

**CITY OF BLUE SPRINGS, MISSOURI**  
**MINUTES OF COUNCIL MEETING**  
**June 20, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, June 20, 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 Deputy 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 Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the June 5, 2023** City Council Meeting
- **Resolution No. 38-2023** determining the City's estimated population as 59,518 as of July 1, 2022
- **Liquor License Renewals** for the 2023-2024 license year
- **Resolution No. 39-2023** approving the proposal for and authorizing the payment for the City's annual property, liability, and workers' compensation insurance for the insurance plan year that begins July 1, 2023
- **Resolution No. 40-2023** approving a purchase in the amount of \$18,113.80 from Clark Equipment Co dba Bobcat Company for a E60 R2-Series Bobcat Compact Excavator, CIP Project SAN-17
- **Resolution No. 41-2023** approving a Consultant Agreement with Walter P. Moore and Associates, Inc. in the amount of \$83,205 for professional engineering services for the design of 2023 CDBG Sidewalk Program
- **Resolution No. 42-2023** appointing Successor Directors to the Downtown Blue Springs Community Improvement District

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 – VACATION OF RIGHT-**

Mayor Ross opened the Public Hearing to consider a vacation of a portion of right-of-way south of 2101 NW Vesper Street for the Blue

**OF WAY FOR BLUE SPRINGS SCHOOL DISTRICT CAREER INNOVATION CENTER (VAC-05-23-8745)**

Springs School District Career Innovation Center (VAC-05-23-8745) at 6:02 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**

Community Development Assistant Director Cara Elbert reviewed the details of the proposed vacation and addressed questions from the Council.

**APPLICANT**

Christopher Koch of Hollis + Miller Architects was present to address questions from the City Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:03 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 5099 – VACATION OF RIGHT-OF WAY FOR BLUE SPRINGS SCHOOL DISTRICT CAREER INNOVATION CENTER (VAC-05-23-8745)**

Councilmember Culpepper introduced Bill No. 5099 approving a vacation of a portion of right-of-way south of 2101 NW Vesper Street for the BSSD Career Innovation Center (VAC-05-23-8745). City Clerk Sheryl Morgan made the first reading of Bill No. 5099 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5099 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 5099**

Ms. Morgan made the second reading of Bill No. 5099 by title. Councilmember Edmondson moved to adopt Bill No. 5099 upon its second reading and give it **ORDINANCE NO. 5227**, 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 – REZONING (RZ-01-23-8618) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-01-23-8620) FOR COLONIAL FARMS**

Mayor Ross opened the Public Hearing to consider a rezoning (RZ-01-23-8618) from Agriculture to Planned Development – Mixed-Use and approve a Planned Development Concept Plan (PDC-01-23-8620) for property located south of SE Wyatt Road and west of SE Adams Dairy Parkway to support the proposed agritourism development for Colonial Farms at 6:06 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**

Community Development Director Mike Mallon reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

**APPLICANT**

Grace Ames and Paul Abugattas on behalf of Colonial Gardens and shared a presentation which is entered as Exhibit 2 and attached to these Minutes and incorporated herein.

The Mayor hearing no further comments for or against, closed the public hearing at 6:26 p.m.

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5100 – REZONING  
(RZ-01-23-8618)  
AND PLANNED  
DEVELOPMENT  
CONCEPT PLAN  
(PDC-01-23-8620)  
FOR COLONIAL FARMS**

Councilmember Culpepper introduced Bill No. 5100 approving a rezoning (RZ-01-23-8618) from Agriculture to Planned Development – Mixed-Use and approve a Planned Development Concept Plan (PDC-01-23-8620) for property located south of SE Wyatt Road and west of SE Adams Dairy Parkway to support the proposed agritourism development for Colonial Farms. City Clerk Sheryl Morgan made the first reading of Bill No. 5100 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5100 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5100**

Ms. Morgan made the second reading of Bill No. 5100 by title. Councilmember Edmondson moved to adopt Bill No. 5100 upon its second reading and give it **ORDINANCE NO. 5228**, 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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5101– PRE-  
ANNEXATION  
AGREEMENT FOR  
COLONIAL GARDENS**

Councilmember Culpepper introduced Bill No. 5101 approving a Pre-Annexation Agreement with the fee simple owner, Colonial Gardens Development, LLC, of property located at the northwest corner of SE Adams Dairy Parkway and Wyatt Road City Clerk Sheryl Morgan made the first reading of Bill No. 5101 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5101 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5101**

Ms. Morgan made the second reading of Bill No. 5101 by title. Councilmember Edmondson moved to adopt Bill No. 5101 upon its second reading and give it **ORDINANCE NO. 5229**, 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

**2ND READING – BILL NO. 5095**

Ms. Morgan made the second reading of Bill No. 5095 approving the Annexation for Colonial Gardens (ANNX-05-23-8762) by title. The Public Hearing was held, and the first reading of Bill No. 5095 was approved at the June 5, 2023 City Council meeting. Councilmember Edmondson moved to adopt Bill No. 5095 upon its second reading and give it **ORDINANCE NO. 5230**, 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. 5102– MEMORANDUM OF UNDERSTANDING FOR THOMAS ULTICAN ELEMENTARY**

Councilmember Culpepper introduced Bill No. 5102 approving a Memorandum of Understanding with Blue Springs R-IV School District regarding transfer of ownership of portions of a public sanitary sewer main and its appurtenances for Thomas Ultican Elementary located at 1812 NW Vesper Street. City Clerk Sheryl Morgan made the first reading of Bill No. 5102 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5102 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 5102**

Ms. Morgan made the second reading of Bill No. 5102 by title. Councilmember Edmondson moved to adopt Bill No. 5102 upon its second reading and give it **ORDINANCE NO. 5231**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 5103– FINAL PLAT FOR THOMAS ULTICAN ELEMENTARY 2<sup>ND</sup> PLAT (PF-04-23-8718)**

Councilmember Culpepper introduced Bill No. 5103 approving a Final Plat for Thomas Ultican Elementary 2nd Plat, located at 1812 NW Vesper Street (PF-04-23-8718). City Clerk Sheryl Morgan made the first reading of Bill No. 5103 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5103 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL  
NO. 5103**

Ms. Morgan made the second reading of Bill No. 5103 by title. Councilmember Edmondson moved to adopt Bill No. 5103 upon its second reading and give it **ORDINANCE NO. 5232**, 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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5104 – CODE  
AMENDMENT RELATED  
TO SMOKING IN PARKS**

Councilmember Culpepper introduced Bill No. 5104 amending Section 910.140 of the City of Blue Springs Code of Ordinances related to Smoking in Parks. City Clerk Sheryl Morgan made the first reading of Bill No. 5104 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5104 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5104**

Ms. Morgan made the second reading of Bill No. 5104 by title. Councilmember Edmondson moved to adopt Bill No. 5104 upon its second reading and give it **ORDINANCE NO. 5233**, 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. 5105– CONTRACT  
WITH BLUE SPRINGS  
SCHOOL DISTRICT FOR  
POLICE OFFICERS**

Councilmember Culpepper introduced Bill No. 5105 approving a contract in the amount of \$178,558.00 with the Blue Springs R-IV School District (BSSD) for police officers at BSSD schools and dispatching services for the 2023-2024 school year. City Clerk Sheryl Morgan made the first reading of Bill No. 5105 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5105 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL  
NO. 5105**

Ms. Morgan made the second reading of Bill No. 5105 by title. Councilmember Edmondson moved to adopt Bill No. 5105 upon its second reading and give it **ORDINANCE NO. 5234**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 5106–  
AMENDMENT TO  
AGREEMENT WITH MID-  
AMERICA REGIONAL  
COUNCIL FOR MEAL  
SERVICE**

Councilmember Culpepper introduced Bill No. 5106 approving an amendment to Agreement (MARC #01770BSMO) with Mid-America Regional Council approved by Resolution 54-2022 on July 5, 2022 for congregate and home-delivered meal service to increase the contract by \$60,946, not to exceed total reimbursement rate of \$330,266. City Clerk Sheryl Morgan made the first reading of Bill No. 5106 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5106 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL  
NO. 5106**

Ms. Morgan made the second reading of Bill No. 5106 by title. Councilmember Edmondson moved to adopt Bill No. 5106 upon its second reading and give it **ORDINANCE NO. 5235**, 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. 5107 – PAYMENT  
TO MID-AMERICA  
REGIONAL COUNCIL  
FOR AA HIGHWAY  
IMPROVEMENTS**

Councilmember Culpepper introduced Bill No. 5107 approving payment of Project Fees to Mid-America Regional Council (MARC) in the amount of \$65,600 for AA Highway Improvements (ST-52). City Clerk Sheryl Morgan made the first reading of Bill No. 5107 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5107 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL  
NO. 5107**

Ms. Morgan made the second reading of Bill No. 5107 by title. Councilmember Edmondson moved to adopt Bill No. 5107 upon its second reading and give it **ORDINANCE NO. 5236**, 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. 5108 – PAYMENT  
TO MID-AMERICA  
REGIONAL COUNCIL  
FOR 7 HIGHWAY  
IMPROVEMENTS**

Councilmember Culpepper introduced Bill No. 5108 approving a approving payment of Project Fees to Mid-America Regional Council in the amount of \$9,000 for 7 Highway Sidewalk South Improvements (ST-43). City Clerk Sheryl Morgan made the first reading of Bill No. 5108 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5108 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL  
NO. 5108**

Ms. Morgan made the second reading of Bill No. 5108 by title. Councilmember Edmondson moved to adopt Bill No. 5108 upon its second reading and give it **ORDINANCE NO. 5237** 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

**INTRODUCTION AND  
1ST READING – BILL  
NO. 5109–  
AMENDMENT TO 2022-  
23 ANNUAL BUDGET**

Councilmember Culpepper introduced Bill No. 5109 amending the 2022-23 annual budget increasing the previously adopted and amended budget of \$117,118,814 by \$759,120 to \$117,877,934. City Clerk Sheryl Morgan made the first reading of Bill No. 5109 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5109 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL  
NO. 5109**

Ms. Morgan made the second reading of Bill No. 5109 by title. Councilmember Edmondson moved to adopt Bill No. 5109 upon its second reading and give it **ORDINANCE NO. 5238**, 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

**RESOLUTION 43-2023**

Councilmember Culpepper moved to adopt Resolution 43-2023 approving a contract in the amount of \$107,250 from KAW Roofing and Sheet Metal, Inc. for installation of roof waterproof coating for the Blue Springs Fieldhouse roof. Motion seconded by Councilmember Edmondson carried unanimously.

**RESOLUTION 44-2023**

Councilmember Culpepper moved to adopt Resolution 44-2023 approving a contract for the purchase of waterproofing materials in the amount of \$274,220 from Garland/DBS, Inc. for the Blue Springs Fieldhouse roof. Motion seconded by Councilmember Lievsay and carried unanimously.

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:

“Freedom is not a state; it is an act. Freedom is the continuous action we all must take, and each generation must do its part to create an even more fair, more just society.”

(Senator John “Good Trouble” Lewis)


**ADJOURNMENT**

At 6:37 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Fowler and carried unanimously.

ATTEST

  
Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS

  
\_\_\_\_\_  
Carson Ross, Mayor