CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 19, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 19, 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 – late arrival
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.

CONSENT AGENDA

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

- Minutes of the August 5, 2024 City Council meeting and August 15, 2024 City Council Budget Work Session.
- **Resolution No. 59-2024** approving a purchase in the amount of $101,483.00 from Fonroche Lighting America for Solar Lights at Burrus Old Mill Park.
- **Resolution No. 60-2024** ratifying a settlement participation form with Kroger in national opioid litigation settlements.
- **Resolution No. 61-2024** approving a contract in the amount of $118,860 with Terry Snelling Construction, Inc. for installation of footings and site work for the installation of a prefabricated restroom building at Ward Park.
- **Resolution No. 62-2024** approving a five-year contract with InfoSend, Inc. for the processing and printing of water and sewer utility bills, with an annual cost of $22,606 for supplies, plus an estimated $96,120 for postage as a pass-through expense.
- **Resolution 63-2024** approving a contract in the amount of $138,157 with Janssen Glass & Door LLC for Window Replacement at Adams Pointe Golf Club.

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – SMALLS SLIDERS DRIVE-THRU RESTAURANT REZONING (RZ-06-24-9206) AND GENERAL DEVELOPMENT PLAN (GDP-06-24-9207)

Mayor Lievsay opened the Public Hearing to consider a Rezoning from General Business/Planned Unit Development Overlay to General Business for the 0.6+/- acre for Smalls Sliders Drive-Thru Restaurant and General Development Plan for property located at 704 NW Mock Avenue and 809 NW MO-7 Hwy at 6:01 p.m. (RZ-06-24-9206, GDP-06-24-9207). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

COUNCILMEMBER EDMONDSON ARRIVED

At 6:02 p.m. Councilmember Edmondson arrived at the meeting.

STAFF REPORT

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

APPLICANT

Applicant Mark Parretta was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:12 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5241 – SMALLS SLIDERS DRIVE-THRU RESTAURANT REZONING (RZ-06-24-9206)

Councilmember Culpepper introduced Bill No. 5241 approving a Rezoning from General Business/Planned Unit Development Overlay to General Business for the 0.6+/- acre for Smalls Sliders Drive-Thru Restaurant located at 704 NW Mock Avenue and 809 NW MO-7 Hwy (RZ-06-24-9206). City Clerk Erin Ford made the first reading of Bill No. 5241 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5241 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5241

Ms. Ford made the second reading of Bill No. 5241 by title. Councilmember Edmondson moved to adopt Bill No. 5241 upon its second reading and give it **ORDINANCE NO. 5348,** 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

INTRODUCTION AND 1ST READING – BILL NO. 5242 – SMALLS SLIDERS DRIVE-THRU RESTAURANT GENERAL DEVELOPMENT PLAN (GDP-06-24-9207)

Councilmember Culpepper introduced Bill No. 5242 approving a General Development Plan for Smalls Sliders Drive-Thru Restaurant located at 704 NW Mock Avenue and 809 NW MO-7 Hwy. City Clerk Erin Ford made the first reading of Bill No. 5242 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5242 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5242

Ms. Ford made the second reading of Bill No. 5242 by title. Councilmember Edmondson moved to adopt Bill No. 5242 upon its second reading and give it **ORDINANCE NO. 5349,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

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

Mayor Lievsay opened the Public Hearing to consider a Rezoning from General Business to Planned Development – Commercial and Planned Development Concept Plan for Tommy's Express Car Wash to allow for the demolition of the current site and development of an express car wash for property located at 509 NW 7 Highway at 6:15 p.m. (RZ-03-24-9093, PDC-03-24-9095). 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 Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Developer Rob Heise was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:52 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5243 – TOMMY'S EXPRESS CAR WASH REZONING (RZ-03-24-9093) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-03-24-9095)

Councilmember Culpepper introduced Bill No. 5243 approving a Rezoning from General Business to Planned Development – Commercial and Planned Development Concept Plan for Tommy's Express Car Wash to allow for the demolition of the current site and development of an express car wash for property located at 509 NW 7 Highway. City Clerk Erin Ford made the first reading of Bill No. 5243 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5243 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and failed with the following vote of 3-4:

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

PUBLIC HEARING – GOOGLE FIBER MCI HUT 156 CONDITIONAL USE PERMIT (CUP-06-24-9202)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit with an Alternative Development Standard, for the Google Fiber MCI Hut 156, a Utility, Major land use, in a General Business zoning district located at 2201 NW South Outer Road at 6:54 p.m. (CUP-06-24-9202). 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

BHC Engineer Robert Vaccaro was present on behalf of the applicant and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:06 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5244 – GOOGLE FIBER MCI HUT 156 CONDITIONAL USE PERMIT (CUP-06-24-9202)

Councilmember Culpepper introduced Bill No. 5244 approving a Conditional Use Permit with an Alternative Development Standard, for the Google Fiber MCI Hut 156, a Utility, Major land use, in a General Business zoning district located at 2201 NW South Outer Road (CUP-06-24-9202). City Clerk Erin Ford made the first reading of Bill No. 5244 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5244 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

MOTION TO AMEND

Councilmember Ericson moved to amend Bill No. 5244 to include a condition of providing space for adequate vehicular movement to prevent backing out onto the outer road. Motion seconded by Councilmember Fowler and carried unanimously.

VOTE ON 1ST READING OF BILL NO. 5244, AS AMENDED

The first reading of Bill No. 5244, as amended, was approved unanimously.

2ND READING – BILL NO. 5244, AS AMENDED

Ms. Ford made the second reading of Bill No. 5244, as amended by title. Councilmember Edmondson moved to adopt Bill No. 5244, as amended upon its second reading and give it **ORDINANCE NO. 5350,** 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

INTRODUCTION AND 1ST READING – BILL NO. 5245 – GOOGLE FIBER MCI HUT 156 FINAL PLAT (PF-06-24-9203)

Councilmember Culpepper introduced Bill No. 5245 approving a Final Plat for Google Fiber MCI Hut 156, a Utility, Major land use located at 2201 NW South Outer Road (PF-06-24-9203). City Clerk Erin Ford made the first reading of Bill No. 5245 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5245 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5245

Ms. Ford made the second reading of Bill No. 5245 by title. Councilmember Edmondson moved to adopt Bill No. 5245 upon its second reading and give it **ORDINANCE NO. 5351,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – RELATED TO FENCING (UDCT-07-24-9230)

Mayor Lievsay opened the Public Hearing to consider amendments to the Unified Development Code Section 407.040.D.3 – Buffers, Screens and Fencing - Other Fence Design Standards, related to the location standards for fences on residential property at 7:10 p.m. (UDCT-07-24-9230). 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 Unified Development Code amendments and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:21 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5246 – UNIFIED DEVELOPMENT CODE AMENDMENT – RELATING TO FENCING (UDCT-07-24-9230)

Councilmember Culpepper introduced Bill No. 5246 approving amendments to the Unified Development Code Section 407.040.D.3 – Buffers, Screens and Fencing – Other Fence Design Standards, related to the location standards for fences on residential property (UDCT-07-24-9230). City Clerk Erin Ford made the first reading of Bill No. 5246 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5246 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5246

Ms. Ford made the second reading of Bill No. 5246 by title. Councilmember Edmondson moved to adopt Bill No. 5246 upon its second reading and give it **ORDINANCE NO. 5352,** 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
Tholen – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5247 – FINAL PLAT FOR 802 SW WALNUT STREET (SCIRE ESTATES) (PF-06-24-9195)

Councilmember Culpepper introduced Bill No. 5247 approving a Final Plat for Scire Estates, a one-lot and one-tract subdivision located at 802 SW Walnut Street (PF-06-24-9195). City Clerk Erin Ford made the first reading of Bill No. 5247 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5247 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5247

Ms. Ford made the second reading of Bill No. 5247 by title. Councilmember Edmondson moved to adopt Bill No. 5247 upon its second reading and give it **ORDINANCE NO. 5353,** 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

INTRODUCTION AND 1ST READING – BILL NO. 5248 – FINAL PLAT FOR DUTCH BROS COFFEE (PF-06-24-9178)

Councilmember Culpepper introduced Bill No. 5248 approving a Final Plat for Dutch Bros Coffee, consisting of one lot located at 701 NW MO-7 Hwy (PF-06-24-9178). City Clerk Erin Ford made the first reading of Bill No. 5248 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5248 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5248

Ms. Ford made the second reading of Bill No. 5248 by title. Councilmember Edmondson moved to adopt Bill No. 5248 upon its second reading and give it **ORDINANCE NO. 5354,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen 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. 5249 – COPPERLEAF VILLAGE

Councilmember Culpepper introduced Bill No. 5249 terminating the Copperleaf Village Shopping Center Tax Increment Financing Plan. City Clerk Erin Ford made the first reading of Bill No. 5249 by title;

TAX INCREMENT FINANCING PLAN TERMINATION

copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5249 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5249

Ms. Ford made the second reading of Bill No. 5249 by title. Councilmember Edmondson moved to adopt Bill No. 5249 upon its second reading and give it **ORDINANCE NO. 5355,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen 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. 5250 – DECLARING AND ACCEPTING ELECTION RESULTS

Councilmember Culpepper introduced Bill No. 5250 declaring and accepting the election results from the August 6, 2024 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. 5250 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5250 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5250

Ms. Ford made the second reading of Bill No. 5250 by title. Councilmember Edmondson moved to adopt Bill No. 5250 upon its second reading and give it **ORDINANCE NO. 5356,** 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

PRESENTATION – DOWNTOWN MASTER PLAN IMPLEMENTATION TASK FORCE

Assistant Director of Community Development Cara Elbert introduced Downtown Master Plan Implementation Task Force Chair Jon Burke. Recommendations for implementation, including the projects selected with the most significant impact in Downtown and highlighting key opportunities for immediate implementation were presented.

MOTION TO DIRECT STAFF TO DECLARE SURPLUS PROPERTY AND PREPARE REQUEST FOR PROPOSAL FOR

Councilmember Ericson moved to direct staff to prepare an Ordinance declaring the Lumberyard property as surplus property and preparing a Request for Proposals for the new Main Street mixed-use and multi-family development of the Lumberyard for consideration at the September 3, 2024, Council meeting with a return date of 90 days from issuance. Motion seconded by

DEVELOPMENT OF THE LUMBERYARD

Councilmember Culpepper and carried unanimously.

MOTION TO DIRECT STAFF TO ISSUE REQUEST FOR PROPOSALS FOR A DESIGN CONSULTANT FOR NEW MAIN STREET STREETSCAPE

Councilmember Ericson moved to direct staff to issue a Request for Proposals for design services, select and engage a consultant to design an infrastructure plan for a new Main Street Streetscape, within 60 days focusing on:

- Streets, sidewalks, landscape, and pedestrian access to Central Park.
- East Main Street gateway improvements.
- Signage and directional signage to parking.
- East Gateway downtown merchant and informational signage.
- Evaluation of public and private parking options.

Motion seconded by Councilmember Culpepper and carried unanimously.

MOTION TO DIRECT STAFF TO DEVELOP PRICING AND PROJECT TIMELINE FOR RENOVATION OF CENTRAL PARK

Councilmember Ericson moved to direct Parks and Recreation staff to provide pricing and project timeline options by September 30, 2024 for the renovation of Central Park as a gathering space, based off the three concept plans included in the Downtown Master Plan. Motion seconded by Councilmember Culpepper and carried unanimously.

MAYORAL ANNOUNCEMENTS

- Thanks to voters for approval of recently approved Bond Issue.
- Blue Surf Bay hours will be reduced soon as summer comes to an end.
- The first day of school starts this week for Blue Springs, Grain Valley and Lee's Summit School Districts.
- The first Parks and Recreation Green Up the Blue Community Clean Up Day volunteer event is August 24, 2024.
- Due to the Labor Day holiday, the next City Council meeting will be held on September 3, 2024.
- Tip-A-Cop, for the Law Enforcement Torch Run benefitting Special Olympics Missouri will be held at Texas Roadhouse on August 20, 2024.

ADJOURNMENT

At 7:43 p.m., there was no further business to come before the Council, Councilmember Culpepper moved the meeting be adjourned. Motion seconded by Councilmember Fowler and carried unanimously.

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Erin Ford, City Clerk