

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
FEBRUARY 22, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, February 22, 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 Deputy City Clerk Julia Porter.

**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 February 7, 2022** City Council Meeting
- **Resolution No. 09-2022** approving a purchase in the amount of \$147,090.00 from Kline Van and Specialty Rental, LLC dba VanDOit for the purchase of a Ford Extended Length XLT van to be used as a mobile command vehicle
- **Resolution No. 10-2022** approving a purchase in the amount of \$96,807.00 from Rausch USA for a mobile pro portable inspection system
- **Board and Commission Appointment:**
  - Development Advisory Commission  
New Appointment: Chase Roscher
  - Public Art Commission  
New Appointment: Kathy Cornelius

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 –  
UNIFIED DEVELOPMENT  
CODE TEXT AMENDMENT  
RELATING TO SOLAR  
ENERGY SYSTEMS  
(UDCT-01-22-8120)**

Mayor Ross opened the Public Hearing to consider an amendment to the Unified Development Code related to solar energy systems (UDCT-01-22-8120) at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Assistant Director of Community Development Matt Wright reviewed the details of the proposed Unified Development Code Text Amendment and addressed questions from the Council.

**IN SUPPORT OF**

David Mann and Darla Pennington spoke in favor of the proposed Unified Development Code Text Amendment.

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

**INTRODUCTION AND 1ST READING – BILL NO. 4957 – UNIFIED DEVELOPMENT CODE TEXT AMENDMENT RELATING TO SOLAR ENERGY SYSTEMS (UDCT-01-22-8120)**

Councilmember Edmondson introduced Bill No. 4957 approving an amendment to the Unified Development Code related to solar energy systems (UDCT-01-22-8120). Deputy City Clerk Julia Porter made the first reading of Bill No. 4957 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4957 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4957**

Ms. Porter made the second reading of Bill No. 4957 by title. Councilmember Fowler moved to adopt Bill No. 4957 upon its second reading and give it **ORDINANCE NO. 5090**, 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. 4958 – CON CARPET EAST FINAL PLAT (PF-11-21-8120)**

Councilmember Culpepper introduced Bill No. 4958 approving the Final Plat for Con Carpet East, located at 350 – 400 NW RD Mize Rd (PF-11-21-8043). Deputy City Clerk Julia Porter made the first reading of Bill No. 4958 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4958 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4958**

Ms. Porter made the second reading of Bill No. 4958 by title. Councilmember Fowler moved to adopt Bill No. 4958 upon its second reading and give it **ORDINANCE NO. 5091**, 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. 4959 – BLUE SPRINGS HIGH SCHOOL REPLAT FINAL PLAT (PF-01-22-8116)**

Councilmember Culpepper introduced Bill No. 4959 approving the Final Plat for Blue Springs High School Replat, generally located at 2000 and 2009 NW Ashton Drive and 2101 NW Vesper Street (PF-01-22-8116). Deputy City Clerk Julia Porter made the first reading of Bill No. 4959 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4959 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4959**

Ms. Porter made the second reading of Bill No. 4959 by title. Councilmember Fowler moved to adopt Bill No. 4959 upon its second reading and give it **ORDINANCE NO. 5092**, 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	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4960 – DOLLAR GENERAL FINAL PLAT (PF-01-22-8112)**

Councilmember Culpepper introduced Bill No. 4960 approving the Final Plat for Dollar General, located at 26701 NW 7 Hwy (PF-01-22-8112). Deputy City Clerk Julia Porter made the first reading of Bill No. 4960 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4960 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4960**

Ms. Porter made the second reading of Bill No. 4960 by title. Councilmember Fowler moved to adopt Bill No. 4960 upon its second reading and give it **ORDINANCE NO. 5093**, 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 – Aye
Kaylor – Aye	Ericson – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4961 – REMOVING CITY PROSECUTOR AND TERMINATING CONTRACT FOR SERVICES**

Councilmember Culpepper introduced Bill No. 4961 removing Tracey Chappell-Vick from the position of City Prosecutor and terminating a Contract for Services effective May 31, 2022. Deputy City Clerk Julia Porter made the first reading of Bill No. 4961 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4961 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4961**

Ms. Porter made the second reading of Bill No. 4961 by title. Councilmember Fowler moved to adopt Bill No. 4961 upon its second reading and give it **ORDINANCE NO. 5094**, 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  
Lievsey – Aye

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

**PRESENTATION – ANNUAL AUDIT REPORT**

Kristen Hughes, Senior Manager of RSM US LLP presented the City's fiscal year 2021 audit report. A copy of the report is attached hereto and made a part of the minutes.

**PRESENTATION – VIPS ANNUAL PRESENTATION**

Sergeant Brandon Claxton presented the Volunteers in Police Services Annual Presentation.

**PUBLIC HEARING – TIF AND ECONOMIC DEVELOPMENT INCENTIVE UPDATE**

Mayor Ross opened the Public Hearing to provide the Tax Increment Financing and Economic Development Incentive update at 6:42 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Acting City Administrator Christine Cates reviewed the details of the Tax Increment Financing and Economic Development Incentive update as required by Section 99.865 RSMo and responded to questions from Council. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

The Mayor hearing no further comments for or against, closed the public hearing at 6:52 p.m.

**VISITORS**

Matt Holloway, Harold Mitts, Jeffrey Carey, and Ben Goforth spoke on behalf of the Lake Lotawana Association to express their concerns relating to the Dollar General development at Colbern Road and 7 Highway.

Eleanor Frazier and Ramon McGee presented the Blue Springs Public Art Commission book celebrating over 20 years of Public Art in Blue Springs and updated the Council on the upcoming Parade of Hearts installation.

**MAYORAL ANNOUNCEMENTS**

The Mayor and City Council will be interviewing candidates for the City Administrator position on Thursday, February 24 and Friday, February 25.

Thoughts to Ponder:

“Those who say it can't be done are usually interrupted by others doing it.”

(James Baldwin)


**ADJOURNMENT**

At 7:14 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried unanimously.

ATTEST

  
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Julia Porter, Deputy City Clerk

CITY OF BLUE SPRINGS

  
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Carson Ross, Mayor