

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
FEBRUARY 7, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, February 7, 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.

**CONSENT AGENDA**

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

- **Minutes of the January 18, 2022** City Council Meeting and the **Minutes of the January 31, 2022** City Council Work Session
- **Resolution No. 05-2022** approving the disposition of Information Technology, Community Development, Finance, and Human Resources 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
- **Resolution No. 06-2022** approving a contract in the amount of \$68,250.00 with Pawportunities Inc., for Animal Control Services for 90 days
- **Resolution No. 07-2022** approving a contract in the amount of \$257,990 with Tandem Paving Company, Inc. for the construction of a metal storage building at Pink Hill Park
- **Resolution No. 08-2022** approving a contract in the amount of \$93,500.00 with Denton Excavating, Inc., for the demolition and site clean-up of 1304 W. Main St
- **Board and Commission Appointment:**  
Public Safety Citizens' Advisory Board:  
New Appointment: Mary "Haven" Lartson, Student Representative

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 –  
REZONING (RZ-12-21-  
8078) AND GENERAL  
DEVELOPMENT PLAN  
(GDP-12-21-8081) FOR  
BLUE SPRINGS AQUATIC  
CENTER**

Mayor Ross opened the Public Hearing to consider rezoning property from High Density Multi-Family District, Service Office, and General Business to Public Land and Open Space (RZ-12-21-8078) and approval of a General Development Plan to expand the existing Blue Springs Fieldhouse by providing indoor and outdoor aquatics and associated site improvements (GDP-12-21-8081) for the Blue Springs Aquatic Center at 305 NE Mock Ave. at 6:02 p.m. The public hearing was continued from January 18, 2022 without testimony. 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**

Associate Planner Jamarcus Magee reviewed the details of the proposed rezoning and General Development Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:07 p.m.

**INTRODUCTION AND 1ST  
READING - BILL NO. 4950  
- REZONING FOR BLUE  
SPRINGS AQUATIC  
CENTER (RZ-12-21-8078)**

Councilmember Culpepper introduced Bill No. 4950 rezoning property from High Density Multi-Family District, Service Office, and General Business to Public Land and Open Space for the Blue Springs Aquatic Center at 305 NE Mock Ave (RZ-12-21-8078). City Clerk Sheryl Morgan made the first reading of Bill No. 4950 by title; copies of the proposed Bill having been made available to the public.

Councilmember Fowler moved to approve Bill No. 4950 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after discussion, carried unanimously.

**2ND READING - BILL NO.  
4950**

Ms. Morgan made the second reading of Bill No. 4950 by title. Councilmember Fowler moved to adopt Bill No. 4950 upon its second reading and give it **ORDINANCE NO. 5083**, 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  
Fowler - Aye  
Ericson - Aye

Edmondson - Aye  
Culpepper - Aye  
Kaylor - Aye  
Mayor Ross - Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4951  
– GENERAL  
DEVELOPMENT PLAN  
FOR BLUE SPRINGS  
AQUATIC CENTER  
(GDP-12-21-8081)**

Councilmember Culpepper introduced Bill No. 4951 approving a General Development Plan to expand the existing Blue Springs Fieldhouse by providing indoor and outdoor aquatics and associated site improvements for the Blue Springs Aquatic Center at 305 NE Mock Ave (GDP-12-21-8081). City Clerk Sheryl Morgan made the first reading of Bill No. 4951 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4951 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4951**

Ms. Morgan made the second reading of Bill No. 4951 by title. Councilmember Fowler moved to adopt Bill No. 4951 upon its second reading and give it **ORDINANCE NO. 5084**, 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 –  
CONDITIONAL USE  
PERMIT FOR  
COMMERCIAL DAY CARE  
CENTER FOR HARMONY  
HOUSE (CUP-12-21-8090)**

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit for a commercial Day Care on the subject 0.88 +/- acre property located on the Northeast corner of SW Westbound US 40 Hwy (CUP-12-21-8090). and SW 37th Street at 6:10 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**

Associate Planner Shana Kelly reviewed the details of the proposed Conditional Use Permit.

**APPLICANT**

Robin Dickins was present for any questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:13 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4952  
– CONDITIONAL USE  
PERMIT FOR  
COMMERCIAL DAY CARE  
CENTER FOR HARMONY  
HOUSE (CUP-12-21-8090)**

Councilmember Culpepper introduced Bill No. 4952 approving a Conditional Use Permit for a commercial Day Care on the subject 0.88 +/- acre property located on the Northeast corner of SW Westbound US 40 Hwy (CUP-12-21-8090). City Clerk Sheryl Morgan made the first reading of Bill No. 4952 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4952 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4952**

Ms. Morgan made the second reading of Bill No. 4952 by title. Councilmember Fowler moved to adopt Bill No. 4952 upon its second reading and give it **ORDINANCE NO. 5085**, 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 –  
REZONING  
(RZ-12-21-8093) AND  
PLANNED DEVELOPMENT  
CONCEPT PLAN**

Mayor Ross opened the Public Hearing to consider rezoning property from General Business to Planned Development – Residential (RZ-12-21-8093) and request approval of a Planned Development Concept Plan for the development of 124 apartment units (PDC-12-21-8092) on 26.05 +/- acres generally located north of SW Wyatt Road

**(PDC-12-21-8092) FOR REDWOOD LIVING**

+/- 500-ft. west of SW 7 Highway at 6:15 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 Director of Community Development Matt Wright reviewed the details of the proposed rezoning and Planned Development Concept Plan and addressed questions from the Council.

**APPLICANT**

Richard Batt shared a presentation on behalf of the Applicant. A copy of the presentation is attached to the Exhibit entered into the record.

**COUNCIL DISCUSSION**

Councilmember Fowler thanked Mr. Batt for the neighborhood meeting held in December to talk about the project with the community. Mr. Batt addressed questions regarding the road width and sidewalks and the percentage of garage on the front of the units.

**IN SUPPORT OF**

David Judd of Blue Springs Christian Church spoke in support of the project. Mr. Judd is the Executive Pastor for Blue Springs Christian Church which is immediately to the north of the project.

**IN OPPOSITION TO**

Bob Chaney addressed Council in opposition to the project. Mr. Chaney expressed support for the Redwood project, but concern for retaining the area on 7 Highway for commercial use and the percentage of garage façade.

The Mayor hearing no further comments for or against, closed the public hearing at 6:59 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4953 – REZONING FOR REDWOOD LIVING (RZ-12-21-8093)**

Councilmember Culpepper introduced Bill No. 4953 rezoning property from General Business to Planned Development – Residential on 26.05 +/- acres generally located north of SW Wyatt Road +/- 500-ft. west of SW 7 Highway (RZ-12-21-8093). City Clerk Sheryl Morgan made the first reading of Bill No. 4953 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4953 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after discussion, carried with a vote of 4-3 as follows:

Edmondson – Aye  
Culpepper – No  
Kaylor – Aye

Lievsay – Aye  
Fowler – No  
Ericson – No  
Mayor Ross – Aye

**2ND READING – BILL NO. 4953**

Ms. Morgan made the second reading of Bill No. 4953 by title. Councilmember Fowler moved to adopt Bill No. 4953 upon its second reading and give it **ORDINANCE NO. 5086**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Culpepper – No  
Kaylor – Aye  
Lievsay – Aye

Fowler – No  
Ericson – No  
Edmondson – Aye  
Mayor Ross – Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4954  
– PLANNED  
DEVELOPMENT CONCEPT  
PLAN FOR REDWOOD  
LIVING (PDC-12-21-8092)**

Councilmember Culpepper introduced Bill No. 4954 approving a Planned Development Concept Plan for the development of 124 apartment units on 26.05 +/- acres generally located north of SW Wyatt Road +/- 500-ft. west of SW 7 Highway (PDC-12-21-8092). City Clerk Sheryl Morgan made the first reading of Bill No. 4954 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4954 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 4-3 as follows:

Kaylor – Aye  
Lievsay – Aye  
Fowler – No

Ericson – No  
Edmondson – Aye  
Culpepper – No  
Mayor Ross – Aye

**2ND READING – BILL NO.  
4954**

Ms. Morgan made the second reading of Bill No. 4954 by title. Councilmember Fowler moved to adopt Bill No. 4954 upon its second reading and give it **ORDINANCE NO. 5087**, 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  
Fowler – No  
Ericson – No

Edmondson – Aye  
Culpepper – No  
Kaylor – Aye  
Mayor Ross – Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4955  
– FINAL PLAT FOR  
CHAPMAN RIDGE, 2<sup>ND</sup>  
PLAT (PF-12-21-8077)**

Councilmember Culpepper introduced Bill No. 4955 approving the Final Plat for Chapman Ridge, 2nd Plat, generally located 250-ft. north of SE Colbern Road, west of SE Chapman Ridge Drive (PF-12-21-8077). City Clerk Sheryl Morgan made the first reading of Bill No. 4955 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4955 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
4955**

Ms. Morgan made the second reading of Bill No. 4955 by title. Councilmember Fowler moved to adopt Bill No. 4955 upon its second reading and give it **ORDINANCE NO. 5088**, 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. 4956  
– CONTRACT FOR LEGAL  
SERVICES IN LABOR  
RELATIONS**

Councilmember Culpepper introduced Bill No. 4956 authorizing a contract for legal services between the City of Blue Springs, Missouri, and Jackson Lewis, PC to provide representation of the City in labor relations advice and counsel. City Clerk Sheryl Morgan made the first reading of Bill No. 4956 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4956 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
4956**

Ms. Morgan made the second reading of Bill No. 4956 by title. Councilmember Fowler moved to adopt Bill No. 4956 upon its second reading and give it **ORDINANCE NO. 5089**, 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

**PRESENTATION – BUY  
BLUE SPRINGS**

Lara Vermillion, President, and Trish Totta, Vice President of the Blue Springs Chamber of Commerce presented an update of the Buy Blue Springs and Discover Blue Springs programs. A copy of the PowerPoint presentation is attached hereto and made a part of the minutes.

**PRESENTATION – PUBLIC  
SAFETY CITIZENS’  
ADVISORY BOARD  
ANNUAL REPORT**

Bob Muenz, Chief of Police, and Jeff Rogers, Chair of the Public Safety Citizens’ Advisory Board Annual Report presented the Board’s annual report.

**VISITORS**

Cheri Beard addressed Council regarding animal control services.

**MAYORAL  
ANNOUNCEMENTS**

Thoughts to Ponder:

“Have a vision of excellence, a dream of success and work like hell.”

(Dr. Smauel DeBois Cook)


**ADJOURNMENT**

At 7:26 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

ATTEST

  
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Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS

  
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Carson Ross, Mayor