

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JANUARY 16, 2024**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, January 16, 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 Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:02 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- **Minutes of the January 2, 2024** City Council Meeting and **January 8, 2024** City Council and Blue Springs School District School Board
- **Resolution 07-2024** approving Amendment No. 1 to Contract No. 2023-088 with Affinis Corp. to include the design and addition of alternative plans for a roundabout at the intersection of Wyatt Road and Adams Dairy Parkway. The original Contract was approved by Resolution No. 29-2023 on May 15, 2023 for professional engineering and land surveying services for the Wyatt Road Reconstruction Project (CIP ST-18)

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 – HOOT OWL MEADOWS REZONING AND GENERAL DEVELOPMENT PLAN (RZ 10-23-8939 and GDP-10-23-8940) – MOTION TO CONTINUE

Mayor Ross advised the Council that the Applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, is requesting the public hearing for consideration of a Rezoning and General Development Plan be continued to the February 5, 2024, City Council meeting (RZ-10-23-8939 and GDP-10-23-8940). The public hearing was previously continued from the December 18, 2023 City Council meeting without testimony. Councilmember Culpepper moved to continue the public hearing on January 16, 2024 to the February 5, 2024 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

**PUBLIC HEARING –
REDWOOD LIVING
REZONING AND
PLANNED
DEVELOPMENT
CONCEPT PLAN
(RZ-10-23-8944 & PDC-
10-23-8946)**

Mayor Ross advised the Council that the Applicant, Richard Batt with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs is requesting the public hearing for consideration to rezone the property from Agriculture and Moderate Density Multi-Family District to Planned Development – Residential and request approval of a Planned Development Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension be continued from the January 16, 2024 Council Meeting to the February 21, 2024 City Council meeting (RZ-10-23-8944 & PDC-10-23-8946). Councilmember Ericson moved to continue the public hearing on January 16, 2024 to the February 21, 2024 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

**INTRODUCTION AND
1ST READING – BILL
NO. 5176 - AMENDMENT
TO THE FINAL PLAT
FOR EAGLES CREEK
OF BLUE SPRINGS 1ST
PLAT, LOTS 1-33
(PF-10-23-8920)**

Councilmember Culpepper introduced Bill No. 5176 approving an Amendment to the Final Plat for Eagles Creek of Blue Springs 1st Plat, Lots 1-33 (PF-10-23-8920), generally located South of SW Moreland School Road and West of SE Adams Dairy Parkway. The original Final Plat was approved by Ordinance Number 5284 on December 4, 2023. This Amendment will consist of lot corrections, corrected lot dimensions, and the removal of Tract B. City Clerk Erin Ford made the first reading of Bill No. 5176 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5176 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5176**

Ms. Ford made the second reading of Bill No. 5176 by title. Councilmember Edmondson moved to adopt Bill No. 5176 upon its second reading and give it **ORDINANCE NO. 5297**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

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

**INTRODUCTION AND
1ST READING – BILL
NO. 5177 – CALL FOR
ELECTION –
BACKYARD HENS**

Councilmember Culpepper introduced Bill No. 5177 calling an election to be held on April 2, 2024 to amend Section 215.125: Livestock and Farm Animals and Add Section 215.140 Backyard Hens to the Blue Springs Code of Ordinances. This Bill is at the request of Councilmembers Lievsay and Edmondson. City Clerk Erin Ford made the first reading of Bill No. 5177 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5177 upon its first reading and proceed with the second reading. Motion seconded by

Councilmember Lievsay and after Council discussion, **failed** with the following vote:

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

MOTION TO DIRECT CITY ADMINISTRATOR REGARDING BACKYARD HENS

Councilmember Culpepper moved to direct the City Administrator to resume research and drafting of a Bill for Council consideration amending the Code relating to backyard hens by the first Council meeting in March. Motion seconded by Councilmember Ericson and carried unanimously.

VISITORS

Jennifer Plumberg spoke on behalf of the Citizens for Backyard Hens Initiative Petition Committee.

MAYORAL ANNOUNCEMENTS

Mayor Ross selected a quote in honor of Martin Luther King Jr. Day on January 15, 2024.

Thoughts to Ponder:

“I have decided to stick with love. Hate is too great a burden to bear.”

(Martin Luther King, Jr.)

“Most of us hide behind egocentric biases that generate the illusion that we are special. These self-serving protective shields allow us to believe that each of us is above average on any test of self-integrity. Too often we look to the stars through the thick lens of personal invulnerability when we should also look down to the slippery slope beneath our feet.”

(Philip Zimbardo)

CLOSED SESSION

At 6:40 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(21) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Network Security and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Lievsay and carried with the following votes:

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

ATTEST


Erin Ford, City Clerk

CITY OF BLUE SPRINGS


Carson Ross, Mayor