CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
May 6, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, May 6, 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 Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
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 Lievsay called the meeting to order at 6:00 p.m. Pastor Dave Hill, CARE Pastor at Harvest Baptist Church of Blue Springs gave the invocation.

Mayor Lievsay led in the pledge of allegiance and 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 Kaylor. Councilmember Kaylor requested to remove items 3a and 3g from the Consent Agenda before Council approval of the following items:

- **Resolution 29-2024** 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.
- **Resolution 30-2024** approving Amendment No. 1 to Contract No. 2023-110 with Walter P. Moore and Associates, Inc. in the amount of $12,470 for additional ownership information and easement descriptions necessary to complete the plans for the 2023 Community Development Block Grant Sidewalk Program.
- **Resolution 31-2024** approving Amendment No. 2 to Contract No. 2020-117 with Superior Electrical Construction, Inc. in the amount of $10,000 for On Call Electrical Services.
- **Liquor License for Lookout Bar by East Forty Brewing** located at 425 NE Mock Ave, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on premises and Sunday Sales.
- **Resolution 32-2024** approving an Amendment to Contract No. 2024-048 in the amount of $1,400,000 with Tandem Paving Co, Inc. for 2024 Street Program, Project 24-01-03.
- **Resolution 33-2024** establishing the 2024 Downtown Master Plan Implementation Task Force and approval of Mayoral appointments to the Task Force.

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

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

ITEM 3a – APPROVAL OF MINUTES

Councilmember Kaylor requested item 3a - Minutes of the April 15, 2024 Meeting #1 and Meeting #2 City Council Meetings and Minutes of the April 29, 2024 City Council Work Session be pulled from the Consent Agenda for separate vote to discuss use of the word "contract" with regard to the Economic Development direction to staff in the Minutes of the April 29, 2024 City Council Work Session.

After Council discussion, Councilmember Culpepper moved to change the word "contract" to "proposal" with regard to the Economic Development direction to staff in the April 29, 2024 City Council Work Session Minutes and approve Item 3a - Minutes of the April 15, 2024 Meeting #1 and Meeting #2 City Council Meetings and Minutes of the April 29, 2024 City Council Work Session. Motion seconded by Councilmember Ericson and carried unanimously.

ITEM 3g – BOARD AND COMMISSION APPOINTMENTS

Councilmember Kaylor requested item 3g – Board and Commission Appointments be pulled from the Consent Agenda for separate vote to discuss applications submitted by candidates.

After Council discussion, Councilmember Edmondson moved to approve item 3g – Board and Commission Appointments. Motion seconded by Councilmember Fowler and carried unanimously.

PUBLIC HEARING – KC CANNABIS CONDITIONAL USE PERMIT (CUP-02-24-9059)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing extended hours of operation for the marijuana dispensary land use on a 1.28 +/- acres property generally located at NW Jefferson and NW Shaw Parkway and requesting to operate the lobby an additional two hours to 10:00 pm and to operate the drive thru 24-hours a day on property addressed 1117 N 7 Highway (CUP-02-24-9059) at 6:16 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 Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Dan Nelson was present and addressed questions from Council.

IN SUPPORT OF

Chamber of Commerce President Lara Vermillion spoke in support of the business and the Conditional Use Permit.

Property Owner Brandon Haverty spoke in support of the business and Conditional Use Permit.

The Mayor hearing no further comments for or against, closed the public hearing at 6:40 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5206 – KC CANNABIS CONDITIONAL USE PERMIT (CUP-02-24-9059)

Councilmember Culpepper introduced Bill No. 5206 approving a Conditional Use Permit allowing extended hours of operation for the marijuana dispensary land use on a 1.28 +/- acres property generally located at NW Jefferson and NW Shaw Parkway and requesting to operate the lobby an additional two hours to 10:00 pm and to operate the drive thru 24-hours a day on property addressed 1117 N 7 Highway (CUP-02-24-9059). City Clerk Erin Ford made the first reading of Bill No. 5206 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5206 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

MOTION TO AMEND BILL NO. 5206

Councilmember Ericson moved to amend Bill No. 5206 to separate the Conditional Use Permit into two different items for approval with the first being, "The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00 AM to 10:00 PM on any day of the week" and the second to be, "The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily." Motion seconded by Councilmember Culpepper and carried with a vote of 5-1 with Councilmember Fowler voting no.

MOTION TO APPROVE BILL NO. 5206, AS AMENDED

Councilmember Culpepper moved to approve Bill No. 5206, as amended to approve the staff recommendation of, "The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00 AM to 10:00 PM on any day of the week" for approval. Motion seconded by Councilmember Edmondson and **failed** with the following vote:

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

MOTION TO APPROVE BILL NO. 5206, AS AMENDED

Councilmember Ericson moved to approve Bill No. 5206, as amended to approve the staff recommendation of, "The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily" for approval. Motion seconded by Councilmember Edmondson and **failed** with the following vote:

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

PUBLIC HEARING – 945 NW VESPER STREET

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing the Building and Construction Contractor land

CONDITIONAL USE PERMIT (CUP-02-24-9058)

use on a .25 +/- acre property generally located at NW 10th and Vesper Streets to operate their commercial carpet cleaning business on the property addressed 945 NW Vesper Street (CUP-02-24-9058) at 6:43 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 Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Jose Perez was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:54 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5207 - 945 NW VESPER STREET CONDITIONAL USE PERMIT (CUP-02-24-9058)

Councilmember Culpepper introduced Bill No. 5207 approving a Conditional Use Permit allowing the Building and Construction Contractor land use on a .25 +/- acre property generally located at NW 10th and Vesper Streets to operate their commercial carpet cleaning business on the property addressed 945 NW Vesper Street (CUP-02-24-9058). City Clerk Erin Ford made the first reading of Bill No. 5207 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5207 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5208

Ms. Ford made the second reading of Bill No. 5208 by title. Councilmember Edmondson moved to adopt Bill No. 5208 upon its second reading and give it **ORDINANCE NO. 5322,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PUBLIC HEARING – ADAMS DAIRY PARKWAY RIGHT-OF-WAY ANNEXATION (ANNX-03-24-9076)

Mayor Lievsay opened the Public Hearing to consider an annexation of property that consists entirely of Adams Dairy Parkway Right-of-Way north of Wyatt Road of approximately 1.13 +/- acres into the City limit (ANNX-03-24-9076) at 6:55 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

Director of City Development Mike Mallon reviewed the details of the proposed Annexation and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:59 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5208 – ADAMS DAIRY PARKWAY RIGHT-OF-WAY ANNEXATION (ANNX-03-24-9076)

Councilmember Culpepper introduced Bill No. 5208 approving an annexation of property that consists entirely of Adams Dairy Parkway Right-of-Way north of Wyatt Road of approximately 1.13 +/- acres into the City limit (ANNX-03-24-9076). City Clerk Erin Ford made the first reading of Bill No. 5208 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5208 upon its first reading and proceed with the second reading at the May 20, 2024 City Council Meeting. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5209 – CODE AMENDMENT – NO PARKING NE SUNNYSIDE SCHOOL ROAD

Councilmember Culpepper introduced Bill No. 5209 amending Schedule III. Prohibited Parking – Certain Sections of Designated Streets, Table III-E. Parking Restrictions Concerning School Locations, in Title III, Section 355.010 of the of the Code of Ordinances, City of Blue Springs, Missouri, to include portions of NE Sunnyside School Road. City Clerk Erin Ford made the first reading of Bill No. 5209 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5209 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5209

Ms. Ford made the second reading of Bill No. 5209 by title. Councilmember Edmondson moved to adopt Bill No. 5209 upon its second reading and give it **ORDINANCE NO. 5323,** 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	Ericson – Aye
Kaylor – Aye	Edmondson – Aye
Fowler – Aye	Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5210 – JACKSON COUNTY COMMUNITY BACKED ANTI-DRUG TAX SCHOOL BASED INITIATIVE

Councilmember Culpepper introduced Bill No. 5210 approving a one-year contract in the amount of $225,000.00 with Jackson County Community Backed Anti-Drug Tax, for a Law Enforcement School Based Initiative. City Clerk Erin Ford made the first reading of Bill No. 5210 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5210 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5210

Ms. Ford made the second reading of Bill No. 5210 by title. Councilmember Edmondson moved to adopt Bill No. 5210 upon its second reading and give it **ORDINANCE NO. 5324,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5211– FACILITY USE AGREEMENT WITH THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI

Councilmember Culpepper introduced Bill No. 5211 approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri. City Clerk Erin Ford made the first reading of Bill No. 5211 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5211 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5211

Ms. Ford made the second reading of Bill No. 5211 by title. Councilmember Edmondson moved to adopt Bill No. 5211 upon its second reading and give it **ORDINANCE NO. 5325,** 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
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5212 – FISCAL YEAR 2023-24 BUDGET AMENDMENT

Councilmember Culpepper introduced Bill No. 5212 amending the 2023-24 annual budget increasing the previously adopted and amended budget of $85,746, 282 by $3,351,129 to $89,097,411. City Clerk Erin Ford made the first reading of Bill No. 5212 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5212 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5212

Ms. Ford made the second reading of Bill No. 5212 by title. Councilmember Edmondson moved to adopt Bill No. 5212 upon its second reading and give it **ORDINANCE NO. 5326,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

PRESENTATION – SNI-A-BAR WASTEWATER TREATMENT FACILITY

Assistant Director of Public Works Adam Hilgedick introduced Matt Say and Brandon Coleman with HDR Engineering to present an update on the Sni-a-Bar Wastewater Facility Plan.

MOTION TO DIRECT STAFF REGARDING SNI-A-BAR WASTEWATER TREATMENT FACILITY

Councilmember Kaylor moved to direct staff to pursue the application for State Revolving Funding. Motion seconded by Councilmember Ericson and carried unanimously.

DISCUSSION – INOPERABLE VEHICLE CODE

Council discussed alternatives and potential City Code Amendments to add unlicensed and unregistered motor vehicles to the definition of inoperable for vehicles on private property.

MOTION TO DIRECT STAFF REGARDING INOPERABLE VEHICLE CODE

Councilmember Kaylor moved to direct staff to review the Inoperable Vehicle Code of surrounding communities and present options to Council. Motion seconded by Councilmember Ericson and carried unanimously.

VISITORS

Citizen Doug Stacer spoke in support of additional restrictions for inoperable vehicles.

COUNCIL COMMENTS

Councilmember Edmondson stated that the Market on Main opened Saturday, May 4 on the City lot and was well attended.

MAYORAL ANNOUNCEMENTS

Mayor Lievsay presented Councilmember Galen Ericson with a pin recognizing five years of service to the City.

Mayor Lievsay recognized Local Government and Professional Municipal Clerks week with a Proclamation.

Mayor Lievsay also recognized that next week is National Police Week. The Fallen Officer Memorial will be held next Thursday, May 16, 2024 in front of the Public Safety Building.

Mayor Lievsay mentioned the Downtown Master Plan Implementation Task Force that was approved as part of the Consent Agenda.

CLOSED SESSION

At 7:52 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation 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:

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

CITY OF BLUE SPRINGS

ATTEST

Erin Ford, City Clerk

Chris Lievsay, Mayor