

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
MAY 16, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, May 16, 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 Acting City Administrator Christine Cates, City Attorney Jacqueline Sommer, 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 requested that Item 3g – Resolution No. 36-2022 approving contract for security cameras in parks be pulled from the Consent Agenda for separate consideration.

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

- **Minutes of the May 2, 2022** City Council Meeting
- **Board and Commission Appointments**

Downtown Review Board:

Reappointment: Jason Ellis
Jason Ellis, Chair

Planning Commission:

New Appointment: Bob Morton

Park Commission:

Reappointment: Gabriel Mejia

Public Safety Citizens' Advisory Board:

Reappointment: Elly Welchert

- **Resolution No. 32-2022** approving a contract with Orion Management Solutions MO, Inc. of Leawood, KS for the management of the Adams Pointe Golf Club in the amount of \$69,000.00 annually and a contingency fee, for a period of five years with an option to extend for an additional five years
- **Resolution No. 33-2022** terminating the Memorandum of Understanding between the City and DZ & CB, LLC, approved by Resolution No. 09-2021 on March 1, 2021, and approving an agreement with Redwood Blue Springs Southwest Wyatt Road MO P1 LLC in order to reimburse the company in the amount not to exceed \$300,000 for a sanitary sewer gravity main installation outside the requirements of their development for Redwood Apartments

- **Resolution No. 34-2022** approving a purchase of equipment and services in the amount of \$97,977.18 from MicroMan Industries LLC for Ford Utility SUV Police Equipment
- **Resolution No. 35-2022** approving an amendment in the amount of \$9,177.00 with Clean Uniform Company for Uniform Services Contract # 2018-156.1R approved by Resolution No. 71-2018 on August 20, 2018
- **Resolution No. 37-2022** approving a contract in the amount of \$223,500.00 with Novotx LLC, for Public Works Asset Management Software, including 12 months of maintenance and support

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

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

ITEM 3g – RESOLUTION NO. 36-2022 APPROVING CONTRACT FOR SECURITY CAMERAS IN PARKS

Councilmember Ericson pulled Item 3g – Resolution No. 36-2022 approving contract for security cameras in parks for discussion.

After discussion, Councilmember Culpepper moved to adopt **Resolution No. 36-2022** approving a contract in the amount of \$376,468.83 with Convergent Technologies LLC, for the purchase and installation of security cameras in Woods Chapel Park, Rotary Park, Wilbur Young Park, and Burrus Old Mill Park. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – CHAPTER 353 TAX ABATEMENT FOR LOVING CUP LLC DBA SCOOTER’S COFFEE

Mayor Ross opened the Public Hearing to consider the tax abatement of real property for the renovation of a facility for Loving Cup, LLC d/b/a Scooter’s Coffee at 201 NW 11th Street, Blue Springs, MO 64015 at 6:11 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.

APPLICANT

Jacob Burnett spoke on behalf of the applicant, Loving Cup, LLC dba Scooter’s Coffee.

STAFF REPORT

Sarah Granath of Gilmore and Bell reviewed the details of the MCRC application and requested abatement. Ms. Granath noted the property owner is Graeve Enterprises and the Abatement Agreement would be with that entity.

The Mayor hearing no further comments for or against, closed the public hearing at 6:24 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4982 – CHAPTER 353 TAX ABATEMENT FOR LOVING

Councilmember Culpepper introduced Bill No. 4982 approving the tax abatement of real property for the renovation of a facility for Loving Cup, LLC d/b/a Scooter’s Coffee at 201 NW 11th Street, Blue Springs, MO 64015 pursuant to the Main Center Redevelopment Corporation

**CUP LLC DBA
SCOOTER'S COFFEE**

Amended and Restated Development Plan pursuant to Chapter 353 of the Revised Statutes of Missouri and an Abatement Agreement to implement tax abatement for the project. City Clerk Sheryl Morgan made the first reading of Bill No. 4982 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4982 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

AMENDMENT

Councilmember Kaylor moved to amend Section 1 - Approval of the Project, and Section 2 – Approval of Abatement Agreement of Bill No. 4982 to include the words “in substantially the form”. Motion seconded by Councilmember Fowler and carried with the following vote:

**VOTE ON AMENDMENT
TO BILL NO. 4982**

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

**VOTE ON 1ST READING OF
BILL NO. 4982, AS
AMENDED**

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

**2ND READING – BILL NO.
4982, AS AMENDED**

Ms. Morgan made the second reading of Bill No. 4982, as amended, by title. Councilmember Fowler moved to adopt Bill No. 4982, as amended, upon its second reading and give it **ORDINANCE NO. 5115**, 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	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –
APPEAL PLANNING
COMMISSION'S
APPROVAL OF SITE PLAN
DESIGN REVIEW WITH
ALTERNATIVE
DEVELOPMENT
STANDARDS FOR SWIM
THINGS
(SPDR-02-22-8159)**

Mayor Ross opened the Public Hearing to consider an appeal of the Planning Commission's approval of a Site Plan Design Review with Alternative Development Standards per Sec. 403.010.A.3.f. of the Code of Ordinances for Swim Things at 3010 West 40 Highway on April 11, 2022, as part of that approval, removed the condition of approval for the applicant to install a sidewalk along 40 Highway (SPDR-02-22-8159) at 6:26 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

Community Development Director Mike Mallon and Public Works Director Chris Sandie reviewed details of the appeal and addressed questions regarding the sidewalk and options for escrow the funds from the Council.

APPLICANT Charles Baldwin of Swim Things addressed Council regarding the sidewalk.

COUNCIL DISCUSSION The City Attorney and Community Development Director confirmed a Yes vote on Bill No. 4983 as presented would not require installation of sidewalks.

The Mayor hearing no further comments for or against, closed the public hearing at 6:52 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4983 – SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS FOR SWIM THINGS (SPDR-02-22-8159) Councilmember Culpepper introduced Bill No. 4983 approving the Site Plan Design Review with Alternative Development Standards for Swim Things at 3010 West 40 Highway on April 11, 2022 (SPDR-02-22-8159). City Clerk Sheryl Morgan made the first reading of Bill No. 4983 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4983 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay.

MOTION TO AMEND BILL NO. 4983 Councilmember Fowler moved to amend Bill No. 4983 to add a requirement for the construction or escrow for funds for the sidewalks. Motion seconded by Councilmember Ericson and failed with a vote of 2-5 as follows:

VOTE ON MOTION TO AMEND BILL NO. 4983	Edmondson – No	Lievsay – No
	Culpepper – No	Fowler – Aye
	Kaylor – No	Ericson – Aye
		Mayor Ross – No

VOTE ON BILL NO. 4983, AS PRESENTED The motion to approve Bill No. 4983 upon its first reading, as presented, carried with a vote of 5-2 (Councilmembers Fowler and Ericson voting No).

2ND READING – BILL NO. 4983 Ms. Morgan made the second reading of Bill No. 4983 by title. Councilmember Fowler moved to adopt Bill No. 4983 upon its second reading and give it **ORDINANCE NO. 5116**, 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	Fowler – No
Kaylor – Aye	Ericson – No
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

PUBLIC HEARING – 2022-23 TO 2026-27 CAPITAL IMPROVEMENTS PROGRAM Mayor Ross opened the Public Hearing to consider the Fiscal Years 2022-2023 to 2026-2027 Capital Improvements Program for the City of Blue Springs at 7:02 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

Community Development Director Mike Mallon and Acting City Administrator Christine Cates reviewed the details of the proposed Capital Improvements Program and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:14 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4984 – 2022-23 TO 2026-27 CAPITAL IMPROVEMENTS PROGRAM

Councilmember Culpepper introduced Bill No. 4984 approving the Fiscal Years 2022-2023 to 2026-2027 Capital Improvements Program for the City of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 4984 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4984 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4984

Ms. Morgan made the second reading of Bill No. 4984 by title. Councilmember Fowler moved to adopt Bill No. 4984 upon its second reading and give it **ORDINANCE NO. 5117**, 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 | Ericson – Aye |
| Kaylor – Aye | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4985 – FINAL PLAT FOR BLUE SPRINGS AQUATIC CENTER (PF-04-22-8236)

Councilmember Culpepper introduced Bill No. 4985 approving the Final Plat for Blue Springs Aquatic Center, generally located at 305 and 425 NE Mock Avenue (PF-04-22-8236). City Clerk Sheryl Morgan made the first reading of Bill No. 4985 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4985 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4985

Ms. Morgan made the second reading of Bill No. 4985 by title. Councilmember Fowler moved to adopt Bill No. 4985 upon its second reading and give it **ORDINANCE NO. 5118**, 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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| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4986

Councilmember Culpepper introduced Bill No. 4986 approving a ballot issue and calling for a Special Election on August 2, 2022 for a Local

- SPECIAL ELECTION FOR USE TAX

Use Tax for the purpose of funding maintenance and improvement of City streets. City Clerk Sheryl Morgan made the first reading of Bill No. 4986 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4986 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, carried with a vote of 6-1 (Councilmember Lievsay voting No).

2ND READING – BILL NO. 4986

Ms. Morgan made the second reading of Bill No. 4986 by title. Councilmember Fowler moved to adopt Bill No. 4986 upon its second reading and give it **ORDINANCE NO. 5119**, 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 – No |
| Culpepper – Aye | Fowler – Aye |
| | Mayor Ross – Aye |

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:
“A lie doesn’t become truth, wrong doesn’t become right, and evil doesn’t become good just because it is accepted by the majority.”
(Booker T. Washington)

CLOSED SESSION

At 7:22 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation, 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:


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

ATTEST



Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor