

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
MARCH 4, 2019**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 4, 2019, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street with Mayor Carson Ross presiding.

**COUNCILMEN IN
ATTENDANCE**

Jerry Kaylor
Chris Lievsay
Ron Fowler

Dale Carter
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 City Council meeting to order at 6:00 p.m. and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

Councilman Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilman Kaylor.

- **Minutes of the February 19, 2019** City Council meeting
- **Resolution No. 09-2019** approving the disposition of Information Technology, Community Development, and Finance department records which have met the required retention period
- **Resolution No. 10-2019** approving a purchase in the amount of \$84,868.00 from Gulf States Distributors Inc. for ammunition for the Police Department
- **Resolution No. 11-2019** approving an Amendment in the amount of \$24,436.85 with Superior Electrical Construction, Inc. for on-call electrical services, contract # 2015-096, July 14, 2018 through July 13, 2019 term

The Consent Agenda was approved with the following vote:

Councilman Kaylor – Aye
Councilman Lievsay – Aye
Councilman Fowler – Aye

Councilman Carter – Aye
Councilman Edmondson – Aye
Councilman Culpepper – Aye
Mayor Ross – Aye

**PUBLIC HEARING –
VACATION OF STREET
RIGHT-OF-WAY FOR SE
MAGELLAN DRIVE –
DURVET (VAC-02-19-6796)**

Mayor Ross opened the Public Hearing to consider a vacation of street right-of-way for SE Magellan Drive generally from south of E Walnut Street and between Lots 1, 7 & 8 of the Walnut Street Development Center subdivision 6:01 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

Mike Mallon, Assistant Director of Community Development, reviewed the specifics of the proposed vacation. City Administrator Johnson advised Council that Durvet is planning a 54,000 foot expansion to their

current facility and undergoing analysis for a possible Chapter 100 incentive on the project.

APPLICANT

Todd Muenstermann, President of Durvet, Inc. advised there is also a Phase II addition planned for the location and would like to stay within the City.

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

INTRODUCTION AND 1ST READING – BILL NO. 4637 – VACATION OF STREET RIGHT-OF-WAY FOR SE MAGELLAN DRIVE – DURVET (VAC-02-19-6796)

Councilman Culpepper introduced Bill No. 4637 approving the vacation of street right-of-way for SE Magellan Drive generally from south of E Walnut Street and between Lots 1, 7 & 8 of the Walnut Street Development Center subdivision. City Clerk Sheryl Morgan made the first reading of Bill No. 4637 by title; copies of the proposed Bill having previously been made available to the public.

Councilman Fowler moved to approve Bill No. 4637 upon its first reading and proceed with the second reading. Motion seconded by Councilman Kaylor and carried with the following votes:

- | | |
|--------------------------|----------------------------|
| Councilman Lievsay – Aye | Councilman Edmondson – Aye |
| Councilman Fowler – Aye | Councilman Culpepper – Aye |
| Councilman Carter – Aye | Councilman Kaylor – Aye |
| | Mayor Ross – Aye |

2ND READING – BILL NO. 4637

Ms. Morgan made the second reading of Bill No. 4637 by title. Councilman Carter moved to adopt Bill No. 4637 upon its second reading and give it **ORDINANCE NO. 4797**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Kaylor and carried with the following vote:

- | | |
|----------------------------|----------------------------|
| Councilman Fowler – Aye | Councilman Culpepper – Aye |
| Councilman Carter – Aye | Councilman Kaylor – Aye |
| Councilman Edmondson – Aye | Councilman Lievsay – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING AND BILL NO. 4638 – 1501 REZONE NW NORTH RIDGE DRIVE (RZ-02-19-6791)

Mayor Ross advised the applicant submitted a letter withdrawing its application to rezone the 2.08 +/- acre North Ridge Landing development located at 1501 NW North Ridge Drive from "GB" (General Business) to "MF-18" (High Density Multi-Family).

PUBLIC HEARING – AMENDED PUD CONCEPT PLAN FOR EDGEWATER AT CHAPMAN FARMS (PUDC-02-19-6794)

Mayor Ross opened the Public Hearing to consider an Amended Planned Unit Development Concept Plan for Edgewater at Chapman Farms (formerly The Meadows at Chapman Farms) for 38.30 +/- acres, to include the changes to the subdivision layout and the establishment of minimum development standards at 6:08 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

Matt Wright, Senior Planner, reviewed the details of the proposed Amended Planned Unit Development Concept Plan.

COUNCIL DISCUSSION Council and staff discussed the capacity in the South Area Sewer Neighborhood Improvement District in light of the higher density.

APPLICANT Vincent Walker of Summit Homes reviewed the PowerPoint presentation attached as an exhibit to this Public Hearing.

Council and Mr. Walker discussed the additional exterior features, elevations, and the shortened driveways. Mr. Walker stated that the Homeowners Association will maintain the storm detention pond, and that the residents could determine at a later date to have the HOA maintain the property.

The Mayor hearing no further comments for or against, closed the public hearing at 6:52 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4639 – AMENDED PUD CONCEPT PLAN FOR EDGEWATER AT CHAPMAN FARMS (PUDC-02-19-6794) Councilman Culpepper introduced Bill No. 4639 approving the Amended Planned Unit Development Concept Plan for Edgewater at Chapman Farms (formerly The Meadows at Chapman Farms). City Clerk Sheryl Morgan made the first reading of Bill No. 4639 by title; copies of the proposed Bill having previously been made available to the public.

Councilman Fowler moved to approve Bill No. 4639 upon its first reading and proceed with the second reading. Motion seconded by Councilman Lievsay and carried with the following votes after discussion:

COUNCIL DISCUSSION Councilmen Fowler stated he agreed with the comments of the Planning Commission but would be voting for the project. Councilman Kaylor said he support the project, but would like to see the developer consider adding mailbox clusters.

Councilman Carter – Aye Councilman Kaylor – Aye
Councilman Edmondson – Aye Councilman Lievsay – Aye
Councilman Culpepper – Aye Councilman Fowler – Aye
Mayor Ross – Aye

2ND READING – BILL NO. 4639 Ms. Morgan made the second reading of Bill No. 4639 by title. Councilman Carter moved to adopt Bill No. 4639 upon its second reading and give it **ORDINANCE NO. 4798**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Fowler and carried with the following vote:

Councilman Fowler stated he would not necessarily vote for this type of development in other parts of the City, but felt this is an appropriate location for the project. Councilman Carter referred to the recent CHAT Study in support of the development.

Councilman Edmondson – Aye Councilman Lievsay – Aye
Councilman Culpepper – Aye Councilman Fowler – Aye
Councilman Kaylor – Aye Councilman Carter – Aye

Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4640 CORRECTING SCRIVENER’S ERROR IN ORDINANCE NO. 4793 (ANNEXING KC BOBCAT)

Councilman Culpepper introduced Bill No. 4640 correcting a scrivener’s error in the legal description included in Ordinance No. 4793. City Clerk Sheryl Morgan made the first reading of Bill No. 4640 by title; copies of the proposed Bill having previously been made available to the public.

Councilman Fowler moved to approve Bill No. 4640 upon its first reading and proceed with the second reading. Motion seconded by Councilman Culpepper and carried unanimously.

Councilman Culpepper – Aye Councilman Fowler – Aye
Councilman Kaylor – Aye Councilman Carter – Aye
Councilman Lievsay – Aye Councilman Edmondson – Aye
Mayor Ross – Aye

2ND READING – BILL NO. 4640

Ms. Morgan made the second reading of Bill No. 4640 by title. Councilman Carter moved to adopt Bill No. 4640 upon its second reading and give it **ORDINANCE NO. 4799**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Culpepper carried with the following vote:

Councilman Kaylor – Aye Councilman Carter – Aye
Councilman Lievsay – Aye Councilman Edmondson – Aye
Councilman Fowler – Aye Councilman Culpepper – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4641 DEDICATING RIGHT-OF-WAY AND EASEMENT – SOUTH SIZE OF 40 HWY AND EAST OF SE ADAMS DAIRY PARKWAY

Councilman Culpepper introduced Bill No. 4641 accepting three deeds to dedicate road right of way from Alan A. and Barbara Swearingen and D.P.P.R., LLC., and a temporary construction easement from D.P.P.R., LLC. for the property located on the south side of U.S. 40 Highway and 1,500 feet east of SE Adams Dairy Parkway. City Clerk Sheryl Morgan made the first reading of Bill No. 4641 by title; copies of the proposed Bill having previously been made available to the public.

Councilman Fowler moved to approve Bill No. 4641 upon its first reading and proceed with the second reading. Motion seconded by Councilman Culpepper and carried unanimously.

Councilman Lievsay – Aye Councilman Edmondson – Aye
Councilman Fowler – Aye Councilman Culpepper – Aye
Councilman Carter – Aye Councilman Kaylor – Aye
Mayor Ross – Aye

2ND READING – BILL NO. 4641

Ms. Morgan made the second reading of Bill No. 4641 by title. Councilman Carter moved to adopt Bill No. 4641 upon its second reading and give it **ORDINANCE NO. 4800**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Kaylor and carried with the following vote:

Councilman Fowler – Aye Councilman Culpepper – Aye

Councilman Carter – Aye	Councilman Kaylor – Aye
Councilman Edmondson – Aye	Councilman Lievsay – 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 2018 audit report. A copy of the Comprehensive Annual Financial Report (CAFR) and the Auditor’s Communication Packet and Compliance Report are attached to these Minutes and incorporated herein.

Councilman Fowler expressed his appreciation of the reduction in debt percentage since 2013. Councilman Culpepper recognized staff for their work in receiving clean audits.

PRESENTATION – HUMAN RELATIONS COMMISSION

Marjorie Major, the chair of the Human Relations Commission, will present the annual report. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

INTRODUCTION AND 1ST READING – BILL NO. 4642 – SPECIAL COUNSEL FOR SMALL CELL WIRELESS

Councilman Culpepper introduced Bill No. 4642 approving a contract in the amount not to exceed \$3,000 for special counsel services, by engagement letter, with Williams & Campo, P.C., to draft Ordinances regulating small cell wireless facilities. City Clerk Sheryl Morgan made the first reading of Bill No. 4642 by title; copies of the proposed Bill having previously been made available to the public.

Councilman Fowler moved to approve Bill No. 4642 upon its first reading and proceed with the second reading. Motion seconded by Councilman Carter and carried unanimously.

Councilman Carter – Aye	Councilman Kaylor – Aye
Councilman Edmondson – Aye	Councilman Lievsay – Aye
Councilman Culpepper – Aye	Councilman Fowler – Aye
	Mayor Ross – Aye

2ND READING – BILL NO. 4642

Ms. Morgan made the second reading of Bill No. 4642 by title. Councilman Carter moved to adopt Bill No. 4642 upon its second reading and give it **ORDINANCE NO. 4801**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilman Lievsay and carried with the following vote:

Councilman Edmondson – Aye	Councilman Lievsay – Aye
Councilman Culpepper – Aye	Councilman Fowler – Aye
Councilman Kaylor – Aye	Councilman Carter – Aye
	Mayor Ross – Aye

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:
“Knowing what must be done does away with fear.”
(Rosa Parks)

ADJOURNMENT

At 7:25 p.m., there was no further business to come before the Council, Councilman Carter moved the meeting be adjourned. Motion seconded by Councilman Kaylor and carried with the following vote:


Councilman Culpepper – Aye	Councilman Fowler – Aye
Councilman Kaylor – Aye	Councilman Carter – Aye
Councilman Lievsay – Aye	Councilman Edmondson – Aye
	Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST:



Sheryl Morgan, City Clerk



Carson Ross, Mayor