must be able to demonstrate the capabilities and background of qualified personnel and firm profile.

V. REQUIREMENTS FOR PROPOSAL SUBMITTAL

Refer to Checklist for additional requirements and forms.

A. The proposal must include the names, addresses, telephone numbers, and current licenses and Certifications of the Contractor, as well as appropriate brochures and equipment submittals for digital sign boards

B. All key personnel that will be assigned to the project, and their anticipated involvement in the project

C. Past projects that relate to similar design/construction of a similar size, scope, etc., and the name and telephone number of a contact person from that entity, who will be familiar enough with the past project to give a reference (complete References Sheet).

D. An itemized cost schedule with any cost breakdown information

E. A detailed time-line schedule for the completion project

F. All pricing should include all rates as applicable with regard to the current Missouri Prevailing Wage Order. Federal wage rates are subject to modification.

VI. EVALUATION PROCEDURE / CRITERIA FOR SELECTING CONTRACTOR

The selection of the best proposal will be based mainly but not entirely on the following criteria:

A. Qualifications and Direct Experience – Includes performance and references for similar size and scope of projects

B. Compliance with the requirements of this Request for Proposal

C. Proposed construction schedule

D. Proposed materials and equipment

E. Cost

The City reserves the right to reject any or all proposals and to waive informalities or deficiencies therein to negotiate with any or all bidders or others for more favorable terms or prices and to award a contract to other than the bidder submitting the lowest cost bid proposal with or without negotiation and to determine which is the lowest, best, and most responsive to accept, at its option, any alternates and to approve the bond.

VII. AUTHORIZATION TO BEGIN WORK

The selected provider of these services will be given a notice of intent to contract within one week of proposals being received. Once the notice of intent is given, an agreement will be provided to the contractor for review and signatures. The selected contractor will then be required to sign the agreement and submit the following documents with the agreement:

A. Proof of Insurance with the City of Blue Springs named as additional insured with liability limits of $2,000,000 per occurrence and $2,000,000 in aggregate, $1,000,000 automobile liability and worker compensation at the statutory limits for the State of Missouri
B. Signed and notarized affidavits
C. E-verification with the Department of Homeland Security MOU
D. W-9
E. Payment Bond

Once documents have been received, the agreement will be sent to City Council for approval. Once approved, staff and contractor will set a start date for construction and follow the submitted detailed construction schedule.

It is anticipated from time of proposal submissions to contract approval, the contract should be approved within 60 days.

VIII. AMENDMENTS TO RFP

In the event it should be necessary to revise any portion of this RFP, addenda will be provided to all Contractors who received the original RFP from the City of Blue Springs as well as posted on the City's website under bid postings. This does not relieve the submitting Contractor the responsibility of regularly checking the City website listed below for updates regarding any addenda associated with this proposal request. Addenda are available on our website at: www.bluespringsmo.gov/bids.aspx. All companies shall be licensed, insured, and bonded and shall furnish satisfactory evidence to the City that they have previously performed/provided the types of services as specified below.

Checklist

PROPOSAL CHECKLIST TO INCLUDE WITH PACKET

1. Proposal:
    - One (1) electronic proposal on USB drive
    - Two (2) copies of original signed proposal
2. Form A – Proposal Pricing (Including Unit Prices Where Required)
3. Form B – Experience/References
4. Form C – Disclosures
5. Form D – Proposal Validity and Commitment to Sign Contract
6. Bid Bond

FORM A: Proposal Pricing

Company Name: _____

Quantity	Item	Item Cost	Item Total
	List specific items to be priced; consider the following:		
	Demolition		
	Monument Sign Construction Cost		
	Electrical		
	Cost per business double sided advertising panel		
	Digital Sign Boards		
	Disposal (if needed)		
	Site restoration		
	Bonds		
	Other – Describe:		
TOTAL PRICE			

FORM B: Experience/References

To be eligible to respond to this RFP, the proposing Contractor must have successfully completed services similar to those specified in the Scope of Services section of this RFP to at least one (1) customer with a project similar in size and complexity.

Please provide a **minimum** of three references.

Reference 1:

Information	**Detail**
Company or Municipality	
Address	
Contact	
Phone Number and Email	
Project, Amount, and Date of Completion	

Reference 2:

Information	Detail
Company or Municipality	
Address	
Contact	
Phone Number and Email	
Project, Amount, and Date of Completion	

Reference 3:

Information	Detail
Company or Municipality	
Address	
Contact	
Phone Number and Email	
Project, Amount, and Date of Completion	

FORM C: Disclosures

The Contractor submitting this RFP shall review the following questions with regard to the past five years. If any question is answered in the affirmative, the Contractor shall submit an attachment providing details concerning the matter in question including applicable dates, locations, names of projects/project owners, and circumstances.

1. Has the Contractor been debarred, suspended, or otherwise prohibited from doing business with any federal, state, or local government agency or private enterprise?

2. Has the Contractor been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state, or local government agency or private enterprise?

3. Has the Contractor defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded?

4. Has the Contractor been assessed or required to pay liquidated damages in connection with work performed on any project?

5. Has the Contractor had any business or professional license, registration, certificate, or certification suspended or revoked?

6. Have any liens been filed against the Contractor as a result of its failure to pay Subcontractors, suppliers, or workers?

7. Has the Contractor been denied bonding or insurance coverage or been discontinued by a surety or insurance company?

8. Has the Contractor been found in violation of any laws, including, but not limited to, contracting or antitrust laws, tax, or licensing laws, labor or employment laws, environmental, health, or safety laws?

9. Has the Contractor or its owners, officers, directors, or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Contractor's business?

10. Has the Contractor been the subject to any bankruptcy proceeding?

11. Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Contractor?

12. Complaints, Charges, Investigations: Is the Contractor currently or has the Contractor been the subject of any complaint, investigation, or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months?

FORM D: Proposal Validity and Commitment to Sign Contract

Contractor Name: _____

Contractor Owner: _____

Years in Business: _____

Contractor Address: _____

_____

Contractor Phone Number: _____

Contractor Email: _____

Management person who is responsible for direct contact with the City of Blue Springs, if different than above contact:

Name: _____

Title: _____

Phone Number: _____

Email Address: _____

I (authorized agent) _____ having authority to act on behalf of (Company name) _____ do hereby acknowledge and agree to be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission and commit to sign the Contract.

_____ _____

Signature of Authorized Representative Date

Print Officer's Name: _____

Drawings and Specifications

THE LINK PROVIDED BELOW WILL DIRECT YOU TO THE DRAWING AND SPECIFICATIONS.

2026.07.01 -Blue Springs Downtown Monument Sign - Bid Documents.pdf

Contract

ATTACH APPROVED CITY CONTRACT TEMPLATE

Contract - Draft - PW.pdf

BLUE SPRINGS
MISSOURI

CITY COUNCIL

September 8, 2026

EXHIBITS FOR PUBLIC HEARING

2026-27 CITY OF BLUE SPRINGS BUDGET

EXHIBIT #1 City Council Information Form dated August 19, 2026 with the following attachments: Budget in Brief, Notice of Public Hearing and Bill adopting 2026-27 Budget

Council Meeting Date: September 8, 2026

Agenda Items #: 5 & 6

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 19, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

A public hearing is being held to receive public comment on the proposed Fiscal Year (FY) 2026-27 Budget. Upon conclusion of the public hearing, a Bill approving the FY 2026-27 Budget will be ready for introduction and first reading only.

BACKGROUND

The proposed 2026-27 budget of $136,261,520 represents an increase from the adopted 2025-26 budget of $112,958,377 by $23,303,143 or 21% primarily due to an increase in operating costs and capital improvements.

This proposed budget is $1,372,641 higher than the amount that was discussed at the budget work session on August 13, 2026. During the final review of the budget document, it was identified that the debt service for the Public Safety Sales Tax Fund had not been included.

The attached Budget in Brief summarizes the proposed 2026-27 budget.

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

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. Budget in Brief
2. Notice of Public Hearing
3. Bill adopting 2026-27 Budget

REVIEWED BY

Requesting Director: Christine Cates

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

CITY OF BLUE SPRINGS, MISSOURI

Budget in Brief

Fiscal Year 2026–27 • October 1, 2026 – September 30, 2027

The fiscal plan for the city for the coming year, setting out department goals, services, and capital improvement projects.

Budget at a Glance

$136.3M

Total FY 2026–27 budget

Up 20% over adopted FY 2025–26

343.13

Full-time positions

+3 positions (Real Time Crime Center Operators, Drone as First Responder)

$55.8M

Capital improvements & outlay

Streets, parks, utilities, public safety

$10.2M

General Fund reserve

25% emergency reserve requirement

What the budget funds

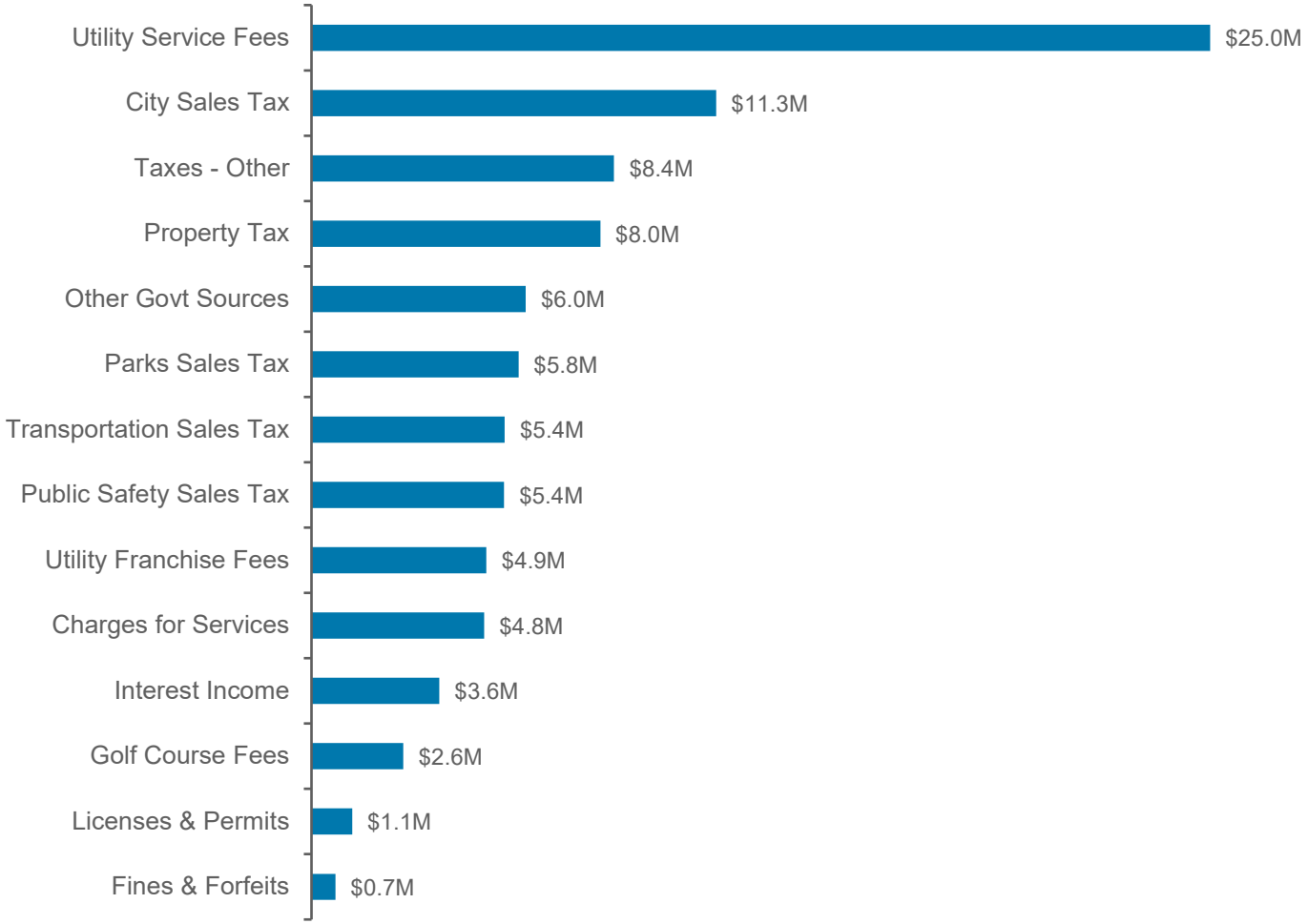
- Personal services (salaries and benefits)
- Supplies, materials, and contracted services
- Debt service (principal and interest)
- Capital outlay: equipment, vehicles, technology
- Capital improvement projects

Reserve policy

The General Fund balance must stay at or above 25% of operating expenditures as an emergency reserve. Each year, 50% of growth in unassigned fund balance is allocated to the Pavement Management Program. The estimated reserve requirement for FY 2026–27 is $10,220,203.

Where the Money Comes From

Total projected revenues: $136,261,520 (including $8.3M use of cash reserves)



Revenue outlook

Revenues expected to increase in nearly every category next year.

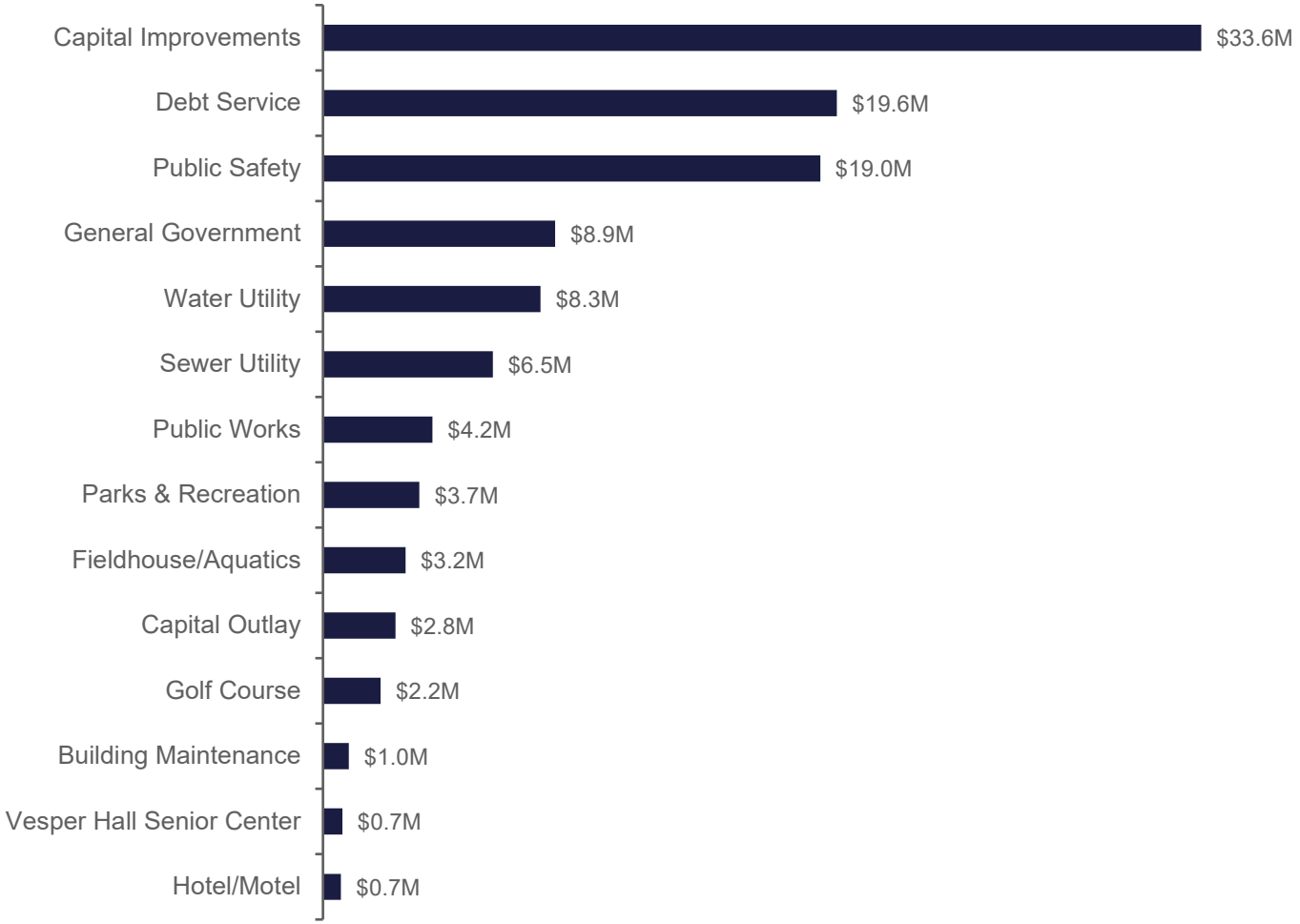
Largest increases:

- Taxes: +1.32% ($648K)
- Fines and Forfeits: +18.22% ($121K)
- Charges for Services: +5.97% ($286K)

Licenses and permits are projected to decline slightly and is the only category projected to decline.

Where the Money Goes

Total budgeted expenditures: $136,261,520

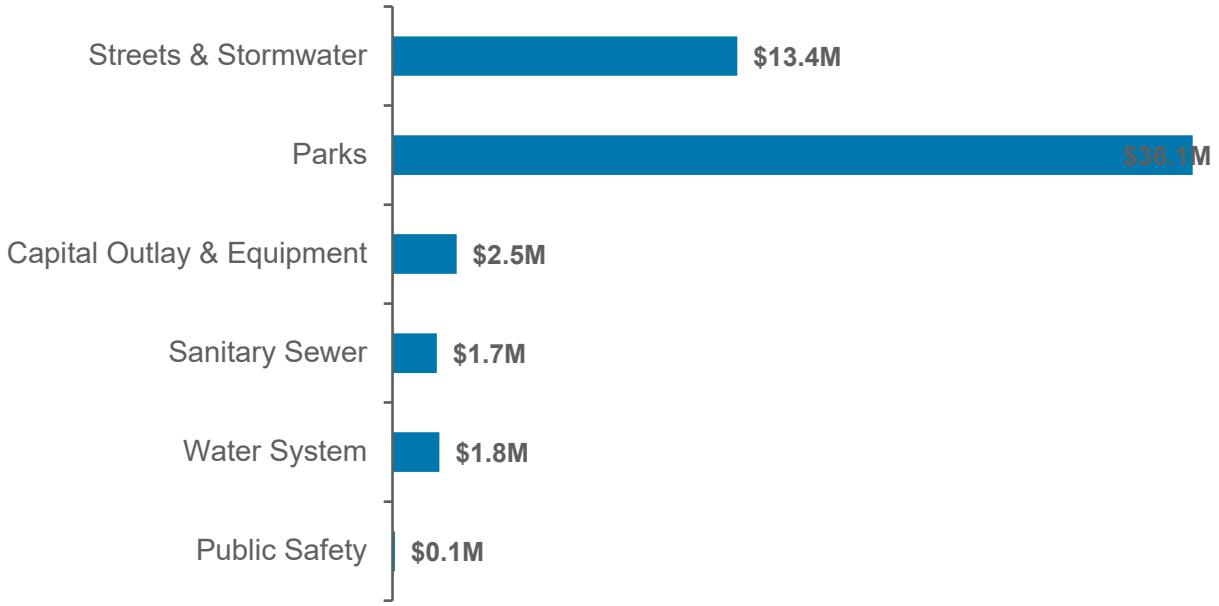


Operating expenditures by Strategic Plan Priority

$9.6M	Balanced Growth
$.62M	Community Identity
$97.5M	Infrastructure
$23.8M	Community Safety & Well-Being
$4.8M	Organizational Health
$136.3M	Total Budget

Capital Improvements & Outlay

FY 2026–27 total: $55,775,178



Investment by priority area

$12.6M
Maintenance

$39.4M
Capital improvements

$2.4M
Outlay & equipment

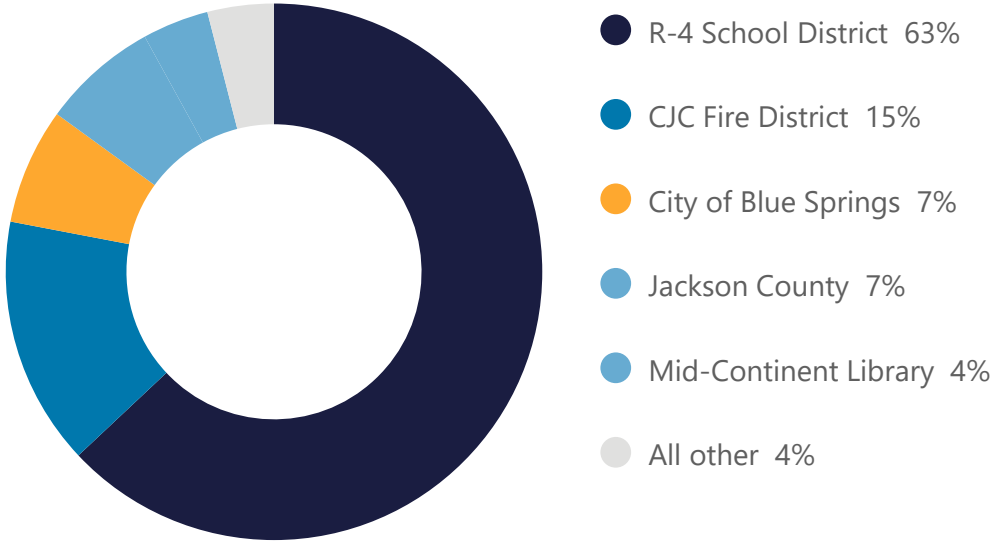
$1.2M
Equipment replacement

Highlighted projects

- Downtown Streetscape: Main Street (7 Hwy to 15th St)
- Sni-A-Bar Wastewater Treatment Plant improvements (EPA-required, bond funded)
- Highway AA improvements (40 Hwy to eastern city limits)
- Wyatt Road East reconstruction (7 Hwy to Adams Dairy Pkwy)
- Public Works facility renovation and expansion
- Southwest Park construction (complete Dec. 2028)
- Continue Neighborhood Street Preservation Program
- Water and Sewer maintenance projects
- See Capital Improvements Program section for full project list and costs

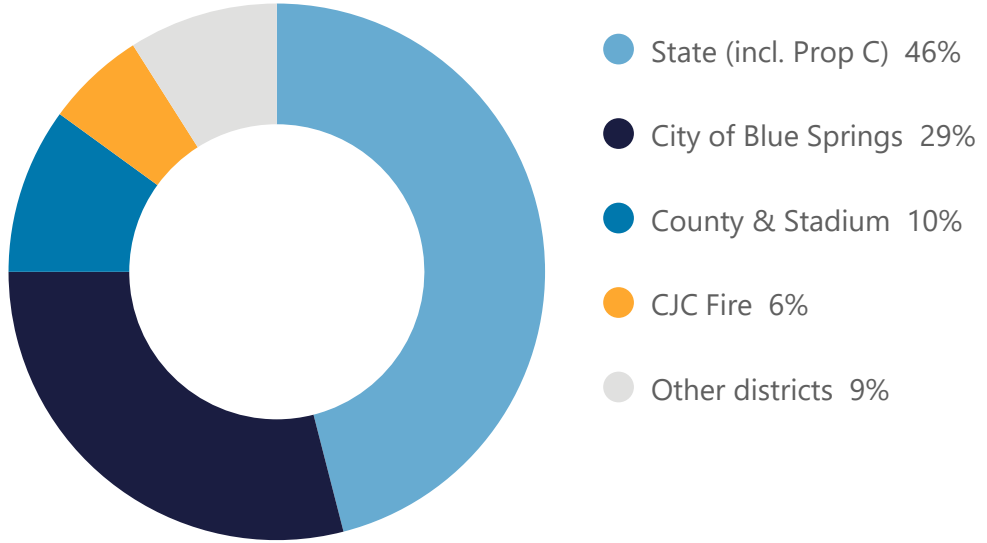
Where Your Tax Dollars Go

Property tax: $8.19 per $100 assessed valuation



Only 7 cents of every property tax dollar goes to the City. Of the City's $0.5743 levy, $0.4243 funds general government and $0.15 pays G.O. bond debt service.

Sales tax: 8.725% of gross sales



The City's share is 2.5 cents per dollar: the 1% general sales tax (the City's largest general revenue source) plus three dedicated half-cent taxes for transportation, public safety, and parks.

Summary of Available Net Assets

Estimated fund positions, October 1, 2026 through September 30, 2027

Fund	Beginning 10/1/26	Revenues	Expenditures	Transfers	Ending 9/30/27
General Fund	$16,798,662	$33,100,033	$35,175,418	$2,075,384	$16,798,662
G.O. Bond Debt Service	$3,730,750	$2,311,494	$3,071,144	$500,000	$3,471,100
Capital Projects	$19,838,696	$6,802,330	$12,373,238	—	$14,267,788
TIF Capital Projects	$7,933,309	$7,354,092	$7,207,632	($32,303)	$8,047,466
Fieldhouse/Aquatics	$1,568,608	$3,436,454	$3,593,040	$175,846	$1,587,867
Park Sales Tax	$984,956	$37,781,888	$38,107,194	—	$659,651
Golf Course	$817,500	$2,626,633	$2,413,582	—	$1,030,551
Water Utility	$15,263,414	$13,268,045	$14,760,314	($946,902)	$12,824,243
Sewer Utility	$25,960,032	$14,805,186	$11,638,000	($1,571,036)	$27,556,182
Hotel/Motel Tax	$2,052,473	$762,458	$1,455,000	($200,989)	$1,158,941
Public Safety Sales Tax	$10,623,378	$5,709,065	$6,466,959	—	$9,865,483
Totals	**$105,571,777**	**$127,957,679**	**$136,261,520**	**—**	**$97,267,934**

A fiscally sound plan for the year ahead

- Reserve requirement of $10.2M under the 25% emergency reserve policy
- $36.1M invested in park improvements, the largest capital category this year
- Operating revenues up 37% over FY 2025–26, reaching $127.9M

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

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

Publication Dates:

- Aug 19, 2026

Printer's Fee: $59.98

Anjana Bhadoriya

Anjana Bhadoriya
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: 08/19/2026

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

The City Council of the City of Blue Springs, Missouri, will hold a public hearing Tuesday, September 8, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, to receive citizens' comments relative to the City's proposed 2026-2027 fiscal year budget.

The Budget Message and proposed 2026-2027 fiscal year budget are available for inspection on the City's website at www.bluespringsmo.gov Anyone desiring further information is invited to contact the City Administrator Monday through Friday, 8:00 a.m. to 5:00 p.m. ccates@bluespringsmo.gov or (816) 228-0111.

CITY OF BLUE SPRINGS

Published in the Examiner, Aug 19, 2026

4778610

Introduced by Councilmember _____ BILL 5426

ORDINANCE_____

AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING THE ANNUAL OPERATING AND CAPITAL BUDGETS OF THE CITY OF BLUE SPRINGS, MISSOURI, FOR THE FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027

WHEREAS, in accordance with Section 7.2 of the City Charter, the City Council does hereby adopt the Budget for the 2026-27 Fiscal Year, including proposed income, proposed operating expenditures, and proposed capital expenditures; and

WHEREAS, total proposed expenditures shall not exceed the total of estimated income plus any surplus anticipated to be on hand at the end of the 2026-27 fiscal year; and

WHEREAS, the City Council has held a Public Hearing for public comment and input on September 8, 2026, for the October 1, 2026 - September 30, 2027 Proposed Annual Budget as required by Section 7.5 of the City Charter.

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

Section 1. The Annual Budget of $136,261,520 including organizational salary schedule, operating and expenses accounts for staff, boards and commissions, and the City Council, debt service fund accounts, special revenues funds, enterprise funds, capital projects funds and a Capital Improvements Program (CIP) of the City of Blue Springs, Missouri, for the fiscal year commencing October 1, 2026, and ending September 30, 2027, as submitted by the City Administrator and incorporated herein by reference, as if fully set out in this Ordinance, is hereby approved.

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

Section 3. That this Ordinance shall be in full force and effect from and after October 1, 2026.

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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: September 8, 2026

Agenda Items #: 8-11

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 3, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Bob Muenz

CONTRACT NUMBER: N/A

DEPARTMENT: Police

STRATEGIC PLAN PRIORITY: Community Safety

ITEM DESCRIPTION

Passage of four Bills 1.) amending Chapter 220 of the Blue Springs Code of Ordinances regarding offenses, 2.) amending Chapter 220 regarding panhandling and handbills, 3.) amending Chapter 310 of the Blue Springs Code of Ordinances regarding traffic regulations and 4.) amending Chapter 340 of the Blue Springs Code of Ordinances regarding stunt driving.

BACKGROUND

The proposed amendments, additions and deletions to Chapters 220, 340 and 310 will address all of the 2025 Code updates for the police department. The changes mirror changes or additions made to the relevant State statutes in 2025 or earlier. The proposed amendments and additions are as follows:

220 Offenses of the Code of Ordinances

- Adding section 220.297, Unlawful Transactions with a Child, which outline the

offenses of being a pawnbroker or similar and with criminal negligence purchases items from minor with guardian permission,, a person who allows a child to enter a place where illegal activity in controlled substances is occurring and a person with criminal negligence who sells to a minor explosives or fireworks as described in the section.

- Adding section 220.411, Unlawfully Gaining Entry into a Motor Vehicle, establishing the offense of lifting vehicle door handles or otherwise trying doors and locks of successive vehicles in order to gain entry for purpose of stealing.
- Adding section 220.650, Interference With a First Responder, that makes it an offense to interfere within twenty of a first responder, threaten harm or impede with a first responder's ability to perform their legal duty. This applies not only to law enforcement but to paramedics, firefighters and other first responders as defined in the addition.
- Amending section 220.675 Handbills by deleting the entire section.
- Amending section 220.770 Solicitation On Public Streets by deleting the entire section.

310 Enforcement and Obedience to Traffic Regulations

- Amending section 310.070, Operation of Vehicles on Approach of Authorized Emergency Vehicles to add language describing when emergency vehicles operated as police vehicles are not required to use audible and visual signals when being used during certain law enforcement operations.

340 Miscellaneous Driving Rules

Adding section 340.360 that defines various stunt driving maneuvers and prohibits them on roads within the City.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	September 8, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Chapter 220 related to Offenses
2. Bill amending Chapter 220 sections 220.675 and 220.770 related to Panhandling and Handbills
3. Bill amending Chapter 310 section 310.070 related to the approach of Authorized Emergency Vehicles
4. Bill amending Chapter 340 related to Stunt Driving

REVIEWED BY

Requesting Director: Bob Muenz

Administration: George Schmitz

Budget: N/A

Legal: Prepared by City Attorney

City Administrator: Christine Cates

Introduced by Councilmember _____ BILL 5427

ORDINANCE_____

AN ORDINANCE AMENDING CHAPTER 220, OFFENSES, OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI REGARDING UNLAWFUL TRANSACTIONS WITH A CHILD, UNLAWFULLY GAINING ENTRY INTO A MOTOR VEHICLE AND INTERFERENCE WITH FIRST RESPONDERS

WHEREAS, Chapter 220, Offenses, of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning offenses in Blue Springs; and

WHEREAS, in 2025 the Missouri Legislature made certain changes and updates to the statutes as they relate to protection of children; and

WHEREAS, the City wishes to update the City Code pursuant to SB 71, SB 81, SB 174 and HB 225 to address unlawful transactions with a child, unlawfully gaining entry into a motor vehicle and interference with a first responder.

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

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

Section 1. That Chapter 220, Offenses, is hereby amended to include a new Section, Section 220.297 to read as follows:

<u>Section 220.297. **Unlawful Transactions With A Child**.</u>

1. A person commits the offense of unlawful transactions with a child if he or she:

    A. Being a pawnbroker, junk dealer, dealer in secondhand goods, or any employee of such person, with criminal negligence buys or receives any personal property other than agricultural products from an unemancipated minor, unless the child's custodial parent or guardian has consented in writing to the transaction; or

    B. Knowingly permits a minor child to enter or remain in a place where illegal activity in controlled substances, as defined in chapter 579, RSMo, is maintained or conducted; or

    C. With criminal negligence sells blasting caps, bulk gunpowder, or explosives to a child under the age of seventeen, or fireworks as defined in section 320.106, RSMo to a child under the age of fourteen, unless the child's custodial parent or guardian has consented in writing to the transaction. Criminal negligence as to the age of the child is not an element of this crime.

Section 2. That Chapter 220, Offenses, is hereby amended to include a new Section, Section 220.411 to read as follows:

Section 220.411 **Unlawfully Gaining Entry Into A Motor Vehicle.**

A person commits the offense of unlawfully gaining entry into motor vehicles if the person lifts the door handles or otherwise tries the doors and locks of successive motor vehicles to gain entry into the motor vehicles for the purpose of committing the offense of

stealing unless the person is the owner of the motor vehicles or has the owners' permission to enter the motor vehicles. For purposes of this section, "successive" means lifting the door handles or otherwise trying the doors and locks of one vehicle after another.

Section 3. That Chapter 220, Offenses, is hereby amended to include a new Section, Section 220.650 to read as follows:

Section 220.650 **Interference With A First Responder.**

A. A person commits the offense of interference with a first responder if:

1. The person has received a verbal warning not to approach from a person that he or she knows or reasonably should know to be a first responder;

2. The first responder is engaged in the lawful performance of a legal duty; and

3. The person knowingly and willfully violates the verbal warning and approaches within twenty feet of the first responder with the intent to:

a. Impede or interfere with the first responder's ability to perform his or her legal duty;

b. Threaten the first responder with physical harm; or

c. Engage in a course of conduct directed at a first responder which serves no legitimate purpose.

B. As used in this section, the following terms mean:

1. "Advanced emergency medical technician", the same meaning as such term is defined in section 190.100, RSMo;

2. "Emergency medical technician", the same meaning as such term is defined in section 190.100, RSMo;

3. "Firefighter", any officer or employee of a fire department or fire protection district who is employed for the purpose of fighting fires, but does not include anyone employed in a clerical or other capacity not involving fire-fighting duties;

4. "First responder", any law enforcement officer, firefighter, paramedic, emergency medical technician, or advanced emergency medical technician;

5. "Paramedic", the same meaning as such term is defined in section 190.100, RSMo.

C. This section shall have no impact on an individual's first amendment rights, and shall not restrict the ability to observe or record first responders.

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

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Introduced by Councilmember _____ BILL 5428

ORDINANCE_____

AN ORDINANCE AMENDING CHAPTER 220, OFFENSES, OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI REGARDING PANHANDLING AND DISTRIBUTION OF HANDBILLS

WHEREAS, Chapter 220, Offenses, of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning offenses in Blue Springs; and

WHEREAS, certain sections of Chapter 220 have not been updated since 2006; and

WHEREAS, Reed v. Town of Gilbert, was decided in 2015 which case clarified when municipalities may impose content-based restrictions on signage and clarified the level of scrutiny to be applied to content-based restrictions on speech; and

WHEREAS, the City wishes to update the City Code as it relates to solicitation on public streets and distribution of handbills.

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

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

Section 1. That Chapter 220, Offenses, Section 220.675, Handbills, is hereby deleted in its entirety.

~~Section 220.675. **Handbills**.~~

~~It shall be unlawful for any person to distribute or place, or cause to be distributed or placed, on any street or sidewalk of the City any loose bills or circulars of an advertising nature. It shall further be unlawful for any person to distribute or place, or cause to be distributed or placed, on or in any private property or in automobiles or other vehicles, any loose bills or circulars of an advertising nature without having secured the prior consent of the owner thereof~~.

Section 2. That Chapter 220, Offenses, Section 220.770, Solicitation On Public Streets is hereby deleted in its entirety.

~~Section 220.770.~~ ~~**Solicitation On Public Streets**~~.

~~A. For purposes of this Section, the term "solicit" shall mean and include the act of standing on, in, in the median of, or in the right-of-way of any City street, or entering on the same, for the purpose of soliciting contributions or selling, offering for sale or advertising any product, property or service of any kind from persons in vehicles on behalf of any organization or person.~~

~~B. Permit Required.~~

~~1. Application.~~

~~a. Organizations or persons desiring to solicit contributions, sell, collect money or items from persons in vehicles on City streets by standing in, or beside, City streets must apply for a permit at least eleven (11) days prior to the collection event.~~

~~b. The application shall be developed by the Police Department, but shall include:~~

~~(1) The date and time the solicitation is to occur;~~

~~(2) The location of the solicitation;~~

~~(3) The number of solicitors to be involved at each location of the solicitation; and~~

~~(4) Confirmation of satisfaction of the qualifications herein.~~

~~2. Qualifications.~~

~~a. The charitable organization for which funds are being collected must provide services/benefits to local individuals.~~

~~b. The charitable organization receiving a benefit from the collection must be qualified by the IRS under IRS Code Section 501 c(3).~~

~~c. The charitable organization must provide proof of insurance in the amount of at least two hundred thousand dollars ($200,000.00) for any liability arising out of the fund raising activities and agree to indemnify the City for any damages the City may suffer arising out of the fund raising activities.~~

~~d. The insurance shall provide coverage against claims against the applicant and claims against the City, its elected and appointed officials and its employees.~~

~~C. Conduct.~~

1. It is unlawful to conduct collections at intersections not controlled by four-way stop signs. For purposes of this Section, signal lights are not considered stop signs.

2. It is unlawful for an individual who is less than eighteen (18) years of age to solicit as described herein. [Ord. No. 4998, 5-3-2021]

3. It is unlawful for more than ten (10) persons to solicit at one (1) intersection at one time.

4. It is unlawful to solicit at an intersection with Missouri 7, Adams Dairy Parkway, Woods Chapel Road or 40 Highway or on a ramp to, or from, I-70.

5. It is unlawful to solicit the occupant of a vehicle, unless the vehicle has come to a complete stop.

6. It is unlawful to solicit unless the solicitor is wearing at all times a brightly colored safety vest, which meets ANSI/ISEA 107-1999 standards to help insure solicitor safety.

7. It is unlawful to solicit except during daylight hours between thirty (30) minutes after sunrise and thirty (30) minutes before sunset.

D. Penalties.

1. It shall be unlawful for any person or organization to solicit on any public street within the City without first obtaining a valid permit.

~~2. It shall be unlawful for any person or organization to solicit in a manner that fails to comply with any provision contained in Subsection (C).~~

~~3. A violation of any provision of this Section shall be punished by a fine not exceeding five hundred dollars ($500.00), or such imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment. Each day there is any violation of this Section shall constitute a separate offense.~~

~~E. Exceptions. The foregoing notwithstanding, this Section shall not apply to any situation where the City has, through the use of barricades or other traffic control measures, taken affirmative action or actions to control traffic flow to protect individuals in an area.~~

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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Introduced by Councilmember _____ BILL 5429

ORDINANCE_____

AN ORDINANCE AMENDING SECTION 310.070 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI REGARDING APPROACH OF AUTHORIZED EMERGENCY VEHICLES

WHEREAS, Chapter 310 Enforcement and Obedience to Traffic Regulations of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning traffic regulations in Blue Springs; and

WHEREAS, in 2025 the Missouri Legislature made certain changes and updates to the statutes as they relate to the enforcement and obedience of traffic regulations; and

WHEREAS, the City wishes to update the City Code pursuant to HB 225 to clearly establish when a police vehicle is not required to use an audible signal or display a visual signal.

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

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

Section 1. That Section 310.070, Operation of Vehicles On Approach Of Authorized Emergency Vehicles, be amended as stated below:

Section 310.070 Operation Of Vehicles On Approach Of Authorized Emergency Vehicles. [R.O. 1996 §310.070' CC 1968 § 20-1; Ord. No. 323 § 1, 7-5-1966; Ord. No. 3609 § 1, 10-6-2003]

A. Upon the immediate approach of an authorized emergency vehicle making use of audible and visual signals meeting the requirements of the laws of this State, or of a Police vehicle properly and lawfully making use of an audible signal only, the driver of every other vehicle shall yield the right-of-way and shall immediately drive to a position parallel to, and as close as possible to, the right-hand edge or curb of the roadway clear of any intersection and shall stop and remain in such position until the authorized emergency vehicle has passed, except when otherwise directed by a Police Officer.

B. Upon approaching a stationary emergency vehicle displaying lighted red or red and blue lights, the driver of every motor vehicle shall:

    1. Proceed with caution and yield the right-of-way, if possible with due regard to safety and traffic conditions, by making a lane change into a lane not adjacent to that of the stationary vehicle, if on a roadway having at least four (4) lanes with not less than two (2) lanes proceeding in the same direction as the approaching vehicle; or

    2. Proceed with due caution and reduce the speed of the vehicle, maintaining a safe speed for road conditions, if changing lanes would be unsafe or impossible.

C. This Section shall not operate to relieve the driver of an authorized emergency vehicle from the duty to drive with due regard for the safety of all persons using the highway.

D. An authorized emergency vehicle operated as a police vehicle is not required to use an audible signal or display a visual signal when the vehicle is being used to:

1. Obtain evidence of a speeding violation on a maintained federal or state highway and where the speed limit is set by state statute;

2. Respond to a suspected crime in progress when use of an audible or visual signal, or both, could reasonably result in the destruction of evidence or escape of a suspect; or

3. Conduct surveillance of a vehicle or the passengers of a vehicle who are suspected of involvement in a crime.

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Introduced by Councilmember _____ BILL 5430

ORDINANCE_____

AN ORDINANCE AMENDING CHAPTER 340, MISCELLANEOUS DRIVING RULES, OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI REGARDING STUNT DRIVING

WHEREAS, Chapter 340, Miscellaneous Driving Rules, of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning driving regulations in Blue Springs; and

WHEREAS, in 2025 the Missouri Legislature made certain changes and updates to the statutes as they relate to stunt driving; and

WHEREAS, the City wishes to update the City Code pursuant to HB 495 to clearly establish stunt driving is not allowed in the City.

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

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

Section 1. That Chapter 340, Miscellaneous Driving Rules, is hereby amended to include a new Section, Section 340.360 to read as follows:

<u>340.360. Motorists To Exercise Highest Degree Of Care — violation, penalty.</u>

<u>A. As used in this section, the following terms shall be defined as:</u>

"Burnout", a maneuver performed while operating a motor vehicle whereby the wheels of the motor vehicle are spun, resulting in friction causing the motor vehicle's tires to heat up and emit smoke;

"Donut", a motor vehicle maneuver in which the front or rear of the motor vehicle is rotated around the opposite set of wheels in a motion that may cause a curved skid-mark pattern of rubber on the driving surface, or the tires to heat up and emit smoke, or both;

"Drag race", the operation of two or more motor vehicles from a point side by side in a competitive attempt to outgain or outdistance each other, or the operation of one or more motor vehicles over a common selected course, for the purpose of comparing the relative speeds, power, or acceleration of such motor vehicles within a certain distance or time limit;

"Drifting", a motor vehicle maneuver in which the motor vehicle is steered so that it makes a controlled skid sideways through a turn with the front wheels oriented in a direction opposite the turn;

"Race", the operation of one or more motor vehicles arising from a challenge to demonstrate superiority of a motor vehicle or driver, and the acceptance of or competitive response to that challenge, either through a prior arrangement or in immediate response, in which the competitor attempts to outgain or outdistance another motor vehicle, to prevent another motor vehicle from passing, to arrive at a given destination ahead of another motor vehicle, to test the physical stamina or endurance of drivers, to exhibit speed or acceleration, or to set a speed or acceleration record;

"Stunt driving", to operate a motor vehicle performing a race, a drag race, a burnout, a donut, a wheelie, or drifting;

"Wheelie", a motor vehicle maneuver whereby a vehicle is ridden for a distance with the front or rear wheel or wheels raised off the ground.

B. Every person operating a motor vehicle on the roads and highways within the City shall drive the vehicle in a careful and prudent manner and at a rate of speed so as not to endanger the property of another or the life or limb of any person and shall exercise the highest degree of care. No person operating a motor vehicle on the roads and highways of this state shall perform stunt driving.

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

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: September 8, 2026

Agenda Item #: 12

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 25, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Christine Cates

CONTRACT NUMBER:

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Downtown Revitalization

ITEM DESCRIPTION

Passage of a Bill approving an Intergovernmental Agreement with Jackson County, Missouri for 2026 Infrastructure Grant Project funding for Central Park Improvements.

BACKGROUND

The City of Blue Springs completed and adopted a new Strategic Plan in August 2025 which included the priority of Downtown Revitalization. Within the Downtown Revitalization Strategic Priority is an objective to develop Central Park to offer recreational gathering areas Downtown.

The first phase of completing this objective was to develop the loop trail around the pond at Central Park. To accomplish this, funds were identified through the Parks Sales Tax Capital Improvement Project as well as Community Development Block Grant (CDBG) Funds.

To further fund the development of Central Park, an Infrastructure Grant was identified through Jackson County, Missouri. The City requested funding which was approved by the County Legislature via Ordinance 6092 on July 20, 2026. The City will complete the additional improvements to develop a green space for seating, picnic, and lawn gathering space located on the northeast corner of Central Park.

The City recommends entering into the Intergovernmental Agreement with Jackson County to accept the grant funding for Central Park improvements.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Jackson County, Missouri
Amount of Request/ Contract:	$250,000
Amount Budgeted:	N/A
Budget Year:	FY 2026-27
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 8/27/2026
Revenue to be Received:	$250,000
Revenue Account No.	310-00000-470100 PR-23 (Central Park Improvements)

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	September 8, 2025
Estimated End Date	December 31, 2028
Years and Months Contract in effect	3 years, 4 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. Ordinance with agreement attached as Exhibit A.

REVIEWED BY

Requesting Director: Christine Cates

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	N/A	
E-Verify:	N/A	
Bond:	N/A	
IRS Form W-9	N/A	Finance Review: N/A
Bid/RFP/RFQ and Tabulation	N/A	
Bid Waiver: (less than three bids)	N/A	
Contractor address and email:	N/A	
Project Exemption Certificate needed:	N/A	

Introduced by Councilmember _____ BILL 5431

ORDINANCE ____

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLUE SPRINGS AND JACKSON COUNTY FOR 2026 INFRASTRUCTURE GRANT FUNDING FOR CENTRAL PARK IMPROVEMENTS

WHEREAS, the City of Blue Springs is committed to the revitalization of Downtown Blue Springs and wishes to develop Central Park as a recreational gathering area; and

WHEREAS, Jackson County, Missouri, has available funding for Infrastructure projects in county municipalities; and

WHEREAS, the City of Blue Springs has requested funding from the County to assist in funding the development of Central Park; and

WHEREAS, the County Legislature approved the distribution of such funding by Ordinance 6092, passed on July 20, 2026, to provide financial assistance to the City in the amount of $250,000 to be used solely for Central Park development.

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

Section 1. The City Administrator is hereby authorized to enter into an Intergovernmental Agreement between the City of Blue Springs and Jackson County for Infrastructure Grant Project funding in the amount of $250,000.00 for the development of Central Park. A copy of the Agreement is attached hereto as Exhibit “A” and is incorporated herein.

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

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

Section 4. Scrivener's Errors. Clerical 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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

O. 6092

INTERGOVERNMENTAL AGREEMENT
(2026 Infrastructure Grant Project)

AN AGREEMENT by and between Jackson County, Missouri, hereinafter referred to as “County”, and, **City of Blue Springs, 903 W Main Street, Blue Springs, MO 64015**, hereinafter referred to as "the City” made and entered into this _____ day of _____, 2026.

WHEREAS, the City has requested funding from the County to assist the City in funding certain infrastructure projects; and,

WHEREAS the County Legislature approved the distribution of such funding by Ordinance 6092, passed on July 20, 2026; and,

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

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

1. Responsibilities of the City.
    a. The City shall conduct all procurement and contracting for the Project in accordance with applicable law and the City’s purchasing policies and procedures. The County shall not be a party to, or responsible for, any contract entered into by the City in connection with the Project, and no contractor or vendor shall be deemed a third-party beneficiary of this Agreement.
    b. The City shall use the County’s contribution solely for the Project and for the public purposes identified in Exhibit A.
    c. The City shall approve the bid(s) selected for the award of contract(s) pursuant to its normal purchasing and guidelines and practices.
    d. The City shall be responsible for planning, administering, managing, and completing the Project. The City shall obtain all permits, approvals, licenses, and other authorizations required for the Project and shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations. The City shall be solely responsible for all Project costs in excess of the County Contribution.
    e. The City shall maintain complete and accurate books, records, invoices, receipts, contracts, and other supporting documentation relating to the receipt and expenditure of the County Contribution. Such records shall be maintained for at least five (5) years after completion of the Project or for such longer period as required by applicable law. Upon reasonable notice, the County may inspect and copy records reasonably necessary to verify the City’s compliance with this Agreement.

2. Responsibilities of the County.
   a. the County desires to provide financial assistance to the City in the amount of Two Hundred Fifty Thousand Dollars ($250,000.00) to be used solely for the Project and in accordance with the terms of this Agreement; and

   b. The County agrees to pay the City a total amount not to exceed **$250,000.00**. Upon execution of this Agreement, City will receive the amount, paid in full.

   c. The County shall have no obligation to provide funds in excess of the County Contribution unless the Parties execute a written amendment authorized by their respective governing bodies.

3. The County agrees and acknowledges that the City shall use the proceeds of this Agreement, together with City funds and any federal or state grant funds which may have been awarded, to fund specific Infrastructure Projects as detailed in Attachment A.

4. This Agreement shall be effective as of the execution date and extend through December 31, 2028.

5. All funds granted to the City under this agreement must be appropriated for the approved projects by December 31, 2027. Any funds not appropriated by the City by the deadline shall be returned to the County within 30 days following the deadline's expiration

6. All funds granted to the City under this agreement must be spent on the approved projects by December 31, 2028. Any funds not spent by the City by the deadline shall be returned to the County within 30 days following the deadline's expiration.

7. No funds granted under this Agreement may be spent for other City projects or expenses inconsistent with the Infrastructure Project.

8. The City agrees that all funds granted under this Agreement will be appropriated and spent in accordance with all applicable local, state, and federal regulations.

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

10. Indemnification. To the extent permitted by Missouri law, the City shall be responsible for claims, damages, losses, liabilities, and expenses arising from the City’s acts or omissions in performing the Project or this Agreement. Nothing in this Agreement shall be construed as a waiver or limitation of any immunity,

protection, defense, or limitation of liability available to either Party under Missouri law.

11. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent permitted by law.

12. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Any action arising out of this Agreement shall be brought in a court of competent jurisdiction in Jackson County, Missouri, unless otherwise required by law.

13. Any modification of the terms of this agreement must be made in writing and with mutual assent.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, 2026.

APPROVED AS TO FORM:

_____
Bryan O. Covinsky
County Counselor

JACKSON COUNTY, MISSOURI

By: _____
Phil LeVota
County Executive

ATTEST:

_____
Mary Jo Spino
Clerk of the County Legislature

City of Blue Springs

By: _____

Title: _____

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation of **$250,000.00** which is hereby authorized.

_____
Date

_____
Director of Finance and Purchasing
Account No. 001-1001-56070

ATTACHMENT A

INFRASTRUCTURE PROJECT SPECIFICATIONS

The City of Blue Springs has designated the following Infrastructure Projects as recipients of the funds granted by Jackson County for such purposes.

Project

NAME: Central Park Improvements Project

GOAL: Developing a green space for seating, picnic, and lawn gathering space located on the northeast corner of Central Park.

PROJECT ACTOR: This project will be completed by current City vendors **or** will be put out for competitive bid.

ESTIMATED COMPLETION DATE: Summer 2027

TOTAL ESTIMATED COST: $250,000.00

ESTIMATED GRANT USAGE: 100%

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: August 24, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: George Schmitz

CONTRACT NUMBER: -

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Downtown Revitalization

ITEM DESCRIPTION

1.) Passage of a Bill approving a cross-access easement with America's Community Bank.
2.) Adopt a Resolution approving of a Memorandum of Understanding for a mutually agreed upon shared parking lot site plan for the SW Smith Street Improvements Project, as well as off-site parking and dumpster accommodations in the Public Safety Parking Lot.

BACKGROUND

The City of Blue Springs Strategic Plan 2025-2030 identifies "Downtown Revitalization" as a priority focus area, with the stated goal of continuing to develop Downtown Blue Springs to be a destination for the entire Blue Springs community. A critical aspect of the City's revitalization efforts is the Downtown Streetscape Enhancements Project. The Project will transform the Downtown Streetscapes, improving Main Street and creating a more pedestrian friendly environment for the Downtown area.

The voters of Blue Springs approved a $40 million bond election in August 2024 for

various improvements throughout the City, which included $5 million for Downtown Master Plan Capital improvements, including sidewalks, curbs and streetscapes. The City began work in earnest on the Downtown Streetscape Enhancements project on June 1, 2026, which includes the replacement of the current asphalt road with concrete, the widening of the sidewalks and the inclusion of pedestrian bump outs to encourage a pedestrian friendly atmosphere, the addition of a brick decorative edge to the sidewalk that is cohesive with the monument pillars at 7 Hwy and 15th St.

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

The City and Cochran have been working together to design the Site Plan for the Streetscapes Project. In the midst of the design process, the City purchased the parking lot adjacent to the intersection of 12th St and SW Smith Street in front of the Public Safety building. This was a strategic investment that added a new public parking lot for Downtown usage.

The purchase of the lot presented the City with an opportunity to improve the transportation network in the Downtown area with widening SW Smith Street in front of the Public Safety Building to allow for two-way traffic access. Currently, SW Smith Street as it feeds off of 12th Street is a one-way street, preventing any traffic flow from 11th to 12th Street without having to use Main Street or Walnut Street. Widening SW Smith Street to a two-way roadway will help to provide smooth transportation around the Downtown core and help to alleviate any potential traffic flow issues with the newly acquired public parking lot. This will encourage automobile traffic to move through the roadway network as opposed to utilizing the parking lot to pass through from 11th to 12th Street.

A contract for the designing of the widening of SW Smith Street to a two-way roadway

was approved in January 2026 as Task Order #21 with Cochran Engineering.

The widening of SW Smith Street to a two-way roadway will require the reorienting of the three largest parcels in the SW Smith Street Parking Lot, of which the City owns two and America's Community Bank owns one. Both Parties (The City and America's Community Bank) desire to establish cross-access easements for the term of this Memorandum of Understanding (MOU) for vehicular and pedestrian access across designated portions of their respective properties and establish responsibilities for maintenance of the improvements. The Parties wish to enter into this agreement to authorize the City to design and construct a cohesive, shared parking lot adjoining the City-owned public parking lot and the America's Community Bank parking lot at the SW Smith Street location.

The purpose of this Memorandum of Understanding is to establish the respective roles, responsibilities, and expectations of the City and America's Community Bank regarding the design, reconstruction, use, operation, and maintenance of the parking areas located on the respective properties of each party at SW Smith Street, as well as the allocated parking spaces for America's Community Bank at the City-owned Public Safety Parking Lot between 10th and 11th Street in Downtown Blue Springs.

The parties involved intend for this MOU to:

a. Establish the updated and redesigned configuration of the shared parking facilities at SW Smith Street;

b. Allocate responsibility for the design, construction, maintenance, and operation of the parking improvements;

c. Document cross-access easement and circulation between the properties;

d. Formalize America's Community Bank's continued use of the three (3) designated parking spaces and off-site dumpster located on the City-owned Public Safety Parking lot between 10th and 11th Street;

e. Provide a coordinated framework for the administration of these improvements throughout the term of this MOU.

The parties acknowledge that the existing parking lots are located on separate parcels but function in close proximity. In conjunction with the adjacent SW Smith Street improvements project, the parking lots will be redesigned and reconstructed as an integrated parking and circulation system to improve vehicular access, traffic flow, safety, and overall site functionality while continuing to serve the operational needs of both parties.

The City shall be responsible for performing and funding all routine and capital maintenance of the parking lots and associated improvements, including but not limited to:

- Pavement maintenance
- Seal coating
- Striping
- Signage
- Drainage improvements
- Landscaping
- Snow and ice removal
- Lighting maintenance
- and other repairs necessary to maintain the parking facilities in a safe and functional condition.

Neither Party shall make material alterations within the Access Easement or Parking Area that adversely affect traffic circulation or access without prior written approval of the other Party. Routine maintenance performed by the City shall not require additional approval.

The term of this Agreement shall commence on the date above and shall continue for fifteen (15) years, upon which a new Memorandum of Understanding will need to be agreed upon by both parties. Following completion of the improvements, neither Party shall materially alter the parking layout, internal circulation, access points, drive aisles, parking counts, or other significant design elements affecting the shared parking system without the prior written consent of the other Party. Any proposed material modification shall be subject to a mutually agreed-upon site plan prepared by or on behalf of the proposing Party and approved in writing by both Parties prior to commencement of any work. The Parties acknowledge that approval of the parking lot configuration contemplated by this MOU constitutes acceptance of the long-term site layout necessary to accommodate the adjacent SW Smith Street public roadway improvements. Accordingly, neither Party may require the other to undertake or fund a redesign of the parking facilities during the term of this MOU absent a subsequent written agreement executed by both Parties.

In addition to the SW Smith Street Parking Lot Improvements, this MOU will also formalize an agreement that grants the Bank permission to continue utilizing the designated area identified on Exhibit E for placement and operation of the Bank's refuse dumpster and any associated enclosure or screening improvements approved by the City. This arrangement was previously an undocumented agreement between the bank and the City when the City purchased what would be developed into the Public Safety Parking Lot.

Staff recommends entering into this Memorandum of Understanding as well as accepting a cross-access easement with America's Community Bank for the SW Smith Street Parking Lot as well as off-site parking and dumpster accommodations in the Public Safety Parking Lot.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	America's Community Bank CC: Twila Gregg tgregg@amcommbank.com 1100 W Main St, Blue Springs, MO 64015 816-228-2300

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	September 8, 2026
Estimated End Date	September 8, 2031
Years and Months Contract in effect	15 Years
Number of times renewable	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill accepting Cross-Access Easement between America's Community Bank and the City of Blue Springs with Agreement attached as Exhibit A
2. Resolution with Memorandum of Understanding attached as Exhibit A

REVIEWED BY

Requesting Director: George Schmitz

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

Introduced by Councilmember _____ BILL 5432

ORDINANCE_____

AN ORDINANCE ACCEPTING CROSS-ACCESS EASEMENT BETWEEN AMERICA'S COMMUNITY BANK AND THE CITY OF BLUE SPRINGS

WHEREAS, the City of Blue Springs is the owner of a portion of the SW Smith Street parking lot property legally described as Exhibit A in the attached Cross-Access Agreement; and

WHEREAS, America's Community Bank is the owner of a portion of the SW Smith Street parking lot property legally described as Exhibit B in the attached Cross-Access Agreement; and

WHEREAS, the City Property and the Bank Property are adjacent parcels connected by existing parking area; and

WHEREAS, the purchase of the lot presented the City with an opportunity to improve the transportation network in the Downtown area with widening SW Smith Street in front of the Public Safety Building to allow for two-way traffic access; and

WHEREAS, widening SW Smith Street to a two-way roadway will help to provide smooth transportation around the Downtown core and help to alleviate any potential traffic flow issues with the newly acquired public parking lot and helping to encourage automobile traffic to move through the roadway network as opposed to utilizing the parking lot to pass through from 11th to 12th Street; and

WHEREAS, the Parties desire to establish cross-access easements for the term of this Memorandum of Understanding (MOU) for vehicular and pedestrian access across designated portions of their respective properties and establish responsibilities for maintenance of the improvements.

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

Section 1. The City Administrator is hereby authorized to enter into a cross-access easement with America's Community Bank. A copy of the proposed cross-access easement is attached hereto as Attachment 1 and is incorporated herein.

Section 2. City Staff are directed to perform all necessary tasks to accept the cross-access easement.

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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

CROSS ACCESS/COMMON DRIVEWAY/CROSS PARKING AGREEMENT

This cross access/common driveway/cross parking agreement (the "Agreement") is hereby made on this date _____18th August_____, 2026 between Owner #1 and Owner #2.

OWNER #1	**OWNER #2**
Name: City of Blue Springs, Missouri	**Name**: Americas Community Bank
Address: 903 West Main Street	**Address**: 1100 West Main Street
City, State, Zip Code: Blue Springs, MO 64015	**City, State, Zip Code**: Blue Springs, MO 64015
County: Jackson	**County**: Jackson

Recitals

A. Owner #1 is the owner of real property more fully described on **Exhibit A** (legal description) attached hereto and incorporated herein by this reference as **Parcel 1**

B. Owner #2 is the owner of real property more fully described on **Exhibit B** (legal description) attached hereto and incorporated herein by this reference as **Parcel 2**.

C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across Parcels 1 and 2 for purposes of vehicular and pedestrian ingress and egress to and from, and for all other uses expressly contemplated by this agreement.

1. Granting of Easements

1.1 **Cross Access Easement.** Owner #1 and Owner #2 hereby grants and conveys perpetual, non-exclusive, mutual cross access easements to each other for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across Parcels 1 and 2.

1.2 **Common Driveway Easement.** Owner #1 hereby grants and conveys perpetual, non-exclusive, mutual common driveway easement for purposes of vehicular ingress and egress on, over, upon, and across Parcel 1 to access Parcel 2 as defined in the Easement Area.

2. Maintenance

2.1 **Maintenance of Easement Areas.** Parcel 1 shall be kept and maintained in a commercially reasonable state of repair by Owner #1. Parcel 2 shall be kept and maintained in a commercially reasonable state of repair by Owner #2 subject to the Memorandum of Understanding between Owner #1 and Owner #2.

3. Mutual Indemnities

3.1 **Indemnity.** To the extent permitted by law, each party held by this Agreement will indemnify, defend, and hold harmless the other for, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or

property damage arising out of use or enjoyment of Parcels 1 and 2, unless caused by negligence or willful misconduct.

4. Run with the Land

4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2 and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 and Parcel 2 during their respective ownership.

5. Modification

5.1 The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2 (and their mortgagees), and recorded with the County Recorder of Jackson County, Missouri. A copy must be reviewed by the City of Blue Springs prior to recording.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

The remainder of this page is intentionally left blank

SIGNATURES

Parcel #1

City of Blue Springs

Signature: _____

Name: Christine Cates

Title: City Administrator

State of _____

County of _____

The foregoing was signed before me, the undersigned Notary Public this _____ day of _____, 2026,

By: _____

Notary Signature

Notary Stamp/Seal:

Parcel #2

America's Community Bank

Signature: Twila K Gregg

Name: Twila Gregg

Title: President/CEO

State of Missouri

County of Jackson the foregoing was signed before me, the undersigned Notary Public this 18th day of August, 2026,

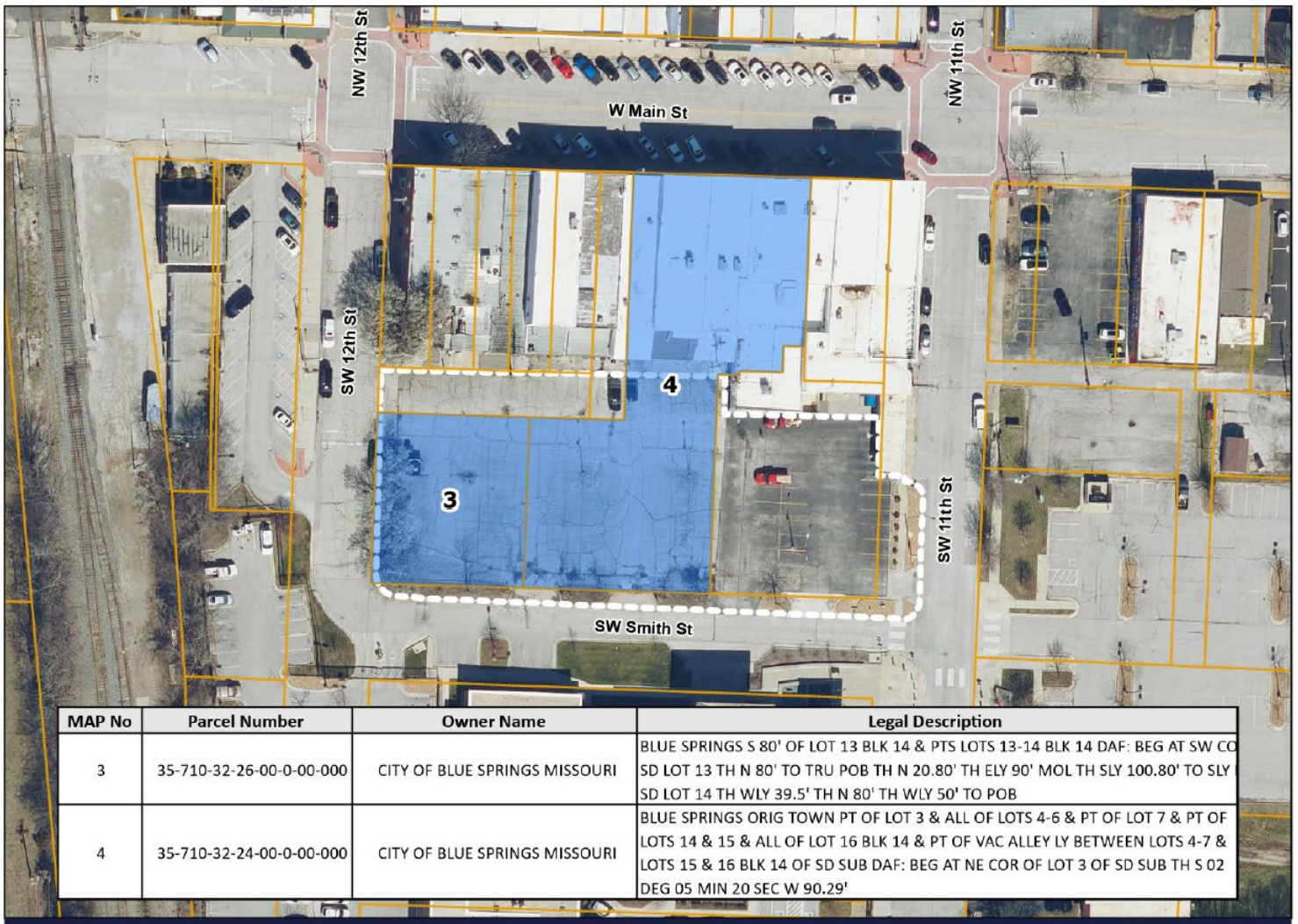
By: JoAnn M. Hung

Notary Signature

Notary Stamp/Seal:

JOANN M. HUNG
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 17, 2027
JACKSON COUNTY
COMMISSION #19778905

EXHIBIT A



MAP No	Parcel Number	Owner Name	Legal Description
3	35-710-32-26-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	BLUE SPRINGS S 80' OF LOT 13 BLK 14 & PTS LOTS 13-14 BLK 14 DAF: BEG AT SW CO SD LOT 13 TH N 80' TO TRU POB TH N 20.80' TH ELY 90' MOL TH SLY 100.80' TO SLY SD LOT 14 TH WLY 39.5' TH N 80' TH WLY 50' TO POB
4	35-710-32-24-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	BLUE SPRINGS ORIG TOWN PT OF LOT 3 & ALL OF LOTS 4-6 & PT OF LOT 7 & PT OF LOTS 14 & 15 & ALL OF LOT 16 BLK 14 & PT OF VAC ALLEY LY BETWEEN LOTS 4-7 & LOTS 15 & 16 BLK 14 OF SD SUB DAF: BEG AT NE COR OF LOT 3 OF SD SUB TH S 02 DEG 05 MIN 20 SEC W 90.29'

BLUE SPRINGS MISSOURI

CITY OWNED PARCELS
SMITH STREET

1" = 70'

N

Date: 07/23/26

EXHIBIT B



MAP No	Parcel Number	Owner Name	Legal Description
5	35-710-32-22-01-0-00-000	AMERICAS COMMUNITY BANK	BLUE SPRINGS ORIGINAL TOWN LOTS 17 & 18 BLK 14 & ALL VAC ALLEY LY N & ADJ (EX N 2.44' OF W 12.74' OF VAC ALLEY ADJ TO SD LOTS) & PT LOT 3 BLK 14 DAF: BEG SE COR SD LOT TH W 11.82' TH N 15.74' TH E 11.76' TH S ALG E LI SD LOT 15.71' TO POB

RESOLUTION 66-2026

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING, A CROSS-ACCESS EASEMENT WITH AMERICA'S COMMUNITY BANK FOR A MUTUALLY AGREED UPON SHARED PARKING LOT SITE PLAN FOR THE SW SMITH STREET IMPROVEMENTS PROJECT, AND OFF-SITE PARKING AND DUMPSTER ACCOMMODATIONS IN THE PUBLIC SAFETY PARKING LOT

WHEREAS, the City of Blue Springs is the owner of a portion of the SW Smith Street parking lot property legally described as Exhibit A in the attached Memorandum of Understanding; and

WHEREAS, America's Community Bank is the owner of a portion of the SW Smith Street parking lot property legally described as Exhibit B in the attached Memorandum of Understanding; and

WHEREAS, The City Property and the Bank Property are adjacent parcels connected by existing parking area; and

WHEREAS, on March 18, 2024, the City Council adopted the Downtown Master Plan, after months of public meetings and gathering stakeholder input; and

WHEREAS, on May 6, 2024, the City Council created the Downtown Master Plan Implementation Task Force to identify strategies, priorities and timelines for improving the downtown area; and

WHEREAS, the voters of the City approved a $40 million bond election in August 2024 for various improvements throughout the City, which included $5 million for Downtown Master Plan Capital improvements, including sidewalks, curbs and streetscapes; and

WHEREAS, the City began work in earnest on the Downtown Streetscape Enhancements project on June 1, 2026, which includes the replacement of the current asphalt road with concrete, the widening of the sidewalks and the inclusion of pedestrian bump outs to encourage a pedestrian friendly atmosphere, the addition of a brick decorative edge to the sidewalk that is cohesive with the monument pillars at 7 Hwy and 15th St; and

WHEREAS, the City purchased the parking lot adjacent to the intersection of 12th St and SW Smith Street in front of the Public Safety building in November 2026, a strategic investment that added a new public parking lot for Downtown usage; and

WHEREAS, The purchase of the lot presented the City with an opportunity to improve the transportation network in the Downtown area with widening SW Smith Street (known as SW Smith Street Improvements or The Project moving forward) in front of the Public Safety Building to allow for two-way traffic access; and

WHEREAS, Widening SW Smith Street to a two-way roadway will help to provide smooth transportation around the Downtown core and help to alleviate any potential traffic flow issues with the newly acquired public parking lot and helping to encourage automobile traffic to move through the roadway network as opposed to utilizing the parking lot to pass through from 11th to 12th Street; and

WHEREAS, the Parties wish to formalize an agreement that grants the Bank permission to continue utilizing the Bank's refuse dumpster and any associated enclosure or screening improvements approved by the City in the Public Safety Parking Lot; and

WHEREAS, the Parties wish to enter into this agreement to authorize the City to design and construct a cohesive, shared parking lot adjoining the City-owned public

parking lot and the America's Community Bank parking lot at the SW Smith Street location; and

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

Section 1. The City Administrator is hereby authorized to enter into a Memorandum of Understanding with America's Community Bank. A copy of the proposed Memorandum of Understanding is attached hereto as Attachment 1 and is incorporated herein

Section 2. City Staff are directed to perform all necessary tasks to implement said contract.

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 8th day of September 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

MEMORANDUM OF UNDERSTANDING
CITY OF BLUE SPRINGS /
AMERICAS COMMUNITY BANK

THIS AGREEMENT, made as of this date, _____ of _____ 2026, between the City of Blue Springs, a home rule charter municipal corporation (hereinafter referred to as the "**City**"), and AMERICAS COMMUNITY BANK, a Missouri Bank operating at 1100 W Main St, Blue Springs, MO 64015 (hereinafter referred to as ("**Owner**") (collectively the "Parties").

WHEREAS, the City of Blue Springs is the owner of a portion of the SW Smith Street parking lot property legally described in **Exhibit A**; and

WHEREAS, America's Community Bank is the owner of a portion of the SW Smith Street parking lot property legally described in **Exhibit B**; and

WHEREAS, The City Property and the Bank Property are adjacent parcels connected by existing parking area; and

WHEREAS, on March 18, 2024, the City Council adopted the Downtown Master Plan, after months of public meetings and gathering stakeholder input; and

WHEREAS, on May 6, 2024, the City Council created the Downtown Master Plan Implementation Task Force to identify strategies, priorities and timelines for improving the downtown area; and

WHEREAS, the voters of the City approved a $40 million bond election in August 2024 for various improvements throughout the City, which included $5 million for Downtown Master Plan Capital improvements, including sidewalks, curbs and streetscapes; and

WHEREAS, the City began work in earnest on the Downtown Streetscape Enhancements project on June 1, 2026, which includes the replacement of the current asphalt road with concrete, the widening of the sidewalks and the inclusion of pedestrian bump outs to encourage a pedestrian friendly atmosphere, the addition of a brick decorative edge to the sidewalk that is cohesive with the monument pillars at 7 Hwy and 15th St; and

WHEREAS, the City purchased the parking lot adjacent to the intersection of 12th St and SW Smith Street in front of the Public Safety building in November 2026, a strategic investment that added a new public parking lot for Downtown usage; and

WHEREAS, The purchase of the lot presented the City with an opportunity to improve the transportation network in the Downtown area with widening SW Smith Street (known as **SW Smith Street Improvements** or **The Project** moving forward) in front of the Public Safety Building to allow for two-way traffic access; and

WHEREAS, Widening SW Smith Street to a two-way roadway will help to provide smooth transportation around the Downtown core and help to alleviate any potential traffic flow issues with the newly acquired public parking lot and helping to encourage automobile traffic to move through the roadway network as opposed to utilizing the parking lot to pass through from 11th to 12th Street; and

WHEREAS, the Parties desire to establish cross-access easements for the term of this Memorandum of Understanding (MOU) for vehicular and pedestrian access across designated portions of their respective properties and establish responsibilities for maintenance of the improvements; and

WHEREAS, the Parties wish to enter into this agreement to authorize the City to design and construct a cohesive, shared parking lot adjoining the City-owned public parking lot and the America's Community Bank parking lot at the SW Smith Street location; and

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

Exhibits

The following exhibits are attached to an incorporated into this MOU by reference.

a. **Exhibit A** – Legal Description and exhibit Map of City owned property at SW Smith Street

b. **Exhibit B** – Legal Description of America's Community Bank owned property at SW Smith Street

c. **Exhibit C** – Existing conditions site plan

d. **Exhibit D** - Mutually approved shared parking lot site plan

e. **Exhibit E** – Location of Reserved America's Community Bank Parking Spaces and Off-site dumpster location in Public Safety Parking Lot between 11th and 10th Street

The purpose of this Memorandum of Understanding ("MOU") is to establish the respective roles, responsibilities, and expectations of the City and America's Community Bank regarding the design, reconstruction, use, operation, and maintenance of the parking areas located on the respective properties of each party at SW Smith Street, as well as the allocated parking spaces for America's Community Bank at the City-owned Public Safety Parking Lot between 10th and 11th Street in Downtown Blue Springs.

The parties involved intend for this MOU to:

a. Establish the updated and redesigned configuration of the shared parking facilities at SW Smith Street;

b. Allocate responsibility for the design, construction, maintenance, and operation of the parking improvements;

c. Document cross-access easement and circulation between the properties;

d. Formalize America's Community Bank's continued use of the three (3) designated parking spaces and off-site dumpster located on the City-owned Public Safety Parking lot between 10th and 11th Street;

e. Provide a coordinated framework for the administration of these improvements throughout the term of this MOU.

SECTION I: SW SMITH STREET PUBLIC STREET AND PARKING LOT IMPROVEMENTS

1. SCOPE AND RESPONSIBILITIES OF THE PARTIES.

The parties acknowledge that the existing parking lots are located on separate parcels but function in close proximity. In conjunction with the adjacent SW Smith Street improvements project, the parking lots will be redesigned and reconstructed as an integrated parking and circulation system to improve vehicular access, traffic flow, safety, and overall site functionality while continuing to serve the operational needs of both parties.

Nothing in this MOU shall be construed as conveying ownership of either party's property. Each party shall retain ownership of its respective parcel unless otherwise provided by separate written agreement.

a. City Responsibilities:

1. Prepare and procure all engineering, surveying and design services necessary for the Smith Street parking lot and SW Smith Street improvements.

2. Obtain and administer all construction contracts necessary to complete the Smith Street parking lot and SW Smith Street improvements.

3. Pay all costs associated with the design, permitting, construction, and installation of the shared parking improvements and the SW Smith Street improvements.

4. Coordinate construction activities with America’s Community Bank to minimize disruption to the Bank’s operations to the extent reasonably practicable.

5. Obtain and maintain any permits and ensure the sign complies with all city codes and local regulations.

6. Upon completion of construction, perform and fund all routine and capital maintenance of the parking lots and associated improvements, including but not limited to:

    i. Pavement maintenance

    ii. Seal coating

    iii. Striping

iv. Signage

v. Drainage improvements

vi. Landscaping

vii. Snow and ice removal

viii. Lighting maintenance

ix. and other repairs necessary to maintain the parking facilities in a safe and functional condition.

7. Maintain the parking facilities in accordance with applicable laws, regulations, and generally accepted municipal maintenance standards.

b. Owner Responsibilities

1. Cooperate with the City in the construction process by providing reasonable access to its property as necessary to complete the improvements.

2. Grant to the City and its successors and assigns a perpetual, non-exclusive easement over, across, and through the Property for ingress and egress by foot, motor vehicle, and all other lawful means for the construction, use, maintenance, and repair of the SW Smith Street parking lot and any related improvements needed.

3. Grant the City a non-exclusive easement in the Easement Area for the installation, operation, maintenance, repair and replacement of utilities, including but not limited to electricity, internet and telecommunications. Owner will not unreasonably interfere with the City's use and enjoyment of the Easement Area.

4. Continue to utilize parking facilities in a manner consistent with normal business operations and in accordance with any mutually agreed operational requirements.

Except as expressly provided herein, America's Community Bank shall have no financial obligation for the planning, design, engineering, permitting, construction, reconstruction, maintenance, repair, replacement, or operation of the SW Smith Street Parking lot improvements for the duration of this MOU.

2. LIABILITY AND INDEMNITY.

The parties mutually agree to the following:

1. City Indemnity. To the extent permitted by law, City shall indemnify, defend, and hold harmless Owner, its officers, employees, agents, and contractors (collectively, the "**Owner Parties**") from and against any and all claims, demands, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from (i) the use or occupancy of the Easement Area by City or its employees, contractors, or invitees, or (ii) any negligent or willful act or omission of City or its employees, contractors, or invitees, except to the extent arising from the negligence or willful misconduct of any Owner Party.

2. Owner Indemnity. Owner shall indemnify, defend, and hold harmless City, its members, managers, officers, employees, agents, and contractors (collectively, the "**City Parties**") from and against any and all claims, demands, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from (i) the use or occupancy of the Easement Area by Owner or any Owner Party, or (ii) any negligent or willful act or omission of any

Owner Party, except to the extent arising from the negligence or willful misconduct of any City Party.

3. OWNERSHIP AND INSURANCE.

Notwithstanding the integrated design of the parking facilities, each party shall retain fee ownership of its respective real property. The construction of shared access and circulation improvements shall not alter existing property ownership or create any transfer of title.

Owner shall maintain general liability insurance for the Property.

4. SUCCESSORS.

The rights and obligations of the Parties hereto touch and concern the land and are binding upon and benefit the Parties' respective heirs, successors, and assigns. This Agreement, or memorandum of this Agreement, shall be recorded by the City in the official land records of Jackson County, Missouri.

5. ALTERATIONS.

Neither Party shall make material alterations within the Access Easement or Parking Area that adversely affect traffic circulation or access without prior written approval of the other Party.

Routine maintenance performed by the City shall not require additional approval.

6. TERM OF AGREEMENT.

The term of this Agreement shall commence on the date above and shall continue for fifteen (15) years, upon which a new Memorandum of Understanding will need to be agreed upon by both parties. **It is further agreed**, by the parties that neither they nor

their legal representatives, assigns, tenants, or sub-tenants will allocate said premises, or any part thereof, or assign this agreement, or any portion of the term of said agreement, or make any alterations, amendments or additions to said premises, or fixtures therein, without the written approval of the other party.

7. MODIFICATIONS TO THE PARKING LOT CONFIGURATION.

A site plan depicting the existing parking lot layout, access points, and parking area is attached as **Exhibit C.** This exhibit is incorporated solely for the purpose of documenting pre-construction conditions.

The Parties acknowledge that the parking lot improvements contemplated by this MOU are based upon the mutually approved site design attached as **Exhibit D**. Following completion of the improvements, neither Party shall materially alter the parking layout, internal circulation, access points, drive aisles, parking counts, or other significant design elements affecting the shared parking system without the prior written consent of the other Party.

Any proposed material modification shall be subject to a mutually agreed-upon site plan prepared by or on behalf of the proposing Party and approved in writing by both Parties prior to commencement of any work.

The Parties acknowledge that approval of the parking lot configuration contemplated by this MOU constitutes acceptance of the long-term site layout necessary to accommodate the adjacent SW Smith Street public roadway improvements. Accordingly, neither Party may require the other to undertake or fund a redesign of the parking facilities during the term of this MOU absent a subsequent written agreement executed by both Parties.

8. DEDICATED AMERICA'S COMMUNITY BANK PARKING.

The Parties acknowledge that, although the parking facilities are intended to function as a shared parking system, America's Community Bank requires a designated number of parking spaces to support its daily business operations.

Accordingly, the City agrees that **17 parking spaces**, as identified on **Exhibit D**, and located on the Americas Community Bank Property shall be reserved for the exclusive use of the Bank, its employees, customers, contractors, and other authorized invitees ("Dedicated America's Community Bank Parking Spaces") for the duration of this MOU.

The City shall install and maintain appropriate pavement markings, signage, or other reasonable means of identifying the Dedicated America's Community Bank Parking Spaces. The City shall not eliminate, relocate, or reduce the number of Dedicated America's Community Bank Parking Spaces without the prior written consent of the Bank, except as may be temporarily necessary to accommodate maintenance, emergency conditions, or construction activities. In such instances, the City shall make reasonable efforts to provide comparable temporary parking accommodations and shall restore the Dedicated America's Community Bank Parking Spaces as soon as practicable.

The Bank shall have the right to reasonably control the use of the Dedicated America's Community Bank Parking Spaces by its employees, customers, and authorized visitors.

The Parties further acknowledge that the Dedicated America's Community Bank Parking Spaces are incorporated into the approved parking lot configuration depicted on **Exhibit D** and shall remain in the locations shown therein unless modified by mutual written agreement in accordance with the provisions governing future redesigns contained in this MOU.

9. FUTURE REDESIGNS.

The Parties acknowledge and agree that the parking lot configuration, circulation pattern, access points, and related improvements constructed pursuant to this MOU are intended to serve as the permanent parking layout for the duration of this MOU. Except as expressly provided herein, neither Party shall modify, remove, relocate, or materially alter the approved parking lot configuration or any component of the shared parking and circulation system without the prior written consent of the other Party.

The Parties further acknowledge that future redevelopment, expansion, operational changes, regulatory requirements, or other unforeseen circumstances may necessitate modifications to the approved parking lot configuration. In the event either Party proposes a redesign or material modification of the parking facilities after completion of the initial project, the Parties agree to meet in good faith to evaluate the proposed changes and determine whether a mutually acceptable design can be achieved.

Neither Party shall be obligated to approve a proposed redesign or material modification, and the failure to reach agreement shall not constitute a default under this MOU. Unless and until a new written agreement is executed by both Parties, the parking lot shall remain in the configuration established pursuant to this MOU.

Unless otherwise expressly agreed in writing, the City shall have no obligation to design, construct, or fund any future parking lot reconfiguration beyond the improvements contemplated by this MOU.

Any future redesign approved by both Parties shall be governed by a separate written agreement establishing the scope of work, allocation of costs, construction responsibilities, maintenance obligations, ownership of improvements, and any

necessary amendments to this MOU or any recorded cross-access and maintenance easement agreement.

COST RESPONSIBILITY

Except for the initial parking lot improvements described in this MOU, no Party shall be required to bear the entire cost of any future redesign or reconfiguration of the shared parking facilities.

The allocation of costs for any future modifications shall be determined by mutual written agreement of the Parties, taking into consideration the purpose of the proposed modifications, the benefit received by each Party, and any applicable public improvement requirements.

Failure of the Parties to reach agreement regarding a proposed redesign shall not constitute a default under this MOU.

10. SPECIAL EVENTS AND TEMPORARY USE.

The Parties acknowledge that the SW Smith Street Parking lot subject to this MOU may, from time to time, be proposed for use in connection with special events, community activities, festivals, and other temporary uses for the Downtown Blue Springs area. The Parties acknowledge that the parking facilities subject to this MOU are intended to function as an integrated parking and circulation system serving both the City and America’s Community Bank. Accordingly, no portion of the shared parking facilities shall be used for a Special Event, festival, temporary closure, vendor activity, construction staging, or any other use that would restrict or materially interfere with parking, vehicular circulation, or access (collectively, "Special Event") without the prior written approval of both the City and the Bank.

No Special Event shall utilize, occupy, restrict access to, or otherwise affect any portion of the America’s Community Bank portion of the SW Smith Street Parking lot without the Bank’s prior written approval, which may be granted, conditioned, or withheld at America’s Community Bank’s sole discretion.

Any person, organization, or entity proposing to conduct a Special Event affecting the America’s Community Bank Property ("Event Operator") shall be required to comply with all applicable City ordinances, policies, permit and facility use requirements, and administrative procedures governing special events, including obtaining all permits and approvals otherwise required by the City.

As a condition of approval, the Event Operator shall maintain commercial general liability insurance with limits meeting or exceeding the minimum requirements established by the City's Special Event Permit and Facility Use Agreement regulations or risk management policies, or such greater limits as may reasonably be required based on the nature and scope of the event. The Event Operator shall provide certificates of insurance prior to the event, and maintain such coverage for the duration of the event, including any setup and teardown activities.

The Event Operator shall be responsible for any damage to the parking facilities or other property resulting from the Special Event and shall restore the affected areas to their pre-event condition at its sole expense.

Nothing in this Section shall obligate the Bank to approve any Special Event or to make its property available for temporary use. Approval by the Bank for one Special Event shall not constitute a waiver of the Bank's right to approve or deny any future request.

11. TERMINATION OF AGREEMENT.

Either Party may terminate this Agreement after the initial fifteen-year (15) term by giving ninety days' (90) written notice to the other Party. Termination of this MOU shall not affect the validity of any easement, cross-access agreement, or other real property interest that has been separately executed and recorded by the parties unless such agreement is expressly amended or terminated in accordance with its terms.

Effect of Termination

a. **City Property.** The City shall assume sole responsibility for the operation, maintenance, repair, replacement, and future improvements of the parking facilities and related improvements located upon property owned by the City.

b. **Bank Property.** The Bank shall assume sole responsibility for the operation, maintenance, repair, replacement, and future improvements of the parking facilities and related improvements located upon property owned by the Bank.

c. **Transfer of Maintenance Responsibilities.** The City's obligation to provide maintenance or repair services on the Bank's property under this MOU shall cease upon the effective date of termination. Thereafter, the Bank shall be solely responsible for maintaining its parking facilities in a safe and serviceable condition, at its sole expense.

d. **Outstanding Obligations.** Termination shall not relieve either Party of obligations, liabilities, or costs incurred prior to the effective date of termination, including completion of work already authorized, payment of outstanding invoices, or resolution of claims arising from activities performed while this MOU was in effect.

e. **No Compensation.** Except as otherwise agreed in writing, neither Party shall owe reimbursement or compensation to the other for improvements, maintenance, repairs, or capital investments made pursuant to this MOU prior to its termination.

f. **Transition Cooperation.** The Parties agree to cooperate in good faith to facilitate an orderly transition of maintenance responsibilities, including the transfer of available maintenance records, plans, warranties, and other relevant documentation relating to the parking improvements.

In the event this MOU is terminated after completion of the parking improvements, the City shall have no obligation to remove, reconstruct, modify, or replace any improvements constructed pursuant to this MOU. All improvements shall remain in place and become the responsibility of the owner of the property upon which such improvements are located, unless otherwise provided by a separate written agreement.

In addition, the City will file a termination of easement document with the Jackson County, Missouri Recorder of Deeds office. Notwithstanding any provisions to the contrary, provisions pertaining to liability and indemnity shall survive the termination of this Agreement. **It is further agreed**, between the parties hereto, that if default shall be made in the performance of any of the covenants or agreements herein contained (or the same be violated in any manner). This Memorandum of Understanding shall be forfeited.

12. ENTIRE AGREEMENT.

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

13. SEVERABILITY.

If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. NOTICE.

Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier as well as sent by email to the address of the respective parties set forth below. Normal every-day communication can be exchanged via email.

City of Blue Springs
Attn: Christine Cates, City Administrator
903 West Main Street
Blue Springs, MO 64015
ccates@bluespringsmo.gov

Americas Community Bank
Attn: Twila Gregg
1100 W Main Street
Blue Springs, MO 64015
tgregg@amcommbank.com

15. VENUE.

The parties agree that venue of any claims, disputes, causes of action, and suits concerning or arising out of the terms, conditions, provisions, obligations, requirements, or duties of either party under this Agreement shall be the Circuit Court of Jackson County, Missouri.

16. COUNTERPARTS AND SIGNATURE.

The Agreement may be executed in counterparts. The delivery of signatures to this Agreement by facsimile transmission and/or electronic verified shall be binding as original signatures.

SECTION II: PUBLIC SAFETY LOT OFF SITE PARKING AND DUMPSTER ACCOMMODATION

The Parties acknowledge that, prior to the execution of this MOU, the City has permitted the Bank to utilize certain portions of City-owned Public Safety Parking Lot property located across 11th Street from the Bank property for limited operational purposes. The Parties desire to formally document and continue this longstanding arrangement under the terms of this MOU.

1. DEDICATED PARKING SPACES.

Subject to the terms of this MOU, the City shall designate and reserve three (3) parking spaces on City-owned property, as depicted on **Exhibit E**, for the exclusive use of the Bank, its employees, customers, and authorized visitors. The City shall maintain appropriate pavement markings and signage identifying the designated parking spaces.

The Bank shall have the right to use the designated parking spaces for lawful parking purposes only and shall not assign or transfer this right without the prior written consent of the City.

2. OFF-SITE DUMPSTER.

The City further grants the Bank permission to continue utilizing the designated area identified on **Exhibit E** for placement and operation of the Bank's refuse dumpster and any associated enclosure or screening improvements approved by the City.

The Bank shall be solely responsible for:

g. Providing and maintaining dumpster service;

h. Keeping the dumpster area in a clean, orderly, and sanitary condition;

i. Complying with all applicable laws, ordinances, and regulations governing refuse collection and waste disposal; and

j. Repairing any damage caused by the Bank or its contractors to the City-owned property as a result of the dumpster's placement or servicing.

3. NATURE OF RIGHTS GRANTED.

The Parties acknowledge that the parking spaces and dumpster area are located on property owned by the City. Nothing contained in this MOU shall be construed as conveying to the Bank any ownership interest, leasehold interest, easement, or other real property right in the City-owned property. The rights granted under this Section constitute a revocable license to use the designated areas solely for the purposes described herein.

4. MODIFICATIONS.

The location of the designated parking spaces or dumpster area may be modified only upon the mutual written agreement of the Parties. The City shall not unreasonably relocate the designated areas; however, if relocation becomes necessary due to public

improvements, utility work, roadway projects, redevelopment, or other municipal purposes, the Parties shall cooperate in good faith to identify a reasonably comparable replacement location.

5. MAINTENANCE RESPONSIBILITIES.

The City shall maintain the parking lot surface, pavement markings, and general condition of the City-owned parking lot consistent with its maintenance practices for municipal parking facilities.

The Bank shall be responsible for maintaining the dumpster enclosure (if any), coordinating refuse collection, keeping the dumpster area free of litter and debris, and ensuring that its use does not interfere with public access or the operation of the City parking lot.

6. TERMINATION.

The rights granted under this Section shall remain in effect for the duration of this MOU and shall automatically terminate upon expiration or termination of this MOU unless otherwise extended or replaced by a subsequent written agreement executed by both Parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first written above.

SIGNATURES

America's Community Bank

By: Twila V. Gregg

Name: Twila V. Gregg

Title: President/CEO

CITY OF BLUE SPRINGS

_____

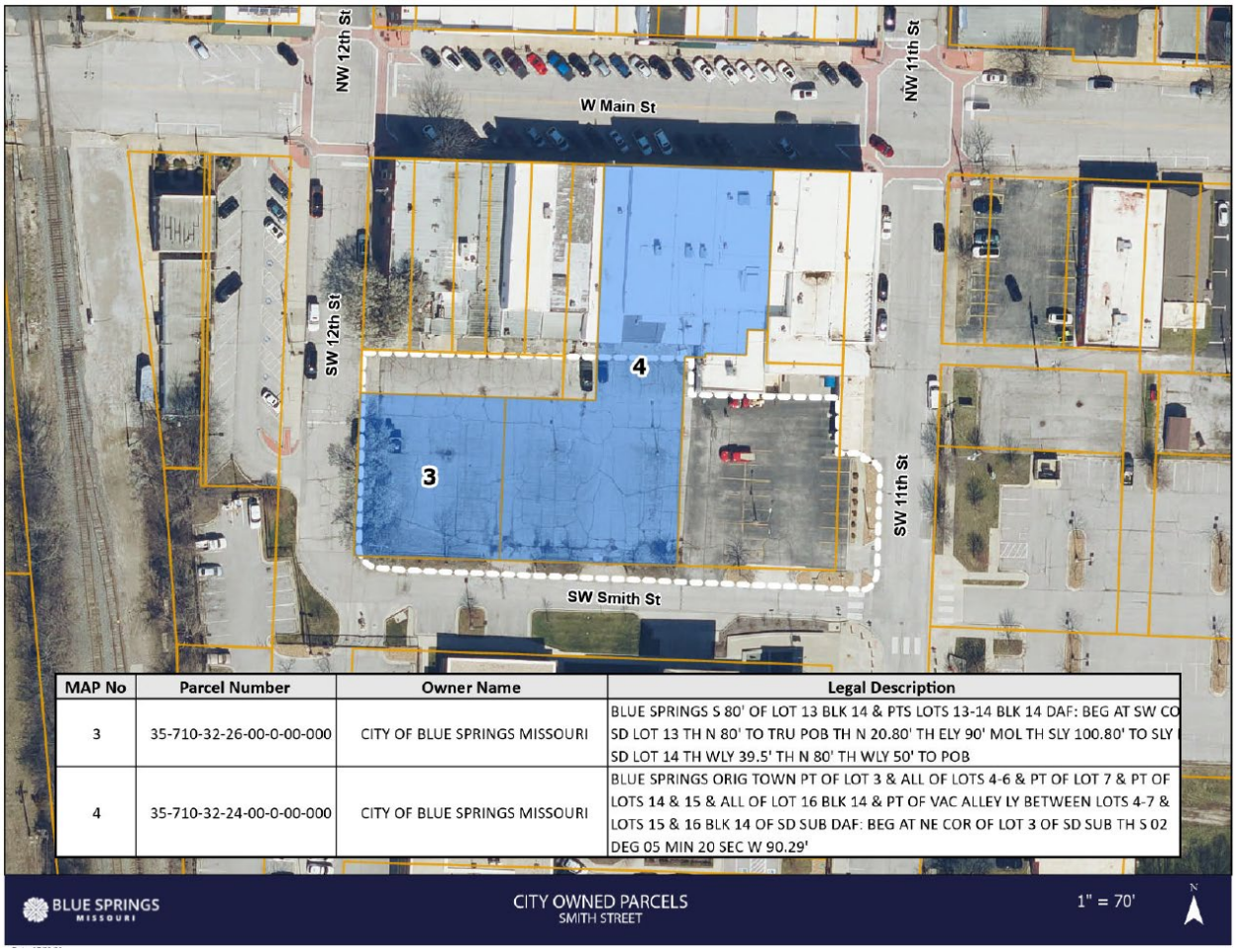
Christine Cates, City Administrator

APPROVED AS TO FORM

_____

City Attorney

EXHIBIT A



MAP No	Parcel Number	Owner Name	Legal Description
3	35-710-32-26-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	BLUE SPRINGS S 80' OF LOT 13 BLK 14 & PTS LOTS 13-14 BLK 14 DAF: BEG AT SW CO SD LOT 13 TH N 80' TO TRU POB TH N 20.80' TH ELY 90' MOL TH SLY 100.80' TO SLY SD LOT 14 TH WLY 39.5' TH N 80' TH WLY 50' TO POB
4	35-710-32-24-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	BLUE SPRINGS ORIG TOWN PT OF LOT 3 & ALL OF LOTS 4-6 & PT OF LOT 7 & PT OF LOTS 14 & 15 & ALL OF LOT 16 BLK 14 & PT OF VAC ALLEY LY BETWEEN LOTS 4-7 & LOTS 15 & 16 BLK 14 OF SD SUB DAF: BEG AT NE COR OF LOT 3 OF SD SUB TH S 02 DEG 05 MIN 20 SEC W 90.29'

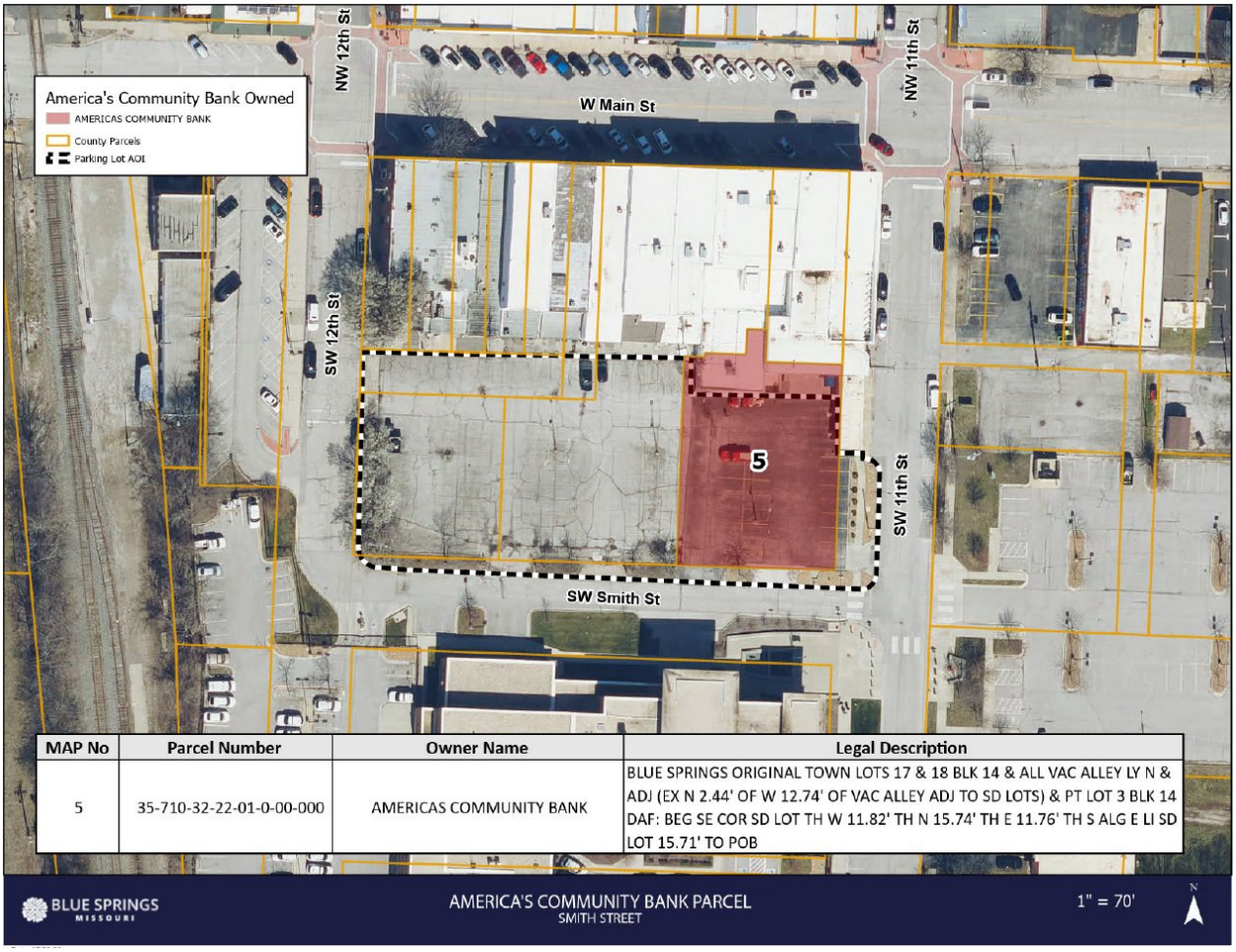
BLUE SPRINGS MISSOURI

CITY OWNED PARCELS
SMITH STREET

1" = 70'

N

EXHIBIT B



MAP No	Parcel Number	Owner Name	Legal Description
5	35-710-32-22-01-0-00-000	AMERICAS COMMUNITY BANK	BLUE SPRINGS ORIGINAL TOWN LOTS 17 & 18 BLK 14 & ALL VAC ALLEY LY N & ADJ (EX N 2.44' OF W 12.74' OF VAC ALLEY ADJ TO SD LOTS) & PT LOT 3 BLK 14 DAF: BEG SE COR SD LOT TH W 11.82' TH N 15.74' TH E 11.76' TH S ALG E LI SD LOT 15.71' TO POB

EXHIBIT C

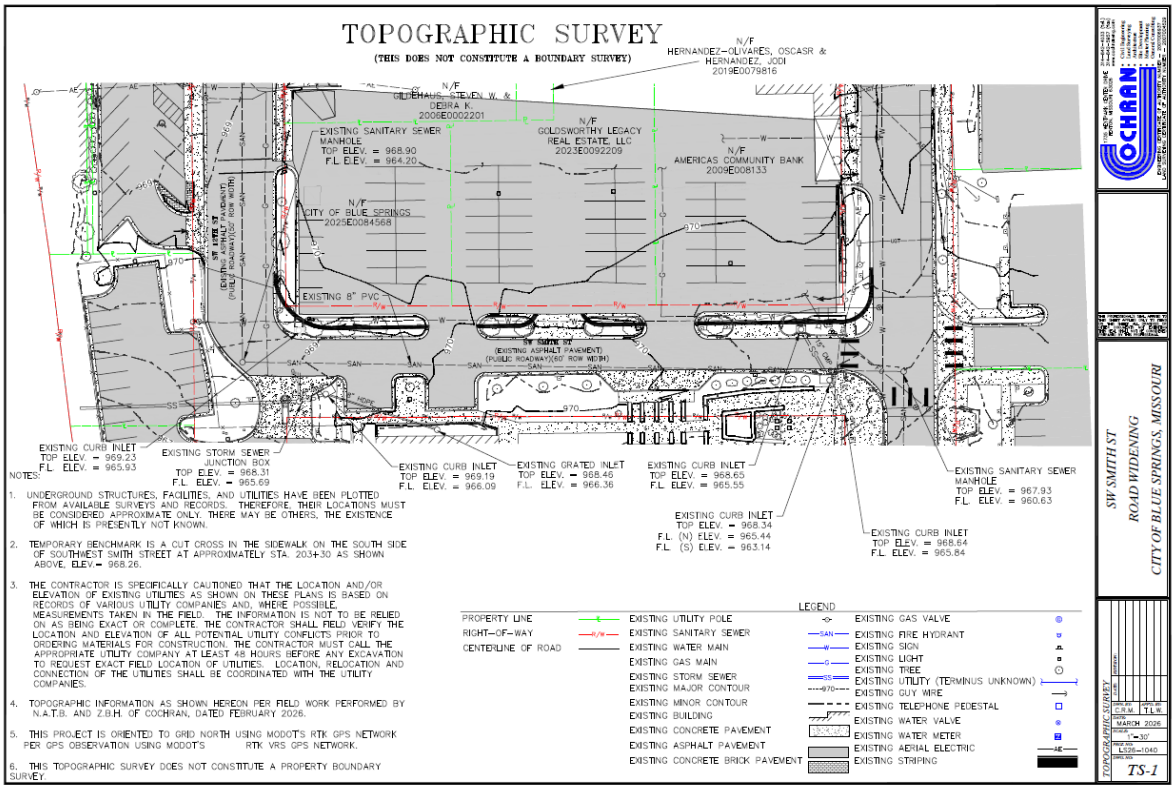

TOPOGRAPHIC SURVEY
(THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY)
N/F HERNANDEZ-OLIVARES, OSCASR & HERNANDEZ, JODI 2019E0079816
N/F GILTENAUR, STEVEN W. & DEBRA K. 2006E0002201
EXISTING SANITARY SEWER MANHOLE TOP ELEV. = 968.90 F.L. ELEV. = 964.20
N/F GOLDSWORTHY LEGACY REAL ESTATE, LLC 2023E0092209
N/F AMERICAS COMMUNITY BANK 2009E008133
N/F CITY OF BLUE SPRINGS 2025E0084568
EXISTING 8" PVC
SW SMITH ST (EXISTING ASPHALT PAVEMENT) (PUBLIC ROADWAY)(60' ROW WIDTH)
EXISTING CURB INLET TOP ELEV. = 969.23 F.L. ELEV. = 965.93
EXISTING STORM SEWER JUNCTION BOX TOP ELEV. = 968.31 F.L. ELEV. = 965.69
EXISTING CURB INLET TOP ELEV. = 969.19 F.L. ELEV. = 966.09
EXISTING GRATED INLET TOP ELEV. = 968.46 F.L. ELEV. = 966.36
EXISTING CURB INLET TOP ELEV. = 968.65 F.L. ELEV. = 965.55
EXISTING CURB INLET TOP ELEV. = 968.34 F.L. (N) ELEV. = 965.44 F.L. (S) ELEV. = 963.14
EXISTING CURB INLET TOP ELEV. = 968.64 F.L. ELEV. = 965.84
EXISTING SANITARY SEWER MANHOLE TOP ELEV. = 967.93 F.L. ELEV. = 960.63
NOTES:
1. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
2. TEMPORARY BENCHMARK IS A CUT CROSS IN THE SIDEWALK ON THE SOUTH SIDE OF SOUTHWEST SMITH STREET AT APPROXIMATELY STA. 203+30 AS SHOWN ABOVE. ELEV.= 968.26.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL POTENTIAL UTILITY CONFLICTS PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
4. TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELD WORK PERFORMED BY N.A.T.B. AND Z.B.H. OF COCHRAN, DATED FEBRUARY 2026.
5. THIS PROJECT IS ORIENTED TO GRID NORTH USING MODOT'S RTK GPS NETWORK PER GPS OBSERVATION USING MODOT'S RTK VRS GPS NETWORK.
6. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
LEGEND
PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE OF ROAD
EXISTING UTILITY POLE
EXISTING SANITARY SEWER
EXISTING WATER MAIN
EXISTING GAS MAIN
EXISTING STORM SEWER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE BRICK PAVEMENT
EXISTING GAS VALVE
EXISTING FIRE HYDRANT
EXISTING SIGN
EXISTING LIGHT
EXISTING TREE
EXISTING UTILITY (TERMINUS UNKNOWN)
EXISTING GUY WIRE
EXISTING TELEPHONE PEDESTAL
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING AERIAL ELECTRIC
EXISTING STRIPING
COCHRAN
SW SMITH ST
ROAD WIDENING
CITY OF BLUE SPRINGS, MISSOURI
TOPOGRAPHIC SURVEY
DRAWN BY C.R.M.
CHECKED BY T.L.R.
DATE MARCH 2026
SCALE 1"=30'
JOB NO. L.539-1040
SHEET NO. TS-1

EXHIBIT D

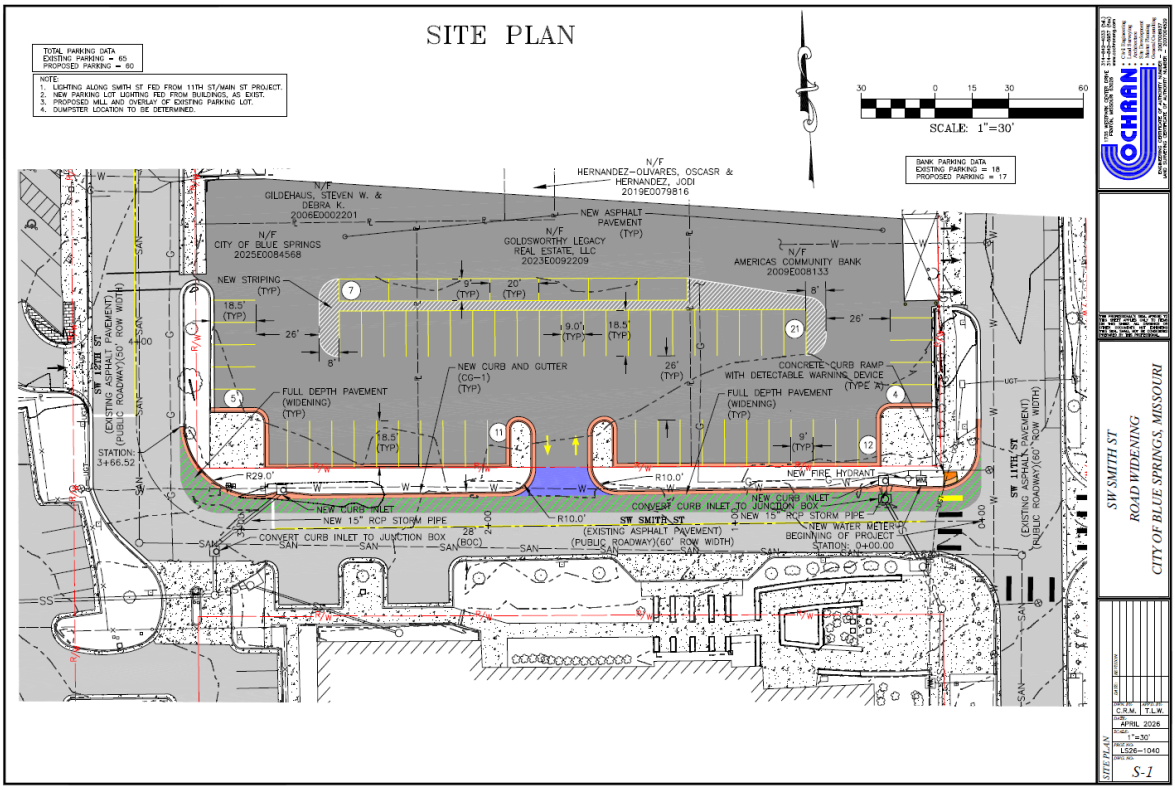
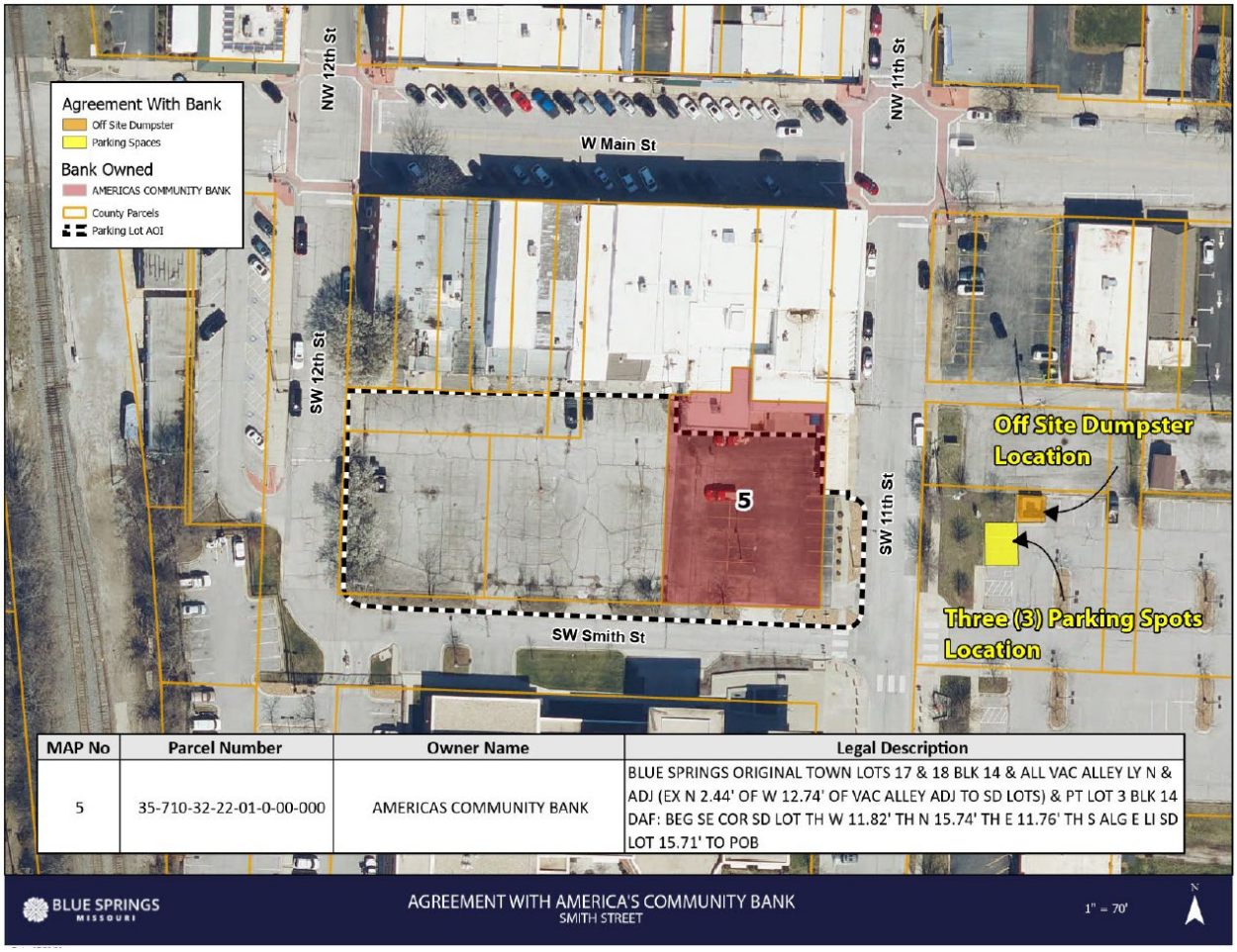

SITE PLAN
TOTAL PARKING DATA
EXISTING PARKING = 65
PROPOSED PARKING = 80
NOTE:
1. LIGHTING ALONG SMITH ST FED FROM 11TH ST/MAIN ST PROJECT.
2. NEW PARKING LOT LIGHTING FED FROM BUILDINGS, AS EXIST.
3. PROPOSED MILL AND OVERLAY OF EXISTING PARKING LOT.
4. DUMPSTER LOCATION TO BE DETERMINED.
SCALE: 1"=30'
BANK PARKING DATA
EXISTING PARKING = 18
PROPOSED PARKING = 17
N/F GILDEHAUS, STEVEN W. & DEBRA K. 2006E0002201
N/F HERNANDEZ-OLIVARES, OSCASR & HERNANDEZ, JODI 2019E0079816
N/F CITY OF BLUE SPRINGS 2025E0084568
N/F GOLDSWORTHY LEGACY REAL ESTATE, LLC 2023E0092209
N/F AMERICAS COMMUNITY BANK 2009E008133
NEW ASPHALT PAVEMENT (TYP)
NEW STRIPING (TYP)
NEW CURB AND GUTTER (CG-1) (TYP)
FULL DEPTH PAVEMENT (WIDENING) (TYP)
CONCRETE CURB RAMP WITH DETECTABLE WARNING DEVICE (TYPE 'A')
NEW FIRE HYDRANT
NEW CURB INLET
NEW 15" RCP STORM PIPE
CONVERT CURB INLET TO JUNCTION BOX
NEW WATER METER
BEGINNING OF PROJECT STATION: 0+00.00
STATION: 3+66.52
SW 12TH ST (EXISTING ASPHALT PAVEMENT) (PUBLIC ROADWAY)(50' ROW WIDTH)
SW SMITH ST (EXISTING ASPHALT PAVEMENT) (PUBLIC ROADWAY)(60' ROW WIDTH)
SW 11TH ST (EXISTING ASPHALT PAVEMENT) (PUBLIC ROADWAY)(60' ROW WIDTH)
SW SMITH ST ROAD WIDENING
CITY OF BLUE SPRINGS, MISSOURI
C.R.M.
T.L.W.
APRIL 2026
1"=30'
LS26-1040
S-1
SITE PLAN

EXHIBIT E



MAP No	Parcel Number	Owner Name	Legal Description
5	35-710-32-22-01-0-00-000	AMERICAS COMMUNITY BANK	BLUE SPRINGS ORIGINAL TOWN LOTS 17 & 18 BLK 14 & ALL VAC ALLEY LY N & ADJ (EX N 2.44' OF W 12.74' OF VAC ALLEY ADJ TO SD LOTS) & PT LOT 3 BLK 14 DAF: BEG SE COR SD LOT TH W 11.82' TH N 15.74' TH E 11.76' TH S ALG E LI SD LOT 15.71' TO POB