

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
AUGUST 1, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 1, 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  
Kent Edmondson  
Susan Culpepper

Also present were City Administrator Mike Ekey, Assistant City Administrator Christine Cates, City Attorney Jacqueline Sommer, and Deputy City Clerk Julia Porter.

**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 Kaylor.

- **Minutes of the July 18, 2022** City Council Meeting
- **Resolution No. 58-2022** 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. 59-2022** approving a five-year contract with RSM US LLP, for the audit of the City's financial records for the years ending Sept. 30, 2022, through Sept. 30, 2026
- **Liquor license for Los Camaradas LLC dba Los Compas Bar and Grill** located at 2003 NW 7 Highway Blue Springs, MO 64014, to sell Intoxicating Liquors – Consumption On Premises/Original Package/Retailer-Packaged, to include retail selling on Sunday intoxicating liquor on the premises where sold, in original package at retail not to be opened or consumed on the premises where sold, or in retailer – packaged container for off-premises consumption
- **Resolution No. 60-2022** approving Amendment #1 to contract 2020-117.2A with Superior Electric Construction, Inc. for on-call electrical repairs

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

Kaylor – Aye  
Lievsey – Aye  
Fowler – Aye

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

**EMPLOYEE RECOGNITION** Mayor Ross presented a proclamation to Jenna Herring to congratulate her on two of her designs being selected for the Parade of Hearts, a public arts experience that took place throughout the Kansas City region in 2022.

**INTRODUCTION AND 1ST READING – BILL NO. 5004 – ANNEXATION AGREEMENT FOR VALLEY OAKS** Councilmember Fowler introduced Bill No. 5004 approving an Annexation Agreement with Valley Oaks Investments, LLC, Jeff Ganaden, Kevin Stucker, and Brent and Jennifer Nagel, husband and wife for property at 30002 W Jefferson Road (approximately 46.92 +/- acres). Deputy City Clerk Julia Porter made the first reading of Bill No. 5004 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5004 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 5004** Ms. Porter made the second reading of Bill No. 5004 by title. Councilmember Fowler moved to adopt Bill No. 5004 upon its second reading and give it **ORDINANCE NO. 5136**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsey – Aye  
Fowler – Aye  
Ericson – Aye

Edmondson – Aye  
Culpepper – Aye  
Kaylor – Aye  
Mayor Ross – Aye

**2ND READING – BILL NO. 4994** Ms. Porter made the second reading of Bill No. 4994 approving the annexation of property at 30002 W Jefferson Road (approximately 46.92 +/- acres) into the City limits (ANNX-05-22-8313) by title. Councilmember Fowler moved to adopt Bill No. 4994 upon its second reading and give it **ORDINANCE NO. 5137**, 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  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Lievsey – Aye  
Mayor Ross – Aye

**PUBLIC HEARING – GENERAL DEVELOPMENT PLAN FOR ALL ABOUT THE OUTDOORS (GDP-07-22-8366)** Mayor Ross opened the Public Hearing to consider an Amended General Development Plan to construct a boat and RV storage facility with fully enclosed units and outdoor storage/parking areas (GDP-07-22-8366) for a 16.7 +/- acre property located at the southeast corner of NW 7 Highway and Argo Road at 6:07 p.m. The minutes of the

public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Associate Planner Adair Bright reviewed the details of the proposed general development plan and addressed questions from the Council.

**APPLICANT**

Donnie Soard, property owner, spoke on behalf of the applicant and addressed questions from Council.

**COUNCIL DISCUSSION**

The Council discussed the proposed fence that would be installed on the property.

The Mayor hearing no further comments for or against, closed the public hearing at 6:23 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 5005 – GENERAL DEVELOPMENT PLAN FOR ALL ABOUT THE OUTDOORS (GDP-07-22-8366)**

Councilmember Culpepper introduced Bill No. 5005 approving an Amended General Development Plan to construct a boat and RV storage facility with fully enclosed units and outdoor storage/parking areas (GDP-07-22-8366) for a 16.7 +/- acre property located at the southeast corner of NW 7 Highway and Argo Road. Deputy City Clerk Julia Porter made the first reading of Bill No. 5005 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5005 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**MOTION TO AMEND BILL NO. 5005**

Councilmember Ericson moved to amend Bill No. 5005 to change the white vinyl fence that was suggested to an opaque fence of a color that blends into the environment that would be approved by staff. Motion seconded by Councilmember Kaylor, and after discussion, carried with the following vote:

Ericson – Aye	Kaylor – No
Edmondson – No	Lievsay – No
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

**VOTE ON 1<sup>ST</sup> READING OF BILL NO. 5005, AS AMENDED**

Councilmember Ericson moved to approve Bill No. 5005, as amended. Motion seconded by Councilmember Fowler and carried with the following vote:

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

**2ND READING – BILL NO. 5005, AS AMENDED**

Ms. Porter made the second reading of Bill No. 5005, as amended, by title. Councilmember Fowler moved to adopt Bill No. 5005, as amended, upon its second reading and give it **ORDINANCE NO. 5138**, 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	Fowler – Aye
Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

**PUBLIC HEARING – REZONING (RZ-06-22-8354), GENERAL DEVELOPMENT PLAN (GDP-06-22-8355), AND CONDITIONAL USE PERMIT (CUP-06-22-8356) FOR DOUBLE C INDUSTRIES**

Mayor Ross opened the Public Hearing to consider rezoning property (RZ-06-22-8354) from High Industrial/ Adams Dairy Parkway Overlay to Light Industrial/ Adams Dairy Parkway Overlay for 2.58+/- acres to comply with current zoning codes, a General Development Plan (GDP-06-22-8355) to add a building to the property located at 1400 SE US 40 Highway, and a Conditional Use Permit since all properties zoning “LI” in the “ADP-O” require a Conditional Use Permit (CUP-06-22-8356) at 6:27 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Associate Planner Adair Bright reviewed the details of the proposed rezoning, general development plan, and conditional use permit and addressed questions from the Council.

**APPLICANT**

John Hefner spoke on behalf of the applicant and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:31 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 5006 – REZONING FOR DOUBLE C INDUSTRIES (RZ-06-22-8354)**

Councilmember Culpepper introduced Bill No. 5006 rezoning property located at 1400 SE US 40 Highway from High Industrial/ Adams Dairy Parkway Overlay to Light Industrial/ Adams Dairy Parkway Overlay for 2.58+/- acres to comply with current zoning codes (RZ-06-22-8354). Deputy City Clerk Julia Porter made the first reading of Bill No. 5006 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5006 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5006**

Ms. Porter made the second reading of Bill No. 5006 by title. Councilmember Fowler moved to adopt Bill No. 5006 upon its second reading and give it **ORDINANCE NO. 5139**, 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. 5007 – GENERAL DEVELOPMENT PLAN FOR DOUBLE C INDUSTRIES (GDP-06-22-8355)**

Councilmember Culpepper introduced Bill No. 5007 approving a General Development Plan to add a building to the property located at 1400 SE US 40 Highway (GDP-06-22-8355). Deputy City Clerk Julia Porter made the first reading of Bill No. 5007 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5007 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5007**

Ms. Porter made the second reading of Bill No. 5007 by title. Councilmember Fowler moved to adopt Bill No. 5007 upon its second reading and give it **ORDINANCE NO. 5140**, 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 – Aye    |
| Lievsay – Aye   | Edmondson – Aye  |
|                 | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 5008 – CONDITIONAL USE PERMIT FOR DOUBLE C INDUSTRIES (CUP-06-22-8356)**

Councilmember Culpepper introduced Bill No. 5008 approving a Conditional Use Permit for property located at 1400 SE US 40 Highway since all properties zoning “LI” in the “ADP-O” require a Conditional Use Permit (CUP-06-22-8356). Deputy City Clerk Julia Porter made the first reading of Bill No. 5008 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5008 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5008**

Ms. Porter made the second reading of Bill No. 5008 by title. Councilmember Fowler moved to adopt Bill No. 5008 upon its second reading and give it **ORDINANCE NO. 5141**, 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  | Ericson – Aye    |
| Lievsay – Aye | Edmondson – Aye  |
| Fowler – Aye  | Culpepper – Aye  |
|               | Mayor Ross – Aye |

**PUBLIC HEARING – CDBG 2022-2026 PLANS**

Mayor Ross opened the Public Hearing to consider the Community Development Block Grant 2022-2026 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, and 2022-2023 Annual Action Plan at 6:35 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Associate Planner Shana Kelly reviewed the details of the proposed plans and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:44 p.m.

**RESOLUTION 61-2022** Councilmember Culpepper moved to adopt Resolution No. 61-2022 approving the Community Development Block Grant 2022-2026 Consolidated Plan. Motion seconded by Councilmember Kaylor and carried unanimously.

**RESOLUTION 62-2022** Councilmember Culpepper moved to adopt Resolution No. 62-2022 approving the Community Development Block Grant 2022-2023 Annual Action Plan. Motion seconded by Councilmember Kaylor and carried unanimously.

**RESOLUTION 63-2022** Councilmember Culpepper moved to adopt Resolution No.63-2022 approving the Analysis of Impediments to Fair Housing Choice. Motion seconded by Councilmember Kaylor and carried unanimously.

**RESOLUTION 64-2022** Councilmember Culpepper moved to adopt Resolution No. 64-2022 approving the Citizen Participation Plan. Motion seconded by Councilmember Kaylor and carried unanimously.

**PUBLIC HEARING –  
PROVEBS VILLAS &  
TOWNHOMES MOTION TO  
CONTINUE**

Mayor Ross advised the Council that the applicant, Steve Hooks with Proverbs Villas & Townhomes on behalf of the property owner, Land Bank of Blue Springs, has requested a continuance of the public hearing to the August 15, 2022 Council meeting. Councilmember Edmondson moved to continue the public hearing to consider rezoning property from Agriculture to Planned Development – Residential (RZ-06-22-8359) and Planned Development Concept Plan (PDC-06-22-8361) for the development of 262 owner-occupied residences on 76.11 +/- acres generally located Southwest corner of Wyatt Rd. and Litchford Rd to the August 15, 2022 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

**MAYORAL  
ANNOUNCEMENTS**

Mayor Ross encouraged people to get out and vote in the election tomorrow, August 2 and asked citizens of Blue Springs to consider the Use Tax to support road improvements.

Thoughts to Ponder:

Life isn't about finding yourself, it's about creating yourself."

(George Bernard Shaw)

**ADJOURNMENT**

At 6:46 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

  
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Julia Porter, Deputy City Clerk

CITY OF BLUE SPRINGS

  
\_\_\_\_\_  
Carson Ross, Mayor