CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
May 20, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, May 20, 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 - ABSENT
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.

INVOCATION AND PLEDGE

Invocation by Chris Abel, Senior Pastor at First United Methodist Church Blue Springs and Councilmember Culpepper led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the Consent Agenda and the motion was seconded by Councilmember Edmondson.

- Minutes of the May 6, 2024 City Council meeting and May 14, 2024 Special City Council meeting
- **Liquor License for The Keg Blue Springs LLC** located at 1122 W Main Street, Blue Springs, MO 64015 to sell intoxicating liquors by the drink for consumption on premises and Sunday Sales
- **Liquor License for Tuscany's Fine Italian Dining** located at 705 NW 7 Highway, Blue Springs, MO 6415 to sell intoxicating liquors by the drink for consumption on premises and Sunday Sales
- **Resolution No. 34-2024** approving a contract in the amount of $692,233.14 with Quality Plumbing, Inc. for the Lake Village Boulevard Storm Project. Storm infrastructure improvement project is approved as a CIP COVID-19 ARPA for Storm Water Project Lake Village Boulevard
- **Resolution No. 35-2024** approving a contract in the amount of $544,547.46 with Quality Plumbing, Inc. for the Speas Drive Storm Project. This storm infrastructure improvement project is approved as a CIP COVID-19 ARPA for Storm Water Project Speas Drive
- **Resolution No. 36-2024** approving a purchase in the amount of $80,623.71 ($37,623.71 after trade-in of Unit 1001) from Doosan Bobcat North American, Inc. for a T76 T4 Bobcat Track Loader, CIP project SAN-20
- **Resolution No. 37-2024** authorizing the Director of Public Works

to sign an application for State Revolving Funds for improvements to the Sni-A-Bar Wastewater Treatment Plant.

- **Resolution No. 38-2024** approving a purchase in the amount of $268,726 from Molle Chevrolet Inc. for five Chevrolet Tahoe patrol vehicles and rescinding Resolution 12-2022.
- **Resolution No. 39-2024** approving Amendment No. 3 in the amount of $100,000 with JCI Industries LLC dba JCI Industries, Inc. for Pump & Motor Repair services contract #2015-152. This Change Order exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.
- Board and Commission Appointments

Appearance Review Committee:
Reappoint: David Smith, Chair

Board of Adjustment:
New Appointment: Justice Horn (Alternate No. 1; term expiring 2026)

Community Development Block Grant Advisory Board:
Reappoint: Susan Stokenbury, Planning Commission Rep.
New Appointment: Ken Horrell, Chair
Jaime Russell, Vice Chair
Lyle Shaver, Downtown Alive Rep.

Development Advisory Commission:
Reappoint: Chase Roscher (term expiring 2026)

Downtown Review Board:
New Appointment: Susan Stokenbury (Planning Commission Rep. 1)
Brian Ingersoll (Planning Commission Rep. 2)
Jaime Russell, Chair

Historic Preservation Commission:
New Appointment: Ryan Crider, Vice Chair
Reappoint: Amy Coale
Nicole Watkins (formerly Gaulden)

Park Commission:
New Appointment: Brittany Boswell

Public Art Commission:
New Appointment: Taylor Beller, Chair
Kathy Cornelius, Vice Chair
Elizabeth Owen

- Council Liaison Appointments

Community Development Block Grant Advisory Board (voting members):
Councilmember Ericson
Councilmember Edmondson
Councilmember Culpepper

Development Advisory Commission:
Councilmember Ericson

Downtown Review Board:
Councilmember Kaylor

Councilmember Edmondson

Park Commission:

Councilmember Kaylor

Public Art Commission:

Councilmember Edmondson

Public Safety Citizens' Advisory Board:

Councilmember Ericson

Solid Waste Management Commission:

Councilmember Fowler

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – ADAMS RIDGE REZONING (RZ-12-23-8998) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-12-23-8999) – WITHDRAWN

Mayor Lievsay advised the Council the applicant, for the consideration to rezone property from Agriculture – County to Planned Development – Residential and approval of a Planned Development Concept Plan for Adam's Ridge to allow for 138 single-family lots and eight tracts on 51.06 +/- acres generally located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (RZ-12-23-8998) and (PDC-12-23-8999) has been withdrawn by the Applicant.

PUBLIC HEARING – TOMMY'S EXPRESS CAR WASH – REZONING (RZ-03-24-9093) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-03-24-9095) – MOTION TO CONTINUE

Mayor Lievsay advised the Council the applicant, Kevin Uhl, Frontier Investments, on behalf of the property owner, Philip Zou has requested a continuance of the public hearing to the June 3, 2024 Council Meeting. Councilmember Ericson moved to continue the public hearing for consideration of a Rezoning (RZ-03-24-9093) and Planned Development Concept Plan (PDC-03-24-9095) for Tommy's Express Car Wash to the June 3, 2024 Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

PUBLIC HEARING – 29607 R.D. MIZE ROAD – ANNEXATION (ANNX-03-24-9089)

Mayor Lievsay opened the Public Hearing to consider an Annexation (ANNX-03-24-9089) of property (approximately 18.47 acres) located at 29607 R.D. Mize Road into the City limits 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 Annexation and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:05 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5213 – 29607 R.D. MIZE ROAD – ANNEXATION (ANNX-03-24-9089)

Councilmember Culpepper introduced Bill No. 5213 approving an Annexation (ANNX-03-24-9089) of property (approximately 18.47 acres) located at 29607 R.D. Mize Road into the City limits. City Clerk Erin Ford made the first reading of Bill No. 5213 by title; copies of the proposed Bill having previously been made available to the

public.

Councilmember Fowler moved to approve Bill No. 5213 upon its first reading and proceed with the second reading at the June 3, 2024 City Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

PUBLIC HEARING – FIKE FRDC GENERAL DEVELOPMENT PLAN (GDP-04-24-9098)

Mayor Lievsay opened the Public Hearing to consider a General Development Plan to construct an approximately 42,000-sf. building to allow for an Industry, General use at 2951 NW 7 Highway (GDP-04-24-9098) at 6:06 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 General Development Plan and addressed questions from the Council.

APPLICANT

The Applicant Jermey Hull was present and addressed questions from Council.

IN SUPPORT OF

Citizen John Sheehy spoke in support of the General Development Plan.

The Mayor hearing no further comments for or against, closed the public hearing at 6:13 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5214 – FIKE FRDC GENERAL DEVELOPMENT PLAN (GDP-04-24-9098)

Councilmember Culpepper introduced Bill No. 5214 approving a General Development Plan to construct an approximately 42,000-sf. building to allow for an "Industry, General" use at 2951 NW 7 Highway (GDP-04-24-9098). City Clerk Erin Ford made the first reading of Bill No. 5214 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5214 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

2ND READING – BILL NO. 5214

Ms. Ford made the second reading of Bill No. 5214 by title. Councilmember Edmondson moved to adopt Bill No. 5214 upon its second reading and give it **ORDINANCE NO. 5327,** 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	Fowler – Aye
Edmondson – Aye	Kaylor – ABSENT
Culpepper – Aye	Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5215 – FIKE FRDC FINAL PLAT

Councilmember Culpepper introduced Bill No. 5215 approving a Final Plat for Fike FRDC (PF-04-24-9099). City Clerk Erin Ford made the first reading of Bill No. 5215 by title; copies of the proposed Bill having previously been made available to the public.

(PF-04-24-9099)

Councilmember Fowler moved to approve Bill No. 5215 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

2ND READING – BILL NO. 5215

Ms. Ford made the second reading of Bill No. 5215 by title. Councilmember Edmondson moved to adopt Bill No. 5215 upon its second reading and give it **ORDINANCE NO. 5328,** 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	Ericson – Aye
Culpepper – Aye	Kaylor – ABSENT
Fowler – Aye	Mayor Lievsay – Aye

2ND READING – BILL NO 5208 - ADAM'S DAIRY PARKWAY RIGHT-OF-WAY ANNEXATION (ANNX-03-24-9076)

Ms. Ford made the second reading of Bill No. 5208 approving the Annexation for Adam's Dairy Parkway Right-of-Way by title. The Public Hearing was held and the first reading of Bill No. 5208 was approved at the May 6, 2024 City Council meeting. Councilmember Edmondson moved to adopt Bill No. 5208 upon its second reading and give it **ORDINANCE NO. 5329,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5216 – CALLING FOR SPECIAL ELECTION

Councilmember Culpepper introduced Bill No. 5216 calling a Special Election for the issuance of $40,000,000 in general obligation bonds by the City of Blue Springs. City Clerk Erin Ford made the first reading of Bill No. 5216 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5216 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

2ND READING – BILL NO. 5216

Ms. Ford made the second reading of Bill No. 5216 by title. Councilmember Edmondson moved to adopt Bill No. 5216 upon its second reading and give it **ORDINANCE NO. 5330,** 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 – ABSENT
Edmondson – Aye	Mayor Lievsay – Aye

VISITORS

Resident Preston Smith suggested moving visitors to the beginning

of the City Council meetings and spoke in opposition to the bond election item on the Agenda.

COUNCIL COMMENTS

Councilmember Edmondson: Blue Surf Bay had a successful soft opening.
Councilmember Fowler: voters should be educated about the bond election item and noted that previous bond projects were successfully completed.

Councilmember Culpepper: the Ordinance approved by Council for the bond election adds the item to the ballot allowing residents to decide by voting.

MAYORAL ANNOUNCEMENTS

- All three High School commencement ceremonies were held this week.
- Carson Ross Community Recreation Complex dedication is May 23, 2024 and opens to the public on May 24, 2024.
- A Proclamation was prepared in honor of National Public Works Week.
- Memorial Day will be celebrated on May 27, 2024 and a parade will be held in celebration of the holiday.
- Assistant to the City Administrator Sheryl Morgan was presented with a 15-year pin.

CLOSED SESSION

At 6:29 p.m., Councilmember Ericson moved for the Council go into closed session pursuant to Section 610.021(2) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate 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 Edmondson and carried with the following votes:

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

CITY OF BLUE SPRINGS

Chris Lievsay

Chris Lievsay, Mayor

ATTEST

Erin M. Ford

Erin Ford, City Clerk