

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
OCTOBER 19, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 19, 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 City Administrator Eric Johnson, 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 Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the August 12, 2020 Budget Work Session and the October 5, 2020 City Council Meeting**
- **Resolution No. 95-2020** approving a contract renewal in the amount of \$109,000.00 with JCI Industries, Inc. for pump and motor maintenance and repairs
- **Resolution No. 96-2020** approving a grant in the amount of \$5,280.00 with the Missouri Highways and Transportation Commission Statewide Transportation Improvement Program, for an On-Call Work Zone Enforcement Grant
- **Liquor license for Plowboys Barbeque** located at 3111 SW 7 Highway Blue Springs, MO 64014, to sell intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises to include Sunday selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises
- **Resolution No. 97-2020** adopting the 2021 Wager Reopener Amendment to the labor agreement with the Communications Workers of America Local 6363 for communications officers
- **Resolution No. 98-2020** approving an agreement with Community Services League of Eastern Jackson County in a minimum amount of \$250,000 for the distribution of Coronavirus Aid, Relief, and Economic Security Act funds for administration and distribution to citizens for rental and utility assistance
- **Resolution No. 99-2020** approving a contract with Community Services League of Eastern Jackson County for administration and disbursement of CDBG-CV funds

- **Resolution No. 100-2020** appointing Successor Directors to the White Oak Community Improvement District

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 –  
REZONING  
(RZ-09-20-7465) AND  
GENERAL DEVELOPMENT  
PLAN (GDP-09-20-7464)  
FOR BLUE SPRINGS  
LOGISTICS CENTER**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-09-20-7465) from Light Industrial/Adams Dairy Parkway Overlay to Light Industrial with a General Development Plan (GDP-09-20-7464) for the 39.92 +/- acres to construct a 585,660 sf. industrial building located west of Tyer Road and approximately 275-ft. north of NE Jefferson Street at 6:02 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 proposed development.

**APPLICANT**

Rich Wood, attorney for the Developer, Hunter Harris of Flint Development, and Chris Haffner of Davidson Architecture and Engineering reviewed a PowerPoint presentation on the project and answered questions from Council. A copy of the PowerPoint presentation is included in the Exhibits for this public hearing.

**CITIZEN COMMENTS**

Jane Kern addressed Council requesting to not have an additional entrance off of Tyer Road and her concern of drainage from the property. Ms. Kern said she was not opposed to the project and thanked the developers for their efforts to address the neighboring property owners' concerns.

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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4808  
– REZONE DEVELOPMENT  
FOR BLUE SPRINGS  
LOGISTICS CENTER  
(RZ-09-20-7465)**

Councilmember Culpepper introduced Bill No. 4808 approving a rezoning from Light Industrial/Adams Dairy Parkway Overlay to Light Industrial the 39.92 +/- acres property located west of Tyer Road and approximately 275-ft. north of NE Jefferson Street (RZ-09-20-7465). City Clerk Sheryl Morgan made the first reading of Bill No. 4808 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4808 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
4808**

Ms. Morgan made the second reading of Bill No. 4808 by title. Councilmember Fowler moved to adopt Bill No. 4808 upon its second reading and give it **ORDINANCE NO. 4953**, 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

**INTRODUCTION AND 1ST READING – BILL NO. 4809 – GENERAL DEVELOPMENT PLAN FOR BLUE SPRINGS LOGISTICS CENTER (GDP-09-20-7464)**

Councilmember Culpepper introduced Bill No. 4809 approving a General Development Plan for the 39.92 +/- acres property to construct a 585,660 sf. industrial building located west of Tyer Road and approximately 275-ft. north of NE Jefferson Street (GDP-09-20-7464). City Clerk Sheryl Morgan made the first reading of Bill No. 4809 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4809 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 (Councilmember Lievsay voting NO).

**2ND READING – BILL NO. 4809**

Ms. Morgan made the second reading of Bill No. 4809 by title. Councilmember Fowler moved to adopt Bill No. 4809 upon its second reading and give it **ORDINANCE NO. 4954**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with a vote of 5-2 as follows:

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

**PUBLIC HEARING – CONDITIONAL USE PERMIT FOR VANDOIT (CUP-09-20-7491)**

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit for the General Manufacturing and Outdoor Sales & Service – Equipment land uses on a 6.5 +/- acre property generally located at the southwest corner of NW 7 Highway and NW Pink Hill Road (CUP-09-20-7491) at 6:26 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 reviewed the details of the proposed project and answered questions from Council.

**APPLICANT**

Brent Kline of Kline Van and Specialty Rental, LLC addressed Council. The Mayor hearing no further comments for or against, closed the public hearing at 6:42 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4810 – CONDITIONAL USE PERMIT FOR VANDOIT (CUP-09-20-7491)**

Councilmember Culpepper introduced Bill No. 4810 approving a Conditional Use Permit for the General Manufacturing and Outdoor Sales & Service – Equipment land uses on a 6.5 +/- acre property generally located at the southwest corner of NW 7 Highway and NW

Pink Hill Road (CUP-09-20-7491). City Clerk Sheryl Morgan made the first reading of Bill No. 4810 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4810 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4810**

Ms. Morgan made the second reading of Bill No. 4810 by title. Councilmember Fowler moved to adopt Bill No. 4810 upon its second reading and give it **ORDINANCE NO. 4955**, 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

**PUBLIC HEARING – VACATION OF STREET RIGHT-OF-WAY AND UTILITY EASEMENT IN MEDIAN OF GREEN MEADOW DRIVE (VAC-09-20-7493)**

Mayor Ross opened the Public Hearing to consider vacating an existing street Right-Of-Way & Utility easement on 0.08 +/- acre located generally in the median of SW Green Meadow Drive between SW 7 Highway and SW 8th Street (VAC-09-20-7493) at 6:44 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 proposed vacation.

**APPLICANT**

John Erpelding of Olsson and Vincent Walker of Summit Homes answered questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:53 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4811 – VACATION OF STREET RIGHT-OF-WAY AND UTILITY EASEMENT IN MEDIAN OF GREEN MEADOW DRIVE (VAC-09-20-7493)**

Councilmember Kaylor introduced Bill No. 4811 vacating an existing street Right-Of-Way & Utility easement on 0.08 +/- acre located generally in the median of SW Green Meadow Drive between SW 7 Highway and SW 8th Street (VAC-09-20-7493). City Clerk Sheryl Morgan made the first reading of Bill No. 4811 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4811 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 4811**

Ms. Morgan made the second reading of Bill No. 4811 by title. Councilmember Fowler moved to adopt Bill No. 4811 upon its second reading and give it **ORDINANCE NO. 4956**, 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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4812  
– AMEND TABLE III  
PROHIBITED PARKING OF  
THE CODE OF  
ORDINANCES**

Councilmember Culpepper introduced Bill No. 4812 amending Schedule III. Prohibited Parking – Certain Sections of Designated Streets, Table III-A No Parking at Any Time, in Title III, Section 355.010 of the Code of Ordinances, City of Blue Springs, Missouri, to include a portion of SW 1st Street, SW 3rd Street, SW Lily Street, and SW Sunflower Street within the Gardens at Colonial Highlands subdivision. City Clerk Sheryl Morgan made the first reading of Bill No. 4812 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4812 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO.  
4812**

Ms. Morgan made the second reading of Bill No. 4812 by title. Councilmember Fowler moved to adopt Bill No. 4812 upon its second reading and give it **ORDINANCE NO. 4957**, 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  
Lievsay – Aye

Fowler – Aye  
Ericson – Aye  
Edmondson – Aye  
Mayor Ross – Aye

**MAYORAL  
ANNOUNCEMENTS**

Mayor Ross introduced new Human Resources Director, Amy Willyard.

Thoughts to Ponder:

“The reason why the world lacks unity and lies broken and in heaps is because man is disunited with himself.”  
*(Ralph Waldo Emerson)*

**CLOSED SESSION**

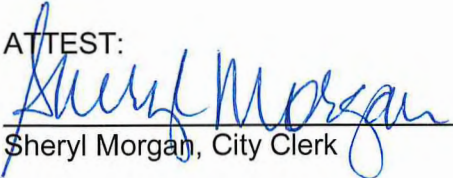
At 6:59 p.m., Councilmember Edmondson moved for the Council go into closed session pursuant to Section 610.021(1) and (2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and real estate, 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:

Culpepper – Aye  
Kaylor – Aye  
Lievsay – Aye

Fowler – Aye  
Ericson – Aye  
Edmondson – Aye  
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST:

  
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Sheryl Morgan, City Clerk

  
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Carson Ross, Mayor