CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
June 17, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, June 17, 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.

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

DISTRICT 2 COUNCILMEMBER APPOINTMENT

Councilmember Edmondson moved to approve the appointment of Katie Tholen as District 2 Councilmember to fill the vacant seat created by the election of Chris Lievsay to Mayor on April 15, 2024. Motion seconded by Councilmember Fowler and carried with the following vote:

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

OATH OF OFFICE ADMINISTERED

City Clerk Erin Ford administered the Oath of Office to District 2 Councilmember Katie Tholen and Ms. Tholen assumed her seat on Council.

CONSENT AGENDA

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

- Minutes of the June 3, 2024 City Council meeting
- **Resolution No. 41-2024** determining the City's estimated population as 60,539 as of July 1, 2023.
- Board and Commission Appointments
  A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:
  Planning Commission:
  New Appointment: Jared Pumphrey
- **Resolution No. 42-2024** authorizing payment for the City's annual property, liability, and workers' compensation insurance for the insurance plan year that begins July 1, 2024.
- **Liquor License Renewals** for the 2024-2025 license year.

- **Resolution 43-2024** approving a contract in an amount not to exceed $91,500 with Mission Critical Partners, LLC for providing a security audit.
- **Resolution No. 44-2024** approving a contract in the amount of $83,142 with Custom Lighting Services, L.L.C. dba Black & McDonald, for Traffic Signal and Street Light Maintenance and Repair.

The Consent Agenda was approved with the following vote:

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

PRESENTATION – PROCLAMATION FOR BLUE SPRINGS WILDCATS BASEBALL

Mayor Lievsay presented a Proclamation to the Blue Springs High School Wildcats Varsity Baseball Team.

PUBLIC HEARING – LIFE UNLIMITED CONDITIONAL USE PERMIT (CUP-04-24-9126)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit (CUP-04-24-9126) for a Commercial Daycare Life Unlimited at the former UMB Bank property located at 3500 NW South Outer Road at 6:05 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

Development Review Manager Dave McCumber reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Mark Bertran and Kathleen Warman with Warman Architects were present and available to address questions from 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. 5221 – LIFE UNLIMITED CONDITIONAL USE PERMIT (CUP-04-24-9126)

Councilmember Culpepper introduced Bill No. 5221 approving a Conditional Use Permit (CUP-04-24-9126) for a Commercial Daycare Life Unlimited at the former UMB Bank property located at 3500 NW South Outer Road. City Clerk Erin Ford made the first reading of Bill No. 5221 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5221 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5221

Ms. Ford made the second reading of Bill No. 5221 by title. Councilmember Edmondson moved to adopt Bill No. 5221 upon its second reading and give it **ORDINANCE NO. 5336**, 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	Tholen – Aye
	Mayor Lievsay – Aye

PUBLIC HEARING – BROOKSIDE ESTATES AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-04-24-9128)

Mayor Lievsay opened the Public Hearing to consider an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision "Brookside Estates at Chapman Farms" on a 29.25 +\- acre property located west of SW 7 Hwy., north and south of SW Brookside Drive (PUDC-04-24-9128) at 6:12 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 Director of City Development Mike Mallon reviewed the details of the proposed Amended Planned Unit Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicants Eric Grannemann and Sally Moore addressed questions from the council.

IN OPPOSITION TO

Eric Flynn, Aaron Rimmel, and John Easley spoke in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:56 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5222 – BROOKSIDE ESTATES AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-04-24-9128)

Councilmember Culpepper introduced Bill No. 5222 approving an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision "Brookside Estates at Chapman Farms" on a 29.25 +\- acre property located west of SW 7 Hwy., north and south of SW Brookside Drive (PUDC-04-24-9128). City Clerk Erin Ford made the first reading of Bill No. 5222 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5222 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** with the following vote:

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

PUBLIC HEARING –

Mayor Lievsay opened the Public Hearing to consider a rezoning of

SOUTHGATE VILLAS REZONING (RZ-04-24-9135) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-04-24-9136)

the property at 700 SW Southgate Drive from Residential Estate to Planned Development–Residential (RZ-04-24-9135) and approval of a Planned Development Concept Plan (PDC-04-24-9136) to allow for an Independent Senior Living development Southgate Villas, which includes 14 duplex buildings for a total of 28 units at 6:58 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 Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicant Harvey Sommers and Kevin Sterret with HG Consultants addressed questions from the Council.

IN OPPOSITION TO

John Speake and Ronald Paul spoke in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:32 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5223 – SOUTHGATE VILLAS REZONING (RZ-04-24-9135) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-04-24-9136)

Councilmember Culpepper introduced Bill No. 5223 approving a rezoning of the property at 700 SW Southgate Drive from Residential Estate to Planned Development–Residential (RZ-04-24-9135) and approval of a Planned Development Concept Plan (PDC-04-24-9136) to allow for an Independent Senior Living development Southgate Villas, which includes 14 duplex buildings for a total of 28 units. City Clerk Erin Ford made the first reading of Bill No. 5223 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5223 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** on first reading with the following vote:

Edmondson – Nay
Culpepper – Nay
Kaylor – Nay
Tholen – Nay
Fowler – Nay
Ericson – Nay
Mayor Lievsay – Nay

PUBLIC HEARING – SCENIC VALLEY RV RESORT REZONING (RZ-04-24-9115) GENERAL DEVELOPMENT PLAN (GDP-04-24-9116) AND CONDITIONAL USE PERMIT

Mayor Lievsay opened the Public Hearing to consider a Rezoning (RZ-04-24-9115) from Agriculture-County to Light Industrial, a Conditional Use Permit (CUP-04-24-9117) for the Recreational Vehicle Park land use, and General Development Plan (GDP-04-24-9116) on 18.47 +/- acres for the Scenic Valley RV Resort, a Recreational Vehicle Park comprised of 110 campsites, a community building, and other amenities, generally located south of the Amazon warehouse and west of the Adams Pointe Village subdivision on a property addresses 29607 E. R.D. Mize Road at 7:35 p.m. The

COUNTY FIRE PROTECTION DISTRICT

District. City Clerk Erin Ford made the first reading of Bill No. 5227 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5227 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5227

Ms. Ford made the second reading of Bill No. 5227 by title. Councilmember Edmondson moved to adopt Bill No. 5227 upon its second reading and give it **ORDINANCE NO. 5337,** 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	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Tholen – Aye
	Mayor Lievsay – Aye

VISITORS

Citizen Deborah Steiner spoke regarding City code enforcement.

COUNCIL COMMENTS

Councilmember Ericson: Welcome to Councilmember Tholen.

Councilmember Kaylor: Blue Springs BMX celebrating 40-year anniversary.

Councilmember Culpepper: First 2024 session of Girls on Fire has commenced.

Councilmember Tholen: Appreciation for support and introduced husband Clint and sons Tyce and Zane.

MAYORAL ANNOUNCEMENTS

- Welcome and introduction of Councilmember Tholen.
- City offices closed on Wednesday, June 19 in observance of Juneteenth.

ADJOURNMENT

At 8:22 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.

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor