

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
MARCH 2, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 2, 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 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 Kaylor.

- **Minutes of the February 3, 2020** City Council Meeting
- **Resolution No. 20-2020** approving the disposition of Information Technology 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. 21-2020** approving a contract in the amount of \$132,010.00 with Tandem Paving Co, Inc., for improvements to the Adams Pointe Conference Center parking lot
- **Resolution No. 22-2020** approving a purchase of 26 Panasonic Toughbook computers in the amount of \$97,129.50 from CDW Government for the Police Department

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-01-20-7212) AND PUD
CONCEPT PLAN
(PUDC-01-20-7211)
FOR EARHART ESTATES**

Mayor Ross advised the Council that the applicant, Kramer Real Estate Group, LLC, withdrew their application for Rezoning (RZ-12-19-7158) and Planned Unit Development Concept Plan (PUDC-12-19-7160) for Earhart Estates at Chapman Farms.

MOTION TO REMOVE FROM THE TABLE

Councilmember Culpepper moved to remove from the table and consider 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 that was previously tabled at the March 2, 2020 City Council Meeting. Motion seconded by Councilmember Kaylor and carried with the following votes:

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

INTRODUCTION AND 1ST READING – BILL NO. 4731 – REZONE CAMBRIDGE PARK (RZ-01-20-7216)

Councilmember Fowler introduced Bill No. 4731 approving a Rezoning from Single-Family/Planned Residential Overlay to Single-Family/Planned Development (RZ-01-20-7216) for an approximate 60.2 +/- acre property located generally west of Adams Dairy Parkway, and north of SE Major Road. Deputy City Clerk Julia Porter made the first reading of Bill No. 4731 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4731 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, carried with the following votes:

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

COUNCIL DISCUSSION

The City Council and Staff discussed the proposed Rezoning to the new Single Family/Planned Development Concept Plan.

2ND READING – BILL NO. 4731

Ms. Porter made the second reading of Bill No. 4731 by title. Councilmember Lievsay moved to adopt Bill No. 4731 upon its second reading and give it **ORDINANCE NO. 4889**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4732 – PLANNED DEVELOPMENT

Councilmember Culpepper introduced 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. Deputy City Clerk Julia

CONCEPT PLAN FOR CAMBRIDGE PARK (PDC-01-20-7215)

Porter made the first reading of Bill No. 4732 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Lievsay moved to approve Bill No. 4732 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with the following votes:

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

2ND READING – BILL NO. 4732

Ms. Porter made the second reading of Bill No. 4732 by title. Councilmember Lievsay moved to adopt Bill No. 4732 upon its second reading and give it **ORDINANCE NO. 4890**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4738 – CONTRACT FOR LEGAL SERVICES

Councilmember Culpepper introduced Bill No. 4738 authorizing a contract for legal services between the City of Blue Springs and Littler Mendelson, PC. Deputy City Clerk Julia Porter made the first reading of Bill No. 4738 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4738 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**COUNCIL DISCUSSION
2ND READING – BILL NO. 4738**

Ms. Porter made the second reading of Bill No. 4738 by title. Councilmember Fowler moved to adopt Bill No. 4738 upon its second reading and give it **ORDINANCE NO. 4891**, 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. 4739 – ECONOMIC DEVELOPMENT LEGAL SERVICES

Councilmember Culpepper introduced Bill No. 4739 authorizing a contract for legal services between the City of Blue Springs and Gilmore & Bell, P.C. for Economic Development legal services. Deputy City Clerk Julia Porter made the first reading of Bill No. 4739 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4739 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 4739

Ms. Porter made the second reading of Bill No. 4739 by title. Councilmember Fowler moved to adopt Bill No. 4739 upon its second reading and give it **ORDINANCE NO. 4892**, 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
Fowler – Aye
Ericson – Aye

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

INTRODUCTION AND 1ST READING – BILL NO. 4740 – BOND COUNSEL SERVICES

Councilmember Culpepper introduced Bill No. 4740 authorizing a contract for legal services between the City of Blue Springs and Gilmore & Bell, P.C. for Bond Counsel Services. Deputy City Clerk Julia Porter made the first reading of Bill No. 4740 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4740 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4740

Ms. Porter made the second reading of Bill No. 4740 by title. Councilmember Fowler moved to adopt Bill No. 4740 upon its second reading and give it **ORDINANCE NO. 4893**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor 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. 4741 – CONTRACT FOR TAX COMPLIANCE SERVICES

Councilmember Culpepper introduced Bill No. 4741 authorizing a five-year contract for legal services between the City of Blue Springs and Gilmore & Bell, PC in the amount of \$33,000 for tax compliance services. Deputy City Clerk Julia Porter made the first reading of Bill No. 4741 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4741 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4741

Ms. Porter made the second reading of Bill No. 4741 by title. Councilmember Fowler moved to adopt Bill No. 4741 upon its second reading and give it **ORDINANCE NO. 4894**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye

Kaylor – Aye
Lievsey – Aye
Fowler – Aye
Mayor Ross – Aye

COUNCIL DISCUSSION

At the request of Councilmembers Ericson and Culpepper, Council discussed the Unified Development Code regulations for fence construction. Documents referenced by Council during this discussion are attached to these Minutes and incorporated herein. At the conclusion of the discussion, Council directed staff to take the item back to the Development Advisory Commission and the Planning Commission for consideration.

MAYORAL ANNOUNCEMENTS

Thoughts are with City Administrator Eric Johnson who is having a procedure tomorrow.

Thoughts to ponder:

“History has shown us that courage can be contagious and hope can take on a life of its own.”

(Michelle Obama)

VISITORS

Kevin Horrell expressed his concerns with the current Unified Development Code fence regulations to the Council.

CLOSED SESSION

At 6:29 p.m., Councilmember Culpepper moved for the Council go into closed session pursuant to Section 610.021(2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to real estate, 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 Kaylor and carried with the following votes:

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye


Lievsey – Aye
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

ATTEST:



Julia Porter, Deputy City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor