

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JULY 18, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 18, 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	Galen Ericson
Chris Lievsay - Absent	Kent Edmondson
Ron Fowler	Susan Culpepper

Also present were City Administrator Mike Ekey, Assistant City Administrator Christine Cates, City Attorney Jacqueline Sommer, City Clerk Sheryl Morgan, and Assistant City Clerk Erin Ford.

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

- **Minutes of the July 5, 2022** City Council Meeting
- **Resolution No. 55-2022** approving a purchase in the amount of \$273,178 from Lenco Armored Vehicles for a Lenco Bearcat Armored Vehicle
- **Resolution No. 56-2022** approving a contract change order to Contract No. 2021-180 in the amount of \$4,238 with Design Mechanical, Inc., for additional costs during boiler replacement at Vesper Hall
- **Resolution No. 57-2022** approving an agreement with the Mid-America Regional Council to participate in the Regional Preventive Maintenance program funded by the Coronavirus Rescue and Relief Supplemental Appropriations Act

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

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

EMPLOYEE RECOGNITION

Mayor Ross presented a service pin to Assistant City Administrator Christine Cates in recognition of her 20 years of service to the City.

PUBLIC HEARING – WATER AND SEWER RATES FOR FY 2023 – 2025

Mayor Ross opened the Public Hearing to hear public comment on the City's proposed 2023 through 2025 fiscal year sewer rates at 6:04 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

Anna White, Principal Consultant of Black & Veatch reviewed the details of the proposed rates and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:28 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4998 – AMEND CODE RELATING TO SEWER RATES FOR FY 2023 – 2025

Councilmember Culpepper introduced Bill No. 4998 amending Section 705.130 of the Code of Ordinances, City of Blue Springs, Missouri, to set new sewer rates for fiscal years 2023 through 2025. City Clerk Sheryl Morgan made the first reading of Bill No. 4998 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4998 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4998

Ms. Morgan made the second reading of Bill No. 4998 by title. Councilmember Fowler moved to adopt Bill No. 4998 upon its second reading and give it **ORDINANCE NO. 5130**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4999 – AMEND CODE RELATING TO WATER RATES FOR FY 2023 – 2025

Councilmember Culpepper introduced Bill No. 4999 amending Section 705.010 of the Code of Ordinances, City of Blue Springs, Missouri, to set new water rates for fiscal years 2023 through 2025. City Clerk Sheryl Morgan made the first reading of Bill No. 4999 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4999 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4999

Ms. Morgan made the second reading of Bill No. 4999 by title. Councilmember Fowler moved to adopt Bill No. 4999 upon its second reading and give it **ORDINANCE NO. 5131**, 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
Lievsay – Absent
Mayor Ross – Aye

**PUBLIC HEARING –
REZONING
(RZ-06-22-8330) AND
CONDITIONAL USE
PERMIT (CUP-06-22-8331)
FOR 601 SE INDUSTRIAL
DRIVE**

Mayor Ross opened the Public Hearing to consider a rezoning from High Industrial/Adams Dairy Parkway Overlay to Light Industrial/Adams Dairy Parkway Overlay for the 1.02 +/- acres for a recreational business development located 601 SE Industrial Drive (RZ-06-22-8330) and concurrently consider a Conditional Use Permit allowing the recreation and entertainment uses on a 1.03+/- acres property generally located at the 601 SE Industrial Drive (CUP-06-22-8331) at 6:28 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 rezoning and conditional use permit and addressed questions from the Council.

APPLICANT

Applicant Joe Lewis was present and available for questions from Council.

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

**INTRODUCTION AND 1ST
READING – BILL NO. 5000
– REZONING OF 601 SE
INDUSTRIAL DRIVE
(RZ-06-22-8330)**

Councilmember Culpepper introduced Bill No. 5000 approving a rezoning from High Industrial/Adams Dairy Parkway Overlay to Light Industrial/ Adams Dairy Parkway Overlay for the 1.02 +/- acres for a recreational business development located 601 SE Industrial Drive (RZ-06-22-8330). City Clerk Sheryl Morgan made the first reading of Bill No. 5000 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5000 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
5000**

Ms. Morgan made the second reading of Bill No. 5000 by title. Councilmember Fowler moved to adopt Bill No. 5000 upon its second reading and give it **ORDINANCE NO. 5132**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye

Kaylor – Aye
Lievsay – Absent
Fowler – Aye
Mayor Ross – Aye

**INTRODUCTION AND 1ST
READING – BILL NO. 5001
– CONDITIONAL USE**

Councilmember Culpepper introduced Bill No. 5001 approving a Conditional Use Permit allowing the recreation and entertainment uses on a 1.03+/- acres property generally located at the 601 SE

PERMIT FOR 601 SE INDUSTRIAL DRIVE (CUP-06-22-8331)

Industrial Drive (CUP-06-22-8331). City Clerk Sheryl Morgan made the first reading of Bill No. 5001 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5001 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5001

Ms. Morgan made the second reading of Bill No. 5001 by title. Councilmember Fowler moved to adopt Bill No. 5001 upon its second reading and give it **ORDINANCE NO. 5133**, 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 – Absent |
| Culpepper – Aye | Fowler – Aye |
| Kaylor – Aye | Ericson – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING – REZONING (RZ-06-22-8340) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-06-22-8341) FOR LUXE ONE

Mayor Ross opened the Public Hearing to consider rezoning from General Business/Planned Unit Development/ Restricted Overlay to High Density Multi-Family District/ Planned Development for 2.25+/- acres for the Luxe One Apartments development located at 1615 NW Burdett Crossing and 1651 NW Burdett Crossing (RZ-06-22-8340) and concurrently consider approval of a Planned Development Concept Plan for park/green space located at 1615 NW Burdett Crossing, to allow a park/green space on 2.25 +/- acres of land (PDC-06-22-8341) at 6:36 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 rezoning and planned development concept plan and addressed questions from the Council.

APPLICANT

Applicant David Williams presented additional information and addressed questions from Council.

IN OPPOSITION TO

Lori Hilton representing North Ridge Villas HOA, Chuck Zuvers representing North Ridge HOA and Susan Saunders spoke in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:22 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5002 – REZONING FOR LUXE ONE (RZ-06-22-8340)

Councilmember Culpepper introduced Bill No. 5002 approving a rezoning from General Business/Planned Unit Development/ Restricted Overlay to High Density Multi-Family District/ Planned Development for 2.25+/- acres for the Luxe One Apartments development located at 1615 NW Burdett Crossing and 1651 NW Burdett Crossing (RZ-06-22-8340). City Clerk Sheryl Morgan made

the first reading of Bill No. 5002 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5002 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and failed with a 3-3 tie as follows:

Culpepper – Aye	Fowler – No
Kaylor – No	Ericson – Aye
Lievsay – Absent	Edmondson – No
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5003 – PLANNED DEVELOPMENT CONCEPT PLAN FOR LUXE ONE (PDC-06-22-8341)

Mayor Ross stated since Bill No. 5002 did not pass, Bill No. 5003 approving the Planned Development Concept Plan was not necessary.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:
“Do what you can with what you have where you are.”

(Theodore Roosevelt)

ADJOURNMENT

At 7:25 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Edmondson and carried unanimously.

ATTEST


Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor