

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
SEPTEMBER 20, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, September 20, 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, 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. 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 September 8, 2021** City Council Meeting
- **Resolution No. 67-2021** approving a contract in the annual amount of \$100,000.00 with HDR Engineering, Inc., for Engineering Services for Sni-A-Bar site-specific dissolved oxygen criterions
- **Liquor License for The Pizza Place** located at 1711 SW 7 Highway Blue Springs, MO 64015, to sell retail intoxicating liquors for consumption on premises/original package/retailer-packaged to include selling on Sunday intoxicating liquor on the premises where sold, in original package at retail not to be opened or consumed on the premises where sold, or in retailer-packaged container for off-premises consumption
- **Resolution No. 68-2021** approving the 2021 Wage Reopener Amendment to the labor agreement with the Communications Workers of America Local 6363 for communications officers
- **Resolution No. 69-2021** approving an agreement with the International Association of Machinists and Aerospace Workers (IAM) Local 778 for certain Public Works employees
- **Resolution No. 70-2021** approving a Change Order in the amount of \$680,800.00 with DRT Biosolids, Inc. for Sludge Removal Project # 19-11-02
- **Resolution No. 71-2021** accepting certain public assets for Eagles Ridge Villas PR-O 3<sup>rd</sup> Plat
- **Resolution No. 72-2021** accepting certain public assets for Eagles Ridge Estates PR-O 3<sup>rd</sup> Plat

- **Resolution No. 73-2021** accepting certain public assets for Jones Place
- **Resolution No. 74-2021** accepting certain public assets for Moreland Village 5<sup>th</sup> Plat
- **Resolution No. 75-2021** accepting certain public assets for Sunny Pointe 3<sup>rd</sup> Plat
- **Resolution No. 76-2021** accepting certain public assets for TW Blue Springs Carwash
- **Resolution No. 77-2021** accepting certain public assets for Novel Place at White Oak Marketplace
- **Resolution No. 78-2021** accepting certain public assets for Woodlands at Chapman Farms 1st Plat
- **Resolution No. 79-2021** approving a contract in the amount of \$30,467 with the Kansas City Area Transportation Authority to provide commuter bus services from Blue Springs to the downtown Kansas City area

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye  
Lievsey – Aye  
Fowler – Aye

Ericson – Aye  
Edmondson – Aye  
Culpepper – Aye  
Mayor Ross – Aye

**PUBLIC HEARING –  
REZONING  
(RZ-08-21-7919) AND  
PLANNED RESIDENTIAL  
OVERLAY CONCEPT  
PLAN (PROC-08-21-7920)  
FOR EAGLES RIDGE  
ESTATES 5<sup>TH</sup> PLAT**

Mayor Ross opened the Public Hearing to consider rezoning property from General Business/Planned Residential Overlay to Single-Family/Planned Residential Overlay (RZ-08-21-7919) and approving a Planned Residential Overlay Concept Plan (PROC-08-21-7920) to add 32 single-family lots to the Eagles Ridge Estates subdivision generally northwest of SW Newport Drive and SW 5th Street 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**

Associate Planner Adair Bright reviewed the details of the proposed rezoning and planned residential overlay concept plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:10 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4902  
– REZONING FOR EAGLES  
RIDGE ESTATES 5<sup>TH</sup> PLAT  
(RZ-08-21-7919)**

Councilmember Culpepper introduced Bill No. 4902 rezoning property from General Business/Planned Residential Overlay to Single-Family/Planned Residential Overlay for the Eagles Ridge Estates subdivision generally northwest of SW Newport Drive and SW 5th Street (RZ-08-21-7919). City Clerk Sheryl Morgan made the first reading of Bill No. 4902 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4902 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and failed with the following votes:

Lievsay – No  
 Fowler – Aye  
 Ericson – No

Edmondson – Aye  
 Culpepper – Aye  
 Kaylor – No  
 Mayor Ross – No

**INTRODUCTION AND 1ST  
 READING – BILL NO. 4903  
 – PLANNED RESIDENTIAL  
 OVERLAY CONCEPT  
 PLAN FOR EAGLES  
 RIDGE ESTATES 5<sup>TH</sup> PLAT  
 (PROC-08-21-7920)**

Councilmember Culpepper moved to continue the introduction, readings, and consideration of Bill No. 4903 approving a Planned Residential Overlay Concept Plan to add 32 single-family lots to the Eagles Ridge Estates subdivision generally northwest of SW Newport Drive and SW 5th Street (PROC-08-21-7920) to a future Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

**INTRODUCTION AND 1ST  
 READING – BILL NO. 4904  
 – FINAL PLAT FOR  
 EAGLES RIDGE ESTATES  
 3<sup>RD</sup> PLAT (PF-08-21-7922)**

Councilmember Culpepper introduced Bill No. 4904 approving the Final Plat for Eagles Ridge Estates 3rd Plat, located north of SW Chelmsford Drive between SW 3rd Street and SW 5th Street (PF-08-21-7922). City Clerk Sheryl Morgan made the first reading of Bill No. 4904 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4904 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
 4904**

Ms. Morgan made the second reading of Bill No. 4904 by title. Councilmember Fowler moved to adopt Bill No. 4904 upon its second reading and give it **ORDINANCE NO. 5042**, 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. 4905  
 – FINAL PLAT FOR MO'  
 BETTAHS (PF-08-21-7913)**

Councilmember Edmondson introduced Bill No. 4905 approving the Final Plat for Mo'Bettahs located at 806 NW 7 Highway (PF-08-21-7913). City Clerk Sheryl Morgan made the first reading of Bill No. 4905 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4905 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
 4905**

Ms. Morgan made the second reading of Bill No. 4905 by title. Councilmember Fowler moved to adopt Bill No. 4905 upon its second reading and give it **ORDINANCE NO. 5043**, 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. 4906 – AMEND FY 2020-21 BUDGET**

Councilmember Culpepper introduced Bill No. 4906 amending the 2020-21 annual budget increasing the previously adopted and amended budget of \$82,389,119 by \$2,224,727 to \$84,613,846. City Clerk Sheryl Morgan made the first reading of Bill No. 4906 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4906 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4906**

Ms. Morgan made the second reading of Bill No. 4906 by title. Councilmember Fowler moved to adopt Bill No. 4906 upon its second reading and give it **ORDINANCE NO. 5044**, 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

**PUBLIC HEARING – 2021 PROPERTY TAX LEVY**

Mayor Ross opened the Public Hearing to receive public comment on the 2021 Property Tax Levy for the City of Blue Springs at 6:21 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 2021 Property Tax Levy and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:23 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4907 – 2021 PROPERTY TAX LEVY**

Councilmember Fowler introduced Bill No. 4907 establishing the 2021 Property Tax Levy for the City of Blue Springs. City Clerk Sheryl Morgan made the first reading of Bill No. 4907 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4907 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4907**

Ms. Morgan made the second reading of Bill No. 4907 by title. Councilmember Fowler moved to adopt Bill No. 4907 upon its second reading and give it **ORDINANCE NO. 5045**, 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  
Lievsay – Aye  
Fowler – Aye

Ericson – Aye  
Edmondson – Aye  
Culpepper – Aye  
Mayor Ross – Aye

**2ND READING – BILL NO. 4901 – FY 2021-22 BUDGET**

Ms. Morgan made the second reading of Bill No. 4901 approving the Fiscal Year 2021-22 Budget by title. The Public Hearing was held and the first reading of Bill No. 4901 was approved at the September 8, 2021 City Council meeting. Councilmember Lievsay moved to adopt Bill No. 4901 upon its second reading and give it **ORDINANCE NO. 5046**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

Lievsay – Aye  
Fowler – No  
Ericson – No

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

**INTRODUCTION AND 1ST READING – BILL NO. 4908 – AMEND CHAPTER 120 OF THE CODE OF ORDINANCES RELATING TO HUMAN RELATIONS COMMISSION**

Councilmember Culpepper introduced Bill No. 4908 amending Chapter 120 Commissions, Boards, and Committees, Article VIII Human Relations Commission, Sections 120.520 and 120.530 of the Code of Ordinances, City of Blue Springs, Missouri, to incorporate changes recommended by the Human Relations Commission Task Force. City Clerk Sheryl Morgan made the first reading of Bill No. 4908 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4908 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 4908**

Ms. Morgan made the second reading of Bill No. 4908 by title. Councilmember Fowler moved to adopt Bill No. 4908 upon its second reading and give it **ORDINANCE NO. 5047**, 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  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Lievsay – Aye  
Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4909 – AMEND CHAPTER 220 OF THE CODE OF ORDINANCES RELATING TO SEX OFFENSES**

Councilmember Culpepper introduced Bill No. 4909 amending Chapter 220, Article V: Sex Offenses, of the Code of Ordinances, City of Blue Springs, Missouri, amending Section 220.305: Sexual Misconduct, and adding Section 220.310: Nonconsensual dissemination of private sexual images and Section 220.315: Threatening the nonconsensual dissemination of private sexual images. City Clerk Sheryl Morgan made the first reading of Bill No. 4909 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4909 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 4909**

Ms. Morgan made the second reading of Bill No. 4909 by title. Councilmember Fowler moved to adopt Bill No. 4909 upon its second reading and give it **ORDINANCE NO. 5048**, 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   | Kaylor – Aye     |
| Edmondson – Aye | Lievsay – Aye    |
| Culpepper – Aye | Fowler – Aye     |
|                 | Mayor Ross – Aye |

**MAYORAL ANNOUNCEMENTS**

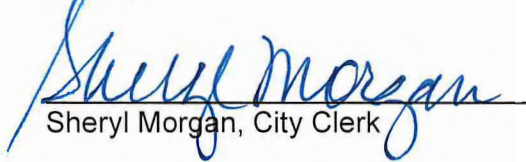
Thoughts to Ponder:  
“Live as if you were to die tomorrow. Learn as if you were to live forever”  
*(Mahatma Gandhi)*


**ADJOURNMENT**

At 6:28 p.m., there was no further business to come before the Council, Councilmember Lievsay moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

  
Sheryl Morgan, City Clerk

  
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Carson Ross, Mayor