CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
November 18, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, November 18, 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

Pastor Michael Scott with The Table gave the invocation and Councilmember Culpepper 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 Ericson.

- Minutes of the November 4, 2024 City Council Meeting.
- **Resolution No. 94-2024** approving a purchase in the amount of $113,655.11 from Doosan Bobcat North America, Inc. for an E60 R2-Series Bobcat Compact Excavator ($75,909.42), CIP project SAN-17, and an E88 R2-Series Bobcat Compact Excavator ($37,745.69 after trade-in), CIP project WA-04.
- **Resolution No. 95-2024** authorizing the offering for sale of General Obligation Bonds for the benefit of the City of Blue Springs, Missouri to provide funding for street projects.

The Consent Agenda was approved with the following vote:

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

ITEM 3d – BOARD AND COMMISSION APPOINTMENTS

Item 3d - Board and Commission Appointments

A list of Mayoral appointments to the City's Boards and Commissions is as follows:
Economic Development Council:
New appointments: Becky Nace (term expiring 5/2027)
Roy Boyd (term expiring 5/2026)
Zachary Harrell (term expiring 5/2026)
Becky Nace, Chair (term expiring 5/2025)

and was removed from the Consent Agenda at the request of Councilmember Kaylor. Councilmember Kaylor moved to continue the approval of Item 3d – Board and Commission Appointments to the December 2, 2024 City Council meeting. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PRESENTATION – PROCLAMATION FOR JIM AND JACKIE FAIRBANKS

Mayor Lievsay presented a Proclamation to residents Jim and Jackie Fairbanks recognizing their years of service on various City Boards and Commissions.

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

Mayor Lievsay reopened the Public Hearing to consider a rezoning from Agriculture-County to Planned Development-Residential/Adams Dairy Parkway-Overlay for 18.47 +/- acre property with a Planned Development Concept Plan located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe at 6:08 p.m. (RZ-08-24-9287 and PDC-08-24-9288). The public hearing originally held on November 4, 2024 was continued to November 18, 2024 at the request of the City Council to allow changes to the Planned Development Concept Plan. An exhibit was entered and testimony was given during the November 4, 2024 public hearing.

The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered a second exhibit into the record.

STAFF REPORT

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

APPLICANT

Applicant Chad Risinger of Risinger Development was present and available to address question from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:21 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5271 – THE LINKS REZONING (RZ-08-24-9287) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9288)

Councilmember Culpepper introduced Bill No. 5271 approving a rezoning from Agriculture-County to Planned Development-Residential/Adams Dairy Parkway-Overlay for 18.47 +/- acre property with a Planned Development Concept Plan located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe. City Clerk Erin Ford made the first reading of Bill No. 5271 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5271 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5271

Ms. Ford made the second reading of Bill No. 5271 by title. Councilmember Edmondson moved to adopt Bill No. 5271 upon its second reading and give it **ORDINANCE NO. 5378,** 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

PUBLIC HEARING – THE HOME DEPOT – CONDITIONAL USE PERMIT (CUP-08-24-9283)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit for the property zoned General Business/Adams Dairy Parkway – Overlay consisting of 11.11 +/- acres generally located at the SW corner of Adams Dairy Parkway and Coronado Drive on behalf of the property owner, The Home Depot, at 6:22 p.m. (CUP-08-24-9283). 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

Andrew Gribble was present on behalf of the applicant, Kimley-Horn and Associates, and available to address questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:30 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5273 – THE HOME DEPOT – CONDITIONAL USE PERMIT (CUP-08-24-9283)

Councilmember Culpepper introduced Bill No. 5273 approving a Conditional Use Permit for the property zoned General Business/Adams Dairy Parkway – Overlay consisting of 11.11 +/- acres generally located at the SW corner of Adams Dairy Parkway and Coronado Drive on behalf of the property owner, The Home Depot. City Clerk Erin Ford made the first reading of Bill No. 5273 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5273 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5273

Ms. Ford made the second reading of Bill No. 5273 by title. Councilmember Edmondson moved to adopt Bill No. 5273 upon its second reading and give it **ORDINANCE NO. 5379** 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

PUBLIC HEARING – 209 NW 11TH STREET (RZ-09-24-9341)

Mayor Lievsay opened the Public Hearing to consider a Rezoning of 0.13+/- acres of property from Light Industrial to General Business generally located northwest of the intersection of NW 11th Street and W Main Street, addressed 209 NW 11th Street at 6:32 p.m. (RZ-09-24-9341). 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 addressed questions from the Council.

APPLICANT

Applicant Jaime Russell was present and available to address questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:35 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5274 – 209 NW 11TH STREET (RZ-09-24-9341)

Councilmember Culpepper introduced Bill No. 5274 approving a Rezoning of 0.13+/- acres of property from Light Industrial to General Business generally located northwest of the intersection of NW 11th Street and W Main Street, addressed 209 NW 11th Street. City Clerk Erin Ford made the first reading of Bill No. 5274 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5274 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5274

Ms. Ford made the second reading of Bill No. 5274 by title. Councilmember Edmondson moved to adopt Bill No. 5274 upon its second reading and give it **ORDINANCE NO. 5380,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

PUBLIC HEARING – VIBE – CONDITIONAL USE PERMIT (CUP-09-24-9342) – WITHDRAWN

Mayor Lievsay advised the Council that the applicant, Riley Smith, requested the consideration of a Conditional Use Permit for fine-line tattoos, a Board Art Services land use, on a property 0.13 +/- acres in size generally located at 209 NW 11th Street (CUP-09-24-9342) be withdrawn.

INTRODUCTION AND 1ST READING – BILL NO. 5275 – FACILITY USE AGREEMENT WITH METROPOLITAN COMMUNITY COLLEGE

Councilmember Culpepper introduced Bill No. 5275 approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri, also known as the Metropolitan Community College. City Clerk Erin Ford made the first reading of Bill No. 5275 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5275 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5275

Ms. Ford made the second reading of Bill No. 5275 by title. Councilmember Edmondson moved to adopt Bill No. 5275 upon its second reading and give it **ORDINANCE NO. 5381,** 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 – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5276 – MEMORANDUM OF UNDERSTANDING WITH CITY OF OAK GROVE FOR CENTRAL SQUARE RECORDS MANAGEMENT

Councilmember Culpepper introduced Bill No. 5276 approving a Memorandum of Understanding with the City of Oak Grove Missouri Police Department, for the shared use of the Central Square Records Management System and Computer Aided Dispatch Suite. City Clerk Erin Ford made the first reading of Bill No. 5276 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5276 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5276

Ms. Ford made the second reading of Bill No. 5276 by title. Councilmember Edmondson moved to adopt Bill No. 5276 upon its second reading and give it **ORDINANCE NO. 5382,** 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
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5277 – CODE AMENDMENT RELATING TO BACKYARD HENS

Councilmember Culpepper introduced Bill No. 5277 amending Chapter 215: Dogs, Cats, and Dangerous Animals, of the Code of Ordinances, City of Blue Springs, Missouri, adding Section 215.127: Regulation of Backyard Hens. City Clerk Erin Ford made the first reading of Bill No. 5277 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5277 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** with the following vote:

Tholen – Aye
Fowler – No
Ericson – No

Edmondson – Aye
Culpepper – No
Kaylor – No
Mayor Lievsay – Aye

VISITORS

Citizen Erica Knight spoke in support of backyard hens.

COUNCIL COMMENTS

Councilmember Fowler mentioned the State of the School District would be presented at the Chamber of Commerce luncheon on November 21, 2024.

MAYORAL ANNOUNCEMENTS

- Congratulated Councilmember Fowler on being elected to state office.
- Thanksgiving lunch at Vesper Hall is November 22, 2024.

ADJOURNMENT

At 7:03 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Fowler and carried unanimously.

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor