CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
APRIL 1, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 1, 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 March 18, 2024** City Council Meeting
- **Resolution 23-2024** approving a contract in the amount of $1,891,014.64 with Tandem Paving Co, Inc. for the 2024 Street Program, Project 24-01-03. This project is approved as CIP ST-06 Pavement Management Program.
- **Resolution 24-2024** approving a contract in the amount of $582,575.00 with Shedigs It, L.L.C. for the Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02. This is CIP STM-05 and will be completed utilizing American Rescue Plan Act funding.
- **Resolution 25-2024** approving the disposition of Information Technology records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.
- **Liquor License SAK Convenience LLC dba Everyday** located at 301 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Everyday 301 currently occupies this space, this is just an ownership change.
- **Liquor License MUZU Convenience LLC dba Everyday** located at 3120 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Phillips 66 currently occupies this space, as this is just an ownership change.

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

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

PUBLIC HEARING – 105 SW 9TH STREET 4-PLEX REZONING AND GENERAL DEVELOPMENT PLAN (RZ-02-24-9044) AND (GDP-02-24-9045)

Mayor Ross opened the Public Hearing to consider a rezoning from T3 Sub-Urban to T5 Urban Center (RZ-02-24-9044) for the .39 +/- acre property with a General Development Plan (GDP-02-24-9045) located at 105 SW 9th Street. 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

Development Review Manager Dave McCumber reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:07 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5199 – 105 SW 9TH STREET 4-PLEX REZONING (RZ-02-24-9044)

Councilmember Culpepper introduced Bill No. 5199 approving a rezoning from T3 Sub-Urban to T5 Urban Center for the .39 +/- acre property located at 105 SW 9th Street (RZ-02-24-9044). City Clerk Erin Ford made the first reading of Bill No. 5199 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5199 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5199

Ms. Ford made the second reading of Bill No. 5199 by title. Councilmember Edmondson moved to adopt Bill No. 5199 upon its second reading and give it **ORDINANCE NO. 5315,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5200 – 105 SW 9TH STREET 4-PLEX GENERAL DEVELOPMENT PLAN (GDP-02-24-9045)

Councilmember Culpepper introduced Bill No. 5200 approving a General Development Plan for the .39 +/- acre property located at 105 SW 9th Street (GDP-02-24-9045). City Clerk Erin Ford made the first reading of Bill No. 5200 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5200 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5200

Ms. Ford made the second reading of Bill No. 5200 by title. Councilmember Edmondson moved to adopt Bill No. 5200 upon its second reading and give it **ORDINANCE NO. 5316,** 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

PUBLIC HEARING – HUDSON ESTATES GENERAL DEVELOPMENT PLAN (GDP-02-24-9040)

Mayor Ross opened the Public Hearing to consider a General Development Plan for the 15.27 +/- acre Hudson Estates development) located east of 7 Highway, south of Cordill-Mason Elementary, and north of the Eagles Ridge subdivision (GDP-02-24-9040) at 6:09 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

Development Review Manager Dave McCumber reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Kyle Miller spoke on behalf of the Applicant regarding the proposed project and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:32 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5201 – HUDSON ESTATES GENERAL DEVELOPMENT PLAN (GDP-02-24-9040)

Councilmember Culpepper introduced Bill No. 5201 approving a General Development Plan for the 15.27 +/- acre Hudson Estates development) located east of 7 Highway, south of Cordill-Mason Elementary, and north of the Eagles Ridge subdivision (GDP-02-24-9040) City Clerk Erin Ford made the first reading of Bill No. 5201 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5201 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 5-2 (Councilmembers Fowler and Ericson voting no).

2ND READING – BILL NO. 5201

Ms. Ford made the second reading of Bill No. 5201 by title. Councilmember Edmondson moved to adopt Bill No. 5201 upon its second reading and give it **ORDINANCE NO. 5317,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

PUBLIC HEARING AND BILL NO. 5202 – ADAM'S RIDGE MOTION TO CONTINUE

Councilmember Culpepper moved to continue the public hearing AND Bill No. 5202 approving the Adam's Ridge Rezoning and Planned Development Concept Plan (RZ-12-23-8998 & PDC-12-23-8999) to the May 20, 2024 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

HOOT OWL MEADOWS – REZONING (RZ-10-23-8939) AND GENERAL DEVELOPMENT PLAN (GDP-10-23-8940)

On March 4, 2024 a public hearing with testimony was held for the Hoot Owl Meadows Rezoning (RZ-10-23-8939) and General Development Plan (GDP-10-23-8940).

Bill No. 5194 approving the Rezoning was introduced and, after discussion, was continued along with Bill No. 5195 approving the General Development Plan to the March 18, 2024 City Council Meeting at which time they were continued to the April 1, 2024 City Council meeting.

VOTE ON FIRST READING – BILL NO. 5194 – HOOT OWL MEADOWS REZONING (RZ-10-23-8939)

On March 4, 2024, after conclusion of the public hearing with testimony, Bill No. 5194 rezoning the property to "SF-12" (Single-Family Large Lot) was introduced by Councilmember Culpepper. Councilmember Fowler moved to approve the first reading of Bill No. 5194 and the motion was seconded by Councilmember Kaylor. After discussion, Bill No. 5194 was continued to the March 18, 2024 City Council meeting. At the March 18, 2024 City Council meeting, the Bills approving the Rezoning and General Development Plan were continued to the April 1, 2024 City Council meeting without discussion.

Senior Planner Adair Bright outlined revisions made by the Applicant to the previous General Development Plan (Bill No. 5195) which are now incorporated into Bill No. 5203 and addressed questions from Council. Councilmember Fowler presented an amendment to the Bill approving the General Development Plan.

The Council voted on the motion to approve the first reading of Bill No. 5194 rezoning the property to "SF-12" (Single-Family Large Lot). The motion carried with a vote of 6-1 (Councilmember Lievsay voting no).

2ND READING – BILL NO. 5194 – HOOT OWL MEADOWS REZONING (RZ-10-23-8939)

Ms. Ford made the second reading of Bill No. 5194 by title. Councilmember Edmondson moved to adopt Bill No. 5194 upon its second reading and give it **ORDINANCE NO. 5318,** 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 – No
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5203 – HOOT OWL MEADOWS GENERAL DEVELOPMENT PLAN (GDP-10-23-8940)

Councilmember Edmondson introduced Bill No. 5203 approving a General Development Plan with Alternative Development Standards for 133.43 +/- acres to allow for 231 single-family lots and thirteen open space tracts for Hoot Owl Meadows (GDP-10-23-8940).

On March 4, 2024, after conclusion of the public hearing with testimony, the Bill approving the General Development Plan was continued to the March 18, 2024, City Council meeting. At the March 18, 2024, City Council meeting, the items were continued to the April 1, 2024, City Council meeting without discussion.

City Clerk Erin Ford made the first reading of Bill No. 5203 by title; copies of the proposed Bill having previously been made available to the public.

MOTION TO AMEND BILL NO. 5203

Councilmember Fowler moved to amend Bill No. 5203 to add an additional condition that, "Prior to the issuance of the 147th single-family home building permit, all of East Wyatt Road shall be improved to full-width residential collector street classification standards and specifications, from Adams Dairy Parkway to South Litchford Road." Motion seconded by Councilmember Ericson and carried unanimously.

VOTE ON BILL NO 5203, AS AMENDED

Councilmember Fowler moved to approve Bill No. 5203, as amended upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5203, AS AMENDED

Ms. Ford made the second reading of Bill No. 5203, as amended, by title. Councilmember Edmondson moved to adopt Bill No. 5203, as amended, upon its second reading and give it **ORDINANCE NO. 5319,** 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

VISITORS

James Mullins and Martin Underwood spoke in opposition to approval of Hoot Owl Meadows.

MAYORAL ANNOUNCEMENTS

Mayor Ross reminded citizens about the upcoming election on April 2, 2024.

Thoughts to Ponder:

"Talk is cheap, voting is free; take it to the polls."

(Nanette Avery)

ADJOURNMENT

At 6:57 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

Erin Ford, City Clerk

Carson Ross, Mayor