

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
SEPTEMBER 8, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, September 8, 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 were required pursuant to Order of the Jackson County Executive dated August 6, 2021 and extended by Jackson County Resolution No. 20749 dated August 30, 2021. Members of the City Council may be participating via video-conference and/or telephone as provided in Section 610.020(1) RSMo.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were Acting City Administrator Christine Cates, Attorney Pdraic Corcoran, 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.

CONSENT AGENDA

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

- **Minutes of the August 12, 2021** City Council Work Session, **Minutes of the August 16, 2021** City Council Meeting, **Minutes of the August 30, 2021** City Council Work Session, and **Minutes of the September 1, 2021** City Council Special Meeting
- **Resolution No. 61-2021** approving the disposition of Information Technology 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 No. 62-2021** approving a Change Order in the amount of \$100,000.00 with Downey Construction, Inc. for miscellaneous concrete repair/construction Contract # 2018-193.1R, October 19, 2020 to October 18, 2021 term
- **Resolution No. 63-2021** designating Christine Cates as Acting City Administrator and rescinding Resolution No. 99-2017

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 –
REZONE (RZ-06-21-7847)
AND PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN (PUDC-06-21-7849)
FOR THE RETREAT AT
CHAPMAN FARMS**

Mayor Ross informed the City Council that 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 withdrawn the request 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.

**PUBLIC HEARING –
REZONE (RZ-07-21-7868)
AND PLANNED
DEVELOPMENT CONCEPT
PLAN (PDC-07-21-7870)
FOR CHAPMAN RIDGE
PHASE 2**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-07-21-7868) from Two-Family/Planned Unit Development /Restricted Overlay, General Business, Service Office, and Neighborhood Business to Low Density Multi-Family/Planned Development and approving a Planned Development Concept Plan (PDC-07-21-7870) for the development of an 84-unit townhouse community with a mix of duplexes and fourplexes and amenities for property located north of SE Colbern Road east and west of SE Chapman Ridge Drive covering 14.20 +/- acres, of which, 11.42 +/- acres is included in the rezoning request with the remaining acreage remaining zoned Two-Family/Planned Development 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

Assistant Community Development Director Matt Wright reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from Council.

APPLICANT

Applicant, Tyler Sallee, provided details of the project.

**CONTINUE PUBLIC
HEARINGS - REZONE (RZ-
07-21-7868) AND
PLANNED DEVELOPMENT
CONCEPT PLAN (PDC-07-
21-7870) FOR CHAPMAN
RIDGE PHASE 2**

Councilmember Kaylor moved to continue the public hearing consider rezoning (RZ-07-21-7868) from Two-Family/Planned Unit Development /Restricted Overlay, General Business, Service Office, and Neighborhood Business to Low Density Multi-Family/Planned Development and approving a Planned Development Concept Plan (PDC-07-21-7870) for the development of an 84-unit townhouse community with a mix of duplexes and fourplexes and amenities for property located north of SE Colbern Road east and west of SE Chapman Ridge Drive to a future Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

**MOTION TO CONTINUE
BILL NO. 4892 – REZONE
(RZ-07-21-7868) AND BILL
NO. 4893 – PLANNED
DEVELOPMENT CONCEPT
PLAN (PDC-07-21-7870)
FOR CHAPMAN RIDGE
PHASE 2**

Councilmember Culpepper moved to continue the introduction, readings, and consideration of **Bill No. 4892** rezoning from Two-Family/Planned Unit Development/Restricted Overlay, General Business, Service Office, and Neighborhood Business to Low Density Multi-Family/Planned Development for property located north of SE Colbern Road east and west of SE Chapman Ridge Drive covering 14.20 +/- acres, of which, 11.42 +/- acres is included in the rezoning request with the remaining acreage remaining zoned Two-Family/Planned Development (RZ-07-21-7868), and **Bill No. 4893** approving a Planned Development Concept Plan for the development of an 84-unit townhouse community with a mix of duplexes and fourplexes and amenities for property located north of SE Colbern Road east and west of SE Chapman Ridge Drive covering 14.20 +/-

acres (PDC-07-21-7870) to a future Council meeting. Motion seconded by Councilmember Fowler and carried unanimously.

PUBLIC HEARING – REZONE (RZ-07-21-7895), PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-21-7899), AND VACATION OF STREET RIGHT-OF-WAY (VAC-07-21-7897) FOR BLUE SPRINGS HIGH SCHOOL

Mayor Ross opened the Public Hearings concurrently to consider rezoning (RZ-07-21-7895) of Blue Springs High School’s property located at 2000 NW Ashton Drive, currently zoned Single Family District, and for the property to the north, addressed at 2009 NW Ashton Drive, which is currently zoned Single Family District and Service Office District to Single Family District with Planned Development, to consider approving a Planned Development Concept Plan (PDC-07-21-7899) to allow for an addition to the existing Blue Springs High School and to consider a street vacation for the portion of NW Ashton Drive between NW 22nd Street and NW 19th Street, generally located north of 2000 NW Ashton Drive, for the purpose of the development of a parking lot to accommodate a building expansion and greater number of school staff on the site (VAC-07-21-7897) at 6:29 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered a total of four exhibits into the record.

STAFF REPORT

Associate Planner Shana Kelly reviewed the details of the proposed Rezoning, Planned Development Concept Plan, and Vacation, and addressed questions from Council.

APPLICANT

Jason Woolf, architect Matt Keyes of Hollis+Miller and James David Ratley of MKEC Engineering on behalf of the Blue Springs School District addressed Council, shared a PowerPoint presentation and reviewed the traffic study. A copy of the PowerPoint presentation is entered as Exhibit 2 and Exhibit 4, respectively, to the public hearings.

IN SUPPORT OF

Timothy Fugitt spoke in favor of the project.

IN OPPOSITION TO

Shelby Walker, Jeff Rogers, Matt Roberds, Carrie Martin, Glenda King, John Michael, Hailie Evans, Bill Cockerham and George Martin spoke in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:55 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4894 – REZONING FOR BLUE SPRINGS HIGH SCHOOL (RZ-07-21-7895)

Councilmember Culpepper introduced Bill No. 4894 approving a rezoning (RZ-07-21-7895) of Blue Springs High School’s property located at 2000 NW Ashton Drive, currently zoned Single Family District, and for the property to the north, addressed at 2009 NW Ashton Drive, which is currently zoned Single Family District and Service Office District to Single Family District with Planned Development. City Clerk Sheryl Morgan made the first reading of Bill No. 4894 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4894 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

COUNCIL DISCUSSION Council discussed the proposed Rezoning and asked questions of staff.

2ND READING – BILL NO. 4894 Ms. Morgan made the second reading of Bill No. 4894 by title. Councilmember Fowler moved to adopt Bill No. 4894 upon its second reading and give it **ORDINANCE NO. 5036**, 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 | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4895 – PLANNED DEVELOPMENT CONCEPT PLAN FOR BLUE SPRINGS HIGH SCHOOL (PDC-07-21-7899) Councilmember Culpepper introduced Bill No. 4895 approving a Planned Development Concept Plan (PDC-07-21-7899) to allow for an addition to the existing Blue Springs High School located at 2000 NW Ashton Drive and of the property to the north, addressed at 2009 NW Ashton Drive. City Clerk Sheryl Morgan made the first reading of Bill No. 4895 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4895 upon its first reading and proceed with the second reading. Council discussed the proposed Planed Development Plan and asked questions of staff. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 with Councilmember Fowler voting no.

2ND READING – BILL NO. 4895 Ms. Morgan made the second reading of Bill No. 4895 by title. Councilmember Fowler moved to adopt Bill No. 4895 upon its second reading and give it **ORDINANCE NO. 5037**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson 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. 4896 – VACATION OF STREET RIGHT-OF-WAY FOR BLUE SPRINGS HIGH SCHOOL (VAC-07-21-7897) Councilmember Culpepper introduced Bill No. 4896 approving a street vacation for the portion of NW Ashton Drive between NW 22nd Street and NW 19th Street, generally located north of 2000 NW Ashton Drive, for the purpose of the development of a parking lot to accommodate a building expansion and greater number of school staff on the site (VAC-07-21-7897). City Clerk Sheryl Morgan made the first reading of Bill No. 4896 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4896 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and failed with the following vote:

Ericson – Aye
Edmondson – No
Culpepper – No

Kaylor – No
Lievsay – No
Fowler – No
Mayor Ross – No

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR OUTFRONT
MEDIA, LLC (CUP-07-21-
7890)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit for a digital billboard sign at 1901 NE Jefferson Street. (CUP-07-21-7890) at 8:08 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 Conditional Use Permit and addressed questions from Council.

APPLICANT

Kyle Yancik of OUTFRONT Media addressed the Council and responded to questions about the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 8:18 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4897
– CONDITIONAL USE
PERMIT FOR OUTFRONT
MEDIA, LLC (CUP-07-21-
7890)**

Councilmember Culpepper introduced Bill No. 4897 approving a Conditional Use Permit for a digital billboard sign at 1901 NE Jefferson Street. (CUP-07-21-7890). City Clerk Sheryl Morgan made the first reading of Bill No. 4897 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4897 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4897**

Ms. Morgan made the second reading of Bill No. 4897 by title. Councilmember Fowler moved to adopt Bill No. 4897 upon its second reading and give it **ORDINANCE NO. 5038**, 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

RESOLUTION 64-2021

Councilmember Fowler moved to adopt Resolution No. 64-2021 amending a Lease Agreement with OUTFRONT Media LLC for a period of 15-years for a lease of premises to change an existing sign structure to a digital billboard at Gregory O. Grounds Park and remove six additional signs throughout Blue Springs. Motion seconded by Councilmember Kaylor and carried unanimously.

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR AD TRENDS
INC. (CUP-07-21-7893)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit for a billboard on Jefferson Corner Self-Storage property at 651 NE Jefferson Street (CUP-07-21-7893) at 6:20 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 Conditional Use Permit and addressed questions from Council.

APPLICANT

David English of Ad Trend, Inc addressed the Council about the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 8:25 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4898 – CONDITIONAL USE PERMIT FOR AD TRENDS INC. (CUP-07-21-7893)

Councilmember Culpepper introduced Bill No. 4898 approving a Conditional Use Permit for a billboard on Jefferson Corner Self-Storage property at 651 NE Jefferson Street (CUP-07-21-7893). City Clerk Sheryl Morgan made the first reading of Bill No. 4898 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4898 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried with a 5-2 vote with Councilmembers Ericson and Fowler voting no.

2ND READING – BILL NO. 4898

Ms. Morgan made the second reading of Bill No. 4898 by title. Councilmember Fowler moved to adopt Bill No. 4898 upon its second reading and give it **ORDINANCE NO. 5039**, 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	Fowler – No
Kaylor – Aye	Ericson – No
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

RESOLUTION 65-2021

Councilmember Culpepper moved to adopt Resolution No. 65-2021 amending the Governmental Fund Balance Policy established in compliance with Governmental Accounting Standards Board (GASB) Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions. Motion seconded by Councilmember Lievsay and carried with a 5-2 vote with Councilmembers Ericson and Fowler voting no.

INTRODUCTION AND 1ST READING – BILL NO. 4899 – AMEND FY 2020-21 BUDGET

Councilmember Culpepper introduced Bill No. 4899 amending the 2020-21 annual budget increasing the previously adopted and amended budget of \$76,389,119 by \$6,000,000 to 82,389,119. City Clerk Sheryl Morgan made the first reading of Bill No. 4899 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 4899 upon its first reading and proceed with the second reading. Motion seconded by

Councilmember Kaylor and carried with a 5-2 vote with Councilmembers Ericson and Fowler voting no.

2ND READING – BILL NO. 4899

Ms. Morgan made the second reading of Bill No. 4899 by title. Councilmember Lievsay moved to adopt Bill No. 4899 upon its second reading and give it **ORDINANCE NO. 5040**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

RESOLUTION 66-2021

Councilmember Culpepper moved to adopt Resolution No. 66-2021 eliminating the match to employee contributions to the City’s deferred compensation 401(a) plans. Motion seconded by Councilmember Lievsay and carried with a 5-2 vote with Councilmembers Ericson and Fowler voting no.

INTRODUCTION AND 1ST READING – BILL NO. 4900 – ADOPT LAGERS L-6 BENEFIT PLAN

Councilmember Culpepper introduced Bill No. 4900 electing changes under the Missouri Local Government Employees’ Retirement System (LAGERS) by adopting the L-6 benefit program including a 2% contribution by covered employees. City Clerk Sheryl Morgan made the first reading of Bill No. 4900 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 4900 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a 5-2 vote with Councilmembers Ericson and Fowler voting no.

2ND READING – BILL NO. 4900

Ms. Morgan made the second reading of Bill No. 4900 by title. Councilmember Lievsay moved to adopt Bill No. 4900 upon its second reading and give it **ORDINANCE NO. 5041**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

PUBLIC HEARING – FY 2021-22 BUDGET

Mayor Ross opened the Public Hearing to receive public comment on the proposed Fiscal Year 2021-22 Budget at 8:32 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

Acting City Administrator Christine Cates reviewed the details of the proposed FY 2021-22 Budget and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 8:36 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4901
– FY 2021-22 BUDGET**

Councilmember Culpepper introduced Bill No. 4901 approving the proposed Fiscal Year 2021-22 Budget. City Clerk Sheryl Morgan made the first reading of Bill No. 4901 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 4901 upon its first reading and proceed with the second reading at the Council meeting on September 20, 2021. Motion seconded by Councilmember Kaylor and carried unanimously.

VISITORS

Travis Hagewood spoke in support of a conversion therapy ban within in the City of Blue Springs.

**MAYORAL
ANNOUNCEMENTS**

Thoughts to Ponder:
"Be the change you want to see in the world."
(Ghandi)


ADJOURNMENT

At 8:40 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.

CITY OF BLUE SPRINGS

ATTEST


Sheryl Morgan, City Clerk



Carson Ross, Mayor