

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
NOVEMBER 7, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, November 7, 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, Deputy City Administrator Christine Cates, City Attorney Sarah Carnes, 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 Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Culpepper.

- **Minutes of the October 17, 2022** City Council Meeting
- **Liquor License for Agaveros LLC dba Agaveros Mexican Bar & Grill** located at 770 SW Eastbound US 40 Highway, Blue Springs, MO 64015, to sell Intoxicating Liquors – Consumption on Premises/Original Package/Retailer-Packaged, to include retail selling on Sunday intoxicating liquor on the premises where sold, in original package at retail not to be opened or consumed on the premises where sold, or in retailer – packaged container for off-premises consumption
- **Liquor License for Maleeha LLC dba Conoco** located at 2401 NW 7 Highway, Blue Springs, MO 64015, to sell intoxicating liquors in the original package, for consumption off premises, to include Sunday retail selling of intoxicating liquors by the drink, on the premises or in original package for consumption on or off premises
- **Resolution No. 95-2022** approving an agreement with the Mid-America Regional Council's Solid Waste Management District to participate in the 2023 Regional Household Hazardous Waste Collection Program in the amount of \$65,373
- **Resolution No. 96-2022** approving a 5-year agreement with the Communication Workers of America Local 6360 for communications officers for fiscal years 2023 – 2027
- **Resolution No. 97-2022** amending Contract No. 2022-137 with Meredith Hauck, dba Focus + Flow, LLC for consulting services in the Public Works Department to extend services through January 13, 2023

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

Kaylor – Aye
Lievsey – Aye
Fowler – Aye

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

**PUBLIC HEARING –
UNIFIED DEVELOPMENT
CODE TEXT
AMENDMENTS
(UDCT-09-22-8449)**

Mayor Ross opened the Public Hearing to consider amendments to the Unified Development Code related to Home Occupations, Building or construction contractor land uses in the General Business Zoning District, Landscape and buffer standards and residential parking in the Downtown Zoning District (UDCT-09-22-8449) at 6:01 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 Unified Development Code amendments and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:36 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 5034
– UNIFIED DEVELOPMENT
CODE TEXT
AMENDMENTS (UDCT-09-
22-8449)**

Councilmember Culpepper introduced Bill No. 5034 approving amendments to sections of the Unified Development Code related to Home Occupations, Building or construction contractor land uses in the General Business Zoning District, Landscape and buffer standards and residential parking in the Downtown Zoning District (UDCT-09-22-8449). City Clerk Sheryl Morgan made the first reading of Bill No. 5034 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5034 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

**MOTION TO AMEND BILL
NO. 5034**

Councilmember Lievsey moved to amend Bill No. 5034 to strike through Section 5 relating to Section 404.240 relating to T-Zone Parking Standards (Downtown Parking). Motion seconded by Councilmember Edmondson and after Council discussion carried with the following vote:

Lievsey – Aye
Fowler – Aye
Ericson – No

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

**VOTE ON 1st READING OF
BILL NO, 5034, AS
AMENDED**

The first reading of Bill No. 5034, as amended, carried with a vote of 6-1 (Councilmember Ericson voting No).

2ND READING – BILL NO. 5034, AS AMENDED

Ms. Morgan made the second reading of Bill No. 5034, as amended by title. Councilmember Fowler moved to adopt Bill No. 5034, as amended, upon its second reading and give it **ORDINANCE NO. 5163**, 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 – No	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5035 CODE AMENDMENT FOR HOME-BASED BUSINESSES

Councilmember Culpepper introduced Bill No. 5035 approving amendments to various sections of Chapters 605 Licensing and Business Licenses of the City of Blue Springs related to home occupations and home-based work in response to recently enacted State Statutes. City Clerk Sheryl Morgan made the first reading of Bill No. 5035 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5035 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 (Councilmember Ericson voting no).

2ND READING – BILL NO. 5035

Ms. Morgan made the second reading of Bill No. 5035 by title. Councilmember Fowler moved to adopt Bill No. 5035 upon its second reading and give it **ORDINANCE NO. 5164**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

RESOLUTION 70-2022, AS AMENDED – SITE PLAN DESIGN REVIEW FOR JB MOORE INVESTMENTS/EAST 40 BREWING PARK (SPDR-06-22-8338)

Councilmember Lievsay moved to adopt Resolution No. 70-2022 as amended, approving the Site Plan Design Review with Alternative Development Standards per Sec. 403.010.A.3.f. of the Code of Ordinances for JB Moore Investments LLC / East Forty Brewing Parking at 201 NW 12th Street (SPDR-06-22-8338). This amended Resolution includes the amendment to replace the words “asphalt millings” with “gravel” throughout the Resolution which were approved by the City Council at the September 6, 2022 meeting. Motion seconded by Councilmember Edmondson.

2nd MOTION TO AMEND RESOLUTION NO. 70-2022

Councilmember Culpepper moved to amend Section 2 of Resolution No. 70-2022, as amended, by striking through the term “gravel” in subsection 1.2 and 2 and replacing it with “asphalt millings.” Motion seconded by Councilmember Ericson and, after Council discussion, carried with the following vote:

Ericson – Aye
Edmondson – No
Culpepper – Aye

Kaylor – No
Lievsay – No
Fowler – Aye
Mayor Ross – Aye

**3rd MOTION TO AMEND
RESOLUTION NO. 70-2022**

Councilmember Fowler moved to amend Section 2 of Resolution No. 70-2022, as twice amended, by striking subsection 2 and substituting the following “The use of asphalt millings as an alternative development standard shall be approved for two (2) years, after such time a new application for site plan design review shall be re-submitted for approval.” Motion seconded by Councilmember Culpepper and after Council discussion carried with the following vote:

Edmondson – No
Culpepper – Aye
Kaylor – No

Lievsay – No
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

**4th MOTION TO AMEND
RESOLUTION NO. 70-2022**

Councilmember Lievsay moved to amend Section 2 of Resolution No. 70-2022, as amended three times, by striking the words “for two (2) years, after such time a new application for site plan design review shall be re-submitted for approval” from subsection 2. Motion seconded by Councilmember Kaylor and after Council discussion carried with the following vote:

Culpepper – No
Kaylor – Aye
Lievsay – Aye

Fowler – No
Ericson – No
Edmondson – Aye
Mayor Ross – Aye

**VOTE ON RESOLUTION
NO. 70-2022, AS FOUR
TIMES AMENDED**

Kaylor – Aye
Lievsay – Aye
Fowler – No

Ericson – No
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

**INTRODUCTION AND 1ST
READING – BILL NO. 5036
– SPECIAL OBLIGATION
PARK BONDS FOR
AQUATIC CENTER**

Tom Kaleko, Principal with BakerTilly, provided an update on the sale of the special obligation bonds that took place the morning of November 7.

Councilmember Culpepper introduced Bill No. 5036 approving the issuance of \$35,690,000 in Special Obligation Bonds for the benefit of the City of Blue Springs, Missouri to provide funding for the Blue Springs Aquatic Center. The Bill also authorizes a trust indenture and tax compliance agreement related to the issuance of the bonds. City Clerk Sheryl Morgan made the first reading of Bill No. 5036 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5036 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5036

Ms. Morgan made the second reading of Bill No. 5036 by title. Councilmember Fowler moved to adopt Bill No. 5036 upon its second reading and give it **ORDINANCE NO. 5165**, 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 | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 5037 GRANT FOR DOMESTIC VIOLENCE

Councilmember Culpepper introduced Bill No. 5037 ratifying the acceptance of a three-year grant from the Department of Justice, Office on Violence Against Women, in an annual amount of approximately \$166,667 for the purpose of improving criminal justice responses to sexual assault, domestic violence, dating violence and stalking. City Clerk Sheryl Morgan made the first reading of Bill No. 5037 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5037 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5037

Ms. Morgan made the second reading of Bill No. 5037 by title. Councilmember Fowler moved to adopt Bill No. 5037 upon its second reading and give it **ORDINANCE NO. 5166**, 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 |

RESOLUTION 98-2022 MEMORANDUM OF UNDERSTANDING WITH HOPE HOUSE

Councilmember Fowler moved to adopt Resolution No. 98-2022 ratifying a Memorandum of Understanding with Hope House for providing services to adult and child survivors as required by the Department of Justice grant which was ratified by Council by Ordinance No. 5166. Motion seconded by Councilmember Culpepper and carried unanimously.

VISITORS

Jim Mullen addressed Council on behalf of residents of Little Garden Lane adjoining the Chapman Ridge Phase 2 development regarding a cul-de-sac.

MAYORAL ANNOUNCEMENTS

Mayor Ross reminded the public that tomorrow is election day.

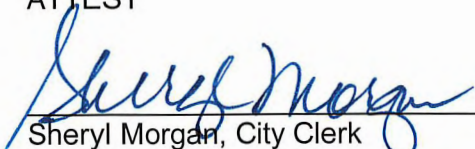
Thoughts to Ponder:

“Everything you can imagine is real.”
(Pablo Picasso)

ADJOURNMENT


At 7:25 p.m., there was no further business to come before the Council, Councilmember Edmondson 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