

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
SEPTEMBER 21, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, September 21, 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 Kaylor.

- **Minutes of the September 9, 2020** City Council Meeting
- **Resolution No. 65-2020** amending a contract with Orion Management Solutions RG, Inc. of Leawood, KS for the management of the Adams Pointe Golf Club for a period of two years
- **Liquor license for Le Café Bleu LLC** located at 805 W Main Street Suite C, Blue Springs, MO 64015, to sell retail intoxicating liquors by the drink, on the premises, Restaurant- Bar/Lounge Bar, to include Sunday retail selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises
- **Resolution No. 66-2020** approving a contract with C&C Sales, Inc dba C&C Group in the amount of \$183,380.00 for Door and Camera Security System upgrades and migration to Genetec at the Public Safety Building
- **Approve changes to current liquor license for Les Brewer, dba Brewer's Sports Bar & Grill**, located at 1120 W Main Street, Blue Springs, MO 64015, by adding Sunday retail selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises
- **Resolution No. 67-2020** appointing a Successor Director to the Board of Directors of the Downtown Blue Springs Community Improvement District
- **Approve appointment of Jon Burke as a member of the Board of Adjustment**, filling the current unexpired term through May of 2021.

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

**PUBLIC HEARING –  
REZONE (RZ-08-20-7449)  
AND PLANNED  
DEVELOPMENT CONCEPT  
PLAN  
(PDC-08-20-7440)  
FOR CHAPMAN RIDGE**

Mayor Ross opened the Public Hearing to consider rezoning from Two-Family and Moderate Density Multi-Family to Two-Family/Planned Development (RZ-08-20-7449) and to consider the approval of the Chapman Ridge Planned Development Concept Plan located west of SE Chapman Ridge Drive, approx. 250’ north of SE Colbern Road, to allow a total of 42 dwelling units in duplex buildings on 8.25 +/- acres of land (PDC-08-20-7440) 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**

Senior Planner Nathan Jurey outlined the details of the proposed rezoning and Planned Development Concept Plan.

**APPLICANT**

Tyler Sallee of Sallee Development addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:22 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4797  
– REZONE PROPERTY  
FOR CHAPMAN RIDGE  
(RZ-08-20-7449)**

Councilmember Kaylor introduced Bill No. 4797 rezoning approximately 8.25-acre property from Two-Family and Moderate Density Multi-Family to Two-Family/Planned Development located west of SE Chapman Ridge Drive, approx. 250’ north of SE Colbern Road (RZ-08-20-7449). City Clerk Sheryl Morgan made the first reading of Bill No. 4797 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4797 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsey and carried unanimously.

**2ND READING – BILL NO.  
4797**

Ms. Morgan made the second reading of Bill No. 4797 by title. Councilmember Fowler moved to adopt Bill No. 4797 upon its second reading and give it **ORDINANCE NO. 4941**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

Lievsey – Aye  
Fowler – Aye  
Ericson – Aye

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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4798  
– PLANNED**

Councilmember Culpepper introduced Bill No. 4798 approving the Chapman Ridge Planned Development Concept Plan located west of

**DEVELOPMENT CONCEPT  
PLAN FOR CHAPMAN  
RIDGE (PDC-08-20-7440)**

SE Chapman Ridge Drive, approx. 250' north of SE Colbern Road, to allow a total of 42 dwelling units in duplex buildings on 8.25 +/- acres of land (PDC-08-20-7440). City Clerk Sheryl Morgan made the first reading of Bill No. 4798 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4798 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO.  
4798**

Ms. Morgan made the second reading of Bill No. 4798 by title. Councilmember Fowler moved to adopt Bill No. 4798 upon its second reading and give it **ORDINANCE NO. 4942**, 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  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Lievsay – Aye  
Mayor Ross – Aye

**PUBLIC HEARING – 2020  
PROPERTY TAX LEVY**

Mayor Ross opened the Public Hearing to consider the 2020 Property Tax Levy for the City of Blue Springs at 6:25 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 outlined the details of the proposed Tax Levy for 2020.

The Mayor hearing no further comments for or against, closed the public hearing at 6:32 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4799  
– 2020 PROPERTY TAX  
LEVY**

Councilmember Culpepper introduced Bill No. 4799 approving the 2020 Property Tax Levy for the City of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 4799 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4799 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried with a vote of 6-1 (Councilmember Lievsay voting NO).

**2ND READING – BILL NO.  
4799**

Ms. Morgan made the second reading of Bill No. 4799 by title. Councilmember Fowler moved to adopt Bill No. 4799 upon its second reading and give it **ORDINANCE NO. 4943**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper carried with a vote of 6-1 as follows:

Ericson – Aye  
Edmondson – Aye  
Culpepper – Aye

Kaylor – Aye  
Lievsay – NO  
Fowler – Aye  
Mayor Ross – Aye

**2ND READING – BILL NO. 4794 – FY2020-21 BUDGET**

Ms. Morgan made the second reading of Bill No. 4794, as amended approving the Fiscal Year 2020-21 Budget by title. The public hearing was held and the first reading of Bill No. 4794 was amended and approved at the September 9, 2020 City Council meeting. Councilmember Fowler moved to adopt Bill No. 4794 upon its second reading and give it **ORDINANCE NO. 4944**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**RESOLUTION NO. 68-2020 – CONTRACT FOR PAVING AT BLUE SPRINGS PARK**

Councilmember Culpepper moved to adopt Resolution No. 68-2020 entering into a contract in the amount of \$1,048,864.00 with Tandem Paving Co, Inc., for projects included in the FY2020-21 Capital Improvement Program, specifically paving of Blue Springs Park PR-15-18, Rotary Park PR-17-18, Wilbur Young Park PR-02-18, Vesper Hall PR-19-18, and Woods Chapel Park PR-21-18. Motion seconded by Councilmember Lievsay and carried unanimously.

**RESOLUTION NO. 69-2020 – CONTRACT FOR RENOVATIONS TO WARD PARK BASKETBALL COURT**

Councilmember Culpepper to adopt Resolution No. 69-2020 approving a contract for renovations in the amount of \$93,146.00 with McConnell & Associates Corp. for Ward Park basketball court renovation. Motion seconded by Councilmember Lievsay and carried unanimously.

**RESOLUTION NO. 70-2020 – CONTRACT FOR TWO PLAYGROUNDS AND A SHELTER HOUSE**

Councilmember Ericson moved to adopt Resolution No. 70-2020 approving the purchase in the amount of \$795,440.00 from Athco, LLC., for the purchase and installation of two playgrounds and a shelter house. Motion seconded by Councilmember Lievsay and carried unanimously.

**INTRODUCTION AND 1ST READING – BILL NO. 4800 – AMEND FY 2019-20 ANNUAL BUDGET**

Councilmember Culpepper introduced Bill No. 4800 amending the 2019-20 annual budget increasing the previously adopted and amended budget of \$80,495,531 by \$2,327,478 to \$82,823,009.

Amendment Details:	
General Fund	\$ 1,254,626
TIF Capital Projects Fund	\$ 903,252
Golf Course Fund	\$ 169,600
<b>Total Amendment</b>	<b>\$ 2,327,478</b>

City Clerk Sheryl Morgan made the first reading of Bill No. 4800 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4800 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 4800**

Ms. Morgan made the second reading of Bill No. 4800 by title. Councilmember Fowler moved to adopt Bill No. 4800 upon its second reading and give it **ORDINANCE NO. 4945**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 4801 – FINAL PLAT FOR EDGEWATER AT CHAPMAN FARMS (PF-08-20-7431)**

Councilmember Culpepper introduced Bill No. 4801 approving the Final Plat for Edgewater at Chapman Farms 1st Plat, Lots 1-76 & Tracts A-G, Inclusive Replat of Part of Lot 1, Chapman Farms – 1st Plat, Lots 1-35 (PF-08-20-7431). City Clerk Sheryl Morgan made the first reading of Bill No. 4801 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4801 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4801**

Ms. Morgan made the second reading of Bill No. 4801 by title. Councilmember Fowler moved to adopt Bill No. 4801 upon its second reading and give it **ORDINANCE NO. 4946**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4802 – AMEND SERVICE AGREEMENT WITH LITTLE BLUE VALLEY SEWER DISTRICT**

Councilmember Culpepper introduced Bill No. 4802 approving an amendment to the first amended service agreement with Little Blue Valley Sewer District for sanitary sewer treatment and services. City Clerk Sheryl Morgan made the first reading of Bill No. 4802 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4802 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4802**

Ms. Morgan made the second reading of Bill No. 4802 by title. Councilmember Fowler moved to adopt Bill No. 4802 upon its second reading and give it **ORDINANCE NO. 4947**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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|---------------|-----------------|
| Lievsay – Aye | Edmondson – Aye |
| Fowler – Aye  | Culpepper – Aye |

Ericson – Aye

Kaylor – Aye

Mayor Ross – Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4803  
– AMEND SECTION 335 OF  
THE CODE OF  
ORDINANCES RELATING  
TO PARKING IN FRONT  
OF MAILBOXES**

Councilmember Edmondson introduced Bill No. 4803 amending Section 355.010.A.1.j of the Code of Ordinance, City of Blue Springs, Missouri regarding parking in front of mailboxes. City Clerk Sheryl Morgan made the first reading of Bill No. 4803 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4803 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, carried with a vote of 4-3 (Councilmembers Lievsay, Edmondson and Ericson voting NO).

**2ND READING – BILL NO.  
4803**

Ms. Morgan made the second reading of Bill No. 4803 by title. Councilmember Fowler moved to adopt Bill No. 4803 upon its second reading and give it **ORDINANCE NO. 4948**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with a vote of 5-2 as follows:

Fowler – Aye  
Ericson – Aye  
Edmondson – NO

Culpepper – Aye  
Kaylor – Aye  
Lievsay – NO  
Mayor Ross – Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4804  
– CONTRACT FOR  
SPECIAL COUNSEL  
SERVICES**

Councilmember Culpepper introduced Bill No. 4804 approving a contract for special counsel services, by engagement letter, with Lauber Municipal Law, LLC, to provide Public Official training and other services. City Clerk Sheryl Morgan made the first reading of Bill No. 4804 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4804 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
4804**

Ms. Morgan made the second reading of Bill No. 4804 by title. Councilmember Fowler moved to adopt Bill No. 4804 upon its second reading and give it **ORDINANCE NO. 4949**, 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  
Edmondson – Aye  
Culpepper – Aye

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

**PRESENTATION – PARKS  
AND RECREATION 2018-  
19 ANNUAL REPORT**

Dennis Dovel, Director of Parks and Recreation, presented the Parks and Recreation Department's Annual Report for FY2018-19. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

**PRESENTATION – PARKS SITE STUDY MASTER PLAN**

Kelly Van Elders with Stantec Consulting Services, Inc. presented the Park Site Study Master Plan related to Roscoe Righter Park and Southwest Park. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

**COUNCIL DISCUSSION – COVID-19 AND JACKSON COUNTY HEALTH DEPARTMENT 2.5 RECOVERY POLICIES**

Councilmembers Culpepper and Lievsay led a discussion requesting Council to adopt a Resolution confirming the Council’s support for businesses, schools, and many other entities in Blue Springs who have been negatively impacted by the COVID-19 Pandemic.

**RESOLUTION NO. 71-2020 – COVID-19 AND JACKSON COUNTY HEALTH DEPARTMENT 2.5 RECOVERY POLICIES**

Councilmember Culpepper moved to adopt Resolution No. 71-2020 confirming the Council’s support for businesses, schools, and many other entities in Blue Springs who have been negatively impacted by the COVID-19 Pandemic and furthermore urge the Jackson County Health Department to relax their recovery policies similar to what has been implemented in KCMO and the State of Missouri. Motion seconded by Councilmember Lievsay and carried unanimously.

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:

“Fight for things you care about but do it in a way that leads others to join you.”

*(Supreme Court Justice Ruth Bader Ginsburg)*

**VISITORS**

Chamber of Commerce President, Lara Vermillion, Bill Fickle owner of Side Pockets, and attorney Lorne Meinerschagen addressed Council regarding the County’s restrictions and the effects on local businesses.

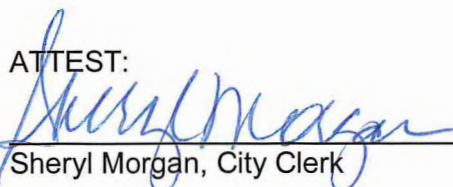
**CLOSED SESSION**

At 8:10 p.m., Councilmember Lievsay moved for the Council go into closed session pursuant to Section 610.021(1) and (2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and real estate, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Kaylor and carried with the following votes:


Edmondson – Aye  
Culpepper – Aye  
Kaylor – Aye

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

ATTEST:

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

CITY OF BLUE SPRINGS

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