

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
OCTOBER 3, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 3, 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 Pro Tem Chris Lievsay 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, City Clerk Sheryl Morgan, and Assistant City Clerk Erin Ford. Mayor Ross was absent.

**CALL MEETING TO  
ORDER AND  
CONFIRMATION OF  
QUORUM**

Mayor Pro Tem Lievsay called the meeting to order at 6:00 p.m. and Councilmember Kaylor led in the pledge of allegiance. The Assistant City Clerk confirmed a quorum of the Council was present.

**CONSENT AGENDA**

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

- **Minutes of the September 19, 2022** City Council Meeting
- **Resolution No. 75-2022** entering into a contract in the amount of \$627,980.50 with Tandem Paving Co, Inc., for projects included in the FY2023 Capital Improvement Program, specifically paving of Hidden Valley Park (PR-18) and Adams Dairy Parkway Trail
- **Resolution No. 76-2022** approving a contract in the amount of \$892,000 with Delta Innovative Services, Inc. for re-cladding the Blue Springs Fieldhouse as part of the Aquatic Center expansion
- **Resolution No. 77-2022** approving a purchase in the amount of \$329,200 from WJN, LLC dba Ninjacross Systems for the Ninjacross System suspended above the indoor lap pool
- **Resolution No. 78-2022** approving a contract with Prime Healthcare Service- Blue Springs, LLC dba St. Mary's Medical Center for the loan and placement of public art titled *The Visit*
- **Resolution No. 79-2022** approving a contract in the amount of \$2,440,625 from Splashtacular, LLC for the slides and outdoor play structure for the Blue Springs Aquatic Center
- **Resolution No. 80-2022** approving Amendment No. 2 to Contract No. 2021-146 approved Oct. 4, 2021, with McCown Gordon Construction, LLC in the amount of \$35,000,000 for the Guaranteed Maximum Price for the construction of the Blue Springs Aquatic Center
- **Resolution No. 81-2022** approving a contract in the amount of \$91,151.50 from Cook, Flatt & Strobel Engineers, Inc. for geotechnical services and special inspection testing for the Blue Springs Aquatic Center

- **Resolution No. 82-2022** authorizing the offering for sale of Special Obligation Bonds for the benefit of the City of Blue Springs, Missouri to provide funding for the Blue Springs Aquatic Center
- **Resolution No. 83-2022** approving a contract with Swift Construction, Inc. in the amount of \$116,220.00 for preventive maintenance of HVAC systems at the Adams Pointe Conference Center and on-call repairs to all other city buildings requiring HVAC repairs
- **Resolution No. 84-2022** accepting certain public assets of Adams Pointe Village 3rd Plat
- **Resolution No. 85-2022** accepting certain public assets of Cambridge Park 1st Plat
- **Resolution No. 86-2022** accepting certain public assets of Chapman Ridge 2nd Plat
- **Resolution No. 87-2022** accepting certain public assets of Edgewater at Chapman Farms 2nd Plat
- **Resolution No. 88-2022** accepting certain public assets of Edgewater at Chapman Farms 3rd Plat
- **Resolution No. 89-2022** accepting certain public assets of Jefferson Street Improvements
- **Resolution No. 90-2022** accepting certain public assets of RGH Redevelopment 1st Plat
- **Resolution No. 91-2022** accepting certain public assets of Blazer Center 2nd Plat
- **Resolution No. 92-2022** accepting certain public assets of 27th Street Improvements

Director of Parks and Recreation Dennis Dovel presented a video and addressed questions from the Council relating to the Aquatic Center.

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

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

**PUBLIC HEARING –  
AMENDMENTS TO FALL  
CREEK COMMUNITY  
IMPROVEMENT DISTRICT**

Mayor Pro Tem Lievsay opened the Public Hearing to receive public comment on the proposed third amendment to the Fall Creek Community Improvement District, amendment to the agreements which implement the CID, and termination of development agreement for the Fall Creek Tax Increment Financing Plan at 6:10 p.m. The minutes of the public hearing were recorded by a certified court reporter. Assistant City Clerk Erin Ford entered one exhibit into the record.

**STAFF REPORT**

Sarah Granath of Gilmore & Bell reviewed the details of the Amendments to Fall Creek Community Improvement District and addressed questions from the Council.

**APPLICANT**

Applicant Curt Petersen addressed questions from the Council.

The Mayor Pro Tem hearing no further comments for or against, closed the public hearing at 6:17 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 5027 – AMENDMENTS TO FALL CREEK COMMUNITY IMPROVEMENT DISTRICT**

Councilmember Edmondson introduced Bill No. 5027 approving the proposed third amendment to the Fall Creek Community Improvement District, amendment to the agreements which implement the CID, and termination of development agreement for the Fall Creek Tax Increment Financing Plan. Assistant City Clerk Erin Ford made the first reading of Bill No. 5027 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5027 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5027**

Ms. Ford made the second reading of Bill No. 5027 by title. Councilmember Fowler moved to adopt Bill No. 5027 upon its second reading and give it **ORDINANCE NO. 5156**, 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 | Mayor Pro Tem Lievsay – Aye |
|                 | Mayor Ross – Absent         |

**INTRODUCTION AND 1ST READING – BILL NO. 5028 – FINAL PLAT FOR HAL PARK (FLEX SPACES) (PF-08-22-8428)**

Councilmember Fowler introduced Bill No. 5028 approving the Final Plat for Hal Park (Flex Spaces) located at 3420 NW Duncan Road and 3301 NW Jefferson Street (PF-08-22-8428). Assistant City Clerk Erin Ford made the first reading of Bill No. 5028 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5028 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5028**

Ms. Ford made the second reading of Bill No. 5028 by title. Councilmember Fowler moved to adopt Bill No. 5028 upon its second reading and give it **ORDINANCE NO. 5157**, 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  
Fowler – Aye  
Mayor Pro Tem Lievsay – Aye  
Mayor Ross – Absent

**INTRODUCTION AND 1ST READING – BILL NO. 5029 – FINAL PLAT FOR DOUBLE C INDUSTRIES (PF-08-22-8417)**

Councilmember Culpepper introduced Bill No. 5029 approving the Final Plat for Double C Industries located at 1400 SE US 40 Highway (PF-08-22-8417). Assistant City Clerk Erin Ford made the first reading of Bill No. 5029 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5029 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5029**

Ms. Ford made the second reading of Bill No. 5029 by title. Councilmember Fowler moved to adopt Bill No. 5029 upon its second reading and give it **ORDINANCE NO. 5158**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Edmondson – Aye  
Culpepper – Aye  
Kaylor – Aye

Fowler – Aye  
Ericson – Aye  
Mayor Pro Tem Lievsay – Aye  
Mayor Ross – Absent

**INTRODUCTION AND 1ST READING – BILL NO. 5030 – FINAL PLAT FOR RED BIRD LOT 1 (PF-08-22-8414)**

Councilmember Culpepper introduced Bill No. 5030 approving the Final Plat for Red Bird Lot 1 located adjacent to 805 NW B Street on the east (PF-08-22-8414). Assistant City Clerk Erin Ford made the first reading of Bill No. 5030 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5030 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5030**

Ms. Ford made the second reading of Bill No. 5030 by title. Councilmember Fowler moved to adopt Bill No. 5030 upon its second reading and give it **ORDINANCE NO. 5159**, 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  
Kaylor – Aye  
Fowler – Aye

Ericson – Aye  
Edmondson – Aye  
Mayor Pro Tem Lievsay – Aye  
Mayor Ross – Absent

**INTRODUCTION AND 1ST READING – BILL NO. 5031 – DRAINAGE EASEMENT AND CONSTRUCTION EASEMENTS FROM BLUE SPRINGS SAFETY**

Councilmember Culpepper introduced Bill No. 5031 approving and accepting a permanent drainage easement and a temporary construction easement from Blue Springs Safety Storage South, LLC, and a permanent drainage easement from Graeve Enterprises, LLC, for The Loving Cup parcel located at 201 NW 11th Street. Assistant

**STORAGE SOUTH AND GRAEVE ENTERPRISES FOR THE LOVING CUP**

City Clerk Erin Ford made the first reading of Bill No. 5031 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5031 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5031**

Ms. Ford made the second reading of Bill No. 5031 by title. Councilmember Fowler moved to adopt Bill No. 5031 upon its second reading and give it **ORDINANCE NO. 5160**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

**VISITORS**

Bob Chaney presented his concerns about businesses violating the City Code by advertising with signs in the public right of way. Mayor Pro Tem Lievsay encouraged Mr. Chaney to continue to reach out to City staff when violations occur.

**MAYORAL ANNOUNCEMENTS**

Mayor Pro Tem Lievsay introduced and welcomed new City Attorney Sarah Carnes.

The National Night Out with the Blue Springs Police Department will be held in downtown Blue Springs on October 4, 2022.

The Central Jackson County Fire Protection District will have a community event at Railroad Park on October 8, 2022.

Thoughts to Ponder:

“I just try and learn from every mistake that I make so that I never make them again.”

(Patrick Mahomes)

**CLOSED SESSION**

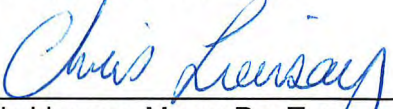
At 6:32 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to real estate, and that any minutes, 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 Culpepper and carried with the following votes:

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

ATTEST

  
\_\_\_\_\_  
Erin Ford, Assistant City Clerk

CITY OF BLUE SPRINGS

  
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Chris Lievsay, Mayor Pro Tem