

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
APRIL 5, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 5, 2021, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Ave., Blue Springs, Missouri and via video-conference, 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 in person, via video-conference and/or 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 (virtual)
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 Edmondson requested Item 3b – 2021 Fireworks Permits, Councilmember Lievsay requested Item 3e - 2021 Street Program, and Councilmember Ericson requested Item 3h – Purchase Handguns and Associated Equipment be pulled from the Consent Agenda for separate consideration. Councilmember Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Culpepper.

- **Minutes of the March 15, 2021** City Council Meeting and the **Minutes of the March 29, 2021** City Council Work Session
- **Resolution No. 13-2021-A** 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. 14-2021** approving a purchase in the amount of \$97,113.04 with a trade-in of \$55,000.00 leaving a final cost of \$42,113.04 from Kirby-Smith Machinery, Inc. for a new 18,000 lb. Takeuchi excavator
- **Resolution No. 16-2021** approving a Memorandum of Understanding with Ashlar Homes LLC, 2800 NW Hunter Drive, Blue Springs, MO 64015 to reimburse the company in the amount not to exceed \$75,000 for a water main installation outside the requirements of its development for the Sunny Pointe subdivision
- **Resolution No. 17-2021** approving the reimbursement of 30% of the cost of radio equipment to the City of Independence, on a Lease Schedule, in accordance with a previously agreed to

contract

- **Resolution No. 19-2021** approving a purchase in the amount of \$61,246.00 from Joe Machens Ford Lincoln for two vehicles for Codes Administration in the Community Development Department

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

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

**ITEM 3B - 2021
FIREWORKS PERMITS**

Councilmember Edmondson stated he requested Item 3b – 2021 Fireworks Permits be pulled from the Consent Agenda for separate vote as he would abstain from voting as he manages one of the nonprofit fireworks tents on the list.

**ITEM 3E - RESOLUTION
NO. 15-2021 – 2021
STREET PROGRAM**

At the request of Councilmember Lievsay, Public Works Director, Chris Sandie, provided an update on the 2021 Street Program in light of the additional \$1,000,000 allocated to streets earlier this year. The contract for the 2021 Street Program is with Superior Bowen Asphalt Company, L.L.C. in the amount of \$3,233,009.66.

**ITEM 3H- RESOLUTION
18-2021 – PURCHASE OF
HANDGUNS AND
ASSOCIATED EQUIPMENT
VOTE ON ITEMS 3B, 3E,
AND 3H**

Police Chief Bob Muenz outlined details of the request for purchase of new handguns pursuant to request of Councilmember Ericson.

Councilmember Culpepper moved to approve Item 3b - 2021 Fireworks Permits, Item 3e - **Resolution No. 15-2021** approving the 2021 Street Program, Item 3h - and **Resolution No. 18-2021** approving the purchase of handguns and associated equipment. Motion seconded by Councilmember Kaylor and carried unanimously (Councilmember Edmondson abstaining on the vote for the 2021 Fireworks Permits only).

**PUBLIC HEARING –
VACATION OF UTILITY
MAIN EASEMENT AT 2900
NW HUNTER DR
(VAC-02-21-7662)**

Mayor Ross opened the Public Hearing to consider a vacation of a 15-foot utility easement located on Lot 12 of Mill Springs Business Park, on property addressed as 2900 NW Hunter Drive (VAC-02-21-7662) 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, Assistant Director of Community Development, outlined the details of the proposed easement vacation.

APPLICANT

John Rose was present to address questions from Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:10 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4843
– VACATION OF UTILITY**

Councilmember Culpepper introduced Bill No. 4843 approving a vacation of a 15-foot utility easement located on Lot 12 of Mill Springs Business Park, on property addressed as 2900 NW Hunter Drive

MAIN EASEMENT AT 2900 NW HUNTER DR (VAC-02-21-7662)

(VAC-02-21-7662). City Clerk Sheryl Morgan made the first reading of Bill No. 4843 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4843 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4843

Ms. Morgan made the second reading of Bill No. 4843 by title. Councilmember Fowler moved to adopt Bill No. 4843 upon its second reading and give it **ORDINANCE NO. 4987**, 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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|---------------|------------------|
| Lievsay – Aye | Edmondson – Aye |
| Fowler – Aye | Culpepper – Aye |
| Ericson – Aye | Kaylor – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING – AMENDED PUD CONCEPT PLAN FOR BROOKSIDE ESTATES (PUDC-0221-7669)

Mayor Ross opened the Public Hearing to consider an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision (“Brookside Estates at Chapman Farms”) on a 29.25 +/- acre property located west of SW 7 Hwy, north and south of SW Brookside Drive (PUDC-02-21-7669) at 6:12 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, Assistant Director of Community Development, outlined the details of the proposed Amended Planned Unit Development Concept Plan.

APPLICANT

Bill McCoy reviewed details of the plan and answered questions from Council.

IN OPPOSITION TO

John Easley addressed Council in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:48 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4844 – AMENDED PUD CONCEPT PLAN FOR BROOKSIDE ESTATES (PUDC-0221-7669)

Councilmember Culpepper introduced Bill No. 4844 approving an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision (“Brookside Estates at Chapman Farms”) on a 29.25 +/- acre property located west of SW 7 Hwy, north and south of SW Brookside Drive (PUDC-02-21-7669). City Clerk Sheryl Morgan made the first reading of Bill No. 4844 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4844 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried with a vote of 6-1 (Councilmember Ericson voting No).

2ND READING – BILL NO. 4844

Ms. Morgan made the second reading of Bill No. 4844 by title. Councilmember Fowler moved to adopt Bill No. 4844 upon its second reading and give it **ORDINANCE NO. 4988**, 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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| Fowler – Aye | Culpepper – Aye |
| Ericson – No | Kaylor – Aye |
| Edmondson – Aye | Lievsay – Aye |
| | Mayor Ross – Aye |

PUBLIC HEARING – AMEND ADAMS POINTE REDEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR ADAMS POINTE CONFERENCE CENTER

Mayor Ross opened the Public Hearing to consider amending the Adams Pointe Redevelopment Plan, as amended, and the Development Agreement, as amended, in order to extend the real property tax abatement period pursuant to Chapter 353 RSMo. for an additional four years at 6:51 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

Economic Development Manager, Brandon Keller, reviewed the history of the Chapter 353 incentives and current request for extension to the Adams Pointe Redevelopment Corporation.

APPLICANT

Larry Gates, spoke on behalf of RMT of Blue Springs, LLC and RockgateInns, Inc. Mr. Gates addressed Council regarding the requested extension to the abatement period.

The Mayor hearing no further comments for or against, closed the public hearing at 6:57 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4845 – AMEND ADAMS POINTE REDEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR ADAMS POINTE CONFERENCE CENTER

Councilmember Culpepper introduced Bill No. 4845 amending the Adams Pointe Redevelopment Plan, as amended, and the Development Agreement, as amended, in order to extend the real property tax abatement period pursuant to Chapter 353 RSMo. for an additional four years. City Clerk Sheryl Morgan made the first reading of Bill No. 4845 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4845 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried with a vote of 5-2 (Councilmembers Kaylor and Lievsay voting No).

2ND READING – BILL NO. 4845

Ms. Morgan made the second reading of Bill No. 4845 by title. Councilmember Fowler moved to adopt Bill No. 4845 upon its second reading and give it **ORDINANCE NO. 4989**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with a vote of 5-2 as follows:

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| Ericson – Aye | Kaylor – No |
| Edmondson – Aye | Lievsay – No |
| Culpepper – Aye | Fowler – Aye |
| | Mayor Ross – Aye |

**PUBLIC HEARING –
REZONING (RZ-02-21-
7659) AND PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN (PDC-02-21-7661)
FOR PROVERBS ESTATES
– MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Terri English-Yancy with Proverbs Holdings, LLC, on behalf of the property owner, Land Bank of Blue Springs, has requested a continuance of the public hearing to the April 19, 2021 Council Meeting. Councilmember Culpepper moved to continue the public hearing on the Rezoning (RZ-02-21-7659) and Planned Development Concept Plan (PDC-02-21-7661) for Proverbs Estates be continued to the April 19, 2021 Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

**PRESENTATION –
CJCFPD ELECTION
BALLOT QUESTIONS**

Jeff Grote, Fire Chief for Central Jackson County Fire Protection District, presented information on the two Questions on the April 6, 2021 General Municipal Election ballot relating to the Fire District. A copy of the presentation is attached to these Minutes and incorporated herein.

**PRESENTATION –
EASTERN JACKSON
COUNTY SHARED
SERVICES INITIATIVE**

Christine Cates, Assistant City Administrator, and Eastern Jackson County Shared Services Initiative team members presented a video and PowerPoint presentation of the Year Two Report. A copy of the presentation is attached to these Minutes and incorporated herein.

RESOLUTION 20-2021

Councilmember Culpepper moved to adopt Resolution No. 20-2021 adopting a Statement of Common Purpose that renews and expands the Eastern Jackson County Shared Service Collaborative Partnership is in order. Motion seconded by Councilmember Kaylor and carried unanimously.

**MAYORAL
ANNOUNCEMENTS**

City Hall reopened to the public today with new protective measures in place for the citizens and staff.

Tomorrow is election day. The City's no tax increase Parks Sales Tax continuation is on the ballot, as well as two Questions from Central Jackson County Fire Protection District, and seats on the Blue Springs School District Board.

Thoughts to Ponder:

“Sometimes we tested not to show our weakness, but to discover our strengths.”

ADJOURNMENT

At 7:21 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Edmondson and carried unanimously.

ATTEST



Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Carson Ross, Mayor