

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JUNE 21, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, June 21, 2022, 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 Carson Ross presiding.

**COUNCILMEMBERS IN
ATTENDANCE**

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Mike Ekey, Assistant City Administrator Christine Cates, City Prosecutor Michael Hunt, Attorney Padraic Corcoran, and City Clerk Sheryl Morgan.

**CALL MEETING TO
ORDER AND
CONFIRMATION OF
QUORUM**

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- **Minutes of the June 6, 2022** City Council Meeting
- **Resolution No. 45-2022** approving a three-month contract in the amount of \$13,967 with the Kansas City Area Transportation Authority (KCATA) to provide commuter bus services from Blue Springs to the downtown Kansas City area
- **Resolution No. 46-2022** approving a contract in the amount of \$319,601.88 with Vance Brothers, Inc., for the 2022 Micro Surfacing
- **Resolution No. 47-2022** determining the City's estimated population as 59,430 as of July 1, 2021
- **Liquor License renewals** for the 2022-2023 license year
- **Resolution No. 48-2022** appointing Successor Directors to the Downtown Blue Springs Community Improvement District
- **Resolution No. 49-2022** accepting the proposal for and authorizing the payment for the City's annual property, liability, and workers' compensation insurance for the insurance plan year that begins July 1, 2022

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

Ericson – Aye
Edmondson - Aye
Culpepper – Aye
Mayor Ross – Aye

PUBLIC HEARING – AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR OAKS AT WOODS CHAPEL (PUDC-05-22-8294)

Mayor Ross opened the Public Hearing to consider approving the Amended Planned Unit Development Concept Plan for Oaks at Woods Chapel, located at 1205 NW Woods Chapel Road for the development of a 6,496-sq ft. building with options for a drive-thru restaurant and retail space (PUDC-05-22-8294) at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Associate Planner Adair Bright reviewed the details of the proposed Amended Planned Unit Development Plan and addressed questions from the Council.

APPLICANT

Jacob Hodson with Olsson Engineering addressed questions from the Council and stated the applicant agrees to all conditions.

The Mayor hearing no further comments for or against, closed the public hearing at 6:10 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4988 – AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR OAKS AT WOODS CHAPEL (PUDC-05-22-8294)

Councilmember Culpepper introduced Bill No. 4988 approving the Amended Planned Unit Development Concept Plan for Oaks at Woods Chapel, located at 1205 NW Woods Chapel Road for the development of a 6,496-sq ft. building with options for a drive-thru restaurant and retail space (PUDC-05-22-8294). City Clerk Sheryl Morgan made the first reading of Bill No. 4988 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4988 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4988

Ms. Morgan made the second reading of Bill No. 4988 by title. Councilmember Fowler moved to adopt Bill No. 4988 upon its second reading and give it **ORDINANCE NO. 5120**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

PUBLIC HEARING – VACATION OF SANITARY SEWER EASEMENT FOR OAKS AT WOODS CHAPEL (VAC-05-22-8295)

Mayor Ross opened the Public Hearing to consider a vacation of a sanitary sewer easement located generally through the middle of 1205 NW Woods Chapel Road and landscape easement located along the eastern property line (VAC-05-22-8295) at 6:11 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Associate Planner Adair Bright reviewed the details of the proposed vacation and addressed questions from the Council.

APPLICANT

Jacob Hodson with Olsson Engineering addressed questions from the Council and stated the applicant agrees to all conditions.

The Mayor hearing no further comments for or against, closed the public hearing at 6:14 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4989 – VACATION OF SANITARY SEWER EASEMENT FOR OAKS AT WOODS CHAPEL (VAC-05-22-8295)

Councilmember Culpepper introduced Bill No. 4989 approving a vacation of a sanitary sewer easement located generally through the middle of 1205 NW Woods Chapel Road and landscape easement located along the eastern property line (VAC-05-22-8295). City Clerk Sheryl Morgan made the first reading of Bill No. 4989 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4989 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4989

Ms. Morgan made the second reading of Bill No. 4989 by title. Councilmember Fowler moved to adopt Bill No. 4989 upon its second reading and give it **ORDINANCE NO. 5121**, 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 | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING – AMENDMENT TO PLANNED DEVELOPMENT CONCEPT PLAN FOR HOOT OWL RIDGE (PDC-05-22-8294)

Mayor Ross opened the Public Hearing to consider an amendment to the approved Planned Development Concept Plan for Hoot Owl Ridge to allow for reduced setbacks on Lots 15, 22, 33, 36, 39, 40, 42, & 43 in The Hoot Owl Ridge subdivision, generally located north of Major Road and east of Adams Dairy Parkway and contains 44 single-family lots (PDC-05-22-8292) at 6:15 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered two exhibits into the record.

STAFF REPORT

Director of Community Development Mike Mallon reviewed the details of the proposed amended and addressed questions from the Council.

APPLICANT

Applicant and property owner Justin Larkin was present and addressed questions from Council.

Councilmember Fowler presented photos and a video of the standing, stagnant water and asked staff to work with the developer to see if there are any options to mitigate the standing water.

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

INTRODUCTION AND 1ST READING – BILL NO. 4990 – AMENDMENT TO PLANNED DEVELOPMENT CONCEPT PLAN FOR HOOT OWL RIDGE (PDC-05-22-8294)

Councilmember Culpepper introduced Bill No. 4990 approving an amendment to the approved Planned Development Concept Plan for Hoot Owl Ridge to allow for reduced setbacks on Lots 15, 22, 33, 36, 39, 40, 42, & 43 in The Hoot Owl Ridge subdivision, generally located north of Major Road and east of Adams Dairy Parkway and contains 44 single-family lots (PDC-05-22-8292). City Clerk Sheryl Morgan made the first reading of Bill No. 4990 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4990 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4990

Ms. Morgan made the second reading of Bill No. 4990 by title. Councilmember Fowler moved to adopt Bill No. 4990 upon its second reading and give it **ORDINANCE NO. 5122**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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| Ericson – Aye | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| Culpepper – Aye | Fowler – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4991 – ANNEXATION AGREEMENT WITH FLANDERS ASSET MANAGEMENT

Councilmember Culpepper introduced Bill No. 4991 approving an Annexation Agreement with Flanders Asset Management LC. City Clerk Sheryl Morgan made the first reading of Bill No. 4991 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4991 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4991

Ms. Morgan made the second reading of Bill No. 4991 by title. Councilmember Fowler moved to adopt Bill No. 4991 upon its second reading and give it **ORDINANCE NO. 5123**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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|-----------------|------------------|
| Edmondson – Aye | Lievsay – Aye |
| Culpepper – Aye | Fowler – Aye |
| Kaylor – Aye | Ericson – Aye |
| | Mayor Ross – Aye |

2ND READING – BILL NO. 4987 – ANNEXATION OF PROPERTY FOR FLANDERS ASSET MANAGEMENT (ANNX-05-22-8272)

Ms. Morgan made the second reading of Bill No. 4987 approving the Annexation of property (approximately 1.85 +/- acres) located at the southwest corner of Brookside Drive and SW Highway 7 into the City limits (ANNX-05-22-8272) by title. The public hearing and first reading of Bill No. 4987 were held on June 6, 2022. Councilmember Fowler moved to adopt Bill No. 4987 upon its second reading and give it **ORDINANCE NO. 5124**, 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
Kaylor – Aye
Lievsay – Aye

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Ross – Aye

**PUBLIC HEARING –
REZONING OF PROPERTY
AT SW CORNER OF
BROOKSIDE DRIVE AND
HWY 7 FOR FLANDERS
ASSET MANAGEMENT
(RZ-05-22-8271)**

Mayor Ross opened the Public Hearing to consider a rezoning from Jackson County - Light Industrial to City zoning - General Business for approximately 1.85 acres of property located at the southwest corner of Brookside Drive and Highway 7 (RZ-05-22-8271) at 6:32 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Director of Community Development Mike Mallon reviewed the details of the proposed rezoning and addressed questions from the Council.

APPLICANT

Applicant Dave Flanders was present to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:43 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4992
– REZONING OF
PROPERTY AT SW
CORNER OF BROOKSIDE
DRIVE AND HWY 7 FOR
FLANDERS ASSET
MANAGEMENT (RZ-05-22-
8271)**

Councilmember Culpepper introduced Bill No. 4992 approving a rezoning from Jackson County - Light Industrial to City zoning - General Business for approximately 1.85 acres of property located at the southwest corner of Brookside Drive and Highway 7 (RZ-05-22-8271). City Clerk Sheryl Morgan made the first reading of Bill No. 4992 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4992 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4992**

Ms. Morgan made the second reading of Bill No. 4992 by title. Councilmember Fowler moved to adopt Bill No. 4992 upon its second reading and give it **ORDINANCE NO. 5125**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

**CHAPTER 353 TAX
ABATEMENT FOR THE
DWELLINGS**

Mayor Ross advised the Council that the application for The Dwellings Chapter 353 Tax Abatement in its current form is no longer under consideration.

INTRODUCTION AND 1ST READING – BILL NO. 4993 – REAPPOINT MUNICIPAL JUDGES

Councilmember Culpepper introduced Bill No. 4993 approving the reappointment and restating the compensation for the Municipal Judges pursuant to Section 3.16 of the Blue Springs Home Rule Charter. City Clerk Sheryl Morgan made the first reading of Bill No. 4993 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4993 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4993

Ms. Morgan made the second reading of Bill No. 4993 by title. Councilmember Fowler moved to adopt Bill No. 4993 upon its second reading and give it **ORDINANCE NO. 5126**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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| Lievsay – Aye | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

DISCUSSION – HEALTH DEPARTMENT/LOCAL HEALTH AUTHORITY

City Administrator Mike Ekey introduced the discussion items brought forward by Councilmembers Edmondson, Ericson, and Lievsay regarding the creation of a Health Department and Local Public Health Authority.

MOTION TO DIRECT STAFF TO TAKE NEXT STEPS

After Council discussion, Councilmember Edmondson moved to direct staff to proceed with next steps, including up to \$33,500 in the FY 2022-23 budget for legal services to determine the procedure required to form a health department and assist the City in the actual formation of a Local Public Health Authority. Motion seconded by Councilmember Ericson and carried with a vote of 4-3 as follows:

- | | |
|-----------------|-----------------|
| Fowler – No | Culpepper – No |
| Ericson – Aye | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| | Mayor Ross – No |

MAYORAL ANNOUNCEMENTS

Mayor Ross reminded the public that the next Council meeting will be held on Tuesday, July 5 and reminded residents to Be a Good Neighbor when shooting off fireworks over the 4th of July and to be aware of the extremely dry conditions.

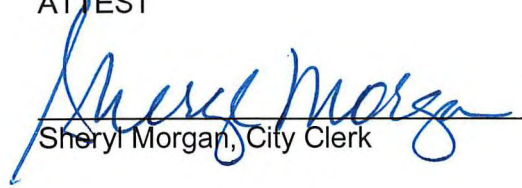
Thoughts to Ponder:
“There is no greater agony than bearing an untold story inside yourself.”
(Maya Angelou)

ADJOURNMENT

At 6:51 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned.


Motion seconded by Councilmember Lievsay and carried unanimously.

ATTEST



Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor