CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
October 21, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 21, 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, City Attorney Jennifer Baird, and City Clerk Erin Ford.

INVOCATION AND PLEDGE

Alex Duvall with Blue Springs Church of the Resurrection gave the invocation and Councilmember Ericson 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 Edmondson moved to approve the Consent Agenda and the motion was seconded by Councilmember Kaylor.

- Minutes of the September 30, 2024 City Council Work Session, October 4, 2024 Special City Council Meeting, and October 7, 2024 City Council Meeting.
- **Resolution No. 81-2024** approving an Amendment to Contract #2024-079 with Quality Plumbing, Inc. in the amount of $135,768.50 for the Speas Drive Storm Project.
- **Resolution No. 82-2024** accepting certain public assets for Eagles Creek of Blue Springs 1st Plat.
- **Resolution No. 83-2024** accepting certain public assets for Hoot Owl Acres.
- **Resolution No. 84-2024** accepting certain public assets for SWIG.
- **Resolution No. 85-2024** accepting certain public assets for The Four Pillars 5th Plat.
- **Resolution No. 86-2024** accepting certain public assets for Willow Creek Estates.
- **Resolution No. 87-2024** approving a contract in the amount of $122,300.00 with Berry, Dunn, McNeil & Parker LLC. to conduct a City-wide Strategic Planning Process.
- **Resolution No. 88-2024** Adopt a Resolution approving a contract in the amount of $1,155,000 per fiscal year with SAK Construction, LLC, for sanitary and storm sewer system maintenance and rehabilitation. This project is approved as CIP SAN-07 for Citywide Maintenance and CIP STM-06 for Stormwater Maintenance.
- **Resolution No. 89-2024** appointing a Charter Review Commission pursuant to Blue Springs Home Rule Charter Section 12.8 – Charter Review Commission, to recommend to the voters of the City

proposed amendments to this Charter. The members of the Charter Review Commission shall be selected as provided by the City Council.

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 – HOME DEPOT CONDITIONAL USE PERMIT (CUP-08-24-9283) MOTION TO CONTINUE

Mayor Lievsay advised the Council that the applicant, Katie Fitzjarrald of Kimley-Horn and Associates on behalf of the property owner, The Home Depot, Inc, requested the public hearing for consideration of a Conditional Use Permit be continued to the November 18, 2024 City Council meeting (CUP-08-24-9283). Councilmember Kaylor moved to continue the public hearing on October 21, 2024 to the November 18, 2024 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – THE LINKS REZONING (RZ-08-24-9287) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9288) MOTION TO CONTINUE

Mayor Lievsay advised the Council that the applicant, Chad Risinger on behalf of the property owner, Bellington/Smith/Bellington Estates, requested the public hearing for consideration of a Rezoning and Planned Development Concept Plan be continued to the November 4, 2024 City Council meeting (RZ-08-24-9287, PDC-08-24-9288). Councilmember Ericson moved to continue the public hearing on October 21, 2024 to the November 4, 2024 City Council meeting. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – BPOE ELKS LODGE REZONING (RZ-08-24-9290) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9291)

Mayor Lievsay opened the Public Hearing to consider a Rezoning of 3.84 +/- acres of property generally located north of 40 Highway and west of the Adams Pointe Golf Club from Residential Estate to Planned Development and a Planned Development Concept Plan to allow for the existing private club, accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the Service Office zoning district at 6:02 p.m. (RZ-08-24-9290 and PDC-08-24-9291). 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

Associate Planner Christopher Willis reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the 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. 5269 – BPOE ELKS LODGE REZONING (RZ-08-24-9290)

Councilmember Culpepper introduced Bill No. 5269 approving a Rezoning of 3.84 +/- acres of property generally located north of 40 Highway and west of the Adams Pointe Golf Club from Residential Estate to Planned Development and a Planned Development Concept Plan to allow for the existing private club, accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the

AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9291)

Service Office zoning district. City Clerk Erin Ford made the first reading of Bill No. 5269 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5269 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5269

Ms. Ford made the second reading of Bill No. 5269 by title. Councilmember Edmondson moved to adopt Bill No. 5269 upon its second reading and give it **ORDINANCE NO. 5375,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with a vote of 6-1 with Councilmember Ericson voting no:

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

INTRODUCTION AND 1ST READING – BILL NO. 5270 – SUBAWARD AGREEMENT FOR JACKSON COUNTY DRUG TASK FORCE

Councilmember Culpepper introduced Bill No. 5270 approving a Subaward Agreement for the Jackson County Drug Task Force for the 2023 Edward Byrne Memorial Justice Assistance Grant. City Clerk Erin Ford made the first reading of Bill No. 5270 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5270 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5270

Ms. Ford made the second reading of Bill No. 5270 by title. Councilmember Edmondson moved to adopt Bill No. 5270 upon its second reading and give it **ORDINANCE NO. 5376,** 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

PRESENTATION – COCHRAN ON-CALL CONSULTING SERVICES

Sally Bartnett Bothmann introduced Vice President of SC Engineering (Cochran) David Christensen who presented on services provided by Cochran as well as a proposal for the 2025 Paving Project, specifically the Neighborhood Street Preservation Program and addressed questions from Council.

RESOLUTION 90-2024 – COCHRAN ON-CALL CONTRACT AND TASK ORDERS

Councilmember Culpepper moved to adopt Resolution 90-2024 approving an On-Call Consulting Services Contract and Task Orders #1 and #2 with SC Engineering, LLC dba Cochran. Motion seconded by Councilmember Kaylor and carried unanimously.

PRESENTATION – LEAD SERVICE LINE INVENTORY

David Carani and Chris Jackson of HDR Inc presented information on the Lead Service Line Inventory and addressed questions from Council.

COUNCIL COMMENTS

Fowler: Charter Commission was approved as part of the Consent Agenda and will soon begin important work of reviewing the Blue Springs Charter.

MAYORAL ANNOUNCEMENTS

- Blue Springs South High School football team had a recent win over Blue Springs High School.
- Trick or Treat Main Street will occur the morning of October 26.
- The Parks and Recreation Department will host the Spooky Springs event the evening of October 26.

ADJOURNMENT

At 7:17 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor