

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 19, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, February 19, 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 Deputy City Clerk Julia Porter.

CALL MEETING TO ORDER

Mayor Ross called the meeting to order at 6:00 p.m. and Caleb Jones, with Boy Scout Troop 251 of Lake Lotawana United Methodist Church, 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 February 3, 2020** City Council Meeting
- **Resolution No. 16-2020** approving a contract in the amount of \$1,257,600.00 from David E. Ross Construction Co., for a Sludge Reed Bed Storage/Staging Facility
- **Resolution No. 17-2020** approving a farming lease of vacant park properties in the southern part of Blue Springs, referred to as Roscoe Righter Park and Southwest Park properties, for the years 2020 through 2024
- **Resolution No. 18-2020** approving a Memorandum of Understanding with Sallee Homes, Inc. to reimburse the company up to \$230,000.00 for improvements to Major Road outside the requirements of their development

The Consent Agenda was approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

**PUBLIC HEARING –
REZONE (RZ-01-20-7216)
AND PLANNED
DEVELOPMENT
CONCEPT PLAN (PDC-
01-20-7215) FOR
CAMBRIDGE PARK**

Mayor Ross opened the Public Hearings to consider a Rezoning from Single-Family/Planned Residential Overlay to Single-Family/Planned Development (RZ-01-20-7216), as well as a Planned Development Concept Plan (PDC-01-20-7215) for an approximate 60.2 +/- acre property located generally west of Adams Dairy Parkway, and north of SE Major Road at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered four exhibits into the record.

STAFF REPORT

Assistant Director of Community Development, Mike Mallon, review the details of the proposed Rezoning and Planned Development Concept Plan and addressed Council questions relating to lot sizes, green space, and differences between the original Planned Residential Overlay and the requested Planned Development Concept Plan.

APPLICANT

Jesse Fulcher, Director of Land Planning for Rausch Coleman Homes, outlined the proposed Rezoning and Planned Development Concept Plan; and responded to questions from the Council.

Christine Bushyhead, Bushyhead Law LLC, spoke on behalf of the applicant.

IN OPPOSITION TO

Linda Redwine, John Snyder, Scott Honig, Charles Hook, Marty Aholt, Rachel McLanahan, Connie Kolie, and Melissa Riepe spoke in opposition to the rezoning and Planned Development Concept Plan for Cambridge Park. They cited concerns about notification of residents within 185 feet of the site, the plan to reduce lot sizes resulting in smaller homes, the potential to reduce the property value of the larger homes near the proposed development, the potential for homes built without basements, crowded elementary schools, and increased traffic on Major Road.

COUNCIL DISCUSSION

Councilmembers Culpepper, Lievsay, and Fowler discussed the differences between the existing Planned Residential Overlay and the proposed Planned Development Concept Plan with staff.

The Mayor hearing no further comments for or against, closed the public hearing at 7:50 p.m.

CITY ATTORNEY COMMENTS

Jacqueline Sommer, City Attorney, advised that Bill No. 4731 and Bill No. 4732 rezoning and approving a Planned Development Concept Plan for Cambridge Park should be tabled to the next City Council meeting to allow time to verify the Protest Petition submitted as Exhibit #3 to the Public Hearing.

MOTION TO TABLE

Councilmember Culpepper moved to table Bill No. 4731 rezoning from Single-Family/Planned Residential Overlay to Single-Family/Planned Development, and north of SE Major Road (RZ-01-20-7216); and Bill No. 4732 approving a Planned Development Concept Plan (PDC-01-20-7215) for an approximate 60.2 +/- acre property located generally west of Adams Dairy Parkway, and north of SE Major Road to the March 2, 2020 City Council Meeting. 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 –
REZONING AND
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN FOR
EARHART ESTATES –
MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Kramer Real Estate Group, LLC, on behalf of the owner, Land Bank of Blue Springs and Security Bank of KC, has requested a continuance of the public hearing to the March 2, 2020 Council Meeting. Councilmember Lievsay moved to continue the public hearing on the Rezoning (RZ-01-20-7212) and for the consideration of a Planned Unit Development Concept Plan (PDC-01-20-7211) for Earhart Estates to the March 2, 2020 Council meeting. Motion seconded by Councilmember Culpepper and carried unanimously.

**INTRODUCTION AND 1ST
READING – BILL NO.
4733 – BUDGET
AMENDMENT**

Councilmember Culpepper introduced Bill No. 4733 approving an amendment to the 2019-20 annual budget increasing the previously adopted budget of \$78,371,031 by \$3,385,972.70 to \$81,757,003.70. Deputy City Clerk Julia Porter made the first reading of Bill No. 4733 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4733 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.
4733**

Ms. Porter made the second reading of Bill No. 4733 by title. Councilmember Fowler moved to adopt Bill No. 4733 upon its second reading and give it **ORDINANCE NO. 4886**, 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.
4734 – AMEND SECTION
115.030 OF THE CODE**

Councilmember Culpepper introduced Bill No. 4734 approving Section 115.030 of the Code of Ordinances, City of Blue Springs, Missouri relating to compensation for Special Counsel. Deputy City Clerk Julia Porter made the first reading of Bill No. 4734 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4734 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4734**

Ms. Porter made the second reading of Bill No. 4734 by title. Councilmember Fowler moved to adopt Bill No. 4734 upon its second reading and give it **ORDINANCE NO. 4887**, 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 | Lievsay – Aye |
| Edmondson – Aye | Fowler – Aye |
| Culpepper – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

INTRODUCTION AND 1ST READING – BILL NO. 4735 – AMEND ORD-4884 AMENDED PUD CONCEPT PLAN FOR PARKWAY WEST 2ND PLAT, LOT 2

Councilmember Culpepper introduced Bill No. 4735 amending Ordinance No. 4884 approving the Amended Planned Unit Development Concept Plan for Parkway West 2nd Plat, Lot 2 (501 NE Napoleon Drive). Deputy City Clerk Julia Porter made the first reading of Bill No. 4735 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4735 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 4735

Ms. Porter made the second reading of Bill No. 4735 by title. Councilmember Fowler moved to adopt Bill No. 4735 upon its second reading and give it **ORDINANCE NO. 4888**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

PRESENTATION – ANNUAL AUDIT REPORT

Kristen Hughes, Senior Manager of RSM US LLP (Formerly McGladrey LLP) presented the City’s fiscal year 2019 audit report. A copy of the presented report is attached to these Minutes and incorporated herein.

PRESENTATION – PUBLIC SAFETY CITIZENS’ ADVISORY BOARD ANNUAL UPDATE

Bob Muenz, Chief of Police presented the Public Safety Citizens’ Advisory Board annual report and introduced one Board Member in attendance.

PRESENTATION – VOLUNTEERS IN POLICE SERVICE

Sargent Claxton presented the Volunteers in Police Services annual report.

PRESENTATION – CENTRAL JACKSON COUNTY EMERGENCY MANAGEMENT AGENCY ANNUAL REPORT

Les Boatright, Assistant Emergency Manager for Central Jackson County Emergency Management Agency, presented the Agency’s annual report.

MAYORAL ANNOUNCEMENTS

The State of the City address is tomorrow, February 20 at Adams Pointe Conference Center.

Thoughts to ponder:
“It’s easier to build strong children, than to repair broken men.”
(Frederick Douglas)

CLOSED SESSION

At 8:27 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to

litigation, 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 Ericson and carried with the following votes:

Culpepper – Aye
Kaylor – Aye
Lievsey – Aye


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

ATTEST:



Julia Porter, Deputy City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor