

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JUNE 21, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, June 21, 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 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 Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Lievsay.

- **Minutes of the June 7, 2021** City Council Meeting
- **Resolution No. 38-2021** determining the City's estimated population as 56,547 as of July 1, 2020
- **Liquor License renewals** for the 2021-2022 license year
- **Resolution No. 39-2021** accepting 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, 2021
- **Resolution No. 40-2021** Task Order No. 16 with Olsson, Inc. under Task Order Contract No. 2018-209, approved by Resolution No. 87-2018, for survey, design and construction plans of a sanitary sewer infrastructure improvements located at 7 Highway and Colbern Road in the amount of \$65,243
- **Resolution No. 41-2021** approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Blue Springs Aquatics Center
- **Resolution No. 42-2021** approving a change order to contract 2020-167.1R in the amount of \$132,546.00 with Tandem Paving Co., Inc., for additional work related to paving

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 – PLANNED UNIT

Mayor Ross reopened the Public Hearing to consider an Amended Planned Unit Development Concept Plan for Edgewater at Chapman

**DEVELOPMENT CONCEPT
PLAN FOR EDGEWATER
AT CHAPMAN FARMS
(PUDC-04-21-7756)**

Farms, 4th Plat located at 909 SW Green Meadow Drive, to allow a 10-Lot 4th Plat Subdivision on 1.36 +/- acres of land, previously opened at the June 7, 2021 City Council meeting and continued to June 21, 2021 at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan previously entered one exhibit into the record the Council meeting on June 7, 2021.

STAFF REPORT

Mike Mallon, Director of Community Development, reviewed the details of the proposed Planned Unit Development Concept Plan.

APPLICANT

John Erpelding, Olsson spoke on behalf of the applicant, Summit Homes and was available to answer questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:07 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4857
– PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN FOR EDGEWATER
AT CHAPMAN FARMS
(PUDC-04-21-7756)**

Councilmember Culpepper introduced Bill No. 4857 approving an Amended Planned Unit Development Concept Plan for Edgewater at Chapman Farms, 4th Plat located at 909 SW Green Meadow Drive, to allow a 10-Lot 4th Plat Subdivision on 1.36 +/- acres of land. City Clerk Sheryl Morgan made the first reading of Bill No. 4857 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4857 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.
4857**

Ms. Morgan made the second reading of Bill No. 4857 by title. Councilmember Fowler moved to adopt Bill No. 4857 upon its second reading and give it **ORDINANCE NO. 5005**, 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
Fowler – Aye
Ericson – Aye

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

**PUBLIC HEARING –
EVERGY BLUE SPRINGS
SERVICE CENTER –
CONDITIONAL USE
PERMIT (CUP-05-21-7771)**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit allowing the 7,430 sq. Ft. truck canopy building addition along the north face of the existing building and associated pavement improvements on a 13.47 +/- acres property generally located at 1105 SE US 40 Hwy (CUP-05-21-7771) at 6:09 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

Mike Mallon, Director of Community Development, reviewed the details of the proposed Conditional Use Permit.

APPLICANT

A representative from Evergy was available to answer questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:15 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4862 – EVERGY BLUE SPRINGS SERVICE CENTER – CONDITIONAL USE PERMIT (CUP-05-21-7771)

Councilmember Kaylor introduced Bill No. 4862 approving a Conditional Use Permit allowing the 7,430 sq. Ft. truck canopy building addition along the north face of the existing building and associated pavement improvements on a 13.47 +/- acres property generally located at 1105 SE US 40 Hwy (CUP-05-21-7771). City Clerk Sheryl Morgan made the first reading of Bill No. 4862 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler to approve Bill No. 4862 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4862

Ms. Morgan made the second reading of Bill No. 4862 by title. Councilmember Fowler moved to adopt Bill No. 4862 upon its second reading and give it **ORDINANCE NO. 5006**, 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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| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4863 – FINAL PLAT FOR EVERGY BLUE SPRINGS SERVICE CENTER (PF-05-21-7774)

Councilmember Culpepper introduced Bill No. 4863 approving the Final Plat for Evergy Blue Springs Service Center located at 1105 SE US 40 Hwy (PF-05-21-7774). City Clerk Sheryl Morgan made the first reading of Bill No. 4863 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4863 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4863

Ms. Morgan made the second reading of Bill No. 4863 by title. Councilmember Fowler moved to adopt Bill No. 4863 upon its second reading and give it **ORDINANCE NO. 5007**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4864 – FINAL PLAT FOR THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT (PF-05-21-7765)

Councilmember Culpepper introduced Bill No. 4864 approving the Final Plat for The Woodlands at Chapman Farms 1st Plat located south of SW Wyatt Road, approx. 700-ft. east of SW 7 Highway (PF-05-21-7765). City Clerk Sheryl Morgan made the first reading of Bill

No. 4864 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4864 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

2ND READING – BILL NO. 4864

Ms. Morgan made the second reading of Bill No. 4864 by title. Councilmember Fowler moved to adopt Bill No. 4864 upon its second reading and give it **ORDINANCE NO. 5008**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay 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. 4865 – DRAINAGE AND WATER DETENTION EASEMENT FOR THE WOODLANDS AT CHAPMAN FARMS

Councilmember Culpepper introduced Bill No. 4865 approving the conveyance of a permanent drainage and water detention easement, from SherMel L.L.C. for the Woodlands at Chapman Farms subdivision. City Clerk Sheryl Morgan made the first reading of Bill No. 4865 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4865 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 4865

Ms. Morgan made the second reading of Bill No. 4865 by title. Councilmember Fowler moved to adopt Bill No. 4865 upon its second reading and give it **ORDINANCE NO. 5009**, 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	Fowler – Aye
Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4866 – WALNUT STREET EXTENSION – DRAINAGE EASEMENT

Councilmember Culpepper introduced Bill No. 4866 accepting the conveyance of a permanent drainage easement, from Every Missouri West, Inc. for the Walnut Street Extension. City Clerk Sheryl Morgan made the first reading of Bill No. 4866 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4866 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4866

Ms. Morgan made the second reading of Bill No. 4866 by title. Councilmember Fowler moved to adopt Bill No. 4866 upon its second reading and give it **ORDINANCE NO. 5010**, 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	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4867 – CONTRACT FOR LEGAL SERVICES WITH WILLIAMS & CAMPO, P.C.

Councilmember Culpepper introduced Bill No. 4867 approving a Contract in the amount not to exceed \$10,000 annually for special legal services, by engagement letter, with Williams & Campo, P.C. on an as-needed basis. City Clerk Sheryl Morgan made the first reading of Bill No. 4867 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4867 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

2ND READING – BILL NO. 4867

Ms. Morgan made the second reading of Bill No. 4867 by title. Councilmember Fowler moved to adopt Bill No. 4867 upon its second reading and give it **ORDINANCE NO. 5011**, 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. 4868 – AMEND SECTION 325.101 OF THE CODE RELATING TO TURNING MOVEMENTS

Councilmember Culpepper introduced Bill No. 4868 amending Chapter 325 Turning Movements, Section 325.101 Required Position and Method of Turning at Intersection, of the Code of Ordinances, City of Blue Springs, Missouri, adding Section 325.101.A.5. City Clerk Sheryl Morgan made the first reading of Bill No. 4868 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4868 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with a vote of 6-1 (Councilmember Lievsay voting No).

2ND READING – BILL NO. 4868

Ms. Morgan made the second reading of Bill No. 4868 by title. Councilmember Fowler moved to adopt Bill No. 4868 upon its second reading and give it **ORDINANCE NO. 5012**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with a vote of 5-2 as follows:

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

INTRODUCTION AND 1ST READING – BILL NO. 4869 – AMEND CHAPTER 310 OF THE CODE RELATING TO ENFORCEMENT AND OBEDIENCE TO TRAFFIC REGULATIONS

Councilmember Culpepper introduced Bill No. 4869 amending Chapter 310 Enforcement and Obedience to Traffic Regulations, of the Code of Ordinances, City of Blue Springs, Missouri, adding section 310.025 Fleeing or Attempting to Elude a Police Officer. City Clerk Sheryl Morgan made the first reading of Bill No. 4869 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4869 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4869

Ms. Morgan made the second reading of Bill No. 4869 by title. Councilmember Fowler moved to adopt Bill No. 4869 upon its second reading and give it **ORDINANCE NO. 5013**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

MAYORAL ANNOUNCEMENTS

Mayor Ross reminded the public that the 4th of July is coming up and all homes in Blue Springs will be receiving a flyer on the City’s Be a Good Neighbor Campaign. Councilmember Edmondson stated that this campaign was paid for by the vendors selling fireworks.

Councilmember Culpepper asked staff about a development on Wyatt Road with a sign stating the road was impassible at times due to high water.

Thoughts to Ponder:
“Keep your face always toward the sunshine and shadows will fall behind you.”
(Walt Whitman)

CLOSED SESSION

At 6:26 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1), (2), 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, real estate, 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 Edmondson and carried with the following votes:


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

CITY OF BLUE SPRINGS

ATTEST



Sheryl Morgan, City Clerk



Carson Ross, Mayor