

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 21, 2023

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 21, 2023, 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 - ABSENT
Kent Edmondson
Susan Culpepper

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

- **Minutes of the August 7, 2023** City Council Meeting and **August 15, 2023** Budget Work Session
- **Resolution 60-2023** approving a Consultant Agreement with RDG Planning & Design, Inc. in the amount of \$66,000 for professional consulting services for the preparation of the Downtown Blue Springs Master Plan
- **Board and Commission Appointment**
Board of Adjustment:
Appointment: Andrew Crick, Member (Term expires 2027)
- **Resolution 61-2023** approving a five-year contract with Aqua Backflow, Inc. for Backflow Management
- **Resolution 62-2023** approving a Funding Agreement for review of Community Improvement District proposal with Colonial Gardens Development, LLC, a Missouri limited liability company (Developer) for development of Colonial Gardens

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

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR
ACHIEVEMENT**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit to operate a day care in General Business zoning district located east of NW 7 Highway and south of NW Roanoke Drive (CUP-06-23-8816) at 6:02 p.m. The minutes of the public hearing were

UNLIMITED ENTERPRISES (CUP-06-23-8816)

recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Associate Planner Jamarcus Magee reviewed the details of the proposed Conditional Use Permit for Achievement Unlimited Enterprises and addressed questions from the Council.

APPLICANT

Blake Butler was present to answer questions from Council.

IN OPPOSITION TO

Kathryn Lofthus spoke in opposition to the project.

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

INTRODUCTION AND 1ST READING – BILL NO. 5118 – CONDITIONAL USE PERMIT FOR ACHIEVEMENT UNLIMITED ENTERPRISES (CUP-06-23-8816)

Councilmember Culpepper introduced Bill No. 5118 approving a Conditional Use Permit to operate a day care in General Business zoning district located east of NW 7 Highway and south of NW Roanoke Drive (CUP-06-23-8816). City Clerk Sheryl Morgan made the first reading of Bill No. 5118 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5118 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5118

Ms. Morgan made the second reading of Bill No. 5118 by title. Councilmember Edmondson moved to adopt Bill No. 5118 upon its second reading and give it **ORDINANCE NO. 5244**, 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
Edmondson – Aye

Culpepper – Aye
Kaylor – Aye
Ericson – Absent
Mayor Ross – Aye

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR MAXIMUM SECURITY (CUP-06-23-8818)

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit allowing “Building or Construction Contractor” use located at 917 NW Jefferson St., Blue Springs, MO 64015. The applicant is requesting to relocate his fire suppression business to the City of Blue Springs (CUP-06-23-8818) 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

Assistant Director Cara Elbert reviewed the details of the proposed Conditional Use Permit for Maximum Security and addressed questions from the Council.

APPLICANT

Mark Simmons representing the Applicant was present to answer any questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:15 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5119 –
CONDITIONAL USE
PERMIT FOR MAXIMUM
SECURITY
(CUP-06-23-8818)**

Councilmember Culpepper introduced Bill No. 5119 approving a Conditional Use Permit allowing “Building or Construction Contractor” use located at 917 NW Jefferson St., Blue Springs, MO 64015. The applicant is requesting to relocate his fire suppression business to the City of Blue Springs (CUP-06-23-8818). City Clerk Sheryl Morgan made the first reading of Bill No. 5119 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5119 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5119**

Ms. Morgan made the second reading of Bill No. 5119 by title. Councilmember Edmondson moved to adopt Bill No. 5119 upon its second reading and give it **ORDINANCE NO. 5245**, 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	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Ericson – Absent
	Mayor Ross – Aye

**PUBLIC HEARING –
VACATION OF RIGHT-A-
WAY FOR SHEPHERD
ROAD
(VAC-06-23-8812)**

Councilmember Kaylor moved to continue the public hearing and Bill No. 5120 approving the Vacation of a Right-of-Way for Shepherd Road (VAC-06-23-8812) to the Tuesday, September 5, 2023 City Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

**PUBLIC HEARING –
REZONING
(RZ-06-23-8813)
AND GENERAL
DEVELOPMENT PLAN
(GDP-06-23-8814) FOR
SILVER LINE
– MOTION TO
CONTINUE**

Mayor Ross advised the Council the applicant, Vitaliy Soyarkov, V’s Services, LLC on behalf of the property owner, Silver Line, LLC has requested a continuance of the public hearing to the September 5, 2023 Council Meeting. Councilmember Culpepper moved to continue the public hearing on the Rezoning from General Business to Light Industrial (RZ-06-23-8813) and a General Development Plan with Alternative Development Standards to construct an approximately 6,670-sf. building to all for a Warehouse, Distribution Center at 1050 Cemetery Road (GDP-06-23-8814) to the September 5, 2023 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

**INTRODUCTION AND
1ST READING – BILL
NO. 5121 – FY 2022-23
BUDGET AMENDMENT**

Councilmember Edmondson introduced Bill No. 5121 amending the 2022-23 annual budget increasing the previously adopted and amended budget of \$117,877,934 by \$2,709,918 to \$120,587,852. City Clerk Sheryl Morgan made the first reading of Bill No. 5121 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5121 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

COUNCIL DISCUSSION Interim City Administrator Christine Cates addressed questions from Councilmember Fowler regarding the proposed FY 2022-23 Budget Amendment.

2ND READING – BILL NO. 5121 Ms. Morgan made the second reading of Bill No. 5121 by title. Councilmember Edmondson moved to adopt Bill No. 5121 upon its second reading and give it **ORDINANCE NO. 5246**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5122 – CODE AMENDMENT FOR DISPOSITION OF REAL PROPERTY Councilmember Culpepper introduced Bill No. 5122 approving a new Section 115.165 of the City of Blue Springs Code of Ordinances relating to City Property. City Clerk Sheryl Morgan made the first reading of Bill No. 5122 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5122 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

MOTION TO AMEND Councilmember Fowler moved to amend paragraph A of Bill No. 5122 by inserting the following sentence at the beginning of the paragraph after the declaration of surplus property “City Council may determine if it is in the best interest of the City to dispose of City owned real estate by first declaring the property as surplus property.” Motion seconded by Councilmember Culpepper and carried unanimously.

VOTE ON 1ST READING OF BILL NO. 5122, AS AMENDED Bill No. 5122, as amended, was approved unanimously.

2ND READING – BILL NO. 5122, AS AMENDED Ms. Morgan made the second reading of Bill No. 5122, as amended by title. Councilmember Edmondson moved to adopt Bill No. 5122, as amended upon its second reading and give it **ORDINANCE NO. 5247**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsey – Aye

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

**INTRODUCTION AND
1ST READING – BILL
NO. 5123 – SALE OF
CITY- OWNED
PROPERTY**

Councilmember Culpepper introduced Bill No. 5123 declaring four parcels of city-owned real property on Adams Dairy Parkway north of the golf course and south of St. Luke’s Specialty Clinic as surplus real property and authorizing the issuance of a Request for Proposal for the sale and development of said land. City Clerk Sheryl Morgan made the first reading of Bill No. 5123 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5123 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, failed with the following vote:

Kaylor – Aye
Lievsey – Aye
Fowler – Nay
Edmondson – Nay

Culpepper – Nay
Ericson – Absent
Mayor Ross – Nay

VISITORS

Michelle Floyd addressed Council expressed concerns regarding Pawportunities providing animal control services for the City.

**MAYORAL
ANNOUNCEMENTS**

Thoughts to Ponder:

“It is easier to build strong children than repair broken men.”

(Frederick Douglass)


ADJOURNMENT

At 6:30 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