CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 5, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 5, 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

Blue Springs Police Department Chaplain Rob Lee 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 Edmondson.

- Minutes of the April 16, 2024 Special City Council meeting, July 15, 2024 City Council meeting and July 29, 2024 City Council Work Session.
- **Resolution No. 51-2024** approving a five-year contract with UMB Financial Corporation for banking services in an amount not to exceed $200,000.
- **Resolution No. 52-2024** approving Amendment #2 to Contract 2024-048 in the amount of $65,452.00 with Tandem Paving Co, Inc. for the 2024 Street Program, Project 24-01-03.
- **Resolution No. 53-2024** designating Friday, September 20, through Sunday, September 22, as the dates for the 2024 Blue Springs Fall Fun Festival.
- **Resolution No. 54-2024** approving a Memorandum of Understanding for license of Blue Springs Downtown Public Area for Fall Fun Festival.
- **Liquor License for El Tucan dba El Tucan Fine Mexican Cuisine** located at 625 Mock Avenue Units B, C & D, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on premises and Sunday Sales.
- **Liquor License for Edge on 7** located at 1200-1206 NW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on premises and Sunday Sales.
- **Resolution 55-2024** approving the disposition of Information Technology and Finance department 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 56-2024** approving a purchase in the amount of $88,693 from Shawnee Mission Ford for a 2024 Ford F150 Crew Cab Lightning and a 2024 Ford Mach E RWD. The City will be reimbursed for these purchases through the Energy Efficiency and Conservation Block grant.
- **Resolution 57-2024** approving a purchase in the purchase amount of $343,169 (less trade-in value, plus interest for a financed total of $308,421.20) from Red Equipment, LLC for a 2024 Ravo R5 Series Street Sweeper and related warranties.

The Consent Agenda was approved with the following vote:

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

PRESENTATION – PROCLAMATION FOR PAIGE STUART

Mayor Lievsay presented a Proclamation to Paige Stuart, Jackson County Examiner's Athlete of the Year.

PUBLIC HEARING – DUTCH BROS COFFEE GENERAL DEVELOPMENT PLAN (GDP-06-24-9177)

Mayor Lievsay opened the Public Hearing to consider a General Development Plan (GDP-06-24-9177) for a multi-tenant pad site including a Dutch Bros Coffee Drive-Thru business and two general commercial retail spaces for the property located at 701 NW 7 Hwy at 6:05 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered two exhibits into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Applicant Jay O'Dell of Aubry Enterprises was present and available to address questions from Council.
The Mayor hearing no further comments for or against, closed the public hearing at 6:15 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5239 – DUTCH BROS COFFEE GENERAL DEVELOPMENT PLAN (GDP-06-24-9177)

Councilmember Culpepper introduced Bill No. 5239 approving a General Development Plan (GDP-06-24-9177) for a multi-tenant pad site including a Dutch Bros Coffee Drive-Thru business and two general commercial retail spaces for the property located at 701 NW 7 Hwy. City Clerk Erin Ford made the first reading of Bill No. 5239 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5239 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5239

Ms. Ford made the second reading of Bill No. 5239 by title. Councilmember Edmondson moved to adopt Bill No. 5239 upon its second reading and give it **ORDINANCE NO. 5347** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PUBLIC HEARING – 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

Mayor Lievsay opened the Public Hearing to consider the 2024-2025 Community Development Block Grant Annual Action Plan 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

Assistant Director of Community Development Cara Elbert reviewed the details of the proposed 2024-2025 Community Development Block Grant Annual Action Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:20 p.m.

RESOLUTION 58-2024

Councilmember Edmondson moved to adopt Resolution 58-2024 approving the 2024-2025 Community Development Block Grant Annual Action Plan. Motion seconded by Councilmember Culpepper and carried unanimously.

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

At the July 15, 2024 City Council meeting Mayor Lievsay opened the Public Hearing and testimony was given to consider amendments to the Unified Development Code related to the definition of inoperable vehicles (UDCT-06-24-9188). The Public Hearing was then continued to the August 5, 2024 City Council meeting at which time Mayor Lievsay declared that the Public Hearing and corresponding Bills would be withdrawn.

BILL NO. 5232 UNIFIED DEVELOPMENT CODE TEXT AMENDMENT RELATED TO INOPERABLE VEHICLES (UDCT-06-24-9188) - WITHDRAWN

Bill No. 5232 amending the Unified Development Code related to the definition of inoperable vehicles (UDCT-06-24-9188) was continued from the July 15, 2024 City Council meeting to the August 5, 2024 City Council meeting at which time Mayor Lievsay declared that the corresponding Public Hearing and Bill No. 5232 would be withdrawn.

INTRODUCTION AND 1ST READING – BILL NO. 5233 – CODE AMENDMENT REGARDING INOPERABLE VEHICLES - WITHDRAWN

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 was continued from the July 15, 2024 City Council meeting to the August 5, 2024 City Council meeting at which time Mayor Lievsay declared that Bill No. 5233 would be withdrawn.

INTRODUCTION AND 1ST READING – BILL NO. 5240 – CODE AMENDMENT REGARDING GOLF CARTS

Councilmember Culpepper introduced Bill No. 5240 amending Sections 300.020 Definitions and 340.120 All-Terrain Vehicles Prohibited of the Code of Ordinances, City of Blue Springs, Missouri, to update definitions and permit Golf Carts, Utility Terrain Vehicles or Low Speed Vehicles for use on City Streets. City Clerk Erin Ford made the first reading of Bill No. 5240 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5240 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and failed on first reading with a vote of 0-7.

COUNCIL COMMENTS

Councilmember Edmondson acknowledged the passing of Russ Clark, former Alderman and previous Truman Heartland Citizen of the Year.

CLOSED SESSION

At 6:28 p.m., Councilmember Kaylor 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 Ericson and carried with the following votes:

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

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor