

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JUNE 15, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, June 15, 2020, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street. Mayor Pro Tem Fowler and Mayor Pro Tem Kaylor presided over the meeting.

A State of Emergency for Jackson County, Missouri was declared on March 12, 2020 and subsequent amendments by Jackson County Executive Order requiring residents to stay at home and limiting public gatherings to reduce the spread of the COVID-19 virus. As provided in Section 610.020(4) RSMo., the public was able to attend in person or via telephone conference.

**CONFIRMATION OF A
QUORUM -
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 Pro Tem Fowler called the meeting to order at 6:00 p.m. and led in the Pledge of Allegiance. Mayor Pro Tem Fowler stated that Mayor Ross recently had elective surgery and is recovering at home and wished him a speedy recovery.

CONSENT AGENDA

Councilmember Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Edmondson.

- **Minutes of the June 1, 2020** City Council Meeting
- **Declare and accept Election Results** of the June 2, 2020 General Municipal Election for Mayor and one Council seat in Districts 1, 2, and 3
- **Resolution No. 47-2020** determining the City's estimated population as 55,829 as of July 1, 2019
- **Resolution No. 48-2020** approving a change order to Contract 2019-108 with Radmacher Brothers Excavating Co., Inc. in the amount of \$199,200, plus a 10% force account, for reconstruction of the street entrance to NE 20th Street at NE Jefferson Street as part of the 2019 Roanoke Drive Project (CIP ST-08)
- **Resolution No. 49-2020** approving a Change Order in the amount of \$5,000.00 with Superior Electrical Construction, Inc. for On Call Electrical Services contract # 2015-096.1A, July 14, 2019 through July 13, 2020 term
- **Liquor License renewals** for the 2020-2021 license year
- **Resolution No. 50-2020** accepting the proposal for and authorizing the payment for the City's annual property, liability, and workers' compensation insurance for the insurance plan year that begins July 1, 2020

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

Kaylor – Aye
Lievsay – Aye
Ericson – Aye

Edmondson – Aye
Culpepper – Aye
Mayor Pro Tem Fowler – Aye
Mayor Ross – ABSENT

OATH OF OFFICE ADMINISTERED

City Clerk Sheryl Morgan administered the Oath of Office to re-elected District 1 Councilmember Jerry Kaylor, District 2 Councilmember Kent Edmondson and District 3 Councilmember Ron Fowler. Council assumed their seats at the dais.

ELECTION OF MAYOR PRO TEMPORE

Mayor Pro Tem Fowler called for nominations from the floor for the one-year term of the Mayor Pro Tempore.

Councilmember Ericson nominated Councilmember Kaylor for the position of Mayor Pro Tem. Mayor Pro Tem Fowler, receiving no further nominations, declared that nominations cease and approve the nomination of Councilmember Kaylor by acclamation. Councilmember Kaylor was unanimously elected Mayor Pro Tem by acclamation.

TRANSITION TO NEWLY APPOINTED MAYOR PRO TEMPORE

Mayor Pro Tem Jerry Kaylor assumed the Mayor’s seat on the dais and presided over the remainder of the meeting. Councilmember Fowler resumed his duties as a Councilmember.

APPOINTMENT OF COUNCIL LIAISONS

Councilmember Culpepper moved to approve the following Council liaison appointments:

CIP Committee (including Budget Review and Tourism and Visitors’ Advisory Commission):

Councilmember Ericson
Councilmember Edmondson
Councilmember Fowler

CDBG Advisory:

Councilmember Culpepper
Councilmember Lievsay
Councilmember Kaylor

Development Advisory Commission:

Councilmember Culpepper

Downtown Review Board:

Councilmember Edmondson
Councilmember Lievsay

Economic Development Council:

Councilmember Kaylor

Historic Preservation Commission:

Councilmember Lievsay

Human Relations Commission:

Councilmember Culpepper

Park Commission:

Councilmember Ericson

Public Art Commission:

Councilmember Fowler

Public Safety Citizens' Advisory Board:

Councilmember Edmondson

Solid Waste Commission:

Councilmember Ericson

Motion seconded by Councilmember Ericson and carried unanimously.

**PUBLIC HEARING –
AMENDMENT TO THE
UNIFIED DEVELOPMENT
CODE RELATING TO
DEVELOPMENT REVIEW
PROCEDURES
(UDCT-05-20-7327)**

Mayor Pro Tem Kaylor opened the Public Hearing to consider amendments to the Unified Development Code to add a new Development Review Procedure, General Development Plan (UDCT-05-20-7327) at 6:10 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, Acting Director of Community Development, reviewed the details of the proposed Amendment to the Unified Development Code.

Mayor Pro Tem Kaylor, hearing no further comments for or against, closed the public hearing at 6:20 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4756
– AMENDMENT TO THE
UNIFIED DEVELOPMENT
CODE RELATING TO
DEVELOPMENT REVIEW
PROCEDURES
(UDCT-05-20-7327)**

Councilmember Culpepper introduced Bill No. 4756 approving amendments to the Unified Development Code to add a new Development Review Procedure, General Development Plan (UDCT-05-20-7327). City Clerk Sheryl Morgan made the first reading of Bill No. 4756 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4756 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and, after Council discussion, carried unanimously.

**2ND READING – BILL NO.
4756**

Ms. Morgan made the second reading of Bill No. 4756 by title. Councilmember Fowler moved to adopt Bill No. 4756 upon its second reading and give it **ORDINANCE NO. 4909**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

Edmondson – Aye
Culpepper – Aye
Mayor Pro Tem Kaylor – Aye
Mayor Ross – ABSENT

**PUBLIC HEARING –
REZONING AND PUD
CONCEPT PLAN FOR
JEFFERSON SELF
STORAGE – MOTION TO
CONTINUE**

Mayor Pro Tem Kaylor advised the Council that the applicant, Dustin Burton, Renaissance Infrastructure Consulting, has requested a continuance of the public hearing for consideration of a Rezoning (RZ-05-20-7318) and Planned Unit Development Concept Plan (PUDC-05-20-7319) for Jefferson Self Storage to the next Council meeting. Councilmember Culpepper moved to continue the public hearing to

the July 6, 2020 Council meeting. Motion seconded by Councilmember Fowler and carried unanimously.

**PUBLIC HEARING –
REZONE SPORTS AND
LUXURY AUTO, LLC –
MOTION TO CONTINUE**

Mayor Pro Tem Kaylor advised the Council that the applicant, Ellis Gordan, Sports and Luxury Auto, LLC, has requested a continuance of the public hearing for consideration of a Rezoning for Sports and Luxury Auto, LLC located at 2501 NW Jefferson Street #A (RZ-05-20-7324) to the next Council meeting. Councilmember Ericson moved to continue the public hearing to the July 6, 2020 Council meeting. Motion seconded by Councilmember Fowler and carried unanimously.

**PUBLIC HEARING –
REZONING AND PD
CONCEPT PLAN FOR
LUXE ONE, LLC – MOTION
TO CONTINUE**

Mayor Pro Tem Kaylor advised the Council that the applicant, Dave Williams, Finkle+Williams Architecture on behalf of the property owner, Major Hammett, Luxe One, LLC, has requested a continuance of the public hearing for consideration of a Rezoning (RZ-04-20-7277) and Planned Development Concept Plan (PDC-04-20-7278) for Luxe One, LLC located at 1501 NW North Ridge Drive to the next Council meeting. Councilmember Culpepper moved to continue the public hearing to the July 6, 2020 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

**PUBLIC HEARING –
VACATION OF PUBLIC-
OF-WAY – NW SOUTH
OUTER ROAD – MOTION
TO CONTINUE**

Mayor Pro Tem Kaylor advised the Council that the applicant, Lee Ryherd on behalf of the adjacent property owner, RGH Land LLC, has requested a continuance of the public hearing for consideration of a vacation of a portion of the NW South Outer Road Public Right-of-Way located adjacent to 2501 NW South Outer Road (VAC-05-20-7301) to the next Council meeting. Councilmember Culpepper moved to continue the public hearing to the July 6, 2020 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

**PUBLIC HEARING –
REZONING AND
AMENDED PUD CONCEPT
PLAN FOR EARHART
ESTATES – MOTION TO
CONTINUE**

Mayor Pro Tem Kaylor advised the Council that the applicant, Kramer Real Estate Group, LLC, on behalf of the owners, Land Bank of Blue Springs and Security Bank of KC, has requested a continuance of the public hearing for consideration to rezone (RZ-05-20-7328) from Single-Family/Planned Unit Development/Restricted Overlay and Central Business/PUD/R-O to Moderate Density Multi-Family/Planned Unit Development/Restricted Overlay and for the consideration of an Amended Planned Unit Development Concept Plan (PUDC-05-20-7329) for Earhart Estates at Chapman Farms to the next Council meeting. Councilmember Ericson moved to continue the public hearing to the July 20, 2020 Council meeting. Motion seconded by Councilmember Culpepper and carried unanimously.

**INTRODUCTION AND 1ST
READING – BILL NO. 4757
– FINAL PLAT FOR
CALAMAR, A REPLAT OF
LOT 1, CORONADO
HOLDINGS, 1ST PLAT
(PF-05-20-7302)**

Councilmember Culpepper introduced Bill No. 4757 approving a Final Plat for Calamar, a Replat of Lot 1, Coronado Holdings, 1st Plat (PF-05-20-7302). City Clerk Sheryl Morgan made the first reading of Bill No. 4757 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4757 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

2ND READING – BILL NO. 4757

Ms. Morgan made the second reading of Bill No. 4757 by title. Councilmember Fowler moved to adopt Bill No. 4757 upon its second reading and give it **ORDINANCE NO. 4910**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4758 – CONVEYANCE OF PERMANENT SANITARY SEWER EASEMENT FROM CORONADO HOLDINGS, LLC

Councilmember Culpepper introduced Bill No. 4758 approving the conveyance of an offsite permanent sanitary sewer easement from Coronado Holdings, LLC. City Clerk Sheryl Morgan made the first reading of Bill No. 4758 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4758 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 4758

Ms. Morgan made the second reading of Bill No. 4758 by title. Councilmember Fowler moved to adopt Bill No. 4758 upon its second reading and give it **ORDINANCE NO. 4911**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

MAYORAL ANNOUNCEMENTS

Mayor Pro Tem Kaylor asked the public to keep Mayor Ross in their thoughts during his recovery, and commended staff on their ability to safely return meetings to the City Council Chambers.

ADJOURNMENT

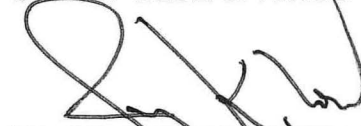
At 6:28 p.m., there was no further business to come before the Council, Councilmember Culpepper moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried unanimously.

ATTEST:



Sheryl Morgan, City Clerk

CITY OF BLUE SPRINGS



Mayor Pro Tem, Jerry Kaylor