

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
OCTOBER 2, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 2, 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 Deputy City Clerk Erin Ford.

**CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM**

Mayor Ross called the meeting to order at 6:00 p.m. and Scout Troops 605 and 306 led in the pledge of allegiance. The Deputy City Clerk confirmed a quorum of the Council was present.

**CONSENT AGENDA**

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

- **Minutes of the September 18, 2023** City Council Meeting and **September 21, 2023** Special City Council Meeting
- **Resolution 78-2023** accepting certain public assets of Cambridge Park 2<sup>nd</sup> Plat
- **Resolution 79-2023** accepting certain public assets of Carriage Oaks Annexation
- **Resolution 80-2023** accepting certain public assets of Chapman Ridge 3<sup>rd</sup> Plat
- **Resolution 81-2023** accepting certain public assets of Con Carpet
- **Resolution 82-2023** accepting certain public assets of Eagles Ridge Estates PR-O-4<sup>th</sup> Plat
- **Resolution 83-2023** accepting certain public assets of Edgewater 4<sup>th</sup> Plat
- **Resolution 84-2023** accepting certain public assets of Food Mart
- **Resolution 85-2023** accepting certain public assets of Highlands Ranch Annexation
- **Resolution 86-2023** accepting certain public assets of The Loving Cup
- **Resolution 87-2023** accepting certain public assets of MoBettah's
- **Resolution 88-2023** accepting certain public assets of Stonecreek 24<sup>th</sup> Plat
- **Resolution 89-2023** accepting certain public assets of The Edison
- **Resolution 90-2023** accepting certain public assets of Villas North at Chapman Farms

- **Resolution 91-2023** approving a Memorandum of Understanding for FY 2024 with the International Association of Machinists and Aerospace Workers Local 778 for certain Public Works employees.
- **Resolution 92-2023** approving a purchase from Telescope Casual Furniture Inc. in the amount of \$69,103.22 for purchase and delivery
- **Resolution 93-2023** approving a contract with CDB Group Inc. DBA Interior Landscapes in the amount of \$132,758.58 for purchase, delivery and installation
- **Resolution 94-2023** approving a contract with Encompas Corporation in the amount of \$76,348.78 for purchase, delivery and installation
- **Resolution 95-2023** approving the disposition of Information Technology, Finance and Public Works 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 96-2023** approving a five-year contract in the amount of \$257,743 with COBAN Technologies Inc. (Safefleet) for mobile and body worn cameras, supporting software, equipment, and cloud storage
- **Resolution 97-2023** approving a one-year contract with Pawportunities Inc. for Animal Control Services.

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 –  
ANNEXATION FOR  
PROPERTY LOCATED  
SOUTH OF SE  
SUNNYSIDE SCHOOL  
ROAD AND WEST OF  
SE ADAMS DAIRY  
PARKWAY  
(ANNX-09-23-8877  
RAND)**

Mayor Ross opened the Public Hearing to consider an Annexation of property, approximately 51.06 +/- acres, located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway into the City limits (ANNX-09-23-8877) at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

**STAFF REPORT**

Associate Planner Adair Bright reviewed the details of the proposed annexation for property located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (Rand Annexation) and addressed questions from the council.

**APPLICANT**

Applicant, Jeff Siems, was present and addressed questions from 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. 5136 – ANNEXATION FOR PROPERTY LOCATED SOUTH OF SE SUNNYSIDE SCHOOL ROAD AND WEST OF SE ADAMS DAIRY PARKWAY (ANNX-09-23-8877 RAND)**

Councilmember Culpepper introduced Bill No. 5136 approving an Annexation of property, approximately 51.06 +/- acres, located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway into the City limits (ANNX-09-23-8877). Deputy City Clerk Erin Ford made the first reading of Bill No. 5136 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5136 upon its first reading and proceed with the second reading at the Council meeting on October 16, 2023. Motion seconded by Councilmember Ericson and carried unanimously.

**PUBLIC HEARING – SILVER LINE REZONING (RZ-06-23-8813) AND GENERAL DEVELOPMENT PLAN (GDP-06-23-8814)**

Mayor Ross opened the Public Hearing to consider a Rezoning from General Business to Light Industrial (RZ-06-23-8813) and a General Development Plan with Alternative Development Standards to construct an approximately 6,670-sf. building to all for a Warehouse, Distribution Center at 1050 Cemetery Road (GDP-06-23-8814) at 6:08 p.m. The public hearing was continued from August 21 and September 5, 2023, City Council meetings without testimony. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

**STAFF REPORT**

Associate Planner Adair Bright reviewed the details of the proposed Silver Line Rezoning and General Development Plan and addressed questions from the Council.

**APPLICANT**

The Applicant’s attorney William Moore was available to answer 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. 5137 – SILVER LINE REZONING (RZ-06-23-8813)**

Councilmember Culpepper introduced Bill No. 5137 approving a Rezoning from General Business to Light Industrial (RZ-06-23-8813). Deputy City Clerk Erin Ford made the first reading of Bill No. 5137 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5137 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and **failed** on first reading with the following vote:

Lievsay – No  
Fowler – Aye  
Ericson – No

Edmondson – No  
Culpepper – No  
Kaylor – No

Mayor Ross – Aye

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5138 – SILVER  
LINE GENERAL  
DEVELOPMENT PLAN  
(GDP-06-23-8814) – NOT  
INTRODUCED**

Mayor Ross announced that Bill No 5138 would not be read as the corresponding Bill rezoning the property failed.

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5139 –  
CONVEYANCE OF  
EASEMENT RHODES  
RESIDENCE**

Councilmember Culpepper introduced Bill No. 5139 accepting the conveyance of a permanent 10-ft. wide pedestrian access easement, from Eric C. Rhodes and Margaret DC Rhodes for 26003 SW Mason School Road, Blue Springs, MO 64064 (Rhodes Residence). Deputy City Clerk Erin Ford made the first reading of Bill No. 5139 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5139 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5139**

Ms. Ford made the second reading of Bill No. 5139 by title. Councilmember Edmondson moved to adopt Bill No. 5139 upon its second reading and give it **ORDINANCE NO. 5260**, 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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5140 – CODE  
AMENDMENT FOR  
TEXT MESSAGING  
WHILE OPERATING A  
MOTOR VEHICLE**

Councilmember Culpepper introduced Bill No. 5140 repealing Section 340.350 Text Messaging While Operating a Motor Vehicle Prohibited; Exceptions; Commercial Motor Vehicle, Use of Hand-Held Mobile Telephone, Text Messaging Prohibited and approving new Section 340.350 Electronic communication device, use of while driving prohibited. Deputy City Clerk Erin Ford made the first reading of Bill No. 5140 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5140 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5140**

Ms. Ford made the second reading of Bill No. 5140 by title. Councilmember Edmondson moved to adopt Bill No. 5140 upon its second reading and give it **ORDINANCE NO. 5261**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 5141 – SALE OF  
 CITY OWNED LAND**

Councilmember Culpepper introduced Bill No. 5141 declaring as surplus real property the City-owned land on Adams Dairy Parkway north of the golf course and south of St. Luke’s Specialty Clinic and authorizing the issuance of a Request for Proposals for the sale of the land. Deputy City Clerk Erin Ford made the first reading of Bill No. 5141 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5141 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL  
 NO. 5141**

Ms. Ford made the second reading of Bill No. 5141 by title. Councilmember Edmondson moved to adopt Bill No. 5141 upon its second reading and give it **ORDINANCE NO. 5262**, 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

**INTRODUCTION AND  
 1ST READING – BILL  
 NO. 5142 – CONTRACT  
 WITH STINSON LLP  
 FOR SPECIAL  
 LITIGATION**

Councilmember Culpepper introduced Bill No. 5142 approving a contract for special litigation to provide legal representation of the City of Blue Springs, Missouri in connection with litigation against the Jackson County, Missouri Assessor, by engagement letter, with Stinson, LLP, to provide litigation services. Deputy City Clerk Erin Ford made the first reading of Bill No. 5142 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5142 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL  
 NO. 5142**

Ms. Ford made the second reading of Bill No. 5142 by title. Councilmember Edmondson moved to adopt Bill No. 5142 upon its second reading and give it **ORDINANCE NO. 5263**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Kaylor – Aye  
Lievsay – Aye  
Fowler – Aye

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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5143 -  
APPOINTMENT OF  
CHRISTINE CATES AS  
CITY ADMINISTRATOR**

Councilmember Ericson introduced Bill No. 5143 approving the appointment of Christine Cates to serve as City Administrator, establishing compensation therefor, and authorizing the Mayor to enter into an Employment Agreement between the City and Christine Cates. Deputy City Clerk Erin Ford made the first reading of Bill No. 5143 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5143 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**COUNCIL DISCUSSION**

Council offered congratulations to new City Administrator Christine Cates.

**2ND READING – BILL  
NO. 5143**

Ms. Ford made the second reading of Bill No. 5143 by title. Councilmember Edmondson moved to adopt Bill No. 5143 upon its second reading and give it **ORDINANCE NO. 5264**, 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

**VISITORS**

Michelle Floyd addressed the Council regarding concerns about renewal of the Pawportunities contract.

Jennifer Plumberg addressed the Council regarding issues with a Pawportunities animal control officer.

**MAYORAL  
ANNOUNCEMENTS**

Mayor Ross recognized his special guest, nephew Caleb Truelove.

Thoughts to Ponder:

“Poor planning on your part does not necessitate an emergency on mine.”

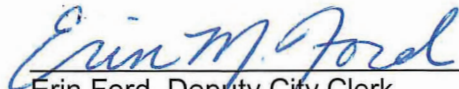
(Bob Carter)

Mayor Ross recognized Scout Troops 605 and 306 and thanked them for leading the pledge.


**ADJOURNMENT**

At 6:49 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

  
Erin Ford, Deputy City Clerk

CITY OF BLUE SPRINGS

  
Carson Ross, Mayor