

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
APRIL 3, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 3, 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  
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 Edmondson requested item 3e – Fireworks Permit Renewals be pulled from the Consent Agenda for separate consideration.

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

- **Minutes of the March 20, 2023** City Council meeting
- **Resolution No. 14-2023** approving the disposition of Information Technology Department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated Nov. 28, 2016, and in accordance with the Missouri Secretary of State's records retention guidelines
- **Resolution No. 15-2023** approving a contract in the amount of \$3,108,262.95 with Tandem Paving Co, Inc. for the 2023 Street Program, CIP project ST-06 Street Rehabilitation Program
- **Resolution No. 16-2023** approving a contract in the amount of \$955,792 with KAT EXCAVATION, INC. for the Carriage Oaks Pump Station project
- **Resolution No. 17-2023** approving Addendum and Amendment No. 3 to Contract No. 2021-146 approved Oct. 4, 2021, with McCown Gordon Construction L.L.C. to change the terms of the Construction Contingency for the Aquatic Project PR-40

The Consent Agenda was approved with the following vote:

Kaylor – Aye  
Lievsay – Aye  
Fowler – Aye

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

**ITEM 3e – 2023  
FIREWORKS PERMITS**

Councilmember Edmondson requested Item 3e – 2023 Fireworks Permits be pulled from the Consent Agenda for separate vote so he could recuse himself from voting. Councilmember Edmondson is a member of the Blue Springs Citizens' Police Academy Alumni Association and they have applied for a 2023 fireworks permit.

Councilmember Edmondson left the Council Chambers at 6:02 p.m.

Councilmember Lievsay moved to approve Item 3e – 2023 Fireworks Permits. Motion seconded by Councilmember Fowler and carried unanimously with Councilmember Ericson being absent due to recusal.

Councilmember Edmondson returned to the Council Chambers at 6:03 p.m.

**PUBLIC HEARING –  
CONDITIONAL USE  
PERMIT FOR FIRST  
UNITED METHODIST  
(CUP-02-23-8642)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit allowing for an exception to UDC Section 405.060 on 2.00 +/- acres property generally located south of 90 Beach Drive, Lake Tapawingo, MO 64015 to allow the Residential Accessory Uses, without a principal use on parcel number 35-80-09-02-00-0-00-000, which is platted as Lot 2 in the First United Methodist Church Replat (CUP-02-23-8642) at 6:03 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**

Associate Planner Adair Bright and Community Development Director Mike Mallon reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:11 p.m.

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5071 –  
CONDITIONAL USE  
PERMIT FOR FIRST  
UNITED METHODIST  
(CUP-02-23-8642)**

Councilmember Culpepper introduced Bill No. 5071 approving a Conditional Use Permit allowing for an exception to UDC Section 405.060 on 2.00 +/- acres property generally located south of 90 Beach Drive, Lake Tapawingo, MO 64015 to allow the Residential Accessory Uses, without a principal use on parcel number 35-80-09-02-00-0-00-000, which is platted as Lot 2 in the First United Methodist Church Replat (CUP-02-23-8642). City Clerk Sheryl Morgan made the first reading of Bill No. 5071 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5071 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL  
NO. 5071**

Ms. Morgan made the second reading of Bill No. 5071 by title. Councilmember Fowler moved to adopt Bill No. 5071 upon its second reading and give it **ORDINANCE NO. 5199**, with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 5072 –  
ANNEXATION  
AGREEMENT FOR 9607  
JACOB LANE  
(ANNX-02-23-8634)**

Councilmember Culpepper introduced Bill No. 5072 approving an Annexation Agreement for property located at 9607 Jacob Lane, Lot 4, Highlands Ranch Subdivision of approximately 1.64+/- acres into the City limits generally located east of SW Highway 7 and south of NE Colbern Road (ANNX-02-23-8634). City Clerk Sheryl Morgan made the first reading of Bill No. 5072 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5072 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL  
NO. 5072**

Ms. Morgan made the second reading of Bill No. 5072 by title. Councilmember Fowler moved to adopt Bill No. 5072 upon its second reading and give it **ORDINANCE NO. 5200**, 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

**INTRODUCTION AND  
2<sup>ND</sup> READING – BILL  
NO. 5070 –  
ANNEXATION OF 9607  
JACOB LANE  
(ANNX-02-23-8634)**

Ms. Morgan made the second reading of Bill No. 5070 approving the Annexation of 9607 Jacob Lane by title. The Public Hearing was held, and the first reading of Bill No. 5070 was approved at the March 20, 2023 City Council meeting. Councilmember Fowler moved to adopt Bill No. 5070 upon its second reading and give it **ORDINANCE NO. 5201**, 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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5073 – RIGHT OF  
WAY DEED AND  
UTILITY EASEMENTS**

Councilmember Culpepper introduced Bill No. 5073 approving the conveyance of a right of way deed and permanent utility easement from Blue Springs Christian Church, as well as a right of way deed, permanent utility, sidewalk, and sanitary sewer easements from First Baptist Church of Blue Springs for the Redwood Apartments project. City Clerk Sheryl Morgan made the first reading of Bill No. 5073 by

**FOR REDWOOD APARTMENTS**

title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5073 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5073**

Ms. Morgan made the second reading of Bill No. 5073 by title. Councilmember Fowler moved to adopt Bill No. 5073 upon its second reading and give it **ORDINANCE NO. 5202**, 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	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Ericson – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 5074 – QUIT CLAIM DEED FROM LAND BANK OF BLUE SPRINGS**

Councilmember Culpepper introduced Bill No. 5074 approving a quit claim deed conveying property from the Land Bank of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 5074 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5074 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5074**

Ms. Morgan made the second reading of Bill No. 5074 by title. Councilmember Fowler moved to adopt Bill No. 5074 upon its second reading and give it **ORDINANCE NO. 5203**, 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 – Aye
Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 5075 – CONTRACT WITH MID-AMERICA REGIONAL COUNCIL FOR SUPERVISORY TRAINING SERVICES**

Councilmember Culpepper introduced Bill No. 5075 approving a contract in the amount of \$11,130 with the Mid-America Regional Council to provide supervisory training services. City Clerk Sheryl Morgan made the first reading of Bill No. 5075 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5075 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5075**

Ms. Morgan made the second reading of Bill No. 5075 by title. Councilmember Fowler moved to adopt Bill No. 5075 upon its second reading and give it **ORDINANCE NO. 5204**, 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  
Lievsey – Aye  
Fowler – Aye

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

**VISITORS**

Independence City Clerk Rebecca Behrens presented City Clerk Sheryl Morgan with the Missouri Professional City Clerk from the Missouri Clerks Association and Master Municipal Clerk from the International Institute of Municipal Clerks.

Resident Earl Williams presented concerns about areas in need of street and sidewalk improvements.

**MAYORAL ANNOUNCEMENTS**

Mayor Ross spoke about his recent wedding and highlighted his great-grandson serving as best man.

**ADJOURNMENT**

At 6:29 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Culpepper and carried unanimously.

ATTEST

  
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Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS

  
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Carson Ross, Mayor