

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

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, February 16, 2021, 6:00 p.m. with Mayor Carson Ross presiding.

Pursuant to Jackson County Executive Order dated November 18, 2020 and any subsequent amendments and Phase 2.5 of the Eastern Jackson County Recovery Plan limiting public gatherings, the City Council participated in this meeting via video-conference and telephone to ensure safe social distancing measures were taken as provided in Sections 610.020(1) and 610.020(4) RSMo. The public was able to attend via telephone conference.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were 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. City Clerk Sheryl Morgan confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- **Minutes of the February 1, 2021** City Council Meeting
- **Liquor License for Everyday 301** located at 301 SW 7 Highway Blue Springs, MO 64015, to sell intoxicating liquors in the original package, for consumption off premises, to include Sunday retail selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises

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

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

**PUBLIC HEARING –
CONDITIONAL USE
PERMIT FOR METROLOGY
WORKS INC
(CUP-01-21-7634)**

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit allowing storage – warehouse / wholesale and office – general uses on 4.57 +/- acre property generally located at 101-105 SE Magellan Drive (CUP-01-21-7634) 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

Senior Planner Nathan Jurey reviewed the details of the proposed project and Conditional Use Permit.

APPLICANT

Joel Gorden of Metrology Works was present to address any questions from Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:06 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4837
– CONDITIONAL USE
PERMIT FOR METROLOGY
WORKS INC
(CUP-01-21-7634)**

Councilmember Culpepper introduced Bill No. 4837 approving a Conditional Use Permit allowing storage – warehouse / wholesale and office – general uses on 4.57 +/- acre property generally located at 101-105 SE Magellan Drive (CUP-01-21-7634). City Clerk Sheryl Morgan made the first reading of Bill No. 4837 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4837 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

Lievsay – Aye
Fowler – Aye
Ericson – Aye

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

**2ND READING – BILL NO.
4837**

Ms. Morgan made the second reading of Bill No. 4837 by title. Councilmember Fowler moved to adopt Bill No. 4837 upon its second reading and give it **ORDINANCE NO. 4981**, 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

**PUBLIC HEARING –
PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN FOR VILLAS NORTH
(PUDC-01-21-7636)**

Mayor Ross opened the Public Hearing to consider approval of the Villas North at Chapman Farms Planned Unit Development Concept Plan for the development of 19 single-family houses on subject 3.83 +/- acre property located south of the intersection of SW Mason School Road and SW 2nd Street (PUDC-01-21-7636) at 6:10 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

Matt Wright, Assistant Director of Community Development, reviewed the proposed project and requested Planned Unit Development Concept Plan and addressed questions from Council.

APPLICANT

David Smith IV of GAP Construction reviewed details of the project and answered Council questions.

The Mayor hearing no comments for or against, closed the public hearing at 6:29 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4838 – PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR VILLAS NORTH (PUDC-01-21-7636)

Councilmember Edmondson introduced Bill No. 4838 approving the Villas North at Chapman Farms Planned Unit Development Concept Plan for the development of 19 single-family houses on subject 3.83 +/- acre property located south of the intersection of SW Mason School Road and SW 2nd Street (PUDC-01-21-7636). City Clerk Sheryl Morgan made the first reading of Bill No. 4838 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4838 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried with a vote of 5-2 as follows:

- | | |
|-----------------|------------------|
| Ericson – NO | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| Culpepper – Aye | Fowler – NO |
| | Mayor Ross – Aye |

2ND READING – BILL NO. 4838

Ms. Morgan made the second reading of Bill No. 4838 by title. Councilmember Fowler moved to adopt Bill No. 4838 upon its second reading and give it **ORDINANCE NO. 4982**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with a vote of 5-2 as follows:

- | | |
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| Edmondson – Aye | Lievsay – Aye |
| Culpepper – Aye | Fowler – NO |
| Kaylor – Aye | Ericson – NO |
| | Mayor Ross – Aye |

PUBLIC HEARING – TIF AND ECONOMIC DEVELOPMENT INCENTIVE UPDATE

Mayor Ross opened the Public Hearing to provide the Tax Increment Financing and Economic Development Incentive update at 6:35 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 City Administrator Christine Cates provided an update on Tax Increment Financing and Economic Development Incentive as required by Section 99.865 RSMo. The report included an update on all Tax Increment Financing other projects with economic development incentives throughout the City, as well as the South Area Neighborhood Improvement District and Land Bank. A copy of the PowerPoint presentation and Annual Report are attached to these Minutes and incorporated herein.

The Mayor hearing no comments for or against, closed the public hearing at 6:44 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4839 – CONTRACT FOR LEGAL SERVICES WITH LITTLER MENDELSON, PC

Councilmember Culpepper introduced Bill No. 4839 approving a contract for legal services between the City of Blue Springs and Littler Mendelson, PC. City Clerk Sheryl Morgan made the first reading of Bill No. 4839 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4839 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Ross – Aye

2ND READING – BILL NO. 4839

Ms. Morgan made the second reading of Bill No. 4839 by title. Councilmember Fowler moved to adopt Bill No. 4839 upon its second reading and give it **ORDINANCE NO. 4983**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

PRESENTATION – AUDIT

Kristen Hughes, Senior Manager of RSM US LLP (Formerly McGladrey LLP) presented the City’s fiscal year 2020 audit report. Ms. Hughes and staff addressed questions from Council. A copy of the presentation and audit documents are attached to these Minutes and incorporated herein.

PRESENTATION – PUBLIC SAFETY CITIZENS’ ADVISORY BOARD ANNUAL REPORT

Bob Muenz, Chief of Police, reviewed the 2020 Annual Report and activities of the Public Safety Citizens’ Advisory Board.

PRESENTATION – VOLUNTEERS IN POLICE SERVICE

Bob Muenz, Chief of Police, provided the Volunteers in Police Services (VIPs) Annual Presentation. The VIPs provided 1,922 hours of volunteer work in the Police Department, which is an equivalent of \$52,299.

MAYORAL ANNOUNCEMENTS

Mayor Ross recognized the employees in the City’s Public Works and Parks Department that manage the snow removal and water/sewer main breaks during the recent frigid weather conditions.

Thoughts to Ponder:

“A lie doesn't become truth, wrong doesn't become right, and evil doesn't become good, just because it's accepted by a majority.”

(Booker T. Washington)

CLOSED SESSION

At 7:20 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Sec 610.021(1) and (3), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and personnel matters, 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

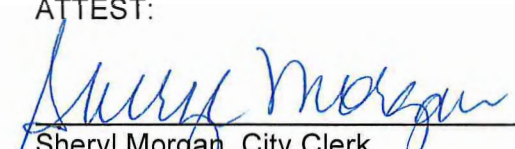
the completion of such session. Motion seconded by Councilmember Culpepper and carried with the following votes:

Lievsay – Aye
Fowler – Aye
Ericson – Aye


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

CITY OF BLUE SPRINGS

ATTEST:



Sheryl Morgan, City Clerk



Carson Ross, Mayor