

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
APRIL 18, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 18, 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 - ABSENT
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 Scouts from Troop 175 from Timothy Lutheran Church led in the pledge of allegiance. The 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 April 4, 2022** City Council Meeting
- **Resolution No. 23-2022** approving a City Council Authorization Form for participation in grants with the Missouri Department of Transportation Highway Safety and Traffic Division
- **Resolution No. 24-2022** approving a contract amendment in the amount of \$50,000.00 with Downey Construction, Inc. for Miscellaneous Concrete Repair/Construction Contract # 2018-193.1R, October 19, 2021 to October 18, 2022 term. This Amendment exceeds 10% of the original \$200,000.00 contract
- **Change of the Managing Agent for Mirza Khan 2 LLC** dba Everyday 301 on the current liquor license for 301 SW 7 Highway Blue Springs MO 64014 from Lana Harrell to Kim Marie Graham
- **Change of the Managing Agent for Mirza Khan I LLC** dba Conoco on the current liquor license for 2401 NW 7 Highway Blue Springs MO 64014 from Lana Harrell to Kim Marie Graham
- **Declare and accept Election Results** of the April 5, 2022 General Municipal Election for one Council seat in Districts 1, 2, and 3

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

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

OATH OF OFFICE ADMINISTERED

City Clerk Sheryl Morgan administered the Oath of Office to re-elected District 2 Councilmember Chris Lievsay and District 3 Councilmember Susan Culpepper. Councilmember Ericson was out of town and will be

sworn in at a later date.

ELECTION OF MAYOR PRO TEMPORE

Mayor Ross called for nominations from the floor for the one-year term of the Mayor Pro Tempore.

Councilmember Edmondson nominated Councilmember Lievsay for the position of Mayor Pro Tem. Mayor Ross, receiving no further nominations, declared that nominations cease and approve the nomination of Councilmember Culpepper by acclamation. Councilmember Lievsay was unanimously elected Mayor Pro Tem by acclamation.

PUBLIC HEARING – GENERAL DEVELOPMENT PLAN FOR ALL ABOUT THE OUTDOORS (GDP-03-22-8191)

Mayor Ross opened the Public Hearing to consider a General Development Plan for an outdoor Residential Storage Warehouse for RV's, boats, and other larger recreational items on a 16.7 +/- acre property at 2901 NW 7 Highway (GDP-03-22-8191) at 6:09 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 Shana Kelly reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Donny Soard was present on behalf of the Applicant, All About the Outdoors, for any questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:14 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4969 – GENERAL DEVELOPMENT PLAN FOR ALL ABOUT THE OUTDOORS (GDP-03-22-8191)

Councilmember Culpepper introduced Bill No. 4969 approving a General Development Plan for an outdoor Residential Storage Warehouse for RV's, boats, and other larger recreational items on a 16.7 +/- acre property at 2901 NW 7 Highway (GDP-03-22-8191). City Clerk Sheryl Morgan made the first reading of Bill No. 4969 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4969 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4969

Ms. Morgan made the second reading of Bill No. 4969 by title. Councilmember Fowler moved to adopt Bill No. 4969 upon its second reading and give it **ORDINANCE NO. 5102**, 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 – Absent	Kaylor – Aye
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4970

Councilmember Edmondson introduced Bill No. 4970 approving and accepting a Right-of-Way Deed from Tequesta Development, LLC, for

**- RIGHT-OF-WAY
DEDICATION FROM
TEQUESTA
DEVELOPMENT, LLC**

a public street located adjacent to SE Gingerbread Court in between AA Highway and SE Gingerbread Lane for the Tequesta Village development. City Clerk Sheryl Morgan made the first reading of Bill No. 4970 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4970 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4970**

Ms. Morgan made the second reading of Bill No. 4970 by title. Councilmember Fowler moved to adopt Bill No. 4970 upon its second reading and give it **ORDINANCE NO. 5103**, 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 – Absent	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST
READING – BILL NO. 4971
– OFFSITE SEWER
EASEMENT FROM
KANSAS LD, LLC FOR
CAMBRIDGE PARK**

Councilmember Culpepper introduced Bill No. 4971 approving the conveyance of a permanent offsite sanitary sewer easement from Kansas LD, LLC for Cambridge Park. City Clerk Sheryl Morgan made the first reading of Bill No. 4971 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4971 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4971**

Ms. Morgan made the second reading of Bill No. 4971 by title. Councilmember Fowler moved to adopt Bill No. 4971 upon its second reading and give it **ORDINANCE NO. 5104**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

**INTRODUCTION AND 1ST
READING – BILL NO. 4972
– FINANCIAL GUARANTEE
AGREEMENT FOR
EDGEWATER AT
CHAPMAN FARMS 2ND &
3RD PLATS**

Councilmember Culpepper introduced Bill No. 4972 approving a financial guarantee agreement from Clayton Properties Group, Inc. DBA Summit Homes for unfinished infrastructure within Edgewater at Chapman Farms 2nd and 3rd Plats. City Clerk Sheryl Morgan made the first reading of Bill No. 4972 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4972 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4972

Ms. Morgan made the second reading of Bill No. 4972 by title. Councilmember Fowler moved to adopt Bill No. 4972 upon its second reading and give it **ORDINANCE NO. 5105**, 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 – Absent |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4973 – FINAL PLAT FOR EDGEWATER AT CHAPMAN FARMS 2ND PLAT (PF-03-22-8181)

Councilmember Culpepper introduced Bill No. 4973 approving the Final Plat for Edgewater at Chapman Farms 2nd Plat, generally located West of SW State Route 7 and South of SW Cowherd Rd (PF-03-22-8181). City Clerk Sheryl Morgan made the first reading of Bill No. 4973 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4973 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4973

Ms. Morgan made the second reading of Bill No. 4973 by title. Councilmember Fowler moved to adopt Bill No. 4973 upon its second reading and give it **ORDINANCE NO. 5106**, 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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|-----------------|------------------|
| Culpepper – Aye | Fowler – Aye |
| Kaylor – Aye | Ericson – Absent |
| Lievsay – Aye | Edmondson – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4974 – FINAL PLAT FOR EDGEWATER AT CHAPMAN FARMS 3RD PLAT (PF-03-22-8180)

Councilmember Culpepper introduced Bill No. 4974 approving Bill approving the Final Plat for Edgewater 3rd Plat, generally located West of SW State Route 7 and South of SW Cowherd Rd (PF-03-22-8180). City Clerk Sheryl Morgan made the first reading of Bill No. 4974 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4974 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4974

Ms. Morgan made the second reading of Bill No. 4974 by title. Councilmember Fowler moved to adopt Bill No. 4974 upon its second reading and give it **ORDINANCE NO. 5107**, 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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| Kaylor – Aye | Ericson – Absent |
| Lievsay – Aye | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4975 – APPOINT CITY ADMINISTRATOR

Councilmember Culpepper introduced Bill No. 4975 approving the appointment of Mike Ekey to serve as City Administrator, establishing compensation therefor, and authorizing the Mayor to enter into an employment agreement between the City and Mike Ekey. City Clerk Sheryl Morgan made the first reading of Bill No. 4975 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4975 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

COUNCIL DISCUSSION

Councilmember Kaylor said that although he was very pleased with the final decision to appoint Mike Ekey as City Administrator, he was disappointed with the process and time it took to finalize the appointment.

2ND READING – BILL NO. 4975

Ms. Morgan made the second reading of Bill No. 4975 by title. Councilmember Fowler moved to adopt Bill No. 4975 upon its second reading and give it **ORDINANCE NO. 5108**, 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 | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Absent | Kaylor – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4976 – APPOINT CITY PROSECUTOR

Councilmember Culpepper introduced Bill No. 4976 approving the appointment of Michael J. Hunt as City Prosecutor. City Clerk Sheryl Morgan made the first reading of Bill No. 4976 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4976 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4976

Ms. Morgan made the second reading of Bill No. 4976 by title. Councilmember Fowler moved to adopt Bill No. 4976 upon its second reading and give it **ORDINANCE NO. 5109**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4977 – AMEND UNIFIED DEVELOPMENT CODE RELATING TO REVIEW

Councilmember Culpepper introduced Bill No. 4977 amending various Sections and Subsections of Title IV, Chapter 401-411, Unified Development Code, of the Code of Ordinances of the City of Blue Springs related to Review and Decision-Making Bodies and associated processes and procedures. City Clerk Sheryl Morgan

AND DECISION-MAKING BODIES

made the first reading of Bill No. 4977 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4977 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 4977

Ms. Morgan made the second reading of Bill No. 4977 by title. Councilmember Fowler moved to adopt Bill No. 4977 upon its second reading and give it **ORDINANCE NO. 5110**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4978 – AMEND CODE RELATING TO CITY COUNCIL, BOARDS, AND COMMISSIONS

Councilmember Culpepper introduced Bill No. 4978 amending Chapters 110, 120, 122, and 655 of the Code of Ordinances related to City Council, Boards, and Commissions. City Clerk Sheryl Morgan made the first reading of Bill No. 4978 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4978 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4978

Ms. Morgan made the second reading of Bill No. 4978 by title. Councilmember Fowler moved to adopt Bill No. 4978 upon its second reading and give it **ORDINANCE NO. 5111**, 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 – Absent
	Mayor Ross – Aye

RESOLUTION 25-2022

Councilmember Culpepper moved to adopt Resolution No. 25-2022 approving Rules of Procedure for the City Council. Motion seconded by Councilmember Kaylor and carried unanimously.

RESOLUTION 26-2022

Councilmember Culpepper moved to adopt Resolution No. 26-2022 approving Rules of Procedure for the Planning Commission. Motion seconded by Councilmember Kaylor and carried unanimously.

RESOLUTION 27-2022

Councilmember Culpepper moved to adopt Resolution No. 27-2022 approving Rules of Procedure for the Board of Adjustment. Motion seconded by Councilmember Kaylor and carried unanimously.

RESOLUTION 28-2022

Councilmember Culpepper moved to adopt Resolution No. 28-2022 approving Rules of Procedure for On-Call Boards. Motion seconded by Councilmember Kaylor and carried unanimously.

RESOLUTION 29-2022

Councilmember Culpepper moved to adopt Resolution No. 29-2022 approving Rules of Procedure for Boards with Standing Meetings. Motion seconded by Councilmember Kaylor and carried unanimously.

APPOINTMENT OF COUNCIL LIAISONS

Councilmember Culpepper moved to approve the following Council liaison appointments:

Development Advisory Commission:

Councilmember Fowler

Downtown Review Board:

Councilmember Edmondson

Councilmember Ericson

Economic Development Council:

Councilmember Culpepper

Historic Preservation Commission:

Councilmember Ericson

Human Relations Commission:

Councilmember Kaylor

Park Commission:

Councilmember Culpepper

Public Art Commission:

Councilmember Kaylor

Public Safety Citizens' Advisory Board:

Councilmember Fowler

Solid Waste Commission:

Councilmember Ericson

Motion seconded by Councilmember Kaylor and carried unanimously.

MAYORAL ANNOUNCEMENTS

Mayor Ross presented a 30-year service pin to Councilmember Fowler, and five-year service pins to Councilmember Kaylor and City Attorney Jackie Sommer.

Thoughts to Ponder:

“You are never too late to be what you might have been.”
(George Elliott)

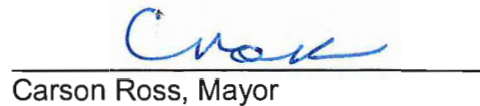
ADJOURNMENT

At 6:37 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried unanimously.

ATTEST


Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS


Carson Ross, Mayor