

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

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, January 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 Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the December 19, 2022** City Council Meeting
- **Resolution No. 01-2023** approving a contract in the amount of \$153,000 with Stirling Lawn & Landscape Inc. to provide mowing services for City sites and right-of-way
- **Resolution No. 02-2023** approving a contract in the amount of \$572,269.14 with Convergent Technologies LLC, for the purchase and installation of security cameras in Pink Hill Park, Keystone Park, Hidden Valley Park and the Blue Springs Fieldhouse/Aquatic Center
- **Resolution No. 03-2023** approving a contract in the amount of \$113,496.02 with Martin Underground Construction, INC., for installation of City owned conduit and internet fiber line. Payment for this project is from the ARPA Funds allocated for this project
- **Liquor License for Indoor Par Fore LLC** located at 1326 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
- **Board and Commission Appointments**
 - Public Safety Citizens' Advisory Board:
 - New Appointment: Magdalene Boley (Student Rep. – Term exp. 8/2023)
 - Main Center Redevelopment Corporation:
 - New Appointment: Jake Greco II (Downtown Alive! rep)
 - Dacia Rzchowski (Downtown Alive! rep)

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

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

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR MEL-ROW
PLACE
(CUP-12-22-8553)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit for Mel-Row Place to allow the vehicle repair limited use on a .58 +/- acres property generally located at 2131 NW 7 Highway (CUP-12-22-8553) at 6:01 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 Conditional Use Permit and addressed questions from the Council.

APPLICANT

The Applicant was present and available to answer questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:04 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5047 –
CONDITIONAL USE
PERMIT FOR MEL-ROW
PLACE
(CUP-12-22-8553)**

Councilmember Culpepper introduced Bill No. 5047 approving a Conditional Use Permit for Mel-Row Place to allow the vehicle repair limited use on a .58 +/- acres property generally located at 2131 NW 7 Highway (CUP-12-22-8553). City Clerk Sheryl Morgan made the first reading of Bill No. 5047 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5047 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5047**

Ms. Morgan made the second reading of Bill No. 5047 by title. Councilmember Fowler moved to adopt Bill No. 5047 upon its second reading and give it **ORDINANCE NO. 5176**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR SNAK
ATAK**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit with Alternative Development Standards for Snak Atak to allow the “Service Station, General (7 to 16 pumps)” use on a 1.82 +/- acres property located at 8251 SW 6th Street (CUP-12-22-8555) at 6:07

(CUP-12-22-8555)

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 and addressed questions from the Council.

APPLICANT

The Applicant was present and available to answer questions from 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. 5048 –
CONDITIONAL USE
PERMIT FOR SNAK
ATAK
(CUP-12-22-8555)**

Councilmember Culpepper introduced Bill No. 5048 approving a Conditional Use Permit with Alternative Development Standards for Snak Atak to allow the "Service Station, General (7 to 16 pumps)" use on a 1.82 +/- acres property located at 8251 SW 6th Street (CUP-12-22-8555). City Clerk Sheryl Morgan made the first reading of Bill No. 5048 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5048 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and after discussion carried with a vote of 6-1 (Councilmember Kaylor voting No).

**2ND READING – BILL
NO. 5048**

Ms. Morgan made the second reading of Bill No. 5048 by title. Councilmember Fowler moved to adopt Bill No. 5048 upon its second reading and give it **ORDINANCE NO. 5177**, 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
1ST READING – BILL
NO. 5049 – FINAL PLAT
FOR WILLOW CREEK
ESTATES
(PF-12-22-8557)**

Councilmember Culpepper introduced Bill No. 5049 approving a Final Plat for Willow Creek Estates, generally located at the northern terminus of SE Willow Creek Road (PF-12-22-8557). City Clerk Sheryl Morgan made the first reading of Bill No. 5049 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5049 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5049

Ms. Morgan made the second reading of Bill No. 5049 by title. Councilmember Fowler moved to adopt Bill No. 5049 upon its second reading and give it **ORDINANCE NO. 5178**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

DISCUSSION – CODE AMENDMENTS AND ELECTION RELATING TO MARIJUANA

City Administrator Mike Ekey initiated Council discussion relating to changes to City Code and a future Municipal Election following the passage of Amendment No. 3 relating to Marijuana.

After discussion, Council directed staff to proceed with the three Bills as proposed at the next Council meeting on January 17, 2023.

MAYORAL ANNOUNCEMENTS

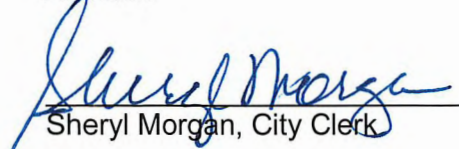
Mayor Ross asked each Councilmember what they'd like to see in 2023:

- Fowler – Wyatt Road improvements
- Culpepper – Be proactive
- Edmondson – Be proactive in personal health; many friends have been lost over the years
- Ericson – Be proactive regarding solar power, energy and code enforcement
- Lievsay – Happy and healthy family; 2023 will be a year of changes personally and professionally; hope for Council to continue to work together
- Kaylor – Focus on improving health
- Mayor Ross – Looking forward to wedding on March 23, 2023 in Maui and arrival of third great grandson in June.

ADJOURNMENT


At 6:38 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