CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING - #1
APRIL 15, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 15, 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 April 1, 2024** City Council Meeting
- Declare and accept election results of the **April 2, 2024 General Municipal Election** for Mayor
- **Resolution 26-2024** approving a contract in the amount of $528,402.88 with Genesis Environmental Solutions, Inc. for the Concrete Channel Replacement NW R.D. Mize Road to NW Vesper Street, Project 24-01-01. This is CIP STM-05 and will be completed utilizing American Rescue Plan Act funding.
- **Resolution 27-2024** approving four contracts for on-call professional engineering and surveying services with (1) Affinis, (2) Geotechnology, (3) Olsson, and (4) TranSystems. The contracts are for three years, with an optional fourth and fifth year.

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

ITEM 3b – 2024 FIREWORKS PERMITS

Councilmember Edmondson requested Item 3b - 2024 Fireworks Permits be pulled from the Consent Agenda for separate vote so he could recuse himself from voting. Councilmember Edmondson is a member of the Blue Springs Citizens' Police Academy Alumni Association and they have applied for a 2024 fireworks permit.

Councilmember Edmondson left the Council Chambers at 6:01 p.m.

Councilmember Culpepper moved to approve Item 3b - 2024 Fireworks Permits. Motion seconded by Councilmember Ericson and carried unanimously with Councilmember Edmondson being absent due to recusal.

Councilmember Edmondson returned to the Council Chambers at 6:02 p.m.

PUBLIC HEARING – COLONIAL GARDENS REZONING (RZ-10-23-8942) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-10-23-8943)

Mayor Ross opened the Public Hearing to consider a rezoning from General Business/Planned Development and Residential Estate/Planned Development and Agriculture – County to Planned Development – Mixed-Use for property located at 27610 SE Wyatt Road (RZ-10-23-8942) approval of a Planned Development Concept Plan for 39.39 +/- acres (PDC-10-23-8943) at 6:03 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

Senior Planner Adair Bright reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Colonial Gardens Business Development Manager Grace Ames and Director of Colonial Gardens Paul Abogadas were available for questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:11 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5204 – COLONIAL GARDENS REZONING (RZ-10-23-8942) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-10-23-8943)

Councilmember Culpepper introduced Bill No. 5204 approving a rezoning from General Business/Planned Development and Residential Estate/Planned Development and Agriculture – County to Planned Development – Mixed-Use for property located at 27610 SE Wyatt Road (RZ-10-23-8942) approval of a Planned Development Concept Plan for 39.39 +/- acres (PDC-10-23-8943). The public hearing was continued from the December 18, 2023, City Council meeting without testimony. City Clerk Erin Ford made the first reading of Bill No. 5204 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5204 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5204

Ms. Ford made the second reading of Bill No. 5204 by title. Councilmember Edmondson moved to adopt Bill No. 5204 upon its second reading and give it **ORDINANCE NO. 5320,** 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
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye

Mayor Ross – Aye

PUBLIC HEARING – COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

Mayor Ross opened the Public Hearing to consider the creation of the Colonial Gardens Community Improvement District at 6:13 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

Sarah Granath with Gilmore & Bell reviewed the details of the proposed creation of the Colonial Gardens Community Improvement District and addressed questions from the Council.

IN SUPPORT OF

Bill Moore, attorney representative for the developer, spoke in support of the creation of the Colonial Gardens Community Improvement District.

The Mayor hearing no further comments for or against, closed the public hearing at 6:18 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5205 – COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

Councilmember Culpepper introduced Bill No. 5205 approving creation of the Colonial Gardens Community Improvement District. City Clerk Erin Ford made the first reading of Bill No. 5205 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5205 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5205

Ms. Ford made the second reading of Bill No. 5205 by title. Councilmember Edmondson moved to adopt Bill No. 5205 upon its second reading and give it **ORDINANCE NO. 5321,** 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

MAYORAL ANNOUNCEMENTS

Mayor Ross introduced his family in attendance, First Lady Ola Truelove-Ross, daughter Carla and husband William, daughter Diana Ross and friend John Harris, daughter Theresa Truelove and friend Pat. Mayor Ross also welcomed Stuart Haines from the Missouri Municipal League.

Thoughts to Ponder:

""Goodbye may seem forever. Farewell is like the end, but in my heart is the memory and there you will always be."

(Walt Disney)

""The pain of parting is nothing to the joy of meeting again."
(Charles Dickens)

"Every goodbye makes the next hello closer."
(Unknown)

ADJOURNMENT At 6:22 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

Erin Ford, City Clerk

Chris Lievsay, Mayor