CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
September 3, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, September 3, 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 – ABSENT
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 Tholen.

- Minutes of the August 19, 2024 City Council Meeting and Minutes of the August 22, 2024 City Council Special Meeting.
- **Resolution No. 64-2024** approving the disposition of Information Technology 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 No. 65-2024** approving a contract in the amount of $758,150.00 with SFS Architecture, Inc., for architectural services for the renovation and expansion of the Public Works Operations Building. This is approved as CIP BF-19 for the Public Works Facility remodel and expansion.

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – FLEX SPACES REZONING (RZ-07-24-9217) AND GENERAL DEVELOPMENT PLAN

Mayor Lievsay opened the Public Hearing to consider a Rezoning from General Business and Light Industrial to Light Industrial and a General Development Plan with an Alternative Development Standard for the development of Flex Spaces, an Office, Retail, Storage – Residential Warehouse development, on 4.19 +/- acres of land

(GDP-07-24-9218)

located at 3405 NW Jefferson Street at 6:01 p.m. (RZ-07-24-9217 and GDP-07-24-9218). 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 General Development Plan and addressed questions from the Council.

APPLICANT

Kimley-Horn Civil Engineer Patrick Joyce shared a presentation on behalf of the applicant. A copy of the presentation is attached to the Exhibit and entered into the record.

Jared Jacobson of Elevated Ventures was present on behalf of the applicant and addressed questions from Council.

IN SUPPORT OF

Jeff Carl spoke in support of the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:34 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5251 – FLEX SPACES REZONING (RZ-07-24-9217)

Councilmember Culpepper introduced Bill No. 5251 approving a Rezoning from General Business and Light Industrial to Light Industrial for 4.19 +/- acres of land located at 3405 NW Jefferson Street. City Clerk Erin Ford made the first reading of Bill No. 5251 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5251 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5251

Ms. Ford made the second reading of Bill No. 5251 by title. Councilmember Culpepper moved to adopt Bill No. 5251 upon its second reading and give it **ORDINANCE NO. 5357,** 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	Culpepper – Aye
Fowler – Aye	Kaylor – Aye
Ericson – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5252 – FLEX SPACES GENERAL DEVELOPMENT PLAN (GDP-07-24-9218)

Councilmember Culpepper introduced Bill No. 5252 approving a General Development Plan with an Alternative Development Standard for the development of Flex Spaces, an Office, Retail, Storage – Residential Warehouse development, on 4.19 +/- acres of land located at 3405 NW Jefferson Street. City Clerk Erin Ford made the first reading of Bill No. 5252 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5252 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5252

Ms. Ford made the second reading of Bill No. 5252 by title. Councilmember Culpepper moved to adopt Bill No. 5252 upon its second reading and give it **ORDINANCE NO. 5358,** 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	Kaylor – Aye
Ericson – Aye	Tholen – Aye
Culpepper – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

PUBLIC HEARING – ASHLAR HOMES ANNEXATION (ANNX-07-24-9240)

Mayor Lievsay opened the Public Hearing to consider an Annexation of property of approximately 71.62 +/- acres located north and south of 40 Highway and east of the Adams Pointe Golf Club into the City limits at 6:37 p.m. (ANNX-07-24-9240). 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.

APPLICANT

Jake Haddock of Schlagel was present on behalf of the applicant and available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:41 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5253 – ASHLAR HOMES ANNEXATION (ANNX-07-24-9240)

Councilmember Culpepper introduced Bill No. 5253 approving an Annexation of property of approximately 71.62 +/- acres located north and south of 40 Highway and east of the Adams Pointe Golf Club into the City limits. City Clerk Erin Ford made the first reading of Bill No. 5253 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5253 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING – FISCAL YEAR 2024-25 BUDGET

Mayor Lievsay opened the Public Hearing to consider the proposed Fiscal Year 2024-25 Budget at 6:42 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 reviewed the details of the proposed Fiscal Year 2024-25 Budget and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:48 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5254 – FISCAL YEAR 2024-25 BUDGET

Councilmember Culpepper introduced Bill No. 5254 approving the Fiscal Year 2024-25 Budget. City Clerk Erin Ford made the first reading of Bill No. 5254 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5254 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5255 – CONVEYANCE OF WYATT ROAD EASEMENTS

Councilmember Culpepper introduced Bill No. 5255 accepting Right-of-Way conveyances, permanent drainage easement, and temporary construction easements from the abutting property owners for the Wyatt Road West improvements, Project No. 19-01-02. City Clerk Erin Ford made the first reading of Bill No. 5255 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5255 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5255

Ms. Ford made the second reading of Bill No. 5255 by title. Councilmember Culpepper moved to adopt Bill No. 5255 upon its second reading and give it **ORDINANCE NO. 5359,** 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	Tholen – Aye
Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5256 – CONVEYANCE OF ZARDA EASEMENTS

Councilmember Culpepper introduced Bill No. 5256 accepting permanent drainage easement, temporary construction easement, and water line easement from Zarda Development Company, Inc. for the drainage improvements at NW 7 Highway and NW Vesper Street. City Clerk Erin Ford made the first reading of Bill No. 5256 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5256 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5256

Ms. Ford made the second reading of Bill No. 5256 by title. Councilmember Culpepper moved to adopt Bill No. 5256 upon its second reading and give it **ORDINANCE NO. 5360,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5257 – MID-AMERICA REGIONAL COUNCIL SENIOR SERVICES

Councilmember Culpepper introduced Bill No. 5257 approving a contract with Mid-America Regional Council for reimbursement to continue meal preparation for congregate meals and homebound meals and meal delivery for homebound recipients as well as continuing to provide site transportation via OATS Inc to and from Vesper Hall. This contract will also include evidence-based programming and the administration of Vesper Hall. City Clerk Erin Ford made the first reading of Bill No. 5257 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5257 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5257

Ms. Ford made the second reading of Bill No. 5257 by title. Councilmember Culpepper moved to adopt Bill No. 5257 upon its second reading and give it **ORDINANCE NO. 5361,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5258 – REQUEST FOR PROPOSALS FORMER LUMBERYARD PROPERTY

Councilmember Culpepper introduced Bill No. 5258 declaring as surplus the city-owned land south of W Main Street and generally east of SW 14th Street, the former lumberyard property, and authorizing the issuance of a Request for Proposals for the sale of said land. City Clerk Erin Ford made the first reading of Bill No. 5258 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5258 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5258

Ms. Ford made the second reading of Bill No. 5258 by title. Councilmember Culpepper moved to adopt Bill No. 5258 upon its second reading and give it **ORDINANCE NO. 5362,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

Tholen – Aye
Fowler – Aye
Ericson – Aye
Culpepper – Aye
Kaylor – Aye
Edmondson – ABSENT

Mayor Lievsay – Aye

MAYORAL ANNOUNCEMENTS

- The next City Council meeting will be on Wednesday, September 18 due to Council attending the Annual Missouri Municipal League Conference.
- The Kansas City Chiefs football season begins on Thursday, September 5.

CLOSED SESSION

At 6:56 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021 (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 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:

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

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor