

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
AUGUST 16, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 16, 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.

**COUNCILMEMBERS IN ATTENDANCE**

Jerry Kaylor  
Chris Lievsay  
Ron Fowler

Galen Ericson  
Kent Edmondson  
Susan Culpepper

Also present were City Administrator Eric Johnson, Assistant 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.

**CONSENT AGENDA**

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

- **Minutes of the August 2, 2021** City Council Meeting
- **Resolution No. 59-2021** approving a Change Order in the amount of \$7,500.00 with Clean Uniform Company for uniform services
- **Resolution No. 60-2021** approving a purchase in the amount of \$110,000.00 from Deere & Company for two John Deere 7500A Fairway Mowers

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

**VISITORS**

Preston Smith and Janice Smith addressed the Council in opposition to the Jackson County Mask Mandate.

Scott Casey, Courtney McGinnis, Zoe Dunning, Austin Strassle, Stef Sloan and Emily Weber addressed Council requesting a ban on conversion therapy within the City limits.

Ruth Bocchino, City Clerk for the City of Gladstone and Vice President of the Missouri City Clerks and Finance Officers – Western Division, presented the Missouri Registered City Clerk certification and Certified Municipal Clerk certification to Deputy City Clerk Julia Porter.

**PUBLIC HEARING – TRIAD INVESTMENT PROPERTY, LLC. – REZONE**

Mayor Ross opened the Public Hearing to consider approval of a Rezoning (RZ-07-21-7862) from General Business to Regional Commercial and to approve a Conditional Use Permit with Alternative

**(RZ-07-21-7862) AND  
CONDITIONAL USE  
PERMIT (CUP-07-21-7863)**

Development Standards (CUP-07-21-7863) for a building/construction contractor office with outdoor storage on the subject 3.76 +/- acre property located between Eastbound US 40 Highway and Westbound US 40 Highway, west of SW 22nd Street, addressed as 2503 SW Westbound US 40 Highway at 6:25 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**

Cynthia Copenhaver with Triad Investment Property, LLC. addressed questions from Council.

**APPLICANT**

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

The Mayor hearing no further comments for or against, closed the public hearing at 6:32 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4884  
– TRIAD INVESTMENT  
PROPERTY, LLC. –  
REZONE  
(RZ-07-21-7862)**

Councilmember Edmondson introduced Bill No. 4884 approving a Rezoning from General Business to Regional Commercial on the subject 3.76 +/- acre property located between Eastbound US 40 Highway and Westbound US 40 Highway, west of SW 22nd Street, addressed as 2503 SW Westbound US 40 Highway (RZ-07-21-7862). Deputy City Clerk Julia Porter made the first reading of Bill No. 4884 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4884 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
4884**

Ms. Porter made the second reading of Bill No. 4884 by title. Councilmember Fowler moved to adopt Bill No. 4884 upon its second reading and give it **ORDINANCE NO. 5028**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

- |               |                  |
|---------------|------------------|
| Lievsay – Aye | Edmondson – Aye  |
| Fowler – Aye  | Culpepper – Aye  |
| Ericson – Aye | Kaylor – Aye     |
|               | Mayor Ross – Aye |

**INTRODUCTION AND 1ST  
READING – BILL NO. 4885  
– TRIAD INVESTMENT  
PROPERTY, LLC. –  
CONDITIONAL USE  
PERMIT (CUP-07-21-7863)**

Councilmember Edmondson introduced Bill No. 4885 approving a Conditional Use Permit with Alternative Development Standards (CUP-07-21-7863) for a building/construction contractor office with outdoor storage on the subject 3.76 +/- acre property located between Eastbound US 40 Highway and Westbound US 40 Highway, west of SW 22nd Street, addressed as 2503 SW Westbound US 40 Highway. Deputy City Clerk Julia Porter made the first reading of Bill No. 4885 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4885 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4885**

Ms. Porter made the second reading of Bill No. 4885 by title. Councilmember Fowler moved to adopt Bill No. 4885 upon its second reading and give it **ORDINANCE NO. 5029**, 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	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

**PUBLIC HEARING – FRANKLIN SMITH ELEMENTARY – GENERAL DEVELOPMENT PLAN (GDP-06-21-7823)**

Mayor Ross opened the Public Hearing to consider a General Development Plan for Franklin Smith Elementary to allow an addition and renovation to be located at 1609 SW Clark Road (GDP-06-21-7823) at 6:34 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**

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

**COUNCIL DISCUSSION**

Councilmembers discussed parking at the property location.

**APPLICANT**

Charlie Bell with the Blue Springs School District addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:40 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4886 – FRANKLIN SMITH ELEMENTARY – GENERAL DEVELOPMENT PLAN (GDP-06-21-7823)**

Councilmember Edmondson introduced Bill No. 4886 approving a General Development Plan for Franklin Smith Elementary to allow an addition and renovation to be located at 1609 SW Clark Road (GDP-06-21-7823). Deputy City Clerk Julia Porter made the first reading of Bill No. 4886 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4886 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4886**

Ms. Porter made the second reading of Bill No. 4886 by title. Councilmember Fowler moved to adopt Bill No. 4886 upon its second reading and give it **ORDINANCE NO. 5030**, 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. 4887 – FRANKLIN SMITH ELEMENTARY – FINAL PLAT (PF-06-21-7826)**

Councilmember Edmondson introduced Bill No. 4887 approving the Final Plat for Franklin Smith Elementary located at 1609 SW Clark Road (PF-06-21-7826). Deputy City Clerk Julia Porter made the first reading of Bill No. 4887 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4887 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4887**

Ms. Porter made the second reading of Bill No. 4887 by title. Councilmember Fowler moved to adopt Bill No. 4887 upon its second reading and give it **ORDINANCE NO. 5031**, 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	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Ericson – Aye
	Mayor Ross – Aye

**PUBLIC HEARING – JAMES LEWIS ELEMENTARY – GENERAL DEVELOPMENT PLAN (GDP-06-21-7827)**

Mayor Ross opened the Public Hearing to consider a General Development Plan James Lewis Elementary to allow an addition to be located at 717 NW Park Road (GDP-06-21-7827) 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**

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

**APPLICANT**

Charlie Bell with the Blue Springs School District addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:47 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4888 – JAMES LEWIS ELEMENTARY – GENERAL DEVELOPMENT PLAN (GDP-06-21-7827)**

Councilmember Ericson introduced Bill No. 4888 approving a General Development Plan James Lewis Elementary to allow an addition to be located at 717 NW Park Road (GDP-06-21-7827). Deputy City Clerk Julia Porter made the first reading of Bill No. 4888 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4888 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4888**

Ms. Porter made the second reading of Bill No. 4888 by title. Councilmember Fowler moved to adopt Bill No. 4888 upon its second reading and give it **ORDINANCE NO. 5032**, with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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|-----------------|------------------|
| Culpepper – Aye | Fowler – Aye     |
| Kaylor – Aye    | Ericson – Aye    |
| Lievsay – Aye   | Edmondson – Aye  |
|                 | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 4889 – JAMES LEWIS ELEMENTARY – FINAL PLAT (PF-06-21-7830)**

Councilmember Ericson introduced Bill No. 4889 approving the Final Plat for James Lewis Elementary located at the 717 NW Park Road (PF-06-21-7830). Deputy City Clerk Julia Porter made the first reading of Bill No. 4889 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4889 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4889**

Ms. Porter made the second reading of Bill No. 4889 by title. Councilmember Fowler moved to adopt Bill No. 4889 upon its second reading and give it **ORDINANCE NO. 5033**, 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  | Ericson – Aye    |
| Lievsay – Aye | Edmondson – Aye  |
| Fowler – Aye  | Culpepper – Aye  |
|               | Mayor Ross – Aye |

**PUBLIC HEARING – THE RETREAT AT CHAPMAN FARMS – REZONE AND PUD CONCEPT PLAN – MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Brad Kempf, representing Clayton Properties Group, Inc. Dba Summit Homes, on behalf of the property owners, Chariton Land Investors, LLC, CB&T Holdings II LLC, and Chariton Capital Management, LLC, has requested a continuance of the public hearing to the September 8, 2021 Council Meeting. Councilmember Ericson moved to continue the public hearing for consideration to Rezone (RZ-06-21-7847) and approval of a Planned Unit Development Concept Plan (PUDC-06-21-7849) for The Retreat at Chapman Farms be continued to the Wednesday, September 8, 2021 Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

**INTRODUCTION AND 1ST READING – BILL NO. 4990 – AMEND CHAPTER 600 ALCOHOLIC BEVERAGS OF THE CODE OF ORDINANCES**

Councilmember Ericson introduced Bill No. 4990 amending Chapter 600 Alcoholic Beverages, Sections 600.060, 600.070, 600.120, 600.170, and 600.330, of the Code of Ordinances, City of Blue Springs, Missouri, to allow for the sale of retailer-packed liquor to a consumer in a container for off-premises consumption, commonly referred to as curbside cocktails, to adjust Sunday sales hours, to allow for a penalty of \$100.00 imposed for any liquor license renewals received after the expiration date of the liquor license, and to remove the prohibition of the sale of intoxicating liquor through drive-up windows. Deputy City Clerk Julia Porter made the first reading of Bill No. 4990 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4990 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 4990**

Ms. Porter made the second reading of Bill No. 4990 by title. Councilmember Fowler moved to adopt Bill No. 4990 upon its second reading and give it **ORDINANCE NO. 5034**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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|---------------|------------------|
| Lievsay – Aye | Edmondson – Aye  |
| Fowler – Aye  | Culpepper – Aye  |
| Ericson – Aye | Kaylor – Aye     |
|               | Mayor Ross – Aye |

**INTRODUCTION AND 1ST READING – BILL NO. 4991 – AMEND CHAPTER 430 AND 380 OF THE CODE OF ORDINANCES RELATING TO DRIVING WHILE INTOXICATED AND DRIVING WHILE SUSPENDED OR REVOKED**

Councilmember Edmondson introduced Bill No. 4991 amending Sections 380.010 and 340.200 of the Code of Ordinances, City of Blue Springs, Missouri, to amend certain language regarding Driving While Intoxicated and Driving While Suspended or Revoked. Deputy City Clerk Julia Porter made the first reading of Bill No. 4991 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4991 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4991**

Ms. Porter made the second reading of Bill No. 4991 by title. Councilmember Fowler moved to adopt Bill No. 4991 upon its second reading and give it **ORDINANCE NO. 5035**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

- |                 |                  |
|-----------------|------------------|
| Fowler – Aye    | Culpepper – Aye  |
| Ericson – Aye   | Kaylor – Aye     |
| Edmondson – Aye | Lievsay – Aye    |
|                 | Mayor Ross – Aye |

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:  
 “No one is perfect, that’s why pencils have erasers.”  
*(Wolfgang Riebe)*

**CLOSED SESSION**

At 6:55 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) and (9) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and negotiations with employee groups, 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:


Ericson – Aye  
Edmondson – Aye  
Culpepper – Aye

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

CITY OF BLUE SPRINGS

ATTEST

  
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Julia Porter, Deputy City Clerk

  
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Carson Ross, Mayor