CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 21, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, February 21, 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 Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the February 5, 2024** City Council Meeting
- **Resolution 12-2024** approving a purchase in the amount of $99,397.20 from Athco Acquisition Corp for Picnic Tables and Trash Receptacles and rescinding Resolution No. 13-2023 approving a purchase from Custom Play Systems, Inc.
- **Resolution 13-2024** approving a contract in the amount of $1,040,490.86 with KAT Excavating, Inc. for the Wyatt Road Improvements, Project No. 19-01-02. This project is approved as CIP ST- 54 Wyatt Road Improvement Project.

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 – REDWOOD LIVING REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-10-23-8944 & PDC-10-23-8946)

Mayor Ross opened the Public Hearing to consider rezoning of property from Agriculture and Moderate Density Multi-Family District to Planned Development – Residential and request approval of a Planned Development Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946) at 6:02 p.m. 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

Associate Planner Jamarcus Magee reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Richard Batt shared a presentation on behalf of the Applicant. A copy of the presentation is attached to the Exhibit entered into the record. Lyle Wynn with Lombardo homes also spoke regarding the proposed project.

COUNCIL DISCUSSION

Council discussed concerns regarding progress on Phase One of Redwood Living. Mr. Batt addressed questions from Council regarding the project and timeline.

IN SUPPORT OF

David Judd of Blue Springs Christian Church spoke in support of the project. Mr. Judd is the Executive Pastor for Blue Springs Christian Church which is immediately to the north of the project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:45 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5186 – REDWOOD LIVING REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-10-23-8944 & PDC-10-23-8946)

Councilmember Culpepper introduced Bill No. 5186 approving a rezone of property from Agriculture and Moderate Density Multi-Family District to Planned Development – Residential and request approval of a Planned Development Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946). City Clerk Erin Ford made the first reading of Bill No. 5186 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5186 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and failed with the following vote:

Lievsay – No	Edmondson – No
Fowler – No	Culpepper – No
Ericson – No	Kaylor – No
	Mayor Ross – No

PUBLIC HEARING – LUCKY TIME DOG CAR WASH REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-12-23-8974 & PDC-12-23-8975)

Mayor Ross opened the Public Hearing to consider to a rezone of 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 for Lucky Time Dog Car Wash (RZ-12-23-8974 & PDC-12-23-8975) at 6:50 p.m. 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

Associate Planner Jamarcus Magee reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:03 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5187 - LUCKY TIME DOG CAR WASH REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-12-23-8974 & PDC-12-23-8975)

Councilmember Culpepper introduced Bill No. 5187 approving a rezone of 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 for Lucky Time Dog Car Wash (RZ-12-23-8974 & PDC-12-23-8975). City Clerk Erin Ford made the first reading of Bill No. 5187 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5187 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5187

Ms. Ford made the second reading of Bill No. 5187 by title. Councilmember Edmondson moved to adopt Bill No. 5187 upon its second reading and give it **ORDINANCE NO. 5306** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PUBLIC HEARING – BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN (GDP-12-23-9004)

Mayor Ross opened the Public Hearing to consider a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004) at 7:05 p.m. 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

Associate Planner Jamarcus Magee reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Christopher Koch spoke on behalf of the Applicant Blue Springs R-IV School District regarding the proposed plan.

The Mayor hearing no further comments for or against, closed the public hearing at 7:09 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5188 – BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN (GDP-12-23-9004)

Councilmember Culpepper introduced Bill No. 5188 approving a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004). City Clerk Erin Ford made the first reading of Bill No. 5188 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5188 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5188

Ms. Ford made the second reading of Bill No. 5188 by title. Councilmember Edmondson moved to adopt Bill No. 5188 upon its second reading and give it **ORDINANCE NO. 5307,** 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. 5189 - BRITTANY HILLS MIDDLE SCHOOL FINAL PLAT (PF-12-23-9006)

Councilmember Culpepper introduced Bill No. 5189 approving the Final Plat for Brittany Hill Middle School (PF-12-23-9006). City Clerk Erin Ford made the first reading of Bill No. 5189 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5189 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5189

Ms. Ford made the second reading of Bill No. 5189 by title. Councilmember Edmondson moved to adopt Bill No. 5189 upon its second reading and give it **ORDINANCE NO. 5308,** 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. 5190 – CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT #5 FINAL PLAT (PF-12-23-8993)

Councilmember Culpepper introduced Bill No. 5190 approving the Final Plat for Central Jackson County Fire Protection District #5 (PF-12-23-8993), generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane. City Clerk Erin Ford made the first reading of Bill No. 5190 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5190 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5190

Ms. Ford made the second reading of Bill No. 5190 by title. Councilmember Edmondson moved to adopt Bill No. 5190 upon its second reading and give it **ORDINANCE NO. 5309,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 5191 – BARTOW ADMINISTRATION CENTER FINAL PLAT (PF-12-23-9003)

Councilmember Culpepper introduced Bill No. 5191 approving the Final Plat for Bartow Administration Center, located at 1801 NW Vesper Street (PF-12-23-9003). City Clerk Erin Ford made the first reading of Bill No. 5191 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5191 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5191

Ms. Ford made the second reading of Bill No. 5191 by title. Councilmember Edmondson moved to adopt Bill No. 5191 upon its second reading and give it **ORDINANCE NO. 5310**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 5192 – CODE AMENDMENT FOR UNLAWFUL USE OF WEAPONS

Councilmember Culpepper introduced Bill No. 5192 amending Section 220.840 of the Code of Ordinances, City of Blue Springs, Missouri, regarding unlawful use of weapons. City Clerk Erin Ford made the first reading of Bill No. 5192 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5192 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5192

Ms. Ford made the second reading of Bill No. 5192 by title. Councilmember Edmondson moved to adopt Bill No. 5192 upon its second reading and give it **ORDINANCE NO. 5311,** 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. 5193 – CONTRACT WITH WILLIAMS & CAMPO FOR LEGAL SERVICES

Councilmember Culpepper introduced Bill No. 5193 approving a Contract (engagement letter) with Williams & Campo, P.C. for on-call legal services. City Clerk Erin Ford made the first reading of Bill No. 5193 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5193 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5193

Ms. Ford made the second reading of Bill No. 5193 by title. Councilmember Edmondson moved to adopt Bill No. 5193 upon its second reading and give it **ORDINANCE NO. 5312,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

VISITORS

Resident Debra Steiner spoke regarding property fraud.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

> "Won't it be wonderful when black history and native American history and Jewish history and all of U.S. history is taught from one book. Just U.S. history."
>
> (Maya Angelou)

CLOSED SESSION

At 7:19 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(3) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Personnel and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Fowlerand carried with the following votes:

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

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Carson Ross, Mayor