

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JULY 20, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 20, 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.

Face coverings were required pursuant to Order of the Jackson County Health Director dated July 1, 2020, and Phase 2.5 of the Eastern Jackson County Recovery Plan.

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.

Mayor Ross announced that Agenda Items 11 and 12 for Sunny Pointe Villas would be considered after the Consent Agenda as requested by Councilmember Kaylor.

CONSENT AGENDA

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

- **Minutes of the June 29, 2020** City Council Work Session and the **Minutes of the July 6, 2020** City Council Meeting
- **2020 Board and Commission Appointments** - The list of the Mayor's annual appointments and reappointments for terms expiring in 2020 for approval by Council are as follows:

Appearance Review Committee:

Reappointment: David Smith, Chair
New appointment: Alan Ware

Board of Adjustment:

Reappointment: Brian Ross

Development Advisory Commission:

Reappointment: Mitchell Peil, Planning
Commission Rep
Mitchell Peil, Chair

Downtown Review Board:

Reappointment: Jason Ellis
New appointment: Galen Ericson, Councilmember
(replacing Kent Edmondson)

Economic Development Board:

Reappointment: Becky Nace
 Joey Zarrillo
 Justin Beal
 Becky Nace, Chair
 Joey Zarrillo, Vice Chair

New appointment: Erika Lucas

Land Bank Agency:

Reappointment: Tracy White-Baldrige

Main Center Redevelopment Corporation:

Reappointment: Gailen Snyder
 Gailen Snyder, Chair

Park Commission:

Reappointment: Maureen Johnson
 Keith Hannaman

New appointment: Ken Horrell
 Keith Hannaman, Chair
 Maureen Johnson, Vice Chair

Planning Commission:

New appointment: Jacob Honeycutt
 Tom Rohr

Public Art Commission:

Reappointment: Jeff Carpenter
 Eleanor Frasier, Chair
 Ramon Magee, Vice Chair

New appointment: Susan Rew

Public Safety Citizens' Advisory Board:

Reappointment: Elly Welchert

New appointment: Steven "Jeff" Rogers
 Doug Stacer
 Cindy Hood, Chair
 Natalie Beltgens, Vice Chair

Solid Waste Management Commission:

Reappointment: John Nolan, Chair

New appointment: Shelly Xiong

- **Liquor License changes for the 2020-2021 license year.** According to City of Blue Springs City Code, Chapter 600, Section 600.120 (B), all changes to the Managing Agent or type of license shall be approved by City Council. Per Resolution No. 41-2020 approved on April 20, 2020, an extension was granted for the fiscal year 2021 liquor license
- **Resolution No. 55-2020** approving an updated 125 Plan Document which allows for health, dental, vision and supplemental benefits under IRS Code 125 due to a new plan administrator and new benefit options. This type of plan allows the City to offer, when

applicable, benefit premium deductions from employees' paychecks on a pre-tax basis

- **INFORMATIONAL NOTICE:** On July 2, 2020 the City Clerk verified the Petition for the Establishment of the Downtown Blue Springs Community Improvement District (Petition), and the Petition is available for inspection

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

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

MOTION TO REMOVE FROM THE TABLE – AMENDED PR-O CONCEPT PLAN FOR SUNNY POINTE VILLAS 3RD PLAT (PROC-03-20-7253)

Councilmember Lievsay moved to remove from the table and consider Bill No. 4769 approving the amended PR-O Concept Plan for Sunny Pointe Villas 3rd Plat, Lots 64-89 & Tracts I-K, located at the SE corner of NW R.D. Mize Road and NW Shepherd Road to develop 26 single-family homes and to alter the public street network (PROC-03-20-7253) that was previously tabled at the July 6, 2020 City Council Meeting. Motion was seconded by Councilmember Culpepper and carried with the following votes:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

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

VOTE ON 1ST READING – BILL NO. 4769

City Clerk Sheryl Morgan made the first reading of Bill No. 4769 at the July 6, 2020 City Council Meeting by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4769 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and, after Council discussion, carried unanimously.

COUNCIL DISCUSSION

Chris Sandie, Director of Public Works, summarized discussions with the City of Independence about the status of the roads.

2ND READING – BILL NO. 4769

Ms. Porter made the second reading of Bill No. 4769 by title. Councilmember Fowler moved to adopt Bill No. 4769 upon its second reading and give it **ORDINANCE NO. 4917**, 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

PUBLIC HEARING – REZONING (RZ-05-20-7328) AND AMENDED PUD CONCEPT PLAN (PUDC-05-20-7329) FOR EARHART ESTATES

Mayor Ross opened the Public Hearing to consider rezoning 29.0 +/- acres (RZ-05-20-7328) from Single-Family/Planned Unit Development/Restricted Overlay and Central Business/PUD/R-O to Low Density Multi-Family/Planned Unit Development/Restricted Overlay and to consider an Amended Planned Unit Development Concept Plan (PUDC-05-20-7329) for Earhart Estates at Chapman Farms, a 39.13 +/- acre development located west of SW 7 Highway and south of SW Mason School Road for the development of 256 apartment units and 17 single-family house lots continued from the June 15, 2020 City Council meeting at 6:06 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Julia Porter entered four exhibits into the record.

STAFF REPORT

Mike Mallon, Interim Director of Community Development, outlined the details of the proposed rezoning and Amended Planned Unit Development Concept Plan and addressed questions from Council.

APPLICANT

Travis Kramer of Kramer Realty Group, Thomas Nolte of Nolte & Associates Architects, and Jackie Maloney of REAL LAW, LLC presented on behalf of the applicant and addressed questions from Council. Ms. Maloney entered a presentation as Exhibit #4 to the Public Hearing.

COMMENTS FROM CITY ADMINISTRATOR

City Administrator Eric Johnson made a statement about the Land Bank of Blue Springs in response to information presented by the applicant.

IN OPPOSITION TO

John Alexander, Lindsay Rimel, Thomas Hintenach, Douglas Kinney, and Zachary Goff spoke in opposition to the project.

APPLICANT

Mayor Ross allowed Jackie Maloney to respond to comments from the opposition on behalf of the applicant.

The Mayor hearing no further comments for or against, closed the public hearing at 7:40 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4770 – REZONING (RZ-05-20-7328) FOR EARHART ESTATES

Councilmember Culpepper introduced Bill No. 4770 approving a rezoning 29.0 +/- acres from Single-Family/Planned Unit Development/Restricted Overlay and Central Business/PUD/R-O to Low Density Multi-Family/Planned Unit Development/Restricted Overlay (RZ-05-20-7328). Deputy City Clerk Julia Porter made the first reading of Bill No. 4770 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4770 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, failed with the following votes:

Ericson – NO
Edmondson – NO

Kaylor – NO
Lievsay – NO

Culpepper – NO

Fowler – NO

Mayor Ross – NO

INTRODUCTION AND 1ST READING – BILL NO. 4771 – AMENDED PUD CONCEPT PLAN (PUDC-05-20-7329) FOR EARHART ESTATES

Councilmember Culpepper introduced Bill No. 4771 approving an Amended Planned Unit Development Concept Plan (PUDC-05-20-7329) for Earhart Estates at Chapman Farms, a 39.13 +/- acre development located west of SW 7 Highway and south of SW Mason School Road for the development of 256 apartment units and 17 single-family house lots. Deputy City Clerk Julia Porter made the first reading of Bill No. 4771 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4771 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and failed with the following votes:

Edmondson – NO
Culpepper – NO
Kaylor – NO

Lievsay – NO
Fowler – NO
Ericson – NO
Mayor Ross – NO

PUBLIC HEARING – DOWNTOWN BLUE SPRINGS CID

Mayor Ross opened the Public Hearing to consider the creation of the Downtown Blue Springs Community Improvement District at 7:45 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

Councilmember Culpepper advised that she is a member of the Downtown Alive! Board and would be abstaining from the vote.

STAFF REPORT

Assistant City Administrator Christine Cates outlined the details of the proposed Community Improvement District and the Cooperative Agreement.

APPLICANT

Cindy Miller, on behalf of Downtown Alive!, and Syd Douglas of Gilmore & Bell presented on the proposed Community Improvement District and addressed questions from Council.

IN SUPPORT OF

Lyle Shaver spoke in support of the project.

The Mayor hearing no further comments for or against, closed the public hearing at 8:05 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4772 – DOWNTOWN BLUE SPRINGS CID

Councilmember Edmondson introduced Bill No. 4772 approving the creation of the Downtown Blue Springs Community Improvement District and approving a Cooperative Agreement between the City and the Downtown Blue Springs Community Improvement District. Deputy City Clerk Julia Porter made the first reading of Bill No. 4772 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4772 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, carried unanimously.

2ND READING – BILL NO. 4772

Ms. Porter made the second reading of Bill No. 4772 by title. Councilmember Fowler moved to adopt Bill No. 4772 upon its second reading and give it **ORDINANCE NO. 4918**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4773 – 2019-2020 BUDGET AMENDMENT

Councilmember Edmondson introduced Bill No. 4773 amending the 2019-20 annual budget reducing the previously adopted and amended budget of \$81,757,004 by \$1,261,473 to \$80,495,531. Deputy City Clerk Julia Porter made the first reading of Bill No. 4773 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4773 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and, after Council discussion, carried unanimously.

2ND READING – BILL NO. 4773

Ms. Porter made the second reading of Bill No. 4773 by title. Councilmember Fowler moved to adopt Bill No. 4773 upon its second reading and give it **ORDINANCE NO. 4919**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4774 – ANNEX LAND AT SE CORNER OF NW 7 HWY AND E ARGO RD

Councilmember Culpepper introduced Bill No. 4774 annexing property (approximately 11.5 +/- acres) located at the southeast corner of NW 7 Highway and E. Argo Road into the City limits (ANNX-06-20-7381). Deputy City Clerk Julia Porter made the first reading of Bill No. 4774 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4774 upon its first reading and proceed with the second reading at the City Council Meeting on August 3, 2020. Motion seconded by Councilmember Kaylor and carried unanimously.

**MOTION TO RECONSIDER
- REZONE (RZ-04-20-7277)
AND PD CONCEPT PLAN
(PDC-04-20-7278) FOR
LUXE ONE**

Councilmember Culpepper moved to reconsider Bill No. 4767 rezoning property from General Business to High Density Multi-Family/Planned Development, previously denied by the Council on July 6, 2020, and Bill No. 4768 approving the Luxe One Planned Development Concept Plan, previously withdrawn on July 6, 2020. Motion seconded by Lievsay and, after Council discussion, carried with the following votes:

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

**MAYORAL
ANNOUNCEMENTS**

Last Friday, the nation lost a civil rights icon in Georgia Congressman John Lewis who passed away at age 80 from pancreatic cancer. He was a giant in the civil rights movement along with Dr. Martin Luther King Jr.

Mayor Ross' first grandchild, Brittany Ross, graduated from the California Correctional Academy as a Peace Officer. She is the first law enforcement person in the family since 1968 when her grandfather, Mayor Ross, was a military policeman at Fort Leavenworth.

ADJOURNMENT


At 8:20 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST:



Julia Porter, Deputy City Clerk



Carson Ross, Mayor