

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 3, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, February 3, 2020, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street 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 Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the January 21, 2020** City Council Meeting
- **Resolution No. 07-2020** approving the disposition of Information Technology and Community Development 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. 08-2020** approving Amendment #1 to Contract No. 2016-210 for citywide sewer rehabilitation with Insituform Technologies USA, LLC increasing total payment by \$100,000.00 for FY19-20 and approving the second and final renewal of Contract No. 2016-210 in the amount of \$1,050,000.00
- **Resolution No. 09-2020** approving a purchase in amount of \$55,400.00 from the Missouri State Highway Patrol for two 2017 Dodge Chargers and one 2018 Dodge Charger
- **Resolution No. 10-2020** appointing the Successor Board of Directors of the White Oak Community Improvement District
- **Resolution No. 11-2020** approving Amendment/Change Order #3 in the amount of \$30,000.00 to Contract No. 2016-082, May 10, 2019 through May 9, 2020 term, with Arbor Masters Tree and Landscape for tree services
- **Resolution No. 12-2020** approving a contract in the amount of \$548.36 annually with the Villas of Sonora Valley Association, Inc. for the installation and maintenance costs of four ornamental street lights
- **Resolution No. 13-2020** approving a purchase in the amount of \$246,377.00 from Key Equipment & Supply Co. for an 850 Series Front Reel RamJet Mounted on a Heavy-Duty Truck Chassis

- **Resolution No. 14-2020** approving a purchase in the amount of \$67,528.00 from Blue Springs Ford Sales, Inc. for a 2020 19,000 GVWR 4x4 Truck with Bed, Spreader, and Plow
- **Resolution No. 15-2020** approving an agreement with the Communication Workers of America Local 6360 for communications officers

The Consent Agenda was approved 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.
4728 – APPOINTMENT OF
MUNICIPAL COURT
JUDGE**

Councilmember Culpepper introduced Bill No. 4728 approving the appointment and compensation for Jeffrey B. Mullins as Municipal Judge. City Clerk Sheryl Morgan made the first reading of Bill No. 4728 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4728 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4728**

Ms. Morgan made the second reading of Bill No. 4728 by title. Councilmember Fowler moved to adopt Bill No. 4728 upon its second reading and give it **ORDINANCE NO. 4883**, 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

**PUBLIC HEARING –
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN FOR
FOOD MART
(PUDC-11-19-7129)**

Mayor Ross opened the Public Hearing to reconsider a Planned Unit Development Concept Plan for Food Mart/501 NE Napoleon Drive, on 1.35 +/- acres at the southwest corner of NE Adams Dairy Parkway and NE Napoleon Drive for the development of a gas station and convenience store (PUDC-11-19-7129) at 6:07 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, Senior Planner, stated the applicant, BHC Rhodes, on behalf of the owner, O'Reilly Holdings, LLC presented a proposed Planned Unit Development Concept Plan to the City Council on December 16, 2019 for consideration. The Bill approving the proposed PUD Concept Plan failed on the first reading at the December 16, 2019 City Council meeting. On January 6, 2020 the City Council voted to renew consideration of a PUD Concept Plan at the February 3, 2020 City Council meeting. The applicant has made

changes to the PUD Concept Plan based on the comments received at the December 16 Council meeting.

APPLICANT Robert Andrew spoke on behalf of the project team for the applicant and addressed Council questions.

IN SUPPORT OF James Ash addressed Council in support of the revised project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:49 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4729 – PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR FOOD MART (PUDC-11-19-7129) Councilmember Culpepper introduced Bill No. 4729 approving a Planned Unit Development Concept Plan for Food Mart/501 NE Napoleon Drive, on 1.35 +/- acres at the southwest corner of NE Adams Dairy Parkway and NE Napoleon Drive for the development of a gas station and convenience store (PUDC-11-19-7129). City Clerk Sheryl Morgan made the first reading of Bill No. 4729 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4729 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, carried with a 4-3 vote.

COUNCIL DISCUSSION Councilmember Edmondson stated he spoke with Mr. Andrew after the denial of the original Concept Plan and agreed to support the request for Council to reconsider a revised Plan. No assurances were made as to whether the Council would approve the revised Plan.

VOTE ON 1ST READING OF BILL NO. 4729

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

2ND READING – BILL NO. 4729 Ms. Morgan made the second reading of Bill No. 4729 by title. Councilmember Fowler moved to adopt Bill No. 4729 upon its second reading and give it **ORDINANCE NO. 4884**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with a 4-3 vote as follows:

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

PUBLIC HEARING – TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT UPDATE Mayor Ross opened the Public Hearing to receive the Tax Increment Financing and Economic Development Update at 6:54 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 projects that are currently active, 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 further comments for or against, closed the public hearing at 7:05 p.m.

**PUBLIC HEARING –
AMEND CODE OF
ORDINANCES RELATING
TO THE SIGN CODE**

Mayor Ross opened the Public Hearing to consider repealing the Sign Code, enacting a new Sign Code, and amending the Unified Development Code and various other sections of the Code of Ordinances, City of Blue Springs, Missouri at 7:05 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered two exhibits into the record.

STAFF REPORT

Nathan Jurey, Senior Planner, reviewed the proposed Code amendments relating to the Sign Code.

Padraic Corcoran of Williams and Campo provided an outside legal review of the Sign Code and stated the proposed draft is the most well written and defensible sign codes he has reviewed to date.

COUNCIL DISCUSSION

Council and staff discussed establishing standards for enforcement of the Sign Code regulations. Council directed staff to draft a proposed policy and bring forward for Council approval at a future meeting.

IN SUPPORT OF

Lara Vermillion, President of the Blue Springs Chamber of Commerce, served on the Task Force and expressed her support for the proposed Code.

The Mayor hearing no further comments for or against, closed the public hearing at 7:38 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO.
4730 – AMEND CODE OF
ORDINANCES RELATING
TO THE SIGN CODE**

Councilmember Kaylor introduced Bill No. 4730 repealing the Sign Code, enacting a new Sign Code, and amending the Unified Development Code and various other sections of the Code of Ordinances, City of Blue Springs, Missouri. City Clerk Sheryl Morgan made the first reading of Bill No. 4730 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4730 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay.

**MOTION TO AMEND BILL
NO. 4730**

Councilmember Ericson moved to amend Bill No. 4730 to prohibit feather flag signs as follows:

- delete from 501.040.C.3.c the words “and Section 501.070.C.2.b (Feather Flags)”

- delete the column "Feather Flags" from the table in 501.070.B
- delete the entire 501.070.C.2.b Feather Flags
- delete "feather flags," from 501.110.B.6
- add "feather flags;" after the word "streamers;" to 501.110.B.10
- delete "a. Feather Flags. See Section 501.070.C.2.b (Feather Flags)" from 501.130.C.42 and renumber.

Motion seconded by Councilmember Fowler and failed with a 3-4 vote as follows:

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

2nd MOTION TO AMEND BILL NO. 4730

Councilmember Ericson moved to amend Bill No. 4730 in Section 501.090.B.3.b to increase the minimum spacing between billboards by replacing "one-thousand four-hundred (1,400)" with "two thousand (2,000)". Motion seconded by Councilmember Fowler and carried unanimously.

**VOTE ON 1ST READING OF BILL NO. 4730, AS AMENDED
2ND READING – BILL NO. 4730, AS AMENDED**

Council unanimously approved the first reading of Bill No. 4730, as amended.

Ms. Morgan made the second reading of Bill No. 4730, as amended by title. Councilmember Fowler moved to adopt Bill No. 4730, as amended upon its second reading and give it **ORDINANCE NO. 4885**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PUBLIC HEARING – REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN FOR DEER CREEK – MOTION TO CONTINUE

Mayor Ross advised the Council the applicant, S-Squared Development, has requested a continuance of the public hearing to the March 16, 2020 Council Meeting. Councilmember Edmondson moved to continue the public hearing on the Rezoning (RZ-12-19-7161) and for the consideration of a Planned Development Concept Plan (PDC-12-19-7162) for Deer Creek to the March 16, 2020 Council meeting. Motion seconded by Councilmember Fowler and carried unanimously.

APPEAL OF PRELIMINARY PLAT (PP-11-19-7143) AND REZONING (RZ-11-19-7142) OF CAMBRIDGE PARK

Mayor Ross advised the Council that the applicant, Rausch-Coleman Homes, formally withdrew the applications for a Preliminary Plat (PP-11-19-7143) with Alternative Development Standards, as well as Rezoning from SF-7/PR-O to SF-7 (RZ-11-19-7142) to develop 186 single-family homes on approximately 60.21+/- acres located

generally west of Adams Dairy Parkway, and north of SE Major Road to be known as Cambridge Park Subdivision. As such, the appeal of the Planning Commission approval of the Preliminary Plat is no longer necessary. The applicant has subsequently submitted new applications for a Rezoning (RZ-01-20-7216) to rezone the property from SF-7/PRO to SF-7/ PD, a Planned Development Concept Plan (PDC-01-20-7215) and a Preliminary Plat (PP-01-20-7214) for consideration at the February 10, 2020 Planning Commission meeting and the February 19, 2020 City Council meeting to develop 182 single family homes on the same subject property described above.

PRESENTATION – BUY BLUE SPRINGS / DISCOVER BLUE SPRINGS

Lara Vermillion, President of the Blue Springs Chamber of Commerce, and Melodie Chrisman, Buy Blue Springs Task Force Chair, presented an update of the Buy Blue Springs and Discover Blue Springs programs and introduced the 2019-20 Blue Springs Chamber LEADership class. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

MAYORAL ANNOUNCEMENTS

Due to the Presidents’ Day Holiday, the next meeting of the City Council will be **Wednesday, February 19, 2020.**

Tomorrow is an election day and Blue Springs has a question regarding a Central Jackson County Fire Protection District bond issue on the ballot.

Thoughts to ponder:

“Life is a broken winged bird that cannot fly.”

(James Mercer Langston Hughes)

ADJOURNMENT

At 8:17 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

ATTEST:



Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor