

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
JANUARY 18, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, January 18, 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  
Susan Culpepper

Also present were Acting 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. The City Clerk confirmed a quorum of the Council was present. The Mayor stated Councilmember Edmondson requested to pull Item #3c – Governing Body Strategic Framework for separate discussion and consideration

**CONSENT AGENDA**

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

- **Minutes of the January 3, 2022** City Council Meeting
- **Resolution No. 03-2022** approving a contract in the amount of \$88,350 with Control Service Co., Inc. to replace the HVAC Control System and tie the new system into our existing Automated Logic WebCTRL Software at Vesper Hall

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

**ITEM 3c – RES. 04-2022 - GOVERNING BODY STRATEGIC FRAMEWORK**

Councilmember Edmondson acknowledged completed goals in the 2015 Strategic Plan and suggested staff make a regularly scheduled presentation to the Council in the future to review the progress of the 2021 goals of the Plan. Councilmember Kaylor expressed his appreciation to staff and the full Council for their participation in updating the Strategic Plan. After discussion, Councilmember Edmondson moved to approve **Resolution No. 04-2022** approving the Blue Springs Governing Body Strategic Framework (Plan) and authorizing staff to initiate Plan objectives. Motion seconded by Councilmember Kaylor and carried unanimously.

**PUBLIC HEARING – REZONING (RZ-09-21-7963) AND PLANNED UNIT**

Mayor Ross opened the Public Hearing to consider rezoning property from Service Office/Planned Unit Development Restricted Overlay, Regional Commercial/Restricted Overlay, and Central Business/

**DEVELOPMENT CONCEPT PLAN (PUDC-09-21-7964) FOR THE RETREAT AT CHAPMAN FARMS**

Restricted Overlay to Single-Family/Planned Unit Development/ Restricted Overlay (RZ-09-21-7963) and approving a Planned Unit Development Concept Plan to develop a 57-lot single-family subdivision on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and north of SW Mason School Road (PUDC-09-21-7964) 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**

Matt Wright, Assistant Director of Community Development, reviewed the details of the proposed rezoning and Planned Unit Development Concept Plan and addressed questions from the Council.

**APPLICANT**

Kyle Jones of Summit Homes was present and addressed questions from the Council.

Councilmember Fowler shared maps outlining the minimum floor area classifications and the stepdown plan to meet the City's code and are entered as Exhibit #2 into the record.

**IN OPPOSITION TO**

Bob Chaney spoke in opposition to the fence required by Council for these homes.

The Mayor hearing no further comments for or against, closed the public hearing at 6:20 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4941 – REZONING FOR THE RETREAT AT CHAPMAN FARMS (RZ-09-21-7963)**

Councilmember Culpepper introduced Bill No. 4941 approving a rezoning from Service Office/Planned Unit Development Restricted Overlay, Regional Commercial/Restricted Overlay, and Central Business/ Restricted Overlay to Single-Family/Planned Unit Development/ Restricted Overlay for 26.29 +/- acre property generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and north of SW Mason School Road (RZ-09-21-7963). City Clerk Sheryl Morgan made the first reading of Bill No. 4941 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4941 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and after discussion carried with a vote of 6-1 (Councilmember Lievsay voting No).

**2ND READING – BILL NO. 4941**

Ms. Morgan made the second reading of Bill No. 4941 by title. Councilmember Fowler moved to adopt Bill No. 4941 upon its second reading and give it **ORDINANCE NO. 5075**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – No  
Fowler – Aye  
Ericson – Aye

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

**INTRODUCTION AND 1ST READING – BILL NO. 4942 – PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR THE RETREAT AT CHAPMAN FARMS (PUDC-09-21-7964)**

Councilmember Culpepper introduced Bill No. 4942 approving a Planned Unit Development Concept Plan to develop a 57-lot single-family subdivision on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and north of SW Mason School Road (PUDC-09-21-7964). City Clerk Sheryl Morgan made the first reading of Bill No. 4942 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4942 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. 4942 so that the minimum living space square feet is the most conservative under Section 407.110. Motion seconded by Councilmember Culpepper and carried unanimously.

**VOTE ON BILL NO. 4942, AS AMENDED**

After Council discussion, Bill No. 4942, as amended, was approved unanimously.

**2ND READING – BILL NO. 4942, AS AMENDED**

Ms. Morgan made the second reading of Bill No. 4942, as amended, by title. Councilmember Fowler moved to adopt Bill No. 4942, as amended, upon its second reading and give it **ORDINANCE NO. 5076**, 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	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

**PUBLIC HEARING – REZONING (RZ-12-21-8083) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-12-21-8084) FOR WHITE OAK MIXED USE**

Mayor Ross opened the Public Hearing to consider rezoning property from General Business to Planned Development - Mixed-Use (RZ-12-21-8083) and approving a Planned Development Concept Plan for the White Oak Mixed-Use development with 102 apartment units and 10,000-sf. of office and retail space at the southeast corner of SW Luttrell Road and SW Sunset Avenue (PDC-12-21-8084) 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**

Matt Wright, Assistant Director of Community Development, reviewed the details of the proposed rezoning and Planned Development Concept Plan and addressed questions from the Council.

**APPLICANT**

Tom Homburg of NSPJ Architects answered questions from Council. Mr. Homburg presented slides from a PowerPoint presentation entitled White Oak Mixed-Use which are entered as Exhibit 2 to the public hearing.

The Mayor hearing no further comments for or against, closed the public hearing at 6:56 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4943 – REZONING FOR WHITE OAK MIXED USE (RZ-12-21-8083)**

Councilmember Culpepper introduced Bill No. 4943 rezoning property from General Business to Planned Development - Mixed-Use located at the southeast corner of SW Luttrell Road and SW Sunset Avenue (RZ-12-21-8083). City Clerk Sheryl Morgan made the first reading of Bill No. 4943 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4943 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 (Councilmember Fowler voting No) after discussion.

**2ND READING – BILL NO. 4943**

Ms. Morgan made the second reading of Bill No. 4943 by title. Councilmember Fowler moved to adopt Bill No. 4943 upon its second reading and give it **ORDINANCE NO. 5077**, 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:

- |                 |                  |
|-----------------|------------------|
| Ericson – No    | Kaylor – Aye     |
| Edmondson – Aye | Lievsay – Aye    |
| Culpepper – Aye | Fowler – No      |
|                 | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 4944 – PLANNED DEVELOPMENT CONCEPT PLAN FOR WHITE OAK MIXED USE (PDC-12-21-8084)**

Councilmember Culpepper introduced Bill No. 4944 approving a Planned Development Concept Plan for the White Oak Mixed-Use development with 102 apartment units and 10,000-sf. of office and retail space at the southeast corner of SW Luttrell Road and SW Sunset Avenue (PDC-12-21-8084). City Clerk Sheryl Morgan made the first reading of Bill No. 4944 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4944 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 5-2 (Councilmembers Fowler and Ericson voting No).

**2ND READING – BILL NO. 4944**

Ms. Morgan made the second reading of Bill No. 4944 by title. Councilmember Fowler moved to adopt Bill No. 4944 upon its second reading and give it **ORDINANCE NO. 5078**, 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:

- |                 |                  |
|-----------------|------------------|
| Edmondson – Aye | Lievsay – Aye    |
| Culpepper – Aye | Fowler – No      |
| Kaylor – Aye    | Ericson – No     |
|                 | Mayor Ross – Aye |

**PUBLIC HEARING – CONDITIONAL USE**

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit with Alternative Development Standards for the relocation of a short-term loan service business (Advance

**PERMIT FOR ADVANCE  
AMERICA  
(CUP-12-21-8074)**

America) from 802 SW 40 Hwy. to 792 SW 40 Hwy. in the Sunset Plaza Shopping Center (CUP-12-21-8074) at 7:00 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**

Jamarcus Magee, Associate Planner, reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council. Council discussed the use of the grandfathering of the short-term loan business and the addition of the Conditional Use Permit.

**APPLICANT**

Adam Lyngar of Cadence Commercial Real Estate addressed the Council and discussed the request and use of the property.

The Mayor hearing no comments for or against, closed the public hearing at 7:12 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4945  
– CONDITIONAL USE  
PERMIT FOR ADVANCE  
AMERICA  
(CUP-12-21-8074)**

Councilmember Culpepper introduced Bill No. 4945 approving a Conditional Use Permit with Alternative Development Standards for the relocation of a short-term loan service business (Advance America) from 802 SW 40 Hwy. to 792 SW 40 Hwy. in the Sunset Plaza Shopping Center (CUP-12-21-8074). City Clerk Sheryl Morgan made the first reading of Bill No. 4945 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4945 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and after Council discussion **failed** with a vote of 1-6 (Councilmember Fowler voting Aye).

**PUBLIC HEARING – BLUE  
SPRINGS AQUATICS  
CENTER REZONING (RZ-  
12-21-8078) AND  
GENERAL DEVELOPMENT  
PLAN (GDP-12-21-8081) –  
MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Allison Vandever with SFS Architecture on behalf of the property owner, City of Blue Springs, has requested a continuance of the public hearing to the February 7, 2022 Council Meeting. Councilmember Fowler moved to continue the public hearing on the rezoning and General Development Plan for the Blue Springs Aquatics Center to the February 7, 2022 Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4946  
– FINAL PLAT FOR DEREK  
JAMES ESTATE (PF-12-21-  
8071)**

Councilmember Fowler introduced Bill No. 4946 approving the Final Plat for Derek James Estate, generally located south of NW R D Mize Road between NW 7 Highway and NW 10<sup>th</sup> Street (PF-12-21-8071). City Clerk Sheryl Morgan made the first reading of Bill No. 4946 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4946 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 (Councilmember Fowler voting No).

**2ND READING – BILL NO.  
4946**

Ms. Morgan made the second reading of Bill No. 4946 by title. Councilmember Fowler moved to adopt Bill No. 4946 upon its second reading and give it **ORDINANCE NO. 5079**, with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4947 – FINAL PLAT FOR COPPERLEAF SHOPPING CENTER (PF-12-21-8089)**

Councilmember Culpepper introduced Bill No. 4947 approving the Final Plat for Copperleaf Shopping Center Replat (PF-12-21-8089), generally located west of NW 7 Highway between NW R D Mize Road and NW Hearnnes Avenue. City Clerk Sheryl Morgan made the first reading of Bill No. 4947 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4947 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4947**

Ms. Morgan made the second reading of Bill No. 4947 by title. Councilmember Fowler moved to adopt Bill No. 4947 upon its second reading and give it **ORDINANCE NO. 5080**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 4948 – AMENDING ORD-5060 – FINAL PLAT FOR CAMBRIDGE PARK – 1ST PLAT (PF-10-21-8002)**

Councilmember Culpepper introduced Bill No. 4948 amending Ordinance No. 5060 approving the Final Plat for Cambridge Park - 1st Plat, generally located North of SE Major Road at SE 6th Street (PF-10-21-8002). City Clerk Sheryl Morgan made the first reading of Bill No. 4948 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4948 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and after discussion carried unanimously.

**2ND READING – BILL NO. 4948**

Ms. Morgan made the second reading of Bill No. 4948 by title. Councilmember Fowler moved to adopt Bill No. 4948 upon its second reading and give it **ORDINANCE NO. 5081**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4949 – AMEND FY 2021-22 ANNUAL BUDGET**

Councilmember Culpepper introduced Bill No. 4949 amending the 2021-22 annual budget increasing the previously adopted and amended budget of \$89,721,836 by \$423,097 to \$90,144,933. City Clerk Sheryl Morgan made the first reading of Bill No. 4949 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4949 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4949**

Ms. Morgan made the second reading of Bill No. 4949 by title. Councilmember Fowler moved to adopt Bill No. 4949 upon its second reading and give it **ORDINANCE NO. 5082**, 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 |

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:

“Injustice anywhere is a threat to justice everywhere. We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly.  
*(Martin Luther King, Jr.)*

**CLOSED SESSION**


At 7:21 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation, 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 Ericson and carried with the following votes:

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

CITY OF BLUE SPRINGS

ATTEST

  
Sheryl Morgan, City Clerk

  
Carson Ross, Mayor