CITY COUNCIL MEETING  
August 17, 2015 6:30 p.m.  
Multipurpose Room of Municipal Annex  
1304 W Main  
Blue Springs, Missouri

PLEASE NOTE:
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 located at the entrance of the Multipurpose Room. After completion, the form is to be given to the Assistant City Administrator.

1. Call meeting to order
2. Pledge of Allegiance
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 in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
     a. Approve minutes of August 3, 2015, Council meeting  
     b. Adopt Resolution No. 56-2015 approving purchase of heavy duty dump truck  
     c. Adopt Resolution No. 57-2015 supporting Friendship Manor  
     d. Adopt Resolution No. 58-2015 supporting the Gardens at Blue Springs
4. Presentation – City Council Strategic Planning Retreat
5. Adopt Resolution No. 59-2015 adopting Strategic Plan Framework
6. Introduction and Readings of Bill No. 4390 regarding disclosure of conflicts of interests for certain municipal officials
7. Introduction and Readings of Bill No. 4391 approving the Final Plat for Coronado Center (PF-07-15-4889)
8. Mayoral Announcements  
   Thoughts to Ponder
9. Visitors
10. Adjourn
**Miscellaneous Items**

Human Relations Commission Meeting – Tuesday, August 18, 6:30 p.m., East Conference Room of City Hall, 903 W. Main Street

Planning Commission Meeting – Monday, August 24, 6:30 p.m., Municipal Annex, 1304 W. Main

Parks & Recreation Commission Meeting – Tuesday, September 1, 6:00 p.m., East Conference Room of City Hall, 903 W. Main Street

**Labor Day Holiday – City Offices Closed** – Monday, September 7

Public Safety Citizens Advisory Board Meeting – Tuesday, September 8, 6:00 p.m., East Conference Room of City Hall, 903 W. Main Street

City Council Meeting – Wednesday, September 9, 6:30 p.m., Municipal Annex, 1304 W. Main
TO: Mayor, City Council, 
    Department Directors, and Press

FROM: Eric Johnson 
    City Administrator

DATE: August 13, 2015

SUBJECT: Agenda Explanations

Item 3b – Resolution approving purchase of heavy duty dump truck
Resolution approving the purchase of a 2016 heavy duty, 36,000 GVW (approx.) single axle 6x2, with 152” wheel base truck chassis complete with hydraulics and bed from Westfall GMC Truck, Inc., 3915 NE Randolph Road, Kansas City, MO 64161. Refer to the Council Information Form from Chris Sandie, Director of Public Works for further information.

Item 3c – Resolution supporting Friendship Manor
Resolution will support National Church Residences’ application for Low Income Housing Tax credits with the Missouri Housing Development Commission for Friendship Manor. Refer to Council Information Form from Deputy City Administrator, Adam Norris, for further information.

Item 3d – Resolution supporting the Gardens at Blue Springs
Resolution will support Rainen Companies, LLC’s application for Low Income Housing Tax credits with the Missouri Housing Development Commission for the Gardens of Blue Springs senior housing development. Refer to Council Information Form from Deputy City Administrator, Adam Norris, for further information.

Item 4 – Presentation – 2015 Strategic Plan Framework
Sheila Shockey of Shockey Consulting Services will present a summary report and draft Governing Body’s 2015 Strategic Plan Framework (Plan) for discussion. Refer to Council Information Form from Deputy City Administrator, Adam Norris, for further information.

Item 5 – Resolution approving the Governing Body’s 2015 Strategic Plan Framework
Upon conclusion of the presentation, a motion will be in order for a Resolution to approve the Plan.

Item 6 – Bill regarding Disclosure of Potential Conflicts of Interest
Bill adopting Ordinance regarding the establishment and continuation of the procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials - first established by Ordinance No. 2101, pursuant to R.S.Mo Sections 105.483 (11) and 105.485. Refer to Council Information Form from City Clerk, Sheryl Morgan, for further information.
Item 7 – Bill approving Final Plat of Coronado Center

Bill approving the Final Plat for Coronado Center (PF-07-15-4889), generally located east of Sunnyside School Road, south of NE Coronado Drive, west of Adams Dairy Place, and north of Sunnyside Gardens Condominium. Refer to the Council Information Form from Scott Allen, Director of Community Development for further information.
CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
AUGUST 3, 2015

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 3, 2015, 6:30 p.m. in the Multipurpose Room of the Municipal Annex, 1304 Main Street with Mayor Carson Ross presiding.

COUNCILMEN IN ATTENDANCE

Jeff Quibell
Chris Lievsay
Ron Fowler – ABSENT
Dale Carter
Kent Edmondson
Susan Culpepper

Also present were City Administrator Eric Johnson, Deputy City Administrator Adam Norris, Assistant City Administrator Christine Cates, City Attorney Nancy Yendes, and City Clerk Sheryl Morgan.

CALL MEETING TO ORDER

Mayor Carson Ross called the City Council meeting to order.

APPROVE CITY COUNCIL MINUTES

Councilman Edmondson moved to approve the minutes of the July 20, 2015 meeting of the City Council meeting. Motion seconded by Councilman Culpepper and carried with the following votes:

Councilman Quibell – Aye
Councilman Lievsay – Aye
Councilman Fowler – ABSENT
Councilman Carter – Aye
Councilman Edmondson – Aye
Councilman Culpepper – Aye
Mayor Ross – Aye

ADOPT RESOLUTION NO. 53-2015 – POLICE VEHICLE PURCHASE

Councilman Edmondson moved to adopt Resolution No. 53-2015 authorizing the purchase of six marked patrol vehicles and two unmarked patrol vehicles from Blue Springs Ford Lincoln Mercury in the amount of $213,512.00 for the City's Police Department. Motion seconded by Councilman Culpepper and carried with the following votes:

Councilman Quibell – Aye
Councilman Lievsay – Aye
Councilman Fowler – ABSENT
Councilman Carter – Aye
Councilman Edmondson – Aye
Councilman Culpepper – Aye
Mayor Ross – Aye

ADOPT RESOLUTION NO. 54-2015 – INSTALLATION OF EQUIPMENT IN POLICE VEHICLES

Councilman Edmondson moved to adopt Resolution No. 54-2015 approving the installation of Emergency and Safety Equipment to outfit six marked patrol vehicles and two unmarked patrol vehicles from MicroMan Industries LLC (Craig Sorgen, Owner), in the amount not to exceed $98,643.36. Motion seconded by Councilman Culpepper and carried with the following votes:

Councilman Quibell – Aye
Councilman Lievsay – Aye
Councilman Fowler – ABSENT
Councilman Carter – Aye
Councilman Edmondson – Aye
Councilman Culpepper – Aye
Mayor Ross – Aye
APPROVE NEW LIQUOR LICENSES

Councilman Edmondson moved to approve the following liquor licenses:

1. Shree Mavdi Krupa dba JMK Liquor located at 3100 S 7 Hwy, to sell intoxicating liquor by the drink for consumption off premises, Sunday sales, and wine tasting on premises;
2. TA Operating LLC dba Minit Mart located at 1900 US 40 Hwy, to sell intoxicating liquor by the drink for consumption off premises and Sunday sales;
3. TA Operating LLC dba Minit Mart located at 111 SE AA Hwy, to sell intoxicating liquor by the drink for consumption off premises and Sunday sales;
4. TA Operating LLC dba Minit Mart located at 1501 NW Woods Chapel Rd. to sell intoxicating liquor by the drink for consumption off premises and Sunday sales; and
5. The Shady Captain LLC dba Shades located at 1325 SW 40 Hwy, to sell intoxicating liquor by the drink for consumption on premises (weekdays only).

Motion seconded by Councilman Culpepper and carried with the following votes:

Councilman Quibell – Aye Councilman Carter – Aye
Councilman Lievsay – Aye Councilman Edmondson – Aye
Councilman Fowler – ABSENT Councilman Culpepper – Aye
Mayor Ross – Aye

PUBLIC HEARING - 2015-16 CDBG ANNUAL ACTION PLAN

At 6:33 p.m., Mayor Ross opened the public hearing on the 2015-16 Community Development Block Grant (CDBG) Annual Action Plan. The minutes of the public hearing were recorded by a certified court reporter.

STAFF REPORT

Community Development Director Scott Allen stated the public comment period ended July 20, 2015. All public comments received were included in the exhibits. The Annual Action Plan utilizing $217,802.00 must be submitted to the Department of Housing and Urban Development no later August 15, 2015 in order to be able to receive CDBG funds for 2015-16 Fiscal Year. Mr. Allen reviewed the six proposed projects.

Hearing no comments for or against, the Mayor closed the public hearing at 6:36 p.m.

ADOPT RESOLUTION NO. 53-2015 – 2015-16 CDBG ANNUAL ACTION PLAN

Councilman Edmondson moved to adopt Resolution No. 55-2015 adopting the City of Blue Springs Community Development Block Grant Annual Action Plan for Fiscal Year 2015-2016. Motion seconded by Councilman Culpepper. Councilman Edmondson stated he was happy the City was continuing with the First Time Homebuyers Program since a recent report shows 60% of millennials are interested in purchasing rather than renting. The motion with the following votes:

Councilman Lievsay – Aye Councilman Edmondson – Aye
Councilman Fowler – ABSENT Councilman Culpepper – Aye
Councilman Carter – Aye Councilman Quibell – Aye
Mayor Ross – Aye
At 6:38 p.m., Mayor Ross opened the public hearing on the proposed amendments to the Unified Development Code (UDC). The minutes of the public hearing were recorded by a certified court reporter.

Community Development Director Scott Allen stated the new edition is focused on simplifying development approval processes. Mr. Allen reviewed the changes to the proposed amended UDC. Staff anticipates reviewing the UDC approximately every six-to-twelve months to determine if additions or modifications are needed. The proposed UDC is attached to these Minutes and incorporated herein.

Councilman Lievsay inquired whether staff was seeing the anticipated benefits when reviewing applications under the new UDC. Mr. Allen stated they were already seeing these benefits.

Hearing no further comments for or against, the Mayor closed the public hearing at 6:58 p.m.

Councilman Culpepper introduced Bill No. 4385 – An Ordinance amending the City of Blue Springs Unified Development Code by Repealing Chapters 401, 402, 403, 404, 405, 406, 407, 408, 409, 410 and 411 in their entirety and enacting in lieu thereof new Chapters 401, 402, 403, 404, 405, 406, 407, 408 and 411 and to adopt a Design and Construction Manual to be used in development. City Clerk Sheryl Morgan made the first reading of Bill No. 4385, by title; copies of the proposed Bill having previously been made available to the public.

Councilman Carter moved to approve Bill No. 4385 upon its first reading and proceed with the second reading. Motion seconded by Councilman Edmondson and carried unanimously.

Ms. Morgan made the second reading of Bill No. 4385, by title. Councilman Quibell moved to adopt Bill No. 4385 upon its second reading and give it ORDINANCE NO. 4558, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Edmondson and carried with the following vote:

Councilman Fowler – ABSENT  Councilman Culpepper – Aye
Councilman Carter – Aye  Councilman Quibell – Aye
Councilman Edmondson – Aye  Councilman Lievsay – Aye
Mayor Ross – Aye

Councilman Culpepper introduced Bill No. 4386 – An Ordinance amending the City of Blue Springs’ City Code as it relates to the Public Works Department and performance of its duties, public infrastructure as it relates to development, to incorporate use of a Design and Construction Manual and to modernize the Code’s provisions with respect to public infrastructure. City Clerk Sheryl
Morgan made the first reading of Bill No. 4386, by title; copies of the proposed Bill having previously been made available to the public.

Councilman Carter moved to approve Bill No. 4386 upon its first reading and proceed with the second reading. Motion seconded by Councilman Lievsay and carried unanimously.

**2ND READING – BILL NO. 4386**

Ms. Morgan made the second reading of Bill No. 4386, by title. Councilman Quibell moved to adopt Bill No. 4386 upon its second reading and give it **ORDINANCE NO. 4559**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Edmondson and carried with the following vote:

- Councilman Carter – Aye
- Councilman Edmondson – Aye
- Councilman Culpepper – Aye
- Councilman Quibell – Aye
- Councilman Lievsay – Aye
- Councilman Fowler – ABSENT
- Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4387 – ALCOHOLIC BEVERAGES / FALL FUN FESTIVAL**

Councilman Culpepper introduced Bill No. 4387 – An Ordinance amending Chapter 390, Street Fairs, Exhibitions, Concerts and Chapter 600, Alcoholic Beverages, of the Code of Ordinances of the City of Blue Springs, Missouri, as same relate to Fall Fun Festival and definitions for Chapter 600. City Clerk Sheryl Morgan made the first reading of Bill No. 4387, by title; copies of the proposed Bill having previously been made available to the public.

Councilman Carter moved to approve Bill No. 4387 upon its first reading and proceed with the second reading. Motion seconded by Councilman Edmondson and carried unanimously.

**2ND READING – BILL NO. 4387**

Ms. Morgan made the second reading of Bill No. 4387, by title. Councilman Quibell moved to adopt Bill No. 4387 upon its second reading and give it **ORDINANCE NO. 4560**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Lievsay and carried with the following vote:

- Councilman Edmondson – Aye
- Councilman Culpepper – Aye
- Councilman Quibell – Aye
- Councilman Lievsay – Aye
- Councilman Fowler – ABSENT
- Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4388 – MOBILE FOOD VENDORS**

Councilman Culpepper introduced Bill No. 4388 – An Ordinance amending Article II of Chapter 610, Miscellaneous Business Regulations, of the Code of Ordinances, City of Blue Springs, Missouri, relating to mobile food truck vendors. City Clerk Sheryl Morgan made the first reading of Bill No. 4388, by title; copies of the proposed Bill having previously been made available to the public.

Councilman Carter moved to approve Bill No. 4388 upon its first reading and proceed with the second reading. Motion seconded by Councilman Lievsay and carried unanimously.
Ms. Morgan made the second reading of Bill No. 4388, by title. Councilman Quibell moved to adopt Bill No. 4388 upon its second reading and give it **ORDINANCE NO. 4561**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Edmondson and carried with the following vote:

- Councilman Culpepper – Aye
- Councilman Fowler – ABSENT
- Councilman Quibell – Aye
- Councilman Carter – Aye
- Councilman Lievsay – Aye
- Councilman Edmondson – Aye
- Mayor Ross – Aye

**Thoughts to Ponder:**

“My reading of history convinces me that most bad government results from too much government.”

*(Thomas Jefferson)*

Mayor Ross said that Downtown Alive received the “Associate Member” status from the Missouri Main Street Connection. The City, Downtown Alive and the Chamber of Commerce received the Streetscape and Public Improvements Project award. Councilman Culpepper presented the award to the Council. Mayor Ross was a semi-finalist for the Public Official of the Year award.

At 7:10 p.m., Councilman Carter moved the Council go into a closed executive session pursuant to Section 610.021, subparagraph (1), Revised Statutes of Missouri, for the purpose of having confidential and privileged communications between a governmental body or its representatives and its attorney relating to legal action, causes of action or litigation involving this body and legal advice, that any votes and records of such session be closed and that this body stand adjourned at the end of such session. Motion seconded by Councilman Lievsay and carried with the following votes:

- Councilman Quibell – Aye
- Councilman Fowler – ABSENT
- Councilman Lievsay – Aye
- Councilman Edmondson – Aye
- Councilman Culpepper – Aye
- Mayor Ross – Aye

**Following completion of the executive session, the Council stood adjourned at 7:26 p.m.**

______________________________
Sheryl Morgan, City Clerk
CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE: August 4, 2015

SUBMITTED BY: Chris Sandie
DEPARTMENT: Public Works Operations

☐ Ordinance  ☒ Resolution  ☐ Presentation  ☐ Public Hearing
☐ Agreement  ☐ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST
A resolution approving the purchase of a 2016 heavy duty, 36,000 GVW (approx.) single axle 6x2, with 152” wheel base truck chassis complete with hydraulics and bed from Westfall GMC Truck, Inc., 3915 NE Randolph Road, Kansas City, MO 64161.

BACKGROUND/JUSTIFICATION
This vehicle, listed as CIP Project ST-24, will become part of the Street Division fleet to be utilized in road maintenance activities and snow removal operations. The invitation to bid was run in the Blue Springs Examiner on July 18, 2015. Three bids were received: MHC Kenworth at $147,670.00, Midway Trucks at $140,323.00, and Westfall GMC Truck, Inc. at $138,545.00.

FINANCIAL IMPACT
Contractor: Westfall GMC Truck, Inc.
Amount of Request/Contract: $138,545.00
Amount Budgeted: $145,635.00
Funding Source/Account #: 310.32000.540450.000
Additional Funds Needed: N/A

PROJECT TIMELINE

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<th>Estimated Start Date</th>
<th>Estimated End Date</th>
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<td>August 24, 2015</td>
<td>February 27, 2016</td>
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STAFF RECOMMENDATION
Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED
Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED
1. Bid Documents
2. Resolution

Rev. 6/01/2015
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<th>Requesting Director:</th>
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<td>Christopher G. Sandie</td>
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BID PROPOSAL

One (1) 2016, Heavy Duty, 36,000 GVW (approx.)
Single Axle 6x2, with
Approximately 152” Wheel Base Truck Chassis
Complete with Hydraulics and Bed

Name of Bidding Vendor: MHC Kenworth

Address of Bidding Vendor: 1524 N Corrington
Kansas City MO

Zip Code: 64120 Phone: 816-841-2031 Fax: 816-483-4139

Deliver Proposal to: City of Blue Springs
c/o Public Works Department
500 SE Sunnyside School Road
Blue Springs, Missouri 64014-1956

Attn.: Operations Manager – Vehicle Bid

THE UNDERSIGNED BIDDER, declares that he has examined the specifications and contract
documents attached hereto, and

HEREBY PROPOSES to furnish all labor, tools, plant materials, equipment, and all necessary
labor and supervision required to construct, install, and to complete the work as stipulated in,
required by, and in accordance with these Contract Documents and all addenda issued by the City
of Blue Springs and attached hereto, and the Specifications referred to therein.

ADDENDA
In submitting this proposal, the Bidding vendor represents that he has received and examined the
following Addenda(s):

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BID SHEET

BID PROPOSAL
The Bidding vendor agrees to furnish all labor, tools, plant equipment, material, and necessary supervision required to provide the equipment as stipulated in, required by, and in accordance with these Contract Documents and all addenda issued by the City of Blue Springs and attached hereto, and the specifications referred to therein for One (1) 2016 Heavy Duty, 36,000 GVW (approx.) single Axle 6x2, with Approximately 152" Wheel Base Truck Chassis Complete with Hydraulics and Bed

BID (A LUMP SUM PROPOSAL)
The undersigned will deliver completely operational units in accordance with the Specifications and Contract Documents as prepared by the Public Works Fleet Maintenance Supervisor and as distributed to the Bidding vendors by the City of Blue Springs, for the total price of:

One hundred forty seven thousand six hundred and seventy-700 DOLLARS ($147,670-700) does not include F.E.T

The above lump sum price shall include all the costs of all labor, overhead, profit, delivery F.O.B. Blue Springs, Missouri, and all other incidentals required to cover the contract documents.

DELIVERY
The undersigned agrees, if this bid is accepted, to guarantee delivery of the complete unit no later than:

Bidding Vendor’s Proposed Delivery Date: 32 weeks from order acceptance  
Due to body delay

ACCEPTANCE
The undersigned hereby designated as his office to which such notice of award may be mailed, telegraphed or delivered to:

Bidder: 

Matt Kilgore

(Please Print Full Name)

Title: Regional Truck Sales

Address: 1524 N. Carrington

Kansas City, MO 64120

ATTEST:
Secretary (If Corporation)
Seal (If Corporation)
BID PROPOSAL

One (1) 2016, Heavy Duty, 36,000 GVW (approx.)
Single Axle 6x2, with
Approximately 152” Wheel Base Truck Chassis
Complete with Hydraulics and Bed

Name of Bidding Vendor: MIDWAY FORD STERLING WESTERN STAR
Address of Bidding Vendor: 7601 N.E. 38th Street
                                      KANSAS CITY, MO.
Zip Code: 64161    Phone: 816-455-3000  Fax: 816-454-3796

Deliver Proposal to: City of Blue Springs
c/o Public Works Department
500 SE Sunnyside School Road
Blue Springs, Missouri 64014-1956
Attn.: Operations Manager – Vehicle Bid

THE UNDERSIGNED BIDDER, declares that he has examined the specifications and contract
documents attached hereto, and

HEREBY PROPOSES to furnish all labor, tools, plant materials, equipment, and all necessary
labor and supervision required to construct, install, and to complete the work as stipulated in,
required by, and in accordance with these Contract Documents and all addenda issued by the City
of Blue Springs and attached hereto, and the Specifications referred to therein.

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BID (A LUMP SUM PROPOSAL)
The undersigned will deliver completely operational units in accordance with the Specifications and Contract Documents as prepared by the Public Works Fleet Maintenance Supervisor and as distributed to the Bidding vendors by the City of Blue Springs, for the total price of:

One Hundred Forty Thousand Three Hundred Twenty Three Dollars ($140,323.00)
The above lump sum price shall include all the costs of all labor, overhead, profit, delivery F.O.B. Blue Springs, Missouri, and all other incidentals required to cover the contract documents.

DELIVERY
The undersigned agrees, if this bid is accepted, to guarantee delivery of the complete unit no later than:

Bidding Vendor’s Proposed Delivery Date: 180 Days or Jan. 2016 or Sooner

ACCEPTANCE
The undersigned hereby designated as his office to which such notice of award may be mailed, telegraphed or delivered to:

Bidder: [Signature]

Dennis McIntyre
(Please Print Full Name)

Title: Sales Manager

Address: 7601 NE 38th Street

ATTEST:

KANSAS CITY, MO. 64169

Secretary (If Corporation)
Seal (If Corporation)
BID PROPOSAL

One (1) 2016, Heavy Duty, 36,000 GVW (approx.)
Single Axle 6x2, with
Approximately 152” Wheel Base Truck Chassis
Complete with Hydraulics and Bed

Name of Bidding Vendor: Westfall GMC Truck Sales
Address of Bidding Vendor: 3915 NE Randolph Rd
                        Kansas City, MO.
Zip Code: 64161 Phone: 816-455-7262 Fax: 816-459-3134

Deliver Proposal to: City of Blue Springs
  c/o Public Works Department
  500 SE Sunnyside School Road
  Blue Springs, Missouri 64014-1956

Attn.: Operations Manager – Vehicle Bid

THE UNDERSIGNED BIDDER, declares that he has examined the specifications and contract
documents attached hereto, and

HEREBY PROPOSES to furnish all labor, tools, plant materials, equipment, and all necessary
labor and supervision required to construct, install, and to complete the work as stipulated in,
required by, and in accordance with these Contract Documents and all addenda issued by the City
of Blue Springs and attached hereto, and the Specifications referred to therein.

ADDENDA
In submitting this proposal, the Bidding vendor represents that he has received and examined the
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The Bidding vendor agrees to furnish all labor, tools, plant equipment, material, and necessary supervision required to provide the equipment as stipulated in, required by, and in accordance with these Contract Documents and all addenda issued by the City of Blue Springs and attached hereto, and the specifications referred to therein for One (1) 2016 Heavy Duty, 36,000 GVW (approx.) single Axle 6x2, with Approximately 152” Wheel Base Truck Chassis Complete with Hydraulics and Bed

BID (A LUMP SUM PROPOSAL)
The undersigned will deliver completely operational units in accordance with the Specifications and Contract Documents as prepared by the Public Works Fleet Maintenance Supervisor and as distributed to the Bidding vendors by the City of Blue Springs, for the total price of:

One Hundred Thirty-Eight Thousand Five Hundred Forty-Seven Dollars ($138,547.00)

The above lump sum price shall include all the costs of all labor, overhead, profit, delivery F.O.B. Blue Springs, Missouri, and all other incidentals required to cover the contract documents.

DELIVERY
The undersigned agrees, if this bid is accepted, to guarantee delivery of the complete unit no later than:

Bidding Vendor’s Proposed Delivery Date: Approx 150-170 Days ARO

ACCEPTANCE
The undersigned hereby designated as his office to which such notice of award may be mailed, telegraphed or delivered to:

Bidder: Jim Shull
(Signature)

(Please Print Full Name)

Title: Fleet & Commercial Sales

Address: 3918 NE Randolph Rd Kansas City, MO 64161

ATTEST:
Secretary (If Corporation)
Seal (If Corporation)
A RESOLUTION APPROVING THE PURCHASE OF
ONE 2016 HEAVY DUTY 36,000 GVW DUMP TRUCK AS DESCRIBED HEREIN FROM
WESTFALL GMC TRUCK, INC.

WHEREAS, the City of Blue Springs needs to replace one snow removal truck to maintain current standards; and

WHEREAS, the Public Works Operations Department prepared specifications and secured quotations for one 2016 heavy duty 36,000 GVW (approx.) single axle 6x2, with 152” wheel base truck chassis complete with hydraulics and bed; and

WHEREAS, the Department received three bids and now recommends that the City purchase a 2016 heavy duty 36,000 GVW (approx.) single axle 6x2, with 152” wheel base truck chassis complete with hydraulics and bed from Westfall GMC Truck, Inc. for the amount of $138,545.00.

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

1. The City Administrator has the authority and is hereby authorized to purchase from Westfall GMC Truck, Inc., 3915 NE Randolph Road, Kansas City, MO 64161, a 2016 heavy duty 36,000 GVW (approx.) single axle 6x2, with 152” wheel base truck chassis complete with hydraulics and bed for the amount of $138,545.00.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August, 2015.

Carson Ross, Mayor

ATTEST:

Sheryl Morgan, City Clerk
CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE: 8/11/2015

SUBMITTED BY: Adam Norris                     DEPARTMENT: Administration

☐ Ordinance  ☒ Resolution  ☐ Presentation  ☐ Public Hearing
☐ Agreement  ☐ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST
Consideration of a resolution supporting National Church Residences application for Low Income Housing Tax credits with the Missouri Housing Development Commission (MHDC).

BACKGROUND/JUSTIFICATION
Friendship Manor was constructed in 1979. It is currently in need of updating to make it a safe and viable property. National Church Residences is applying for Low Income Housing Tax Credits from MHDC to rehabilitate the building and requests the City’s support in its application. This is consistent with past requests from National Church Residences. The project includes energy efficient upgrades, new mechanical systems, new roof, windows and upgrades to the individual units.

Friendship Manor is located at 917 NW Summit Drive, within the Blue Springs Downtown Zoning District. In April 2007, the Downtown Master Plan and Downtown Development Code were adopted. In the Plan, Friendship Manor was identified as an appropriate location for a multi-family dwelling. Through the Code, the City of Blue Springs adopted a form based zoning code wherein Friendship Manor was rezoned to “T4, General Urban.” This zoning calls for denser and primarily residential uses. This zone allows for different types of residences, including: singles; row houses; apartment buildings; and similar dwelling types.

In accordance with the Downtown Master Plan and Downtown Development Code, it is the intent of the City of Blue Springs that this location remains an apartment building.

FINANCIAL IMPACT

Contractor: N/A
Amount of Request/Contract: 
Amount Budgeted: 
Funding Source/Account #: 
Additional Funds Needed: 
Funding Source/Account #: 

PROJECT TIMELINE

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<th>Estimated Start Date</th>
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Years and Months Contract in effect | Number of times renewable

Rev. 6/01/2015
**STAFF RECOMMENDATION**

Staff Recommends Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

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<th>Name of Board or Commission:</th>
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<td>Action:</td>
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</table>

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Letter from National Church Residences dated August 5, 2015
2. Resolution Supporting National Church Residences’ Application for Low Income Housing Tax Credits for the Rehabilitation of the Friendship Manor

**IF CONTRACT REQUIRED:**

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<thead>
<tr>
<th>1. E-Verify Affidavits Required?</th>
<th>Parent Company:</th>
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<td>3. Contract Executed?</td>
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<td>4. Affidavits Executed</td>
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**REVIEWED BY**

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<th>Requesting Director:</th>
<th>Budget:</th>
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<tr>
<td>Adam Norris</td>
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<tr>
<td>Legal:</td>
<td>City Administrator:</td>
</tr>
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</table>
August 5, 2015

Carson Ross
Mayor
903 West Main Street
Blue Springs, MO 64015

RE: Friendship Manor
Blue Springs, Missouri

Dear Mayor Ross:

I am writing to seek support for the preservation of an affordable housing property for your constituents. National Church Residences is preparing to rehabilitate Friendship Manor Apartments, an existing senior housing apartment community located at 917 N.W. Summit Drive in Blue Springs, Missouri.

Friendship Manor consists of one (1) four-story building housing 60 one-bedroom units: 59 resident units and one (1) non-revenue managers unit. The 59 tenant units are restricted to seniors age 62 and older or adults under the age of 62 with disabilities. All tenant units receive Section 8 Rental Assistance through a project-based HAP contract; therefore, none of the residents pay more than 30% of their income on rent.

Friendship Manor was construction in 1979 and is in need of renovations and upgrades to restore it to a viable, safe, and attractive property – one that can withstand several more years of service to the community and be more marketable with new housing options. National Church Residences plans to complete approximately $70,000 per unit in rehab. The scope of the rehab includes energy efficient upgrades throughout the building including new mechanicals, air conditioning and heating, new roof, windows, and updates to the resident units.

In order to help with the expense of the rehabilitation, National Church Residences is applying for housing tax credits from the Missouri Housing Development Commission (MHDC). We would greatly appreciate your written support for this project to share with MHDC. Please forward your responses to my attention at 2245 North Bank Drive, Columbus, Ohio 43220. Should you have any questions or concerns, please contact me at 614-273-3734 or ewalker@nationalchurchresidences.org. I would be happy to discuss this project with you in greater detail.

Preserving affordable housing is a team effort and we look forward to working with you to preserve Friendship Manor Apartments for the senior residents of Blue Springs, Missouri.

Sincerely,

[Signature]

Eric Walker
National Church Residences
A RESOLUTION SUPPORTING NATIONAL CHURCH RESIDENCES’ APPLICATION FOR LOW INCOME HOUSING TAX CREDITS FOR THE REHABILITATION OF THE FRIENDSHIP MANOR

WHEREAS, National Church Residences, as the owners of Friendship Manor Apartments, plans to rehabilitate the property which is located at 917 NW Summit Drive; and

WHEREAS, National Church Residences plans to apply to the Missouri Housing Development Commission (MHDC) for Low Income Housing Tax Credits; and

WHEREAS, the City of Blue Springs supports this application and provided a letter explaining use for the property under the City’s Comprehensive Plan on August 5, 2015.

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

1. The City hereby expresses its support for the National Church Residences’ application to the MHDC for Low Income Housing Tax Credits to rehabilitate the Friendship Manor Apartments located at 917 NW Summit Drive.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August, 2015.

________________________
Carson Ross, Mayor

ATTEST:

_______________________
Sheryl Morgan, City Clerk
CITY OF BLUE SPRINGS  
CITY COUNCIL INFORMATION FORM

DATE: 8/11/2015

SUBMITTED BY: Adam Norris  
DEPARTMENT: Administration

☐ Ordinance  ☒ Resolution  ☐ Presentation  ☐ Public Hearing
☐ Agreement  ☐ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST

Consideration of a resolution supporting Rainen Companies, LLC’s application for Low Income Housing Tax Credits (LIHTC) with the Missouri Housing Development Commission (MHDC) for the Gardens of Blue Springs senior housing development project.

BACKGROUND/JUSTIFICATION

On November 17, 2014 the City Council approved Ordinance 4519 authorizing the White Oak TIF Plan (Redevelopment Plan) and projects, establishing a redevelopment area, and designating Development Associates, LLC as the developer. The Redevelopment Plan provides for the redevelopment of the designated area in two projects—Redevelopment Projects A and B. Rainen Companies, LLC’s proposed project is consistent with Redevelopment Project B of the Redevelopment Plan.

The proposed project would ultimately consist of a 180 unit mixed-income, senior apartment community at 1132 SW Luttrell Rd (White Oak Plaza). Buildout would consist of three phases each with 60 units. After the initial phase, the second phase would commence two years later and the third phase would likely commence in the preceding two years.

The proposed project meets several of the goals and objectives of the Comprehensive Plan:

- Address the need for expanded housing choice that can adequately meet demand from the City’s aging population which is projected to continue to grow.
- Convert obsolete commercial properties for residential use.
- Locate housing within ½ mile of a transit stop.
- Redevelop this specific area of White Oak Shopping Center into High Density Residential.

The applicant, Rainen Companies, LLC is applying for Low Income Housing Tax Credits with MHDC and requests the support of the City in its application.

FINANCIAL IMPACT

| Contractor: | N/A |
| Amount of Request/Contract: |   |
| Amount Budgeted: |   |
| Funding Source/Account #: |   |

Rev. 6/01/2015
Additional Funds Needed: 
Funding Source/Account #: 

PROJECT TIMELINE

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<th>Estimated Start Date</th>
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STAFF RECOMMENDATION

Staff recommends approval

OTHER BOARDS & COMMISSIONS ASSIGNED

<table>
<thead>
<tr>
<th>Name of Board or Commission:</th>
<th>City Council</th>
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<tr>
<td>Date:</td>
<td>November 17, 2014</td>
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<td>Action:</td>
<td>Approval of Ordinance 4519</td>
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<tr>
<td>Name of Board or Commission:</td>
<td>Tax Increment Financing Commission</td>
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<td>Date:</td>
<td>August 28, 2014</td>
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<tr>
<td>Action:</td>
<td>Recommend Approval of Redevelopment Plan, Redevelopment Area, and Redevelopment Projects.</td>
</tr>
</tbody>
</table>

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Letter from Rainen Companies, LLC dated August 11, 2015
2. Resolution supporting Rainen Companies, LLC’s application for Low Income Housing Tax Credits for construction of the Gardens of Blue Springs in the White Oak Redevelopment Area.

IF CONTRACT REQUIRED:

1. E-Verify Affidavits Required? | Parent Company: |
2. Contract Executed? |
3. Affidavits Executed |

REVIEWED BY

Requesting Director: | Budget: |
| Legal:               | City Administrator: |

Rev. 6/01/2015
August 11, 2015

Mayor Carson Ross
City of Blue Springs
903 W Main Street
Blue Springs, MO 64015

RE: The Gardens of Blue Springs
821 SW 7 Highway (West of SW 7 Highway, south of SW Sunset Avenue)
Blue Springs, Missouri 60415
60 Mixed-Income Seniors Apartments

Dear Mayor Ross,

I am writing to notify you that Rainen Companies, LLC is submitting an application to the Missouri Housing Development Commission ("MHDC") for Section 42 Low Income Housing Tax Credits and potentially debt financing for 60 mixed-income seniors apartments located at 821 SW 7 Highway (West of SW 7 Highway, south of SW Sunset Avenue) in Blue Springs. As part of the application process, we are required to furnish to MHDC evidence that we have contacted the chief elected official in whose jurisdiction the project will be located.

The Gardens of Blue Springs represents Phase 1 of the residential component of the planned mixed use redevelopment of the White Oak Shopping Center, which is to be anchored by a new Cosentino’s Price Chopper. Ultimately a 60 unit second phase and 60 unit third phase will be built to the south of Phase 1. The project is being modeled after the Developer’s highly successful Gardens at Northgate Village project, located in North Kansas City.

Phase 1 is to include 41 affordable units for seniors at or below 60% AMI and 19 market rate units, comprised of 9 one-bedroom units, 15 one-bedroom + den units, 15 two-bedroom one-bath units and 21 two-bedroom units. In addition to providing needed affordable and market rate housing for seniors, the $12 million project promises to produce 54 new construction jobs, 3 new property management jobs, new property tax revenue and approximately 90 new residents for Blue Springs that will contribute their purchasing power to the local economy.

Your support of our proposed project would be greatly appreciated. I have enclosed a draft support letter if you determine this is a development you are able to support. If you have

Rainen Companies, LLC
4200 Somerset Drive, Suite 208 Prairie Village, KS 66208
785-550-1683 Mobile ryan@rainencompanies.net
questions regarding this project please feel free to contact me at (913) 269-8181 or via email at ryan@rainencompanies.net.

Sincerely,

[Signature]

Ryan Tull
Vice President
Rainen Companies, LLC
A RESOLUTION SUPPORTING THE GARDENS AT BLUE SPRINGS’ APPLICATION FOR LOW INCOME HOUSING TAX CREDITS

WHEREAS, the Gardens at Blue Springs is a proposed redevelopment of the property which is located at 1132 SW Luttrell Rd; and

Whereas, the Gardens at Blue Springs is consistent “Project B” of the Redevelopment Plan for White Oak approved by the City Council by Ordinance 4519 on November 17, 2014; and

WHEREAS, the Gardens at Blue Springs plans to apply to the Missouri Housing Development Commission (MHDC) for Low Income Housing Tax Credits; and

WHEREAS, the City of Blue Springs supports this application.

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

1. The City hereby expresses its support for the Gardens at Blue Springs application to the MHDC for Low Income Housing Tax Credits to redevelop Project B of the Redevelopment Plan for the area currently known as the White Oak Plaza shopping center.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August, 2015.

Carson Ross, Mayor

ATTEST:

Sheryl Morgan, City Clerk
DATE: August 4, 2015

SUBMITTED BY: Adam Norris  DEPARTMENT: Administration

☐ Ordinance  ☒ Resolution  ☒ Presentation  ☐ Public Hearing
☐ Agreement  ☒ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST
Presentation and adoption of a resolution approving the Governing Body’s 2015 Strategic Plan Framework (Plan) and authorizing staff to initiate Plan objectives.

BACKGROUND/JUSTIFICATION
In late May the City Council held a retreat and strategic planning session facilitated by Shockey Consulting Services, LLC. Shelia Shockey will present a summary report and draft of the Plan for discussion and adoption by the Governing Body. A draft of the Plan was previously provided under separate cover.

FINANCIAL IMPACT
Contractor: N/A

PROJECT TIMELINE
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STAFF RECOMMENDATION
Staff recommends adoption.

OTHER BOARDS & COMMISSIONS ASSIGNED
Name of Board or Commission:

LIST OF REFERENCE DOCUMENTS ATTACHED
1. Proposed Resolution

REVIEWS BY
Requesting Director: Adam Norris  Budget:

Legal:  City Administrator:

Rev. 6/01/2015
A RESOLUTION ADOPTING THE CITY OF BLUE SPRINGS STRATEGIC PLAN FRAMEWORK

WHEREAS, the City Council met in a workshop session on May 29-30, 2015, to develop a shared vision, mission, and value statements and set priorities for the City; and

WHEREAS, as a part of that workshop session a Strategic Plan Framework was developed at the workshop to implement the vision and priorities established by the City Council; and

WHEREAS, the City Council is desirous of adopting and commencing implementation of the Strategic Plan Framework.

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

SECTION 1. The City Council hereby adopts the Strategic Plan Framework as presented to the City Council on August 17, 2015.

SECTION 2. The City Administrator and City staff are hereby authorized to implement the Strategic Plan Framework to achieve the goals, objectives, and vision as developed by the City Council at its May 29-30 workshop session, and as amended from time to time by the City Council.

SECTION 3. This Resolution shall take effect and be in full force immediately after its adoption by the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August, 2015.

CITY OF BLUE SPRINGS

Carson Ross, Mayor

ATTEST:

Sheryl Morgan City Clerk
CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE: August 10, 2015

SUBMITTED BY: Sheryl Morgan
DEPARTMENT: Administration

☐ Ordinance  ☐ Resolution  ☐ Presentation  ☐ Public Hearing
☐ Agreement  ☐ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST
Ordinance establishing and continuing the procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials - first established by Ordinance No. 2101, pursuant to R.S.Mo Sections 105.483 (11) and 105.485.

BACKGROUND/JUSTIFICATION
A political subdivision with an annual operating budget in excess of one million dollars must adopt an ordinance (biennially) at an open meeting by September 15, 2015, which establishes and makes public a method of disclosing potential conflicts of interest. The Missouri Ethics Commission, after the ordinance is received, will request the names of individuals who have had a transaction of $500 or more with the political subdivision to file a disclosure statement, which are to be filed after January 1, 2016, but no later than May 1, 2016.

FINANCIAL IMPACT
Contractor: N/A
Amount of Request/Contract: 
Amount Budgeted: 
Funding Source/Account #: 

PROJECT TIMELINE

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STAFF RECOMMENDATION
Staff recommends approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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LIST OF REFERENCE DOCUMENTS ATTACHED
1. Proposed Ordinance

Rev. 6/01/2015
### IF CONTRACT REQUIRED:

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<td>Sheryl Morgan, City Clerk</td>
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Rev. 6/01/2015
AN ORDINANCE OF THE CITY OF BLUE SPRINGS, MISSOURI, TO ESTABLISH AND CONTINUE THE PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS FIRST ESTABLISHED BY ORDINANCE NO. 2101, PURSUANT TO SECTION 105.483(11), RSMo

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

SECTION 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

SECTION 2. Conflicts of Interest. The Mayor or any member of the City Council who has a substantial personal or private interest, as defined by state law, in any bill shall disclose on the records of the City Council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

SECTION 3. Disclosure Reports. Each elected official, the City Administrator, the chief purchasing officer and the general counsel (if employed full-time) shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

(a) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars ($500.00), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

(b) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars ($500.00), if any, that any business entity in which such person had a substantial interest, had with the political
subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

(c) The City Administrator and the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

1) The name and address of each of the employers of such person from whom income of one thousand dollars ($1,000.00) or more was received during the year covered by the statement;

2) The name and address of each solo proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or more of any class of outstanding stock, limited partnership units or other equity interests;

3) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

SECTION 4. Filing of Reports. The reports on a form prescribed by the Missouri Ethics Commission, shall be filed with the City Clerk and with the Missouri Ethics Commission at P.O. Box 1370, Jefferson City, Missouri 65102, (573) 751-2020. The reports shall be available for public inspection and copying during normal business hours.

SECTION 5. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

(a) Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment; and
(b) Every other person required to file a financial interest statement shall file the statement annually not later than May 1st and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

SECTION 6. **Filing of Ordinance.** The City Clerk shall send a certified copy of this Ordinance to the Missouri Ethics Commission within ten (10) days of its adoption.

SECTION 7. **Effective Date.** That this Ordinance shall be in full force and effect from and after passage and approval and shall remain in effect until amended or repealed by the City Council and shall be interpreted to continue the now applicable requirements first set forth in Ordinance No. 2101 and continued in Ordinances 2368, 2483, 2598, 2710, 3005, 3074, 3159, 3333, 3491, 3593, 3816, 3986, 4187, 4350, 4410, 4447, and 4498.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August 2015.

_______________________________
Carson Ross, Mayor

_______________________________
Sheryl Morgan, City Clerk

1st reading _______________
2nd reading _______________
CERTIFICATION

STATE OF MISSOURI  
)  
ss.
COUNTY OF JACKSON  
)

I, Sheryl Morgan, City Clerk within and for the City of Blue Springs, Jackson County, Missouri, do hereby certify the foregoing copy constitutes a full, true and complete copy of Ordinance No. ______ adopted by the City Council on August 17, 2015.

(SEAL)

Sheryl Morgan, City Clerk
CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE: August 11, 2015

SUBMITTED BY: Scott Allen  DEPARTMENT: Community Development

☐ Ordinance  ☐ Resolution  ☐ Presentation  ☐ Public Hearing
☐ Agreement  ☐ Discussion  ☐ Rezoning  ☐ Other

ISSUE/REQUEST
Approval of the Final Plat for Coronado Center (PF-07-15-4889), generally located east of Sunnyside School Road, south of NE Coronado Drive, west of Adams Dairy Place, and north of Sunnyside Gardens Condominium.

BACKGROUND/EXPLANATION
The applicant is requesting Final Plat approval for Coronado Center Plat. The proposed plat is generally located east of Sunnyside School Road, south of NE Coronado Drive, west of Adams Dairy Place, and north of Sunnyside Gardens Condominium. A few minor changes have been made to the Final Plat that deviate from the approved Preliminary Plat, including the addition of landscape and storm water detention easements. All minimum requirements are still met with the inclusion of these alterations.

FINANCIAL IMPACT
Contractor: N/A
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account #:

PROJECT TIMELINE
Estimated Start Date | Estimated End Date
N/A

STAFF RECOMMENDATION
Staff recommends approval of the Final Plat entitled Coronado Center, with the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC.
2. All remaining public improvements must be installed prior to issuance of a certificate of occupancy for the lot.
3. Prior to building permits being issued, the Final Plat shall be recorded with Jackson County and all required documents must be returned to the Community Development

Rev 05/01/2014
4. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department in both electronic and hard copy version.

5. The applicant shall provide a performance and maintenance bond for any incomplete public infrastructure.

6. The Book and Page number providing an ingress/egress easement to NE Coronado Drive via “Adams Dairy Place” shall be recorded with the Final Plat and a copy of the recorded easement shall be provided to the City.

7. Prior to building permits being issued, the applicant must submit a finalized storm water management plan and execute a “Development and Maintenance Agreement” outlining construction and maintenance responsibilities for on-site storm water management systems and storm water quality best management practices.

8. Dependent on future land use, plans, and traffic generation for the phase two building, the Coronado Marketplace Traffic Impact Study officially sealed on June 18, 2015 will need to be updated. Any public improvements necessary to support the development shall be constructed as part of the development.

9. The existing fire hydrant in the southeast corner of the property must be moved out of the path of the new sidewalk curb ramp. Fire protection in the project area is provided by the Central Jackson County Fire Protection District (CJCFPD). The City of Blue Springs Community Development and Public Works Departments require conformance with CJCFPD requirements and confirmation of their approval with the development plans, including fire hydrant spacing and locations. A CJCFPD review is typically completed with the construction permit plan set.

OTHER BOARDS & COMMISSIONS ASSIGNED

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<th>Name of Board or Commission:</th>
<th>Planning Commission</th>
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<tbody>
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<td>August 10, 2015</td>
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<tr>
<td>Action:</td>
<td>The Planning Commission recommended approval of Final Plat for Coronado Center, subject to nine (9) staff recommendations. VOTE: 6-Aye, 0-No</td>
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LIST OF REFERENCE DOCUMENTS ATTACHED

1. Planning Commission Staff Report and attachments
2. Ordinance authorizing Final Plat – Coronado Center

IF CONTRACT REQUIRED:

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<tr>
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<thead>
<tr>
<th>Applicant:</th>
<th>KAW Management, LLC / Katherine Waldman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Wal-Mart Stores East, LP / Christopher Obenshain</td>
</tr>
<tr>
<td>Engineer:</td>
<td>McLaughlin Mueller, Inc. / Martin Mueller</td>
</tr>
<tr>
<td>Architect:</td>
<td>N/A</td>
</tr>
<tr>
<td>Attorney:</td>
<td>N/A</td>
</tr>
<tr>
<td>Location (Address):</td>
<td>400 Block of NE Coronado Dr.</td>
</tr>
<tr>
<td>General Location:</td>
<td>SE Corner of NE Coronado Dr. &amp; NE Sunnyside School Rd.</td>
</tr>
<tr>
<td>Area:</td>
<td>Approximately 2.27 +/- acres</td>
</tr>
<tr>
<td>Lots:</td>
<td>1 proposed on Final Plat</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>“GB” (General Business) / “ADP-O” (Adams Dairy Parkway – Overlay)</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Comprehensive Plan Designation:</td>
<td>Adams Dairy Parkway - Commercial</td>
</tr>
<tr>
<td>Attachments:</td>
<td>• Site Location Map</td>
</tr>
<tr>
<td></td>
<td>• Final Plat</td>
</tr>
<tr>
<td>Planning Commission:</td>
<td>August 10, 2015</td>
</tr>
<tr>
<td>City Council:</td>
<td>August 17, 2015</td>
</tr>
<tr>
<td>Planner:</td>
<td>Nathan Jurey, Planning Technician</td>
</tr>
<tr>
<td>Reviewed By:</td>
<td>Scott Allen, Community Development Director</td>
</tr>
</tbody>
</table>
BACKGROUND INFORMATION/SUMMARY:
The applicant is proposing to plat one (1) lot located on the southeast corner of NE Coronado Drive and NE Sunnyside School Road. The total land area is approximately 2.27 acres (98,881 sq. ft.). The proposed plat is currently vacant. The applicant is requesting approval of the Final Plat.

PREVIOUS ACTIONS/APPROVALS:
Appearance Review Committee (ARC) recommended approval of the Site Plan/Design Review application on June 30, 2015.


FUTURE APPLICATIONS/REVIEWS ANTICIPATED OR REQUIRED:
The Final Plat must receive approval from the Planning Commission and City Council. Then, the Final Plat must be recorded with the City of Blue Springs and Jackson County. After the plat is recorded, proper permitting will be required prior to development of the lot.

ABUTTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Current Zoning</th>
<th>Surrounding Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>GB/ADP-O (General Business/Adams Dairy Parkway Overlay)</td>
<td>NE Coronado Drive and Restaurants/Retail Stores</td>
</tr>
<tr>
<td>South:</td>
<td>MF-14/ADP-O (Multi-Family/Adams Dairy Parkway Overlay)</td>
<td>Multi-family residential buildings</td>
</tr>
<tr>
<td>East:</td>
<td>GB/ADP-O (General Business/Adams Dairy Parkway Overlay)</td>
<td>Wal-Mart retail store</td>
</tr>
<tr>
<td>West:</td>
<td>MF-14</td>
<td>Multi-family residential buildings</td>
</tr>
</tbody>
</table>

RECOMMENDATION:
Staff recommends approval of the Final Plat with nine (9) conditions.

FINAL PLAT
Access: Direct public access to the Coronado Center is provided via NE Sunnyside School Road.

Additionally, there is an ingress/egress easement connecting the site in question to a private road (Adams Dairy Place) located on the adjacent property to the east (Wal-Mart). However, this easement terminates and does not provide access to NE Coronado Drive. An ingress/egress...
easement to NE Coronado Drive via “Adams Dairy Place” will be provided by the adjacent property owner contingent on Final Plat approval.

Setbacks: The proposed configuration meets setback requirements noted in Section 404.140 (c) as follows:

3. **Exterior setback.** The minimum exterior setback shall be fifteen (15) feet when adjacent to local streets and twenty-five (25) feet when adjacent to any other type of street.

4. **Interior setback.** No minimum interior setback shall be required, provided that when the interior setback area is adjacent to lots zoned TF, SF-7, SF-12 or less intensive, the minimum interior setback shall be twenty (20) feet. When adjacent to lots zoned MF-14, MF-20, NB or SO the minimum interior setback shall be fifteen (15) feet.

NE Coronado Drive and NE Sunnyside School Road are both collector roads and as such the exterior setback areas must be a minimum of 25-feet. Also, the minimum interior setback requirements are fifteen (15) feet. Any future building will be required to meet the same.

Driveways: Per the City of Blue Springs Municipal Code, all driveways providing access to collector streets (NE Sunnyside School Road) shall be constructed so that the point of tangency of the curb return radius closest to a non-signalized street or driveway intersection is at least one hundred twenty-five (125) feet from the perpendicular curb face of an intersecting street or driveway. However, at least one driveway shall be allowed per lot. Driveway widths are restricted to 30 feet.

Driveway improvements or financial guarantee will be required prior to Final Plat approval by City Council.

Traffic / Transportation: Dependent on future land use, plans, and traffic generation for the phase two building, the Coronado Marketplace Traffic Impact Study officially sealed on June 18, 2015 will need to be updated. Any public improvements necessary to support the development shall be constructed as part of the development.

Sidewalk / Path Improvement: A sidewalk/trail exists along NE Coronado Drive. The developer is required to mill and overlay the sidewalk/trail along the property’s NE Coronado Drive frontage and install a 5-foot wide, ADA compliant sidewalk along NE Sunnyside School Road, or submit a financial guarantee, prior to Final Plat approval by City Council.

The existing fire hydrant in the southeast corner of the property must be moved out of the path of the new sidewalk curb ramp. Any proposed fire hydrant relocation shall be subject to review and approval by the Central Jackson County Fire Protection District.
Landscape Buffers:
The plat meets landscape buffer requirements. The landscape buffer required for the right-of-way along NE Coronado Drive and NE Sunnyside School Road is Buffer "A," which is defined as a buffer that is either 7' in width with 45 plant units per 100 linear feet or 15' in width with 30 plant units per 100 linear feet.

The landscape buffer for the transition between SO (lowest zoning allowing offices) & MF-14 is also Buffer "A," which is defined as a buffer that is either 7' in width with 45 plant units per 100 linear feet or 15' in width with 30 plant units per 100 linear feet. Anytime an SO District abuts a residential district, an undulating four (4) to six (6) foot (or as high as practical) earth berm or six (6) foot fence shall be required in the setback area. Along with the fence or berm, a twenty-five percent (25%) reduction of plant units will be allowed in that particular setback area.

Storm Water Detention:
The preliminary Storm Water Management Plan appears to be adequate. However, prior to issuance of a building permit, the applicant must submit a finalized storm water management plan and execute a "Development and Maintenance Agreement" outlining construction and maintenance responsibilities for on-site storm water management systems and storm water quality best management practices.

Public Utilities: All public utilities are available.

Easements: All existing and proposed utility easements as well as existing cross-access easements are required to be shown on the Final Plat.

Plat Approval: All public infrastructure must be constructed and/or financially guaranteed prior to approval of the Final Plat. The latest edition of the American Public Works Association and the City of Blue Springs standards, specifications, and materials shall be followed.

A Final Plat must be approved and recorded prior to the release of building permits for Lot 1.

ACTION BY PLANNING COMMISSION:
The Commission is being asked to provide a recommendation on the Final Plat. The plat is reviewed at this time to determine if it conforms to the requirements of the City’s development codes; and there are appropriate assurances that the proposed improvements will be completed, should the developer fail to perform.

The Planning Commission may recommend approval, modify approval or, if the plat does not meet the requirements of the City, recommend denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Final Plat application subject to the following nine (9) conditions:

FILE
1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

2. Proper construction permitting for public infrastructure is required prior to commencing construction activities and can be acquired from the Engineering Division of Public Works.

3. Maintenance bonding is required for public infrastructure – water, sanitary sewer, and roadway. Per City Code, a maintenance bond in an amount equal to one-half (½) the cost of construction and satisfactory to the City Attorney shall be posted with the City Engineer or his/her designate, guaranteeing against defects in construction for a period of one (1) year.

4. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process to public infrastructure shall be prepared and submitted to the Public Works Department in both electronic and hard copy versions.

5. The existing fire hydrant in the southeast corner of the property must be moved out of the path of the new sidewalk curb ramp. Fire protection in the project area is provided by the Central Jackson County Fire Protection District (CJCFPD). The City of Blue Springs Community Development and Public Works Departments require conformance with CJCFPD requirements and confirmation of their approval with the development plans, including fire hydrant spacing and locations. A CJCFPD review is typically completed with the construction permit plan set.

6. All public infrastructure and/or required improvements (sanitary sewer extension; driveway access installation; mill and overlay of the sidewalk/trail along NE Coronado Drive; and installation of a 5-foot wide, ADA compliant sidewalk along NE Sunnyside School Road) shall be completed and/or financially guaranteed prior to Final Plat approval with City Council.

7. The Book and Page number providing an ingress/egress easement to NE Coronado Drive via “Adams Dairy Place” shall be recorded with the Final Plat and a copy of the recorded easement shall be provided to the City.

8. Prior to issuance of a building permit, the applicant must submit a finalized storm water management plan and execute a “Development and Maintenance Agreement” outlining construction and maintenance responsibilities for on-site storm water management systems and storm water quality best management practices.

9. Dependent on future land use, plans, and traffic generation for the phase two building, the Coronado Marketplace Traffic Impact Study officially sealed on June 18, 2015 will need to be updated. Any public improvements necessary to support the development shall be constructed as part of the development.
FINAL PLAT OF CORONADO CENTER
FINAL PLAT APPLICATION

NAME OF SUBDIVISION / PROJECT: Coronado Center

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)
NAME: Wal-Mart Stores East, LP
STREET ADDRESS: 2001 SE 10th Street
CITY: Bentonville STATE: AR ZIP: 72716-5535
PHONE: 479.204.0258 FAX: ___________ EMAIL: christopher.obenshain@walmart.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)
NAME: KAW Management, LLC
STREET ADDRESS: P.O. Box 7228
CITY: Overland Park STATE: KS ZIP: 66207
PHONE: 913.327.5999 FAX: 913.327.5913 EMAIL: kwaldman2@gmail.com

NAME OF ATTORNEY OR AGENT:
NAME: NA
STREET ADDRESS: ___________
CITY: ___________ STATE: _______ ZIP: ________
PHONE: ___________ FAX: ___________ EMAIL: ___________

NAME OF SURVEYOR PREPARING PLAT: Martin Mueller
COMPANY: McLaughlin Mueller, Inc
ADDRESS: 218 W Mill St
CITY: Liberty STATE: MO ZIP: ________
PHONE: 816.407.0002 FAX: ________ EMAIL: mmuellersurveyor@sbcglobal.net
METES/BOUNDS/LEGAL: DESCRIPTIONS ARE TO BE E-MAILED TO comdevlegal@bluespringsgov.com
OR PROVIDED ON DISK.

PARCEL NO. 36-500-03-28-00-0

SEC.TWP.RNG. 29-49-30

ZONING OF SUBJECT PROPERTY: GB/ADP-0

CURRENT LAND USE: Vacant

TOTAL ACREAGE: 2.27 ac

NUMBER OF LOTS: 1

DATE OF PRELIMINARY PLAT APPROVAL: 7/13/2015

SUBMITTAL REQUIREMENTS:

☐ Six (6) 24" x 36" paper copies of the final plat must be submitted to the Department of Community Development for staff's review. Comments will be returned to you so that appropriate changes can be made to the Final Plat. (DO NOT SUBMIT MYLARS WITH THE REVIEW COPIES.)

A COMPLETED APPLICATION WILL INCLUDE THE FOLLOWING

1. ☑ One (1) signed copy of this application form along with a completed Final Plat Checklist, and one (1) reduced 8-1/2x11 and six (6) 24" x 36" paper copies of the Final Plat.

2. ☐ Three (3) signed & notarized originals on mylar and five (5) signed & notarized original paper copies for approval and signature by the appropriate City officials. After recordation of the plat, the owner is to return one (1) original mylar and two (2) original paper copies of the recorded plat to the Department of Community Development, along with the Recorded Certification, Ordinance and the Recorded Deed Restrictions.

3. ☑ Copy of deed establishing ownership and evidence that all parties having a mortgage or lien interest including the owners have properly signed the plat dedication.

4. ☑ Copy of Title Report.

5. ☐ Copy of Deed Restrictions or Restrictive Covenants and Articles of Incorporation and By-laws of property owner's Association. (To be Recorded with Plat)

6. ☐ Performance Guarantee for any public improvements that has not been completed at the time of Final Plat application along with sign off sheet from the Engineering Department.

7. ☐ The original recorded easement required for any off-site public utility to be dedicated that is not located within the plat and not heretofore granted to the City.

With the signing and submittal of this application, the property owner authorizes the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council, City boards & commissions, and City departments.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock must be attached.

Christopher Obenshain hereby depose and say that all the above statements are true.

Signature of Applicant

Date:

JUDICIARY/LIGNI OPTIONS/Applications - CURRENT - Website - Revised October 1, 2011/10/Final Plat.doc 10.7.2013 Page 2 of 10
**FINAL PLAT CHECKLIST**

Name of Person who prepared the Plat: Martin Mueller

Location of Property: SW 1/4 29-49-30 at SE quadrant of Sunnyside School Rd and NE Coronado Dr.

**Instructions:** The following is a checklist of information to be included on the Final Plat. The Engineer preparing the plat shall be responsible for completion of this checklist. A written explanation must accompany any negative response to a checklist item. The Director of Community Development shall include the checklist and written explanations, if any, along with the Final Plat submittal to the Planning Commission.

<table>
<thead>
<tr>
<th>Does the Final Plat show the following information?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. The name of the subdivision / project.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>B. Date, scale, and north point.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>C. A legal description of the plat and acreage contained therein.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>D. A vicinity map, drawn to a scale of one (1) inch equals two thousand (2,000) feet, showing the location of the proposed subdivision in relation to the section of land in which it is located.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>E. An accurate drawing of the proposed subdivision prepared at a scale of not less than one (1) inch equals one hundred (100) feet horizontal with the boundary lines of the land being subdivided fully dimensioned by lengths and bearings, and tied to section or fractional section corners.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>F. The right-of-way lines of all proposed streets and alleyways fully dimensioned by lengths and bearings or angles. All street names, including quadrant designation, shall be shown.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>G. The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>H. The boundary lines of all adjoining lands for a distance of one hundred (100) feet and showing (with dotted lines) the right-of-way lines of adjacent streets and alleys with their widths and names.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>I. All dimensions and bearings, both linear and angular, radii and arcs, necessary for locating the boundaries of the subdivision, blocks, lots, streets, easements, building lines, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of feet.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>J. Building lines and easements for rights-of-way provided for public use, services or utilities, with figures showing their dimensions, and listing uses that are being provided.</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
K. An accurate delineation of any property offered for dedication to public use.

L. All survey monuments tied to the Missouri State Plane Coordinate System.

M. The area of each lot or parcel is identified on the plat and meets or exceeds the minimum area requirements for the zoning district in which the lot is situated.

N. Certification by a land surveyor to the effect that the plat represents the accurate results of a survey made by him.

O. Have all acknowledgments been signed?
   a. Owner or owners and all mortgagor.
   b. Dedications or reservations.
   c. Engineer, Surveyor or person preparing plat.

P. All public improvements to be dedicated as part of this plat should be 100% complete. If "No", indicate below the percent of work remaining and the estimated cost of completing the improvement. Escrow funds based on the cost estimate must be submitted as part of the final plat application.

<table>
<thead>
<tr>
<th>Streets</th>
<th>% Remaining</th>
<th>Cost to Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td></td>
<td></td>
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<tr>
<td>Storm Sewer</td>
<td></td>
<td></td>
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<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
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</tbody>
</table>

Please Note: Final Plat submittals that do not meet the requirements of the Unified Development Code will not be placed on the agenda of the Planning Commission until corrected.

Signed: ________________________ Title: ________________________

Date: ________________________
PERFORMANCE GUARANTEE SIGN OFF SHEET
ENGINEERING RELEASE FORM

PLEASE HAVE ITEMS 1-4 FILLED OUT AND SUBMITTED WITH YOUR APPLICATION

1. DATE: 7/17/2015

2. SUBDIVISION / PROJECT NAME: Coronado Center

3. NAME OF DEVELOPER: KAW Management, LLC

4. LOCATION: SE corner Coronado Dr and Sunnyside School Rd

ESCROW AMOUNT NEEDED FOR IMPROVEMENTS NOT COMPLETED TO DATE:

FOR: SANITARY SEWER ☑ WATER ☐ NOT NEEDED ☐
STORM SEWER ☐ STRREETS ☐

SIGNED OFF BY: [Signature] Engineering Department
PERFORMANCE GUARANTEE SIGN OFF SHEET
LANDSCAPE / SIDEWALK ESCROW FORM

PLEASE HAVE ITEMS 1-4 FILLED OUT AND SUBMITTED WITH YOUR APPLICATION

1. DATE: 7/17/2015

2. SUBDIVISON / PROJECT NAME: Coronado Center

3. NAME OF DEVELOPER: KAW Management, LLC

4. LOCATION: SE corner Coronado Dr & Sunnyside School Rd

ESCROW AMOUNT NEEDED FOR IMPROVEMENTS NOT COMPLETED TO DATE:

FOR: SIDEWALK ☒ BIKE / WALKING PATH ☐ NOT NEEDED ☐

LANDSCAPING ☒

SIGNED OFF BY: [Signature] Community Development Department
June 3, 2015

Matthew Wright
Associate Planner Community Development
Blue Springs City Hall
903 W. Main Street
Blue Springs, MO 64015

Mr. Wright,

Please accept this letter as confirmation that Wal-Mart Stores East, LP has 2.27 acres adjacent to Walmart #184 in Blue Springs under contract to sell to Pain Consortium of Greater Kansas City, LLC. Walmart authorizes Pain Consortium in concert with their third party engineering consultants, Wallace Engineering Structural Consultants, to pursue approval of their applications listed below:

- Site Plan and Design Review
- Preliminary Plat
- Final Plat
- Commercial Building Permit

Enclosed is a copy of the vesting deed as evidence of the ownership of the property. Please let me know if you have any questions.

Best regards,

Christopher Obenshain
Transaction Manager
WARRANTY DEED

THIS INDENTURE, made on the 27th day of February, 2004, by and between C. PHIL HODGES, INC. (hereinafter referred to as "Grantor") and WAL-MART STORES EAST, L.P., a Delaware limited partnership, having an address of Sam M. Walton Development Complex, 2001 S.E. 10th Street, Bentonville, AR 72716-0550 (hereinafter the "Grantee").

WITNESSETH,

THAT Grantor, in consideration of the sum of One Dollars ($1.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit A (the "Property") attached hereto.

SUBJECT to all reservations, easements, restrictions, covenants, rights of way and other matters referred to or described on Exhibit B ("Permitted Exceptions") attached hereto and incorporated herein by reference, zoning ordinances, and regulations and taxes and assessments, general and special, for the year 2004 and subsequent years.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining unto Grantee and unto its successors and assigns forever; Grantor, for itself, its successors and assigns, hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that it has good right to convey the same, that the said premises are free and clear from any encumbrance, except as set forth hereinafter, and that it will warrant and defend the title of the said premises unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whosoever, except as set forth hereinafter.
IN WITNESS WHEREOF, the Grantor has hereunto caused this Warranty Deed to be signed the day and year first above written.

GRANTOR

C. PHIL HODGES, INC

By: [Signature]

Phillip Edward Hodges
Title: President

Date of execution: 2/27/04

STATE OF Missouri
COUNTY OF Jackson

Now on this 27th day of February, 2003, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally known, Phillip Edward Hodges, President of C. Phil Hodges, Inc. and that said instrument was signed and delivered on behalf of said entity, and acknowledged said instrument to be the free act and deed of said entity with full power and authority to so bind said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Printed Name: Sharon E. Dains
Notary Public


SHARON E. DAINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

A tract of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 49, Range 30, in Blue Springs, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of said Section 29; thence along the South line of said Section 29, South 89 degrees 38 minutes 04 seconds East (Deed - East), 530.50 feet (Deed 525.00 feet); thence North 03 degrees 44 minutes 16 seconds West along the centerline of the traveled way of Adams Dairy Road (Deed - North), 430.07 feet, (Deed 425.0 feet) to the point of beginning of this tract; thence continuing along said centerline of road, South 89 degrees 38 minutes 04 seconds East, (Deed - East), 732.00 feet; thence continuing along said centerline of road (now abandoned), North 01 degrees 10 minutes 23 seconds West (Deed- North), 222.78 feet (Deed 227.00 feet); thence continuing along said centerline of road (now abandoned), North 48 degrees 18 minutes 40 seconds East (Deed - North 45 degrees East) 108.24 feet (Deed 86.0 feet) to a point being on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence along the East line, North 00 degrees 42 minutes 40 seconds West (Deed - North), 596.39 feet (deed 608.0 feet) to the Northeast corner of said Southwest 1/4 of the Southwest 1/4; thence along the North line of said Southwest 1/4 of the Southwest 1/4, North 89 degrees 38 minutes 00 seconds West (Deed - West), 822.60 feet; thence South 00 degrees 50 minutes 58 seconds East, 891.47 feet; thence South 89 degrees 38 minutes 04 seconds East, 8.82 feet to the point of beginning of this tract, EXCEPT that part in Adams Dairy Road as now established. AND EXCEPT that part conveyed to the City of Blue Springs filed April 3, 2003 as Document No. 20031 0039366. The above described tract contains 645805 square feet, or 14.826 acres, more or less.

Now being platted as part of:

Lot 1, Coronado Market Place, 1st Plat, a subdivision in the lying in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 49, Range 30, according to the recorded plat thereof in the City of Blue Springs, Jackson County, Missouri.

And also:

TRACT II(Hodges)
All of the West 500 feet more or less of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 49, Range 30 lying North of Tract D, SUNNYSIDE GARDENS, Replat of Tract D, a subdivision in Blue Springs, Jackson County, Missouri, and lying West of and adjacent to the property described herein as TRACT I, EXCEPT part in road. AND EXCEPT that part conveyed to the City of Blue Springs filed April 3, 2003 as Document No. 20031 0039366. The above described tract contains 59026 square feet or 2.273 acres, more or less.
AN ORDINANCE APPROVING THE FINAL PLAT FOR CORONADO CENTER

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

SECTION 1. The final plat of CORONADO CENTER within the City of Blue Springs, Missouri, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code, its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Staff Report submitted to the Planning and Zoning Commission at its August 10, 2015 meeting:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC.
2. All remaining public improvements must be installed prior to issuance of a certificate of occupancy for the lot.
3. Prior to building permits being issued, the Final Plat shall be recorded with Jackson County and all required documents must be returned to the Community Development Department once the plat has been recorded.
4. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department in both electronic and hard copy version.
5. The applicant shall provide a performance and maintenance bond for any incomplete public infrastructure.
6. The Book and Page number providing an ingress/egress easement to NE Coronado Drive via “Adams Dairy Place” shall be recorded with the Final Plat and a copy of the recorded easement shall be provided to the City.
7. Prior to building permits being issued, the applicant must submit a finalized storm water management plan and
execute a “Development and Maintenance Agreement” outlining construction and maintenance responsibilities for on-site storm water management systems and storm water quality best management practices.

8. Dependent on future land use, plans, and traffic generation for the phase two building, the Coronado Marketplace Traffic Impact Study officially sealed on June 18, 2015 will need to be updated. Any public improvements necessary to support the development shall be constructed as part of the development.

9. The existing fire hydrant in the southeast corner of the property must be moved out of the path of the new sidewalk curb ramp. Fire protection in the project area is provided by the Central Jackson County Fire Protection District (CJCFPD). The City of Blue Springs Community Development and Public Works Departments require conformance with CJCFPD requirements and confirmation of their approval with the development plans, including fire hydrant spacing and locations. A CJCFPD review is typically completed with the construction permit plan set.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 17th day of August, 2015.

_______________________________
Carson Ross, Mayor

ATTEST:

______________________________
Sheryl Morgan, City Clerk

1st reading ______________________
2nd reading _____________________