CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
July 15, 2024

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

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
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

Tom Worstell with Blue Springs Christian Church gave the invocation and Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 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 Kaylor.

- Minutes of the June 17, 2024 City Council meeting
- **Resolution No. 45-2024** approving a contract in the amount of $106,000 with Next Practice Partners LLC to conduct Customer Service Training for the Parks and Recreation Department and three other City departments, including Community Development, Police Records and Utility Billing.
- **Resolution No. 46-2024** approving a contract in the amount of $449,970.00 with Tandem Paving Company, Inc., for purchase, site work, and installation of a prefabricated restroom building in Rotary Park.
- **Resolution No. 47-2024** approving a contract in the amount of $166,271.00 with MJWK Enterprises, Inc dba Empire Netting & Fence for Driving Range Netting and Pole Replacement at Adams Pointe Golf Course.
- Board and Commission Appointments
  A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:

  <u>Economic Development Council:</u>
  Reappointment — Susan Culpepper, Council Liaison

  <u>Land Bank:</u>
  New appointment: — Brian Bough

  <u>Main Center Redevelopment Corporation:</u>
  Reappointment: — Gailen Snyder, Jen Hauschild, Jacob Greco II

Gailen Snyder, President
Kent Edmondson, Council Liaison
New appointment: Roger Corbin
Jen Hauschild, Vice President
Jacob Greco II, Secretary
Katie Tholen, Council Liaison

Park Commission:
New appointment: Nick Tepesch

Public Safety Citizens Advisory Board:
New appointment: Hayley Prins
Matt Calhoun, Vice Chair

Solid Waste Management:
New appointment: David Mann
David Mann, Chair

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – REZONING AND GENERAL DEVELOPMENT PLAN FOR BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) (RZ-05-24-9161) AND GDP-05-24-9162)

Mayor Lievsay opened the Public Hearing to consider a rezoning from Agriculture-Jackson County to Light Industrial (RZ-05-24-9161) for a 46.92+/- acre industrial/manufacturing development and a General Development Plan (GDP-05-24-9162) for the Blue Springs Business and Technology Park (Blue Springs Industrial) for property located at 2305 NE Jefferson Rd. 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

Senior Director of City Development Mike Mallon reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

Applicant Brian Rahn was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:27 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5228 – REZONING FOR BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) (RZ-05-24-9161)

Councilmember Culpepper introduced Bill No. 5228 approving a rezoning from Agriculture-Jackson County to Light Industrial (RZ-05-24-9161) for a 46.92+/- acre industrial/manufacturing development. City Clerk Erin Ford made the first reading of Bill No. 5228 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5228 upon its first reading and proceed with the second reading. Motion seconded by

Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5228

Ms. Ford made the second reading of Bill No. 5228 by title. Councilmember Edmondson moved to adopt Bill No. 5228 upon its second reading and give it **ORDINANCE NO. 5338,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5229 – GENERAL DEVELOPMENT PLAN FOR BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) GDP-05-24-9162)

Councilmember Culpepper introduced Bill No. 5229 approving a General Development Plan (GDP-05-24-9162) for the Blue Springs Business and Technology Park (Blue Springs Industrial) for property located at 2305 NE Jefferson Rd. City Clerk Erin Ford made the first reading of Bill No. 5229 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5229 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5229

Ms. Ford made the second reading of Bill No. 5229 by title. Councilmember Edmondson moved to adopt Bill No. 5229 upon its second reading and give it **ORDINANCE NO. 5339,** 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
Tholen – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – CAPITAL IMPROVEMENTS PROGRAM FISCAL YEARS 2024-2025 TO 2028-2029

Mayor Lievsay opened the Public Hearing to consider the Fiscal Years 2024-2025 to 2028-2029 Capital Improvements Program for the City of Blue Springs at 6:29 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

City Administrator Christine Cates and Director of Parks and Recreation Justin Stuart reviewed the details of the proposed Capital Improvements Program Fiscal Years 2024-2025 to 2028-2029 and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:44 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5230

Councilmember Culpepper introduced Bill No. 5230 approving the Capital Improvements Program Fiscal Years 2024-2025 to 2028-

– CAPITAL IMPROVEMENTS PROGRAM FISCAL YEARS 2024-2025 TO 2028-2029

2029. City Clerk Erin Ford made the first reading of Bill No. 5230 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5230 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5230

Ms. Ford made the second reading of Bill No. 5230 by title. Councilmember Edmondson moved to adopt Bill No. 5230 upon its second reading and give it **ORDINANCE NO. 5340**, 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
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Fowler – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5231 – FINAL PLAT FOR HOOT OWL ACRES (PF-05-24-9164)

Councilmember Culpepper introduced Bill No. 5231 approving a Final Plat for Hoot Owl Acres (PF-05-24-9164) generally located West of SE Adams Dairy Parkway and North of SE Major Road. City Clerk Erin Ford made the first reading of Bill No. 5231 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5231 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5231

Ms. Ford made the second reading of Bill No. 5231 by title. Councilmember Edmondson moved to adopt Bill No. 5231 upon its second reading and give it **ORDINANCE NO. 5341,** 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
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Fowler – Aye
Ericson – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT RELATED TO INOPERABLE VEHICLES (UDCT-06-24-9188)

Mayor Lievsay opened the Public Hearing to consider amendments to the Unified Development Code related to the definition of inoperable vehicles (UDCT-06-24-9188) at 6:46 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 amendments to the Unified Development Code related to the definition of inoperable vehicles and addressed

questions from the Council.

MOTION TO CONTINUE PUBLIC HEARING

After Council discussion, Councilmember Ericson moved to continue the public hearing on amendments to the Unified Development Code related to the definition of inoperable vehicles (UDCT-06-24-9188) to the August 5, 2024 City Council meeting. Motion seconded by Councilmember Fowler and carried with the following vote:

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

MOTION TO CONTINUE – BILL NO. 5232 – UNIFIED DEVELOPMENT CODE AMENDMENT RELATED TO INOPERABLE VEHICLES (UDCT-06-24-9188)

Councilmember Ericson moved to continue Bill No. 5232 approving amendments to the Unified Development Code related to the definition of inoperable vehicles (UDCT-06-24-9188) to the August 5, 2024 City Council meeting. Motion to continue seconded by Councilmember Fowler and carried unanimously.

MOTION TO CONTINUE – BILL NO. 5233 - CODE AMENDMENT REGARDING INOPERABLE VEHICLES

Councilmember Ericson moved to continue Bill No. 5233 amending Section 245.160.12 – Enumeration of Nuisances of the Code of Ordinances, City of Blue Springs, Missouri, to add "unlicensed" to the definition of inoperable vehicle as a nuisance violation of City Code to the August 5, 2024 City Council meeting. Motion seconded by Councilmember Fowler and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5234 – CODE AMENDMENT RELATING TO COLBERN ROAD SPEED LIMIT

Councilmember Fowler introduced Bill No. 5234 amending Section 320.050 of the Code of Ordinances, City of Blue Springs, Missouri, to amend speed limits on Colbern Road to 35 miles per hour. City Clerk Erin Ford made the first reading of Bill No. 5234 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5234 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried with a vote of 6-1 with Councilmember Kaylor voting no.

2ND READING – BILL NO. 5234

Ms. Ford made the second reading of Bill No. 5234 by title. Councilmember Edmondson moved to adopt Bill No. 5234 upon its second reading and give it **ORDINANCE NO. 5342**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

RESOLUTION NO. 48-2024

Councilmember Fowler moved to adopt Resolution No. 48-2024

approving amendments to the City's Purchasing Policy and rescinding Resolution No. 70-2015 adopting the City's Surplus Property Disposal Policy. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5235 – CODE AMENDMENT RELATING TO CONTRACTING AUTHORITY

Councilmember Culpepper introduced Bill No. 5235 amending Chapter 115 Officers and Employees, Article V - Authorization To Enter Into Contracts And Setting Of Fees regarding the City Administrator's authorization to enter into Contracts. City Clerk Erin Ford made the first reading of Bill No. 5235 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5235 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

2ND READING – BILL NO. 5235

Ms. Ford made the second reading of Bill No. 5235 by title. Councilmember Edmondson moved to adopt Bill No. 5235 upon its second reading and give it **ORDINANCE NO. 5343,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5236 - CONTRACT WITH BLUE SPRINGS R-IV SCHOOL DISTRICT FOR POLICE OFFICERS AND DISPATCHING SERVICES

Councilmember Culpepper introduced Bill No. 5236 approving a contract in the amount of $183,914.00 with the Reorganized School District No. IV of Jackson County, dba Blue Springs R-IV School District for police officers at Blue Springs School District High Schools and dispatching services for the 2024-2025 school year. City Clerk Erin Ford made the first reading of Bill No. 5236 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5236 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5236

Ms. Ford made the second reading of Bill No. 5236 by title. Councilmember Edmondson moved to adopt Bill No. 5236 upon its second reading and give it **ORDINANCE NO. 5344,** 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
Tholen – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5237 - DECLARING AS SURPLUS REAL PROPERTY THE CITY-OWNED LAND ON ADAMS DAIRY PARKWAY AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSAL

Councilmember Culpepper introduced Bill No. 5237 declaring as surplus real property the city-owned land on Adams Dairy Parkway north of the golf course and south of St. Luke's Specialty Clinic and authorizing the issuance of a Request for Proposal for the sale of the land. City Clerk Erin Ford made the first reading of Bill No. 5237 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5237 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

2ND READING – BILL NO. 5237

Ms. Ford made the second reading of Bill No. 5237 by title. Councilmember Edmondson moved to adopt Bill No. 5237 upon its second reading and give it **ORDINANCE NO. 5345,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5238 – ADAMS FARM SUBORDINATE BOND

Councilmember Culpepper introduced Bill No. 5238 approving a First Supplement to Trust Indenture that modifies the definition of "Approved Investor" and the process for making transfers of the Series 2015B Bonds. Blue Springs Development Three, Inc., developer of property in accordance with the Adams Farm Tax Increment Financing Plan has requested that the City modify the terms for the transfer of the Subordinate Special Obligation Tax Increment and Special District Bonds (Adams Farm Project) Series 2015B. City Clerk Erin Ford made the first reading of Bill No. 5238 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5238 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5238

Ms. Ford made the second reading of Bill No. 5238 by title. Councilmember Edmondson moved to adopt Bill No. 5238 upon its second reading and give it **ORDINANCE NO. 5346,** 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
Kaylor – Aye
Tholen – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Lievsay – Aye

PRESENTATION – RETAIL

Senior Director of City Development Mike Mallon introduced Kam

STRATEGIES

South with Retail Strategies. An update on research, analysis and retail recruitment efforts pursuant to their contract with the City was presented.

VISITORS

Citizen Michelle Floyd spoke regarding animal control.

Citizen Debbie Steiner spoke regarding a court and code issue.

COUNCIL COMMENTS

Councilmember Culpepper: Girls on Fire is in the second session.

Councilmember Ericson: Recognized the passing of friend and fellow veterinarian Dr. Bud Herzog.

Councilmember Fowler: Appreciates efforts in opening Aquatics Center and contract for staff customer service training.

MAYORAL ANNOUNCEMENTS

- Proclamation for Parks and Recreation Professionals Day

CLOSED SESSION

At 8:03 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1), (2) and (9) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation, Real Estate and Employee Groups, 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:

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

CITY OF BLUE SPRINGS

ATTEST

Erin Ford, City Clerk

Chris Lievsay, Mayor