

**CITY OF BLUE SPRINGS, MISSOURI**  
**MINUTES OF COUNCIL MEETING**  
**July 17, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 17, 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	Galen Ericson
Chris Lievsay	Kent Edmondson
Ron Fowler - ABSENT	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 Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Lievsay.

- **Minutes of the June 20, 2023** City Council Meeting
- **Resolution No. 45-2023** approving a Memorandum of Understanding with the Blue Springs Chamber of Commerce for the use of downtown public area and staff in support of the 2023 Fall Fun Festival in the amount of \$3,000
- **Resolution No. 46-2023** approving a Change Order in the amount of \$38,170 with Tandem Paving Co., Inc. for construction of footings and utilities for restroom buildings contract #2022-189
- **Board and Commission Appointment**

Public Safety Citizens' Advisory Board:

Reappointment:	Roy Boyd, Chair (Term expires 2024)
	Roy Boyd, Member (Term expires 2025)

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

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

**PUBLIC HEARING –  
CONDITIONAL USE  
PERMIT FOR CIGAR  
MERCHANT  
(CUP-06-23-8802)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit with Alternative Development Standards allowing the "Tobacconist" use for a tenant space located at 1739 NW Burdett Crossing. The applicant is requesting to relocate an existing cigar shop to be located within Spring Commons (CUP-06-23-8802) at 6:02 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**

Associate Planner Adair Bright reviewed the details of the proposed Conditional Use Permit for Cigar Merchant.

**APPLICANT**

Applicant Ben Walker was present to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:05 p.m.

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5110 –  
CONDITIONAL USE  
PERMIT FOR CIGAR  
MERCHANT  
(CUP-06-23-8802)**

Councilmember Culpepper introduced Bill No. 5110 approving a Conditional Use Permit with Alternative Development Standards allowing the “Tobacconist” use for a tenant space located at 1739 NW Burdett Crossing. The applicant is requesting to relocate an existing cigar shop to be located within Spring Commons (CUP-06-23-8802). City Clerk Sheryl Morgan made the first reading of Bill No. 5110 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 5110 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL  
NO. 5110**

Ms. Morgan made the second reading of Bill No. 5110 by title. Councilmember Edmondson moved to adopt Bill No. 5110 upon its second reading and give it **ORDINANCE NO. 5239**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Lievsay – Aye  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Fowler – Absent  
Mayor Ross – Aye

**PUBLIC HEARING –  
REZONING  
(RZ-05-23-8773) AND  
CONDITIONAL USE  
PERMIT (CUP-05-23-  
8774)  
FOR LUCKY TIME DOG  
CAR WASH**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-05-23-8773) property from General Business to Regional Commercial and approval of a Conditional Use Permit with Alternative Development Standards for Lucky Time Dog Car Wash (CUP-05-23-8774) to allow for a car wash and residential storage at 1800 SW Leonard Street at 6:07 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 Jamarcus Magee reviewed the details of the proposed Rezoning and Conditional Use Permit for Lucky Time Car Dog Wash and addressed questions from the Council.

**APPLICANT**

Applicant Dale Walkup was present and addressed questions from Council.

**EXHIBIT #2**

City Clerk Sheryl Morgan entered a new rendering of the project as Exhibit #2 into the record. This rendering was not included in the public hearing presented to the Planning Commission.

**IN OPPOSITION TO**

Jeremiah Ferguson and Ron Johnston spoke in opposition to the rezoning and conditional use permit. Mr. Johnston requested Council table the issue for 30 days until after the applicant has time to remove dump trucks from the property.

The Mayor hearing no further comments for or against, closed the public hearing at 6:22 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 5111 – REZONING FOR LUCKY TIME DOG CAR WASH (RZ-05-23-8773)**

Councilmember Culpepper introduced Bill No. 5111 approving a rezoning of property from General Business to Regional Commercial at 1800 SW Leonard Street for Lucky Time Dog Car Wash (RZ-05-23-8773). City Clerk Sheryl Morgan made the first reading of Bill No. 5111 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 5111 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** with a vote of 3-3 as follows:

- |                |                  |
|----------------|------------------|
| Ericson – No   | Kaylor – Aye     |
| Edmondson – No | Lievsay – Aye    |
| Culpepper – No | Fowler – Absent  |
|                | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 5112 – CONDITIONAL USE PERMIT FOR LUCKY TIME DOG CAR WASH (CUP-05-23-8774)**

Councilmember Culpepper introduced Bill No. 5112 approving a Conditional Use Permit with Alternative Development Standards to allow for a car wash and residential storage at 1800 SW Leonard Street for Lucky Time Dog Car Wash (CUP-05-23-8774). City Clerk Sheryl Morgan made the first reading of Bill No. 5112 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 5112 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** with a vote of 3-3 as follows:

- |                |                  |
|----------------|------------------|
| Edmondson – No | Lievsay – Aye    |
| Culpepper – No | Ericson – No     |
| Kaylor – Aye   | Fowler – Absent  |
|                | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 5113 – FINAL PLAT FOR BLUE SPRINGS RESERVE 3RD PLAT (PF-01-23-8608)**

Councilmember Culpepper introduced Bill No. 5113 approving a Final Plat for Blue Springs Reserve, 3rd Plat, generally located South of E. Walnut St. and N of SE South Ave. and SE Sunnyside School Rd. between SE 2nd St. and SE Bent Tree Dr. (PF-01-23-8608). City Clerk Sheryl Morgan made the first reading of Bill No. 5113 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 5113 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 5113**

Ms. Morgan made the second reading of Bill No. 5113 by title. Councilmember Edmondson moved to adopt Bill No. 5113 upon its second reading and give it **ORDINANCE NO. 5240**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 5114 – GRANT FROM MISSOURI DEPARTMENT OF NATURAL RESOURCES**

Councilmember Culpepper introduced Bill No. 5114 ratifying the acceptance of a grant from the Missouri Department of Natural Resources for \$14,400 to conduct a series of historic preservation workshops and approving \$9,600 in local match with a total project cost of \$24,000. City Clerk Sheryl Morgan made the first reading of Bill No. 5114 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 5114 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 5114**

Ms. Morgan made the second reading of Bill No. 5114 by title. Councilmember Edmondson moved to adopt Bill No. 5114 upon its second reading and give it **ORDINANCE NO. 5241**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

**PRESENTATION – BLUE SPRINGS CHAMBER OF COMMERCE**

Blue Springs Chamber of Commerce President Lara Vermillion and Steve Powell of Destination Services, LLC presented information regarding tourism research and planning services to supplement the Buy Blue Springs and Discover Blue Springs programs.

**MOTION TO ALLOCATE FUNDS**

Councilmember Edmondson moved to direct staff to allocate \$38,000.00 in the FY 2023-24 Budget for the Blue Springs Chamber to hire a consultant to assist with research and planning for tourism marketing. Motion seconded by Councilmember Ericson and carried unanimously.

Lievsay – Aye  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Fowler – Absent  
Mayor Ross – Aye

**VISITORS**

Jen Plumberg-Cline, James Taylor, and Amanda Ramirez addressed Council requesting a review of the City’s Code regarding livestock and backyard hens in residential areas.

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:

“It is often the small steps and not the giant leaps that brings about the most lasting change.”

( Queen Elizabeth II )


**ADJOURNMENT**

At 7:09 p.m., there was no further business to come before the Council, Councilmember Lievsay moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

  
\_\_\_\_\_  
Sheryl Morgan, City Clerk

  
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Carson Ross, Mayor