

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
OCTOBER 18, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 18, 2021, 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.

Face coverings are required pursuant to Order of the Jackson County Executive dated August 6, 2021 and subsequent extensions. Any persons wishing to attend the meeting in person should abide by the County's mask requirement at all times while within City buildings, including the Council Chambers.

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 Ericson requested Items 3f, 3g, and 3h be pulled from the Consent Agenda for separate consideration. Councilmember Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the October 4, 2021** City Council Meeting
- **Resolution No. 88-2021** authorizing the City to enter into an agreement with the Central Jackson County Fire Protection District (CJCFFPD) to donate three Ford Police Explorers that have been taken out of service valued at \$30,000, and receive an ambulance valued at \$20,000
- **Resolution No. 89-2021** determining the City's official 2020 population as 58,603
- **Resolution No. 90-2021** approving a purchase in the amount of \$92,088.95 from Professional Turf Products, L.P. for two Toro Greensmaster TriFlex 3300 Mowers
- **Resolution No. 91-2021** approving an agreement between the City of Blue Springs, Missouri and the Office of State Courts Administrator ("OSCA") for the implementation of the Show-Me Courts court automation software
- **Resolution No. 95-2021** approving a contract in the amount of \$171,124.00 with Garland/DBS, Inc., for the repair and painting of the EIFS (Exterior Insulation Finishing System) at the Adams Pointe Conference Center
- **Resolution No. 96-2021** entering into an agreement with ConvergeOne, Inc., 12980 Foster Street, Suite 300 Overland Park, Kansas 66213, in the amount of \$127,242.57 for the purchase and configuration of VxRail and Core Switches networking infrastructure

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

ITEM 3f - RESOLUTION NOS. 92-2021 – FOP AGREEMENT FOR POLICE OFFICERS; 93-2021 – FOP AGREEMENT FOR SERGEANTS; AND 94-2021 – FOP AGREEMENT FOR LIEUTENANTS

After Council discussion, Councilmember Ericson moved to adopt **Resolution No. 92-2021** approving a 3-year Agreement with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Police Officers, **Resolution No. 93-2021** approving a 3-year Agreement with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Sergeants, and **Resolution No. 94-2021** approving a 3-year Agreement with the Fraternal Order of Police, West Central Missouri Regional Lodge 50 for Lieutenants. Motion seconded by Councilmember Lievsey and carried unanimously.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR SUMMIT BEHAVIORAL SERVICES (CUP-09-21-7946)

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit for a school at 2100 NW 7 Hwy (CUP-09-21-7946) 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

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

APPLICANT

Dan Matthews, the applicant, gave additional details on the project and addressed questions from the Council.

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

INTRODUCTION AND 1ST READING – BILL NO. 4914 – CONDITIONAL USE PERMIT FOR SUMMIT BEHAVIORAL SERVICES (CUP-09-21-7946)

Councilmember Culpepper introduced Bill No. 4914 approving a Conditional Use Permit for a school at 2100 NW 7 Hwy (CUP-09-21-7946). City Clerk Sheryl Morgan made the first reading of Bill No. 4914 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4914 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 4914

Ms. Morgan made the second reading of Bill No. 4914 by title. Councilmember Fowler moved to adopt Bill No. 4914 upon its second reading and give it **ORDINANCE NO. 5052**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsey – Aye
Fowler – Aye
Ericson – Aye

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

**PUBLIC HEARING –
VACATION OF UTILITY
EASEMENT FOR BLUE
CREEK CAPITOL LLC
(VAC-09-21-7959)**

Mayor Ross opened the Public Hearing to consider a vacation of a platted 5-ft. utility easement located generally at 1105 NW 7 Hwy. (VAC-09-21-7959) 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

Associate Planner Jamarcus Magee reviewed the details of the proposed Vacation and addressed questions from the Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:17 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4915
– VACATION OF UTILITY
EASEMENT FOR BLUE
CREEK CAPITOL LLC
(VAC-09-21-7959)**

Councilmember Culpepper introduced Bill No. 4915 approving a vacation of a platted 5-ft. utility easement located generally at 1105 NW 7 Hwy. (VAC-09-21-7959). City Clerk Sheryl Morgan made the first reading of Bill No. 4915 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4915 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.
4915**

Ms. Morgan made the second reading of Bill No. 4915 by title. Councilmember Fowler moved to adopt Bill No. 4915 upon its second reading and give it **ORDINANCE NO. 5053**, 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-09-21-
7960) AND GENERAL
DEVELOPMENT PLAN
(GDP-09-21-7961) FOR
DOLLAR GENERAL**

Mayor Ross opened the Public Hearing to consider a Rezoning (RZ-09-21-7960) from Unincorporated Jackson County to General Business and approval of a General Development Plan (GDP-09-21-7961) for a 10,640-sf. Dollar General retail store at the southeast corner of SW 7 Hwy and Colbern Road at 6:19 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered two exhibits into the record.

STAFF REPORT

Associate Planner Shana Kelly reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

Michael Osborn of Kaw Valley Engineering on behalf of the applicant gave additional details on the project and addressed questions from the Council.

IN OPPOSITION TO

Vanessa Stark, Harold Mitts, Donald Leven, Sheldon Oxner, Kurt Tilton, and Allison Smith spoke in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:05 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4916 – REZONING FOR DOLLAR GENERAL (RZ-09-21-7960)

Councilmember Culpepper introduced Bill No. 4916 approving a Rezoning from Unincorporated Jackson County to General Business (RZ-09-21-7960). City Clerk Sheryl Morgan made the first reading of Bill No. 4916 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4916 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 4916

Ms. Morgan made the second reading of Bill No. 4916 by title. Councilmember Fowler moved to adopt Bill No. 4916 upon its second reading and give it **ORDINANCE NO. 5054**, 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 |

INTRODUCTION AND 1ST READING – BILL NO. 4917 – GENERAL DEVELOPMENT PLAN FOR DOLLAR GENERAL (GDP-09-21-7961)

Councilmember Culpepper introduced Bill No. 4917 approving a General Development Plan for a 10,640-sf. Dollar General retail store at the southeast corner of SW 7 Hwy and Colbern Road (GDP-09-21-7961). City Clerk Sheryl Morgan made the first reading of Bill No. 4917 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4917 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after discussion, carried with a vote of 5-2 (Councilmembers Fowler and Ericson voting No).

2ND READING – BILL NO. 4917

Ms. Morgan made the second reading of Bill No. 4917 by title. Councilmember Fowler moved to adopt Bill No. 4917 upon its second reading and give it **ORDINANCE NO. 5055**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

PUBLIC HEARING – REZONING (RZ-09-21-7963) AND PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-09-21-7964) FOR THE RETREAT AT CHAPMAN FARMS

Mayor Ross opened the Public Hearing to consider a Rezoning (RZ-09-21-7963) 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 and approve a Planned Unit Development Concept Plan (PUDC-09-21-7964) 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 at 7:12 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 Unit Development Concept Plan and addressed questions from the Council.

APPLICANT

Tiffany Form of Summit Homes spoke on behalf of the applicant and gave additional details on the project and addressed questions from the Council.

MOTION TO CONTINUE PUBLIC HEARING - REZONING (RZ-09-21-7963) AND PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-09-21-7964) FOR THE RETREAT AT CHAPMAN FARMS

Councilmember Kaylor moved to continue the public hearing to consider a Rezoning (RZ-09-21-7963) 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 and approve a Planned Unit Development Concept Plan (PUDC-09-21-7964) 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 to the November 15, 2021 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

BILL NO. 4918 – REZONING FOR THE RETREAT AT CHAPMAN FARMS (RZ-09-21-7963)

and

BILL NO. 4919 – PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR THE RETREAT AT CHAPMAN FARMS (PUDC-09-21-7964)

Bill No. 4918 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 (RZ-09-21-7963) and **Bill No. 4919** 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) will be addressed after the public hearing continued to November 15, 2021.

MOTION TO CONTINUE – PUBLIC HEARING – REZONING (RZ-07-21-7868) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-21-7870)

Councilmember Kaylor moved to continue the public hearing for consideration to rezone property located north of SE Colbern Road east and west of SE Chapman Ridge Drive from Two-Family/Planned Unit Development/Restricted Overlay, General Business, Service Office, and Neighborhood Business to Low Density Multi-Family/Planned Development and Neighborhood Business/Planned Development (RZ-07-21-7868) and approval of a Planned Development Concept Plan for the development of a 66-unit townhouse community with a mix of duplexes and fourplexes and amenities and a 20,640-sf. neighborhood business center (Chapman Ridge 2nd Phase) (PDC-07-21-7870) to the November 15, 2021 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 4920 – FINAL PLAT FOR PALO PARK 5TH PLAT, LOT 5 (PF-09-21-7953)

Councilmember Fowler introduced Bill No. 4920 approving the Final Plat for Palo Park Commercial 5th Plat, Lot 5, located at 3000 SW 7 Hwy (PF-09-21-7953). City Clerk Sheryl Morgan made the first reading of Bill No. 4920 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4920 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4920

Ms. Morgan made the second reading of Bill No. 4920 by title. Councilmember Fowler moved to adopt Bill No. 4920 upon its second reading and give it **ORDINANCE NO. 5056**, 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 – ESTABLISH NEW CITY COUNCIL DISTRICT BOUNDARIES

Mayor Ross opened the Public Hearing to consider establishing new City Council District boundaries per Section 3.2 of the Charter of the City of Blue Springs at 7:39 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

Director of Community Development Mike Mallon reviewed the details of the proposed City Council District Boundaries and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:45 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4921 – ESTABLISH NEW CITY COUNCIL DISTRICT BOUNDARIES

Councilmember Culpepper introduced Bill No. 4921 establishing new City Council District boundaries per Section 3.2 of the Charter of the City of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 4921 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4921 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4921

Ms. Morgan made the second reading of Bill No. 4921 by title. Councilmember Fowler moved to adopt Bill No. 4921 upon its second reading and give it **ORDINANCE NO. 5057**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor 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. 4922 – ANNEXATION AGREEMENT WITH LLS CHAPMAN FARMS LLC

Councilmember Culpepper introduced Bill No. 4922 approving an Annexation Agreement with LLS Chapman Farms LLC for property located approximately 700 feet east of the southeast corner of the intersection of NE Colbern Rd and SW Highway 7. City Clerk Sheryl Morgan made the first reading of Bill No. 4922 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4922 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 4922

Ms. Morgan made the second reading of Bill No. 4922 by title. Councilmember Fowler moved to adopt Bill No. 4922 upon its second reading and give it **ORDINANCE NO. 5058**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye

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

2ND READING – BILL NO. 4910 – ANNEXATION OF PROPERTY LOCATED EAST OF SOUTHEAST CORNER OF NE COLBERN ROAD AND SW 7 HIGHWAY (ANNX-09-21-7949)

City Clerk Sheryl Morgan made the second reading of Bill No. 4910 approving an Annexation of property (approximately 1.205 +/- acres) located approximately 700 feet east of the southeast corner of the intersection of NE Colbern Rd and SW Highway 7 into the City limits (ANNX-09-21-7949) by title. The public hearing and first reading of Bill No. 4910 were held on October 4, 2021. Councilmember Fowler moved to adopt Bill No. 4910 upon its second reading and give it **ORDINANCE NO. 5059**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

VISITORS

Sally Haynes, Scott Casey, Zoe Dunning, Maite Salazar addressed Council requesting a prohibition of conversion therapy in Blue Springs.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:
“Leadership is solving problems.”
(General Colin Powell)

CLOSED SESSION

At 7:58 p.m., Councilmember Kaylor 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 Lievsay and carried with the following votes:

Lievsay – Aye
Fowler – Aye
Ericson – Aye


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

CITY OF BLUE SPRINGS

ATTEST



Sheryl Morgan, City Clerk



Carson Ross, Mayor