

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
SEPTEMBER 6, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, September 6, 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 – Absent
Susan Culpepper

Also present were City Administrator Mike Ekey, Assistant City Administrator Christine Cates, City Attorney Jacqueline Sommer, City Clerk Sheryl Morgan, and Assistant City Clerk Erin Ford.

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 Ericson requested Item 3e Resolution No. 67-2022 appointing Successor Directors to the North Blue Springs Community Improvement District and Councilmember Kaylor requested Item 3h Resolution No. 69-2022 authorizing the City Administrator to enter into agreements with Enterprise Fleet Management, Inc., for acquisition, maintenance, and leasing services for City vehicles be pulled from the Consent Agenda for separate consideration.

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

- **Minutes of the August 15, 2022** City Council Meeting
- **Resolution No. 65-2022** 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 November 28, 2016, and in accordance with the Missouri Secretary of State's records retention guidelines
- **Resolution No. 66-2022** authorizing the City Administrator to enter into a contract in the amount of \$178,558 with the Blue Springs R-IV School District (BSSD) for police officers at BSSD schools and dispatching services for the 2022-2023 school year
- **Liquor License for The Grid Collective LLC dba The Grid on Main** located at 805 W Main Street, Blue Springs, MO 64015, 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. 68-2022** appointing Successor Directors to the Sunset Plaza Community Improvement District
- **Board and Commission Appointments**
Downtown Review Board
 New Appointment: Tom Rohr, Planning Commission Rep. 2
 Jaime Russell, Vice Chair

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

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

ITEM 3e – SUCCESSOR DIRECTORS TO NORTH BLUE SPRINGS COMMUNITY IMPROVEMENT DISTRICT

After Council discussion, Councilmember Culpepper moved to approve Item 3e - **Resolution No. 67-2022** appointing Successor Directors to the North Blue Springs Community Improvement District. Motion seconded by Councilmember Kaylor and carried unanimously.

ITEM 3h – ENTERPRISE FLEET MANAGEMENT

After Council discussion, Councilmember Culpepper moved to approve Item 3h – **Resolution No. 69-2022** authorizing the City Administrator to enter into agreements with Enterprise Fleet Management, Inc., for acquisition, maintenance, and leasing services for City vehicles. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING – REZONING (RZ-07-22-8390) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-22-8391) FOR WILLOW CREEK ESTATE

Mayor Ross reopened the Public Hearing to consider rezoning from Large Lot Single Family/Planned Residential Overlay to Planned Development (RZ-07-22-8390) and approval of a Planned Development Concept Plan (PDC-07-22-8391) for 31.13 +/- acres for property located at 1200 SE Woodbine Drive to develop one single-family home on 3.00 +/- acres of land and leave the remaining 28 +/- acres vacant for future development at 6:08 p.m. The public hearing originally held on August 15, 2022, was continued to September 6, 2022, at the request of the City Council to allow staff time to redraft the Ordinances to include approval of a PD Concept Plan in the same Ordinance approving a rezoning to Planned Development. An exhibit was entered, and testimony was given during the August 15, 2022 public hearing.

The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one new exhibit into the record.

STAFF REPORT

Community Development Director Mike Mallon reviewed the details of the changes to the Bill approving the rezoning and planned development concept plan and addressed questions from Council.

APPLICANT

Applicant Dan McClanahan was present to address any questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:13 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5018 – REZONING (RZ-07-22-8390) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-22-8391) FOR WILLOW CREEK ESTATE

Councilmember Culpepper introduced Bill No. 5018 approving a rezoning from Large Lot Single Family/Planned Residential Overlay to Planned Development (RZ-07-22-8390) and approving a Planned Development Concept Plan (PDC-07-22-8391) for 31.13 +/- acres for property located at 1200 SE Woodbine Drive to develop one single-family home on 3.00 +/- acres of land and leave the remaining 28 +/- acres vacant for future development. City Clerk Sheryl Morgan made the first reading of Bill No. 5018 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5018 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5018

Ms. Morgan made the second reading of Bill No. 5018 by title. Councilmember Fowler moved to adopt Bill No. 5018 upon its second reading and give it **ORDINANCE NO. 5146**, 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 – Absent |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING – GENERAL DEVELOPMENT PLAN FOR FLEX SPACES (GDP-07-22-8388)

Mayor Ross opened the Public Hearing to consider a General Development plan to offer a light industrial/flex garage space intended for small business tenants located at 3420 NW Duncan Road and 3301 NW Jefferson Street (GDP-07-22-8388) at 6:15 p.m. This matter was continued from the August 15, 2022, Council meeting without testimony. 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 general development plan and addressed questions from the Council.

APPLICANT

Applicant Matthew Hendrickson addressed questions from Council.

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

INTRODUCTION AND 1ST READING – BILL NO. 5019 – GENERAL DEVELOPMENT PLAN FOR FLEX SPACES (GDP-07-22-8388)

Councilmember Culpepper introduced Bill No. 5019 approving a General Development plan to offer a light industrial/flex garage space intended for small business tenants located at 3420 NW Duncan Road and 3301 NW Jefferson Street (GDP-07-22-8388). City Clerk Sheryl Morgan made the first reading of Bill No. 5019 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5019 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5019

Ms. Morgan made the second reading of Bill No. 5019 by title. Councilmember Fowler moved to adopt Bill No. 5019 upon its second reading and give it **ORDINANCE NO. 5147**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PUBLIC HEARING – SITE PLAN DESIGN REVIEW APPEAL FOR JB MOORE INVESTMENTS/EAST 40 BREWING PARK (SPDR-06-22-8338)

Mayor Ross opened the Public Hearing to consider an appeal of the Planning Commission's denial of a Site Plan Design Review with Alternative Development Standards per Sec. 403.010.A.3.f. of the Code of Ordinances for JB Moore Investments LLC / East Forty Brewing Parking located at 201 NW 12th Street (SPDR-06-22-8338) at 6:25 p.m. Planning Commission denied the Site Plan Design Review with Alternative Development Standards on July 11, 2022. 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 appeal and addressed questions from the Council.

APPLICANT

Applicant Jeff Moore on behalf of JB Moore Investments, LLC was present for any questions from Council.

IN SUPPORT OF

David Mann, President of Premier RE, LLC spoke on behalf of East 40 Brewing and addressed questions from Council.

Melissa Phillips addressed Council to express her support for the gravel parking lot.

The Mayor hearing no further comments for or against, closed the public hearing at 6:55 p.m.

RESOLUTION 70-2022 - SITE PLAN DESIGN REVIEW APPEAL FOR JB MOORE INVESTMENTS/EAST 40 BREWING PARK (SPDR-06-22-8338)

Councilmember Culpepper moved to adopt Resolution No. 70-2022 approving the Site Plan Design Review with Alternative Development Standards for JB Moore Investments LLC / East Forty Brewing Parking located at 201 NW 12th Street. Motion seconded by Councilmember Lievsay.

AMENDMENT TO RESOLUTION NO. 70-2022

Councilmember Lievsay moved to amend Resolution No. 70-2022 to replace the words "asphalt millings" with "gravel" throughout the Resolution and add a requirement to review the use in two years. Motion seconded by Councilmember Kaylor and carried with the following vote:

**VOTE ON AMENDMENT
TO RESOLUTION NO. 70-
2022**

Ericson – No
Edmondson – Absent
Culpepper – No

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

**RESOLUTION NO. 70-2022,
AS AMENDED**

Councilmember Kaylor moved to adopt Resolution No. 70-2022, as amended. Motion seconded by Councilmember Lievsay. After discussion, Councilmembers Lievsay and Kaylor withdrew their motion and second to adopt Resolution No. 70-2022, as amended.

**MOTION TO CONTINUE
VOTE ON RESOLUTION
NO. 70-2022, AS
AMENDED**

Councilmember Lievsay moved to continue the consideration of Resolution No. 70-2022, as amended, to the October 17, 2022 City Council meeting to allow for all Councilmembers to be present to vote on the matter. Motion seconded by Councilmember Kaylor and carried with the following vote:

Culpepper – No
Kaylor – Aye
Lievsay – Aye

Fowler – Aye
Ericson – No
Edmondson – Absent
Mayor Ross – Aye

**PUBLIC HEARING – FY
2022-23 BUDGET**

Mayor Ross opened the Public Hearing to receive public comment on the proposed Fiscal Year 2022-23 Budget at 7:12 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

City Administrator Mike Ekey reviewed the details of the proposed budget and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:14 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 5020
– FY 2022-23 BUDGET**

Councilmember Culpepper introduced Bill No. 5020 approving the proposed Fiscal Year 2022-23 Budget. City Clerk Sheryl Morgan made the first reading of Bill No. 5020 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5020 upon its first reading and proceed with the second reading at the Council meeting on September 19, 2022. Motion seconded by Councilmember Kaylor and carried with a vote of 5-1 (Councilmember Fowler voting no).

**INTRODUCTION AND 1ST
READING – BILL NO. 5021
– ANNEXATION
AGREEMENTS WITH
CARRIAGE OAKS AND
HIGHLANDS RANCH
SUBDIVISIONS**

Councilmember Fowler introduced Bill No. 5021 approving Annexation Agreements with the fee simple owners of 35 single family homes, and Carriage Oaks Home Owners Association, Inc. and Highlands Ranch of Jackson County Home Association, owners of common areas. City Clerk Sheryl Morgan made the first reading of Bill No. 5021 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5021 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

2ND READING – BILL NO. 5021

Ms. Morgan made the second reading of Bill No. 5021 by title. Councilmember Fowler moved to adopt Bill No. 5021 upon its second reading and give it **ORDINANCE NO. 5148**, 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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| Ericson – Aye | Kaylor – Aye |
| Edmondson – Absent | Lievsay – Aye |
| Culpepper – Aye | Fowler – Aye |
| | Mayor Ross – Aye |

2ND READING – BILL NO. 5009 - ANNEXATION OF CARRIAGE OAKS AND HIGHLANDS RANCH SUBDIVISIONS (ANNX-01-22-8127 & ANNX-06-22-8349)

Ms. Morgan made the second reading of Bill No. 5009 approving an annexation of approximately 100+/- acres of property generally located east of SW Highway 7 and south of NE Colbern Road into the City limits by title. The public hearing and first reading were held on August 15, 2022. Councilmember Fowler moved to adopt Bill No. 5009 upon its second reading and give it **ORDINANCE NO. 5149**, 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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| Edmondson – Absent | Lievsay – Aye |
| Culpepper – Aye | Fowler – Aye |
| Kaylor – Aye | Ericson – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 5022 – APPOINTING SARAH E. CARNES AS CITY ATTORNEY AND ESTABLISHING COMPENSATION

Councilmember Culpepper introduced Bill No. 5022 approving the appointment of Sarah E. Carnes as City Attorney and establishing the compensation therefor. City Clerk Sheryl Morgan made the first reading of Bill No. 5022 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5022 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5022

Ms. Morgan made the second reading of Bill No. 5022 by title. Councilmember Fowler moved to adopt Bill No. 5022 upon its second reading and give it **ORDINANCE NO. 5150**, 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 – Absent |
| | Mayor Ross – Aye |

PRESENTATION – CALEA REACCREDITATION

Tim Baysinger of Commission on Accreditation for Law Enforcement Agencies (CALEA) presented the successful Reaccreditation for the Police Department.

MAYORAL ANNOUNCEMENTS

Mayor Ross announced the Blue Springs Fall Fun Fest is September 16 – 18, 2022.

Thoughts to Ponder:

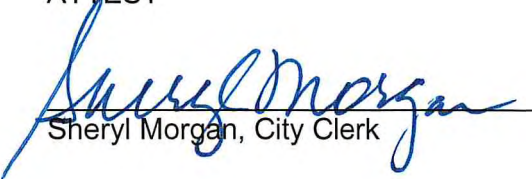
“You may say I’m a dreamer, but I’m not the only one. I hope someday you’ll join us, and the world will be as one.”

(John Lennon)

ADJOURNMENT

At 7:28 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

ATTEST


Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor