

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
SEPTEMBER 9, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, September 9, 2020, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street with Mayor Carson Ross presiding.

Face coverings were required pursuant to Order of the Jackson County Health Director dated July 1, 2020, and Phase 2.5 of the Eastern Jackson County Recovery Plan.

**COUNCILMEMBERS IN ATTENDANCE**

Jerry Kaylor  
Chris Lievsay  
Ron Fowler

Galen Ericson  
Kent Edmondson  
Susan Culpepper

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

**CALL MEETING TO ORDER**

Mayor Ross called the meeting to order at 6:00 p.m. and led in the Pledge of Allegiance.

**CONSENT AGENDA**

Councilmember Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the August 17, 2020** City Council Meeting and the **August 31, 2020** City Council Work Session
- **Resolution No. 64-2020** 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
- **2020 Board and Commission Appointments** – The list of the Mayor's annual appointments and reappointments for terms expiring in 2020 for approval by the Council are as follows:

Appearance Review Committee:

New appointment: Bob Frost – Vice Chair

Community Development Block Grant Advisory Committee:

Reappointment: Cindy Miller – Chair  
Susan Stokenbury  
Jason Ellis – Downtown Review Board Representative

New appointment: Susan Stokenbury – Vice Chair  
Richard Mitchem – Park Commission Representative

Development Advisory Commission:

New appointment: Orrion Berridge – Vice Chair

Downtown Review Board:

Reappointment: Jennifer Hauschild – Vice Chair  
New appointment: Jason Ellis – Chair  
Mitchell Peil – Planning Commission Rep.  
Ashley Hose – Planning Commission Alternate Rep.

Historic Preservation Commission:

Reappointment: Mary Potter  
Frances Hose – Chair  
Pam Albarelli – Vice Chair  
Ken Billups, Jr. – Planning Commission Rep.

Solid Waste Management Commission:

New appointment: Ann Leinn Gibson – Vice Chair  
Michael Pedigo

Technical Review Committee:

Reappointment: Chad Sanderson – Planning Commission Rep.  
Chad Sanderson – Chair

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

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

**PUBLIC HEARING – VACATION OF REAR BUILD LINE AT 104, 108, AND 112 GREENBRIAR DR (VAC-07-20-7406)**

Mayor Ross opened the Public Hearing to consider a vacation of the 25-foot platted rear build line located at 104, 108, and 112 SW Greenbriar Drive (VAC-07-20-7406) 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**

Planning Technician Brad Stanton outlined the details of the proposed vacation.

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

**INTRODUCTION AND 1ST READING – BILL NO. 4786 – VACATION OF REAR BUILD LINE AT 104, 108, AND 112 GREENBRIAR DR (VAC-07-20-7406)**

Councilmember Edmondson introduced Bill No. 4786 approving a vacation of the 25-foot platted rear build line located at 104, 108, and 112 SW Greenbriar Drive (VAC-07-20-7406). City Clerk Sheryl Morgan made the first reading of Bill No. 4786 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4786 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4786**

Ms. Morgan made the second reading of Bill No. 4786 by title. Councilmember Fowler moved to adopt Bill No. 4786 upon its second reading and give it **ORDINANCE NO. 4932**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

Lievsay – Aye  
Fowler – Aye  
Ericson – Aye

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

**PUBLIC HEARING – REZONING (RZ-07-20-7418) PROPERTY AT 2400 & 2298 NE CORONADO DR AND GENERAL DEVELOPMENT PLAN (GDP-08-20-7422) FOR AMBROSE PROPERTY GROUP**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-07-20-7418) from Service Office / Adams Dairy Parkway Overlay to Light Industrial with a General Development Plan (GDP-08-20-7422) for the 26.6 +/- acre to reuse the existing building and site expansion to accommodate a delivery center located at 2400 NE Coronado Drive (2400 NE R.D. Mize Road) and 2298 NE Coronado Drive at 6:05 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**

Senior Planner Matt Wright outlined the details of the proposed rezoning and General Development Plan.

**APPLICANT**

Christine Bushyhead, attorney for applicant, and Scott Sanders, Vice President of Development for Ambrose Property Group addressed Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:24 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4787 – REZONING PROPERTY AT 2400 & 2298 NE CORONADO DR FOR AMBROSE PROPERTY GROUP (RZ-07-20-7418)**

Councilmember Kaylor introduced Bill No. 4787 approving a rezoning from Service Office / Adams Dairy Parkway Overlay to Light Industrial for a development located at 2400 NE Coronado Drive (2400 NE R.D. Mize Road) and 2298 NE Coronado Drive (RZ-07-20-7418). City Clerk Sheryl Morgan made the first reading of Bill No. 4787 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4787 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4787**

Ms. Morgan made the second reading of Bill No. 4787 by title. Councilmember Fowler moved to adopt Bill No. 4787 upon its second reading and give it **ORDINANCE NO. 4933**, 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  
Lievsay – Aye  
Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4788 – GENERAL DEVELOPMENT PLAN FOR AMBROSE PROPERTY GROUP (GDP-08-20-7422)**

Councilmember Culpepper introduced Bill No. 4788 approving a General Development Plan for the 26.6 +/- acre to reuse the existing building and site expansion to accommodate a delivery center located at 2400 NE Coronado Drive (2400 NE R.D. Mize Road) and 2298 NE Coronado Drive (GDP-08-20-7422). City Clerk Sheryl Morgan made the first reading of Bill No. 4788 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4788 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4788**

Ms. Morgan made the second reading of Bill No. 4788 by title. Councilmember Fowler moved to adopt Bill No. 4788 upon its second reading and give it **ORDINANCE NO. 4934**, 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  
Lievsay – Aye  
Fowler – Aye  
Mayor Ross – Aye

**PUBLIC HEARING – AMENDED PLANNED UNIT DEVELOPMENT PLAN FOR EDGEWATER AT CHAPMAN FARMS (PUDC-07-20-7414)**

Mayor Ross opened the Public Hearing to consider approving an Amended Planned Unit Development Concept Plan for Edgewater at Chapman Farms located West of SW 7 Hwy. north and south of SW Green Meadow Drive, to amend 0.71 +/- acres of the previously approved 173 single-family lot subdivision on 38.30 +/- acres of land (PUDC-07-20-7414) at 6:27 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**

Senior Planner Matt Wright reviewed the details of the Amended Planned Unit Development Concept Plan.

**APPLICANT**

Vincent Walker of Summit Homes addressed Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:50 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4789 – AMENDED PLANNED UNIT DEVELOPMENT PLAN FOR EDGEWATER AT CHAPMAN FARMS**

Councilmember Culpepper introduced Bill No. 4789 approving an Amended Planned Unit Development Concept Plan for Edgewater at Chapman Farms located West of SW 7 Hwy. north and south of SW Green Meadow Drive, to amend 0.71 +/- acres of the previously approved 173 single-family lot subdivision on 38.30 +/- acres of land (PUDC-07-20-7414). City Clerk Sheryl Morgan made the first reading

**(PUDC-07-20-7414)**

of Bill No. 4789 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4789 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and, after Council discussion, **failed** with a vote of 3-4 as follows:

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

**PUBLIC HEARING – REZONING (RZ-07-20-7409) AND GENERAL DEVELOPMENT PLAN (GDP-08-20-7423) FOR ESTATE AT BUFFALO VALLEY 2<sup>ND</sup> PLAT**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-07-20-7409) from County Agriculture to Residential Estate and to consider approval of a General Development Plan (GDP-08-20-7423) for the 3.8 +/- acre single-family development located at 7820 SE Cook Road at 6:53 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**

Senior Planner Matt Wright outlined the details of the project.

**APPLICANT**

Applicant and property owner Kimberly Compton addressed Council regarding the request.

The Mayor hearing no further comments for or against, closed the public hearing at 6:57 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4790 – REZONING (RZ-07-20-7409) FOR ESTATE AT BUFFALO VALLEY 2<sup>ND</sup> PLAT**

Councilmember Kaylor introduced Bill No. 4790 rezoning from County Agriculture to Residential Estate for the 3.8 +/- acre single-family development located at 7820 SE Cook Road (RZ-07-20-7409). City Clerk Sheryl Morgan made the first reading of Bill No. 4790 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4790 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and, after Council discussion, carried unanimously.

**2ND READING – BILL NO. 4790**

Ms. Morgan made the second reading of Bill No. 4790 by title. Councilmember Fowler moved to adopt Bill No. 4790 upon its second reading and give it **ORDINANCE NO. 4935**, 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	Fowler – Aye
Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4791 – GENERAL DEVELOPMENT PLAN FOR ESTATE AT BUFFALO VALLEY 2<sup>ND</sup> PLAT (GDP-08-20-7423)**

Councilmember Culpepper introduced Bill No. 4791 approving a General Development Plan for the 3.8 +/- acre single-family development located at 7820 SE Cook Road (GDP-08-20-7423). City Clerk Sheryl Morgan made the first reading of Bill No. 4791 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 4791 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4791**

Ms. Morgan made the second reading of Bill No. 4791 by title. Councilmember Fowler moved to adopt Bill No. 4791 upon its second reading and give it **ORDINANCE NO. 4936**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4792 – FINAL PLAT FOR ESTATE AT BUFFALO VALLEY 2<sup>ND</sup> PLAT (PF-07-20-7411)**

Councilmember Culpepper introduced Bill No. 4792 approving the Final Plat for Estates at Buffalo Valley 2nd Plat (PF-07-20-7411). City Clerk Sheryl Morgan made the first reading of Bill No. 4792 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4792 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 4792**

Ms. Morgan made the second reading of Bill No. 4792 by title. Councilmember Fowler moved to adopt Bill No. 4792 upon its second reading and give it **ORDINANCE NO. 4937**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT RELATING TO CONDITIONAL USE PERMITS (UDCT-07-20-7382)**

Mayor Ross opened the Public Hearing to consider amendments to the Unified Development Code to amend Chapter 403, Development Review Procedures, Table 403.010-1, of the Unified Development Code, of the Code of Ordinances, City of Blue Springs, Missouri to make the Planning Commission the review and recommending authority and the City Council the decision-making authority for Conditional Use Permits (UDCT-07-20-7382) at 7:06 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

Interim Community Development Director Mike Mallon outlined the proposed amendments and answered questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:09 p.m.

#### INTRODUCTION AND 1ST READING – BILL NO. 4793 – UNIFIED DEVELOPMENT CODE AMENDMENT RELATING TO CONDITIONAL USE PERMITS (UDCT-07-20-7382)

Councilmember Culpepper introduced Bill No. 4793 amending the Unified Development Code to amend Chapter 403, Development Review Procedures, Table 403.010-1, of the Unified Development Code, of the Code of Ordinances, City of Blue Springs, Missouri to make the Planning Commission the review and recommending authority and the City Council the decision-making authority for Conditional Use Permits (UDCT-07-20-7382). City Clerk Sheryl Morgan made the first reading of Bill No. 4793 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4793 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

#### 2ND READING – BILL NO. 4793

Ms. Morgan made the second reading of Bill No. 4793 by title. Councilmember Fowler moved to adopt Bill No. 4793 upon its second reading and give it **ORDINANCE NO. 4938**, 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 – FISCAL YEAR 2020-21 BUDGET

Mayor Ross opened the Public Hearing to consider the proposed Fiscal Year 2020-21 Budget at 7:10 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

Assistant City Administrator Christine Cates reviewed the submitted budget and changes from the previous year's budget.

The Mayor hearing no further comments for or against, closed the public hearing at 7:15 p.m.

#### INTRODUCTION AND 1ST READING – BILL NO. 4794 – FISCAL YEAR 2020-21 BUDGET

Councilmember Culpepper introduced Bill No. 4794 approving the proposed Fiscal Year 2020-21 Budget. City Clerk Sheryl Morgan made the first reading of Bill No. 4794 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4794 upon its first reading and proceed with the second reading at the September 21,

2020 Council meeting. Motion seconded by Councilmember Culpepper.

**1<sup>st</sup> MOTION TO AMEND BILL NO. 4794**

Councilmember Lievsay moved to amend Bill No. 4794 by moving \$60,000 from the Unassigned Fund Balance to the Community Development budget for the Household Hazardous Waste program. Motion seconded by Councilmember Edmondson and **failed** with a 3-4 vote as follows:

**VOTE ON 1<sup>ST</sup> MOTION TO AMEND BILL NO. 4794**

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

**2<sup>nd</sup> MOTION TO AMEND BILL NO. 4794**

Councilmember Edmondson moved to transfer \$1,000,000 from the General Fund Unassigned Balance to the Capital Projects Fund for the Pavement Management (ST-06), bringing the balance to the Street Program to \$3,800,000. Motion seconded by Councilmember Culpepper and carried unanimously.

Motion to approve Bill No. 4794, as amended, on its first reading and proceed to the second reading at the September 21, 2020 City Council meeting carried unanimously.

**INTRODUCTION AND 1<sup>ST</sup> READING – BILL NO. 4795 – AMEND CHAPTER 340 OF THE CODE OF ORDINANCES RELATING TO PROTECTIVE HEADGEAR**

Councilmember Culpepper introduced Bill No. 4795 amending Chapter 340 of the Code of Ordinances, City of Blue Springs, Missouri, to repeal Section 340.100 Protective Headgear Required for the Operation of Motorcycles and Motortricycles. City Clerk Sheryl Morgan made the first reading of Bill No. 4795 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4795 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2<sup>ND</sup> READING – BILL NO. 4795**

Ms. Morgan made the second reading of Bill No. 4795 by title. Councilmember Fowler moved to adopt Bill No. 4795 upon its second reading and give it **ORDINANCE NO. 4939**, 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	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1<sup>ST</sup> READING – BILL NO. 4796 – COVID CARES ACT FUNDS**

Councilmember Edmondson introduced Bill No. 4796 approving an intergovernmental agreement with Jackson County, Missouri for the distribution of Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds. City Clerk Sheryl Morgan made the first reading of Bill No. 4796 by title; copies of the proposed Bill having previously been made available to the public.



Councilmember Fowler moved to approve Bill No. 4796 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4796**

Ms. Morgan made the second reading of Bill No. 4796 by title. Councilmember Fowler moved to adopt Bill No. 4796 upon its second reading and give it **ORDINANCE NO. 4940**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Edmondson – Aye  
Culpepper – Aye  
Kaylor – Aye

Lievsay – Aye  
Fowler – Aye  
Ericson – Aye  
Mayor Ross – Aye

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:

When I stand before God at the end of my life, I would hope I that I would not have a single bit of talent left and could say I used everything you gave me.

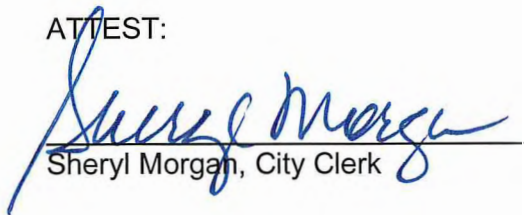
*“Chadwick Boseman”*


**ADJOURNMENT**

At 7:45 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.

CITY OF BLUE SPRINGS

ATTEST:

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

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