CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 5, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, February 5, 2024, 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 Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Lievsay.

- **Minutes of the January 16, 2024** City Council Meeting and **Minutes of the January 29, 2024** City Council Work Session
- **Resolution 08-2024** approving the disposition of Information Technology Department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.
- **Resolution 09-2024** approving a purchase in the amount of $216,956.60 from Schulte Supply, Inc. for Water Meters.
- **Resolution 10-2024** approving a purchase in the amount of $215,636.00 from Molle Chevrolet Inc. for four Chevrolet Tahoe patrol vehicles.
- **Resolution 11-2024** approving a five-year engagement letter with Baker Tilly Municipal Advisors, LLC for municipal advisor services as needed in an amount not to exceed $50,000 annually.

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

PUBLIC HEARING – HOOT OWL MEADOWS REZONING AND

Mayor Ross advised the Council that the Applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, requested the public hearing for consideration of a Rezoning

GENERAL DEVELOPMENT PLAN (RZ 10-23-8939 and GDP-10-23-8940) – MOTION TO CONTINUE

and General Development Plan be continued to the March 4, 2024, City Council meeting (RZ-10-23-8939 and GDP-10-23-8940). The public hearing was continued from the December 18, 2023 and January 16, 2024 City Council meetings without testimony. Councilmember Culpepper moved to continue the public hearing on February 5, 2024 to the March 4, 2024 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING – LUCKY TIME DOG CAR WASH (RZ 10-23-8939 and GDP-10-23-8940) – MOTION TO CONTINUE

Mayor Ross advised the Council that the Applicant, and property owner, Dale Walkup, requested the public hearing for consideration to rezone property from General Business to Planned Development – Commercial and request approval of a Planned Development Concept Plan for the property located at 1800 SW Leonard Street be continued to the February 21, 2024 City Council meeting (RZ-12-23-8974 & PDC-12-23-8975). Councilmember Ericson moved to continue the public hearing on February 5, 2024 to the February 21, 2024 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING - TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT INCENTIVE UPDATE

Mayor Ross opened the Public Hearing to provide the Tax Increment Financing (TIF) and Economic Development Incentive update at 6:02 p.m. Pursuant to Missouri Statutes, a public hearing will be held wherein City Administrator Christine Cates provided the Tax Increment Financing and Economic Development Incentive update. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

City Administrator Christine Cates reviewed the details of the Tax Increment Financing and Economic Development Incentive update as required pursuant to Missouri Statutes and responded to questions from Council. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

The Mayor hearing no further comments for or against, closed the public hearing at 6:10 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5178 – CODE AMENDMENT – CARELESS DRIVING

Councilmember Culpepper introduced Bill No. 5178 amending Section 340.190 of the Code of Ordinances for the City of Blue Springs regarding the definition of the offense of careless driving. City Clerk Erin Ford made the first reading of Bill No. 5178 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5178 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5178

Ms. Ford made the second reading of Bill No. 5178 by title. Councilmember Edmondson moved to adopt Bill No. 5178 upon its second reading and give it **ORDINANCE NO. 5298,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5179 - DETENTION SERVICES FOR CITY OF BUCKNER

Councilmember Culpepper introduced Bill No. 5179 approving a contract for use of the Blue Spring Police Department Detention Facility with Buckner. Clerk Erin Ford made the first reading of Bill No. 5179 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5179 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5179

Ms. Ford made the second reading of Bill No. 5179 by title. Councilmember Edmondson moved to adopt Bill No. 5179 upon its second reading and give it **ORDINANCE NO. 5299,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5180 – DETENTION SERVICES FOR CITY OF GRAIN VALLEY

Councilmember Culpepper introduced Bill No. 5180 approving a contract for use of the Blue Spring Police Department Detention Facility with Grain Valley. City Clerk Erin Ford made the first reading of Bill No. 5180 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5180 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5180

Ms. Ford made the second reading of Bill No. 5180 by title. Councilmember Edmondson moved to adopt Bill No. 5180 upon its second reading and give it **ORDINANCE NO. 5300,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5181 – DETENTION SERVICES FOR GREENWOOD

Councilmember Culpepper introduced Bill No. 5181 approving a contract for use of the Blue Spring Police Department Detention Facility with Greenwood. City Clerk Erin Ford made the first reading of Bill No. 5181 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5181 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5181

Ms. Ford made the second reading of Bill No. 5181 by title. Councilmember Edmondson moved to adopt Bill No. 5181 upon its second reading and give it **ORDINANCE NO. 5301,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5182 – DETENTION SERVICES FOR LAKE LOTAWANA

Councilmember Culpepper introduced Bill No. 5182 approving a contract for use of the Blue Spring Police Department Detention Facility with Lake Lotawana. City Clerk Erin Ford made the first reading of Bill No. 5182 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5182 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5182

Ms. Ford made the second reading of Bill No. 5182 by title. Councilmember Edmondson moved to adopt Bill No. 5182 upon its second reading and give it **ORDINANCE NO. 5302,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5183 – DETENTION

Councilmember Culpepper introduced Bill No. 5183 approving a contract for use of the Blue Spring Police Department Detention Facility with Lake Tapawingo. City Clerk Erin Ford made the first

SERVICES FOR LAKE TAPAWINGO

reading of Bill No. 5183 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5183 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5183

Ms. Ford made the second reading of Bill No. 5183 by title. Councilmember Edmondson moved to adopt Bill No. 5183 upon its second reading and give it **ORDINANCE NO. 5303,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5184 – DETENTION SERVICES FOR LONE JACK

Councilmember Culpepper introduced Bill No. 5184 approving a contract for use of the Blue Spring Police Department Detention Facility with Lone Jack. City Clerk Erin Ford made the first reading of Bill No. 5184 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5184 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5184

Ms. Ford made the second reading of Bill No. 5184 by title. Councilmember Edmondson moved to adopt Bill No. 5184 upon its second reading and give it **ORDINANCE NO. 5304,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5845 – DETENTION SERVICES FOR OAK GROVE

Councilmember Culpepper introduced Bill No. 5185 approving a contract for use of the Blue Spring Police Department Detention Facility with Oak Grove. City Clerk Erin Ford made the first reading of Bill No. 5185 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5185 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5185

Ms. Ford made the second reading of Bill No. 5185 by title. Councilmember Edmondson moved to adopt Bill No. 5185 upon its second reading and give it **ORDINANCE NO. 5305,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

VISITORS

Blue Springs Chamber of Commerce President Lara Vermillion introduced the 2024 Chamber Leadership Class.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

"History has shown us that courage can be contagious and hope can take on a life of its own."

(Michelle Obama)

CLOSED SESSION

At 6:23 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2, 3, 12) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to real estate, personnel and contract negotiations and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Ericson and carried with the following votes:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST

Erin M. Ford
Erin Ford, City Clerk

Carson Ross, Mayor