

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
SEPTEMBER 18, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, September 18, 2023, 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 Interim City Administrator Christine Cates, City Attorney Sarah Carnes, and City Clerk Sheryl Morgan.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

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 Lievsay stated he would like to pull Item #3e and 3f – Resolution Nos. 69-2023 and 70-2023 approving contracts for site and community transportation with OATS, Inc.

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

- **Minutes of the September 5, 2023** City Council Meeting
- **Resolution 66-2023** adopting Memorandum of Understanding for Fiscal Year 2024 with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Police Officers
- **Resolution 67-2023** adopting Memorandum of Understanding for Fiscal Year 2024 with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Sergeants
- **Resolution 68-2023** adopting Memorandum of Understanding for Fiscal Year 2024 with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Lieutenants
- **Resolution 71-2023** approving a one-year contract with OATS, Incorporated for transportation services for seniors and disabled patrons in Blue Springs in the amount of \$37,200 for hot meal delivery to Blue Springs residents that are home-bound Monday – Friday
- **Resolution 72-2023** approving a one-year contract with OATS, Incorporated for transportation services for seniors and disabled patrons in Blue Springs in the amount of \$11,800 for transportation to daytrips from Vesper Hall
- **Resolution 73-2023** appointing Successor Directors to the Fall Creek Community Improvement District
- **Resolution 74-2023** appointing Successor Directors to the White Oak Community Improvement District

- **Resolution 75-2023** approving a contract in the amount of \$151,490.26 with De Lage Landen Public Finance LLC, for the lease /purchase of golf cars for the Adams Pointe Golf Club
- **Liquor License for Terich Happy Hour LLC** dba 9 Foot Brewing located at 3421 NW Jefferson Street Suite B, to manufacture, distill and blend intoxicating liquors as well as retail selling intoxicating liquors by the drink for consumption on premises to include Sunday sales
- **Resolution 76-2023** approving the purchase of UV parts from Haynes Equipment in the amount of \$199,174.75 for Sni-A-Bar WWTP to assist in the removal of E.coli
- **Resolution 77-2023** approving retention payments for City employees based upon employment through the effective date of November 17, 2023

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

**ITEMS 3e and 3f –
RESOLUTION NOS. 69-
2023 AND 70-2023 OATS
SITE AND COMMUNITY
TRANSPORTATION**

Councilmember Lievsey moved to amend the contracts with OATS, Inc. for site and community transportation to include transportation for non-Blue Springs residents. He moved to remove the word “resident” and replace with “individuals” in the contracts for **Resolutions 69-2023** and **70-2023** and remove the phrase “that reside.” Motion seconded by Councilmember Ericson and after Council discussion, carried unanimously.

**MOTION TO APPROVE
RESOLUTION NOS. 60-
2023, AS AMENDED
AND 70-2023, AS
AMENDED**

Councilmember Lievsey moved to approve **Resolution 69-2023, as amended** and **70-2023, as amended.** Motion seconded by Councilmember Kaylor and carried unanimously.

**PRESENTATION OF
LIFESAVING AWARD**

Police Chief Bob Muenz presented residents Bill Whittar and John Rall with Citizen Recognition Certificates for assisting Larry Mitty who drove his car into the retention pond on South 7 Highway.

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR
DREAMLAND
LEARNING
(CUP 07-23-8840)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit allowing a Commercial Daycare located at 3509 NW Valley View Place, Unit #B, Blue Springs, MO 64015 at 6:11 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 Cara Elbert reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant, Deborah Clark, was present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:19 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5126 –
CONDITIONAL USE
PERMIT FOR
DREAMLAND
LEARNING
(CUP 07-23-8840)**

Councilmember Culpepper introduced Bill No. 5126 approving a Conditional Use Permit allowing a Commercial Daycare located at 3509 NW Valley View Place, Unit #B, Blue Springs, MO 64015. City Clerk Sheryl Morgan made the first reading of Bill No. 5126 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5126 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5126**

Ms. Morgan made the second reading of Bill No. 5126 by title. Councilmember Edmondson moved to adopt Bill No. 5126 upon its second reading and give it **ORDINANCE NO. 5249**, 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

**PUBLIC HEARING – THE
VINEYARDS AMENDED
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN
(PUDC-08-23-8846)**

Mayor Ross opened the Public Hearing to consider an Amended Planned Unit Development Concept Plan (PUDC-08-23-8846) for The Vineyards at The Springs Clubhouse located at 700 NW Valley Brook Road to remove the allowed use of an accessory residential dwelling unit in the community clubhouse building located at 700 NW Valley Brook Road at 6:21 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 Adair Bright reviewed the details of the proposed Amended Planned Unit Development Concept Plan and addressed questions from the Council.

APPLICANT

Applicant Sage Steinbach on behalf of the property owner, The Vineyards Home Owners Association, was present to address questions from 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. 5127 – THE
VINEYARDS AMENDED**

Councilmember Culpepper introduced Bill No. 5127 approving an Amended Planned Unit Development Concept Plan for The Vineyards at the Springs Clubhouse located at 700 NW Valley Brook Road to remove the allowed use of an accessory residential dwelling unit in the

PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-08-23-8846)

community clubhouse building located at 700 NW Valley Brook Road (PUDC-08-23-8846). City Clerk Sheryl Morgan made the first reading of Bill No. 5127 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5127 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5127

Ms. Morgan made the second reading of Bill No. 5127 by title. Councilmember Edmondson moved to adopt Bill No. 5127 upon its second reading and give it **ORDINANCE NO. 5250**, 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	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR THE LEARNING EXPERIENCE (CUP 07-23-8840)

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit to operate a day care, The Learning Experience, in General Business zoning district located at 2750 SW 7 Highway 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

Associate Planner Jamarcus Magee reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Jeff Durban of Crossland Companies, on behalf of the property owner, Blue Springs (HWY 7) DG LLC was present to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:33 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5128 – CONDITIONAL USE PERMIT FOR LEARNING EXPERIENCE (CUP 07-23-8840)

Councilmember Culpepper introduced Bill No. 5128 approving a Conditional Use Permit to operate a day care, The Learning Experience, in General Business zoning district located at 2750 SW 7 Highway City Clerk Sheryl Morgan made the first reading of Bill No. 5128 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5128 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, carried with a vote of 5-2 (Councilmembers Lievsay and Kaylor voting No).

2ND READING – BILL NO. 5128

Ms. Morgan made the second reading of Bill No. 5128 by title. Councilmember Edmondson moved to adopt Bill No. 5128 upon its

second reading and give it **ORDINANCE NO. 5251**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with a vote of 4-3 as follows:

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

INTRODUCTION AND 1ST READING – BILL NO. 5129 – FINAL PLAT FOR PALO PARK COMMERCIAL, 7TH PLAT (THE LEARNING EXPERIENCE) (PF-07-23-8842)

Councilmember Culpepper introduced Bill No. 5129 approving a Final Plat for Palo Park Commercial, 7th Plat (PF-07-23-8842). City Clerk Sheryl Morgan made the first reading of Bill No. 5129 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5129 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5129

Ms. Morgan made the second reading of Bill No. 5129 by title. Councilmember Edmondson moved to adopt Bill No. 5129 upon its second reading and give it **ORDINANCE NO. 5252**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PUBLIC HEARING – 2023 TAX LEVY

Mayor Ross opened the Public Hearing to consider the 2023 Property Tax Levy for the City of Blue Springs at 6:37 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 City Administrator Christine Cates reviewed the details of the proposed 2023 Tax Levy and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:44 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5130 – 2023 PROPERTY TAX LEVY

Councilmember Fowler introduced Bill No. 5130 establishing the 2023 Property Tax Levy for the City of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 5130 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5130 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL
NO. 5130**

Ms. Morgan made the second reading of Bill No. 5130 by title. Councilmember Edmondson moved to adopt Bill No. 5130 upon its second reading and give it **ORDINANCE NO. 5253**, 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 |

**MOTION TO APPROVE
THE SECOND READING
OF BILL NO. 5124 –
FISCAL YEAR 2023-24
BUDGET
MOTION TO AMEND**

Councilmember Culpepper moved to approve Bill No. 5124 on its second reading. Motion seconded by Councilmember Kaylor.

Councilmember Ericson moved to amend the budget to increase the budget by \$277,200 for ST-44 sidewalk infill projects that are in areas that are not eligible for Community Development Block Grant funding. This funding will be made available from a transfer from General Fund Reserves to the Capital Projects Fund. The Council also directs staff to develop a sidewalk infill program for approval and budget amendment as needed at a future date. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL
NO. 5124 – FISCAL
YEAR 2023-24 BUDGET,
AS AMENDED**

Ms. Morgan made the second reading of Bill No. 5124, as amended, by title with the first reading on September 5, 2023. Councilmember Fowler moved to adopt Bill No. 5124, as amended, upon its second reading and give it **ORDINANCE NO. 5254** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper 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. 5131 –
CONVEYANCE OF
RIGHT-A-WAY FOR
MANN MEADOWS 3RD
PLAT**

Councilmember Culpepper introduced Bill No. 5131 approving the conveyance of 10-foot right-of-way dedication, from Kellen and Charlene Mann for Mann Meadows 3rd Plat City. Clerk Sheryl Morgan made the first reading of Bill No. 5131 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5131 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5131

Ms. Morgan made the second reading of Bill No. 5131 by title. Councilmember Edmondson moved to adopt Bill No. 5131 upon its second reading and give it **ORDINANCE NO. 5255** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 5132 – AMEND ANNUAL COMPENSATION OF CITY COUNCIL

Councilmember Culpepper introduced Bill No. 5132 amending the annual compensation of members of the City Council pursuant to Section 3.5 of the Blue Springs Home Rule Charter. City Clerk Sheryl Morgan made the first reading of Bill No. 5132 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5132 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5132

Ms. Morgan made the second reading of Bill No. 5132 by title. Councilmember Fowler moved to adopt Bill No. 5132 upon its second reading and give it **ORDINANCE NO. 5256**, 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. 5133 - COMPENSATION FOR JUDGES

Councilmember Culpepper introduced Bill No. 5133 approving a compensation for the Presiding Judge and the Municipal Judge, in the amounts of \$31,000 and \$28,000, respectively effective October 1, 2023. City Clerk Sheryl Morgan made the first reading of Bill No. 5133 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5133 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5133

Ms. Morgan made the second reading of Bill No. 5133 by title. Councilmember Edmondson moved to adopt Bill No. 5133 upon its second reading and give it **ORDINANCE NO. 5257**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye

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

**INTRODUCTION AND
1ST READING – BILL
NO. 5134 – MISSOURI
LOCAL GOVERNMENT
EMPLOYEES’
RETIREMENT SYSTEM
PUBLIC SAFETY
EMPLOYEES’
SUBGROUP**

Councilmember Culpepper introduced Bill No. 5134 electing changes under the Missouri Local Government Employees’ Retirement System by creating a subgroup of Public Safety employees that includes Detention Service and Communications officers. City Clerk Sheryl Morgan made the first reading of Bill No. 5134 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5134 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5134**

Ms. Morgan made the second reading of Bill No. 5134 by title. Councilmember Edmondson moved to adopt Bill No. 5134 upon its second reading and give it **ORDINANCE NO. 5258**, 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. 5135 – KANSAS
CITY AREA
TRANSPORTATION
AUTHORITY BUS
SERVICE**

Councilmember Culpepper introduced Bill No. 5135 approving a three-month contract in the amount of \$30,050 with the Kansas City Area Transportation Authority to provide commuter bus services from Blue Springs to the downtown Kansas City area. City Clerk Sheryl Morgan made the first reading of Bill No. 5135 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5135 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5135**

Ms. Morgan made the second reading of Bill No. 5135 by title. Councilmember Edmondson moved to adopt Bill No. 5135 upon its second reading and give it **ORDINANCE NO. 5259**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye

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

VISITORS

Lynn Banks addressed Council regarding the tax re-assessment.

Antoine Jennings addressed Council regarding City code violations.

**MAYORAL
ANNOUNCEMENTS**

Thoughts to Ponder:

“Stay away from negative people. They have a problem for every solution.”

(Albert Einstein)

CLOSED SESSION

At 7:08 p.m., Councilmember Culpepper moved for the Council go into closed session pursuant to Section 610.021 (1) and (3) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and personnel matters 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:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye


Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST



Sheryl Morgan, City Clerk



Carson Ross, Mayor