CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
October 7, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 7, 2024, 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 Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor	Galen Ericson
Katie Tholen - ABSENT	Kent Edmondson
Ron Fowler	Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

INVOCATION AND PLEDGE

Pastor Ryan Hochgrebe with Timothy Lutheran gave the invocation and Councilmember Kaylor led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the Consent Agenda and the motion was seconded by Councilmember Kaylor.

- Minutes of the September 18, 2024 City Council Meeting.
- **Resolution No. 75-2024** approving a contract with Tandem Paving Co., Inc in the amount of $447,324 for trail paving improvements at Keystone Park, Adams Dairy Parkway Trail, Moreland School Road Trail, Coronado Trail and sealcoating 36,840 sq yd of trail.
- **Resolution No. 76-2024** approving a contract with Mid-America Golf and Landscape, Inc dba Mid-America Sports Construction for the installation of synthetic turf and net backstops on nine softball infields at Hidden Valley Park in the amount of $2,934,943.00.
- **Resolution No. 77-2024** approving the disposition of Information Technology and Public Works departments 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.
- Board and Commission Appointments
  A list of Mayoral appointments to the City's boards and Commissions is as follows:
  Main Center Redevelopment Corporation:
  New appointment: Trevor Goodwin (term expiring 5/1/2025)
  Public Safety Citizens Advisory Board:
  New appointment: A'Mya Criglar, non-voting student liaison (term expiring 8/31/2025)
- **Resolution No. 78-2024** approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Blue

Springs Public Works Operation Building Renovation and Expansion project.

- **Resolution No. 79-2024** approving a contract in the amount of $413,219.85 with Genesis Environmental Solutions, Inc. for construction services to replace the cross-road box culvert on Sunnyside School Road near SE 2nd and US 40 Highway. The Sunnyside School Road Culvert Improvements, Project 24-07-01 is approved as CIP ST-42 and will be completed utilizing American Rescue Plan Act (ARPA) funding.
- **Resolution No. 80-2024** approving an amendment to Contract No. 2024-049 in the amount of $114,650.00 with SheDigs It, L.L.C. for Drainage Improvements, NW Highway 7 and NW Vesper Street, Project 24-01-02. This amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

The Consent Agenda was approved with the following vote:

Kaylor – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
Ericson– Aye	Tholen – ABSENT
	Mayor Lievsay – Aye

PUBLIC HEARING – IRONWOOD REZONING (RZ-08-24-9256) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9257)

Mayor Lievsay opened the Public Hearing to consider a rezoning from Agriculture – County to Planned Development – Residential/Adams Dairy Parkway-Overlay and approval of a Planned Development Concept Plan for Ironwood to allow for the development of 134 single-family lots, 90 duplex lots, and twelve tracts located north and south of 40 Highway and east of the Adams Pointe Golf Club at 6:03 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered two exhibits into the record.

STAFF REPORT

Development Review Manager Dave McCumber reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Applicant Shawn Woods with Ashlar Homes was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:47 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5265 – IRONWOOD REZONING (RZ-08-24-9256) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9257)

Councilmember Culpepper introduced Bill No. 5265 approving a rezoning from Agriculture – County to Planned Development – Residential/Adams Dairy Parkway-Overlay and approval of a Planned Development Concept Plan for Ironwood to allow for the development of 134 single-family lots, 90 duplex lots, and twelve tracts located north and south of 40 Highway and east of the Adams Pointe Golf Club. City Clerk Erin Ford made the first reading of Bill No. 5265 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5265 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

MOTION TO AMEND

Councilmember Fowler moved to amend Bill No. 5265 in Section 3 to include a fourth condition that the developer shall construct a stream crossing shown in phase three or put up a cash bond at the time of construction of the public improvements in phase two and prior to recording of the final plat for phase two. Motion seconded by Councilmember Kaylor and carried unanimously.

VOTE ON 1ST READING OF BILL NO. 5265, AS AMENDED

The first reading of Bill No. 5265, as amended, was approved unanimously.

2ND READING – BILL NO. 5265, AS AMENDED

Ms. Ford made the second reading of Bill No. 5265, as amended, by title. Councilmember Edmondson moved to adopt Bill No. 5265, as amended, upon its second reading and give it **ORDINANCE NO. 5371,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

PUBLIC HEARING – PS PROPERTY SERVICES CONDITIONAL USE PERMIT (CUP-08-24-9259)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit with Alternative Development Standards allowing the Construction and Building Contractor land use on a 0.44 +/- acre property generally located at the NW corner of NW 10th and Vesper streets at 6:57 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Christopher Willis reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:00 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5266 – PS PROPERTY SERVICES CONDITIONAL USE PERMIT (CUP-08-24-9259)

Councilmember Culpepper introduced Bill No. 5266 approving a Conditional Use Permit with Alternative Development Standards allowing the Construction and Building Contractor land use on a 0.44 +/- acre property generally located at the NW corner of NW 10th and Vesper streets. City Clerk Erin Ford made the first reading of Bill No. 5266 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5266 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5266

Ms. Ford made the second reading of Bill No. 5266 by title. Councilmember Edmondson moved to adopt Bill No. 5266 upon its second reading and give it **ORDINANCE NO. 5372,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Fowler – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5267 – WEATHERSTONE BUSINESS PARK BUMP CITY FINAL PLAT (PF-08-24-9262)

Councilmember Culpepper introduced Bill No. 5267 approving a Final Plat for the Weatherstone Business Park 3rd Plat – Lot 1, located at 1101 and 1001 NE Jefferson Street for the Bump City addition. City Clerk Erin Ford made the first reading of Bill No. 5267 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5267 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5267

Ms. Ford made the second reading of Bill No. 5267 by title. Councilmember Edmondson moved to adopt Bill No. 5267 upon its second reading and give it **ORDINANCE NO. 5373** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Fowler and carried with the following vote:

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Fowler – Aye
Ericson – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5268 – CODE AMENDMENT REGARDING HELMETS

Councilmember Culpepper introduced Bill No. 5268 adding Section 340.100 of the Code of Ordinances for motorcycle operators not requiring protective headgear when the operator or passenger is 26 years of age or older with proof of insurance coverage. City Clerk Erin Ford made the first reading of Bill No. 5268 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5268 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5268

Ms. Ford made the second reading of Bill No. 5268 by title. Councilmember Edmondson moved to adopt Bill No. 5268 upon its second reading and give it **ORDINANCE NO. 5374** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Tholen – ABSENT
Mayor Lievsay – Aye

COUNCIL COMMENTS

Councilmember Culpepper: Commented on safety concerns regarding driving golf carts on City streets. Please keep North Carolina and Florida in thoughts and prayers after being impacted by Hurricane Helene and in the path of incoming Hurricane Milton.

Councilmember Edmondson: Complimented Police Department for successful and well-organized National Night Out.

Councilmember Fowler: Shared public safety issue regarding minor drivers of all terrain vehicles.. Suggested Ironwood/Ashlar Homes consider deeding southern greenspace to a different entity.

MAYORAL ANNOUNCEMENTS

- Welcome to Economic Development Manager Josh Alexander.
- October is Domestic Violence Awareness month and the City will be presenting a Proclamation to Hope House.
- Blue Springs Citizen of the Year, Bobby Hines, was recently recognized at the Truman Heartland Community Foundation Gala. His non-profit, You Matter Movement, will be hosting an event at Sandy's Restaurant on October 13.
- Parks Department will be hosting second annual Brew to Brew .5k on October 19.

ADJOURNMENT

At 7:11 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Fowler and carried unanimously.

ATTEST

Erin M. Ford

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay

Chris Lievsay, Mayor