

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
AUGUST 17, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 17, 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 City Clerk Sheryl Morgan.

**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 August 3, 2020 City Council Meeting**
- **Resolution No. 61-2020** approving a five-year contract in the amount of \$100,000 per year for a total of \$500,000 with HDR Engineering, Inc., for general engineering services for the City's water system
- **Change Managing Agent on Casey's Marketing Company** dba Casey's General Store #2024 and # 2037 located at 2900 NW 7 Highway Blue Springs, MO 64014 and 2424 SW 7 Highway Blue Springs, MO 64014
- **Resolution No. 62-2020** approving a contract in the amount of \$137,677.00 with the Blue Springs R-IV School District (BSSD) for police officers at BSSD schools for the 2020-2021 school year

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

**PRESENTATION – SPIRE SILVER SHOVEL AWARD**

Representatives from Spire, Manager of Damage Prevention, Alan Meyer and Right of Way Manager, Tod Fagan, presented a Silver Shovel Award to the City of Blue Springs.

**PUBLIC HEARING – RECONSIDERATION TO REZONE (RZ-04-20-7277) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-04-20-7278) FOR LUXE ONE, LLC**

Mayor Ross opened the Public Hearing to reconsider (previously considered on July 6, 2020) a request to rezone (RZ-04-20-7277) property from General Business to High Density Multi-Family / Planned Development for the 2.08 +/- acre development and to reconsider the request to approve a Planned Development Concept Plan for Luxe One, LLC located at 1501 NW North Ridge Drive to allow a 4 story apartment building with approximately 53 units to be built on 2.08 +/- acres of land (PDC-04-20-7278) at 6:06 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.

**CITY ATTORNEY**

City Attorney Jacqueline Sommer advised Council to take notice of the testimony previously held on July 6, 2020.

**STAFF REPORT**

Senior Planner Nathan Jurey reviewed the details of the proposed Rezoning and Planned Development Concept Plan for consideration. Mr. Jurey outlined the changes made to the Planned Development Concept Plan after the July 6, 2020 Council meeting.

**APPLICANT**

Major Hammett of LuxeOne, LLC addressed Council to discuss the changes made to the Planned Development Concept Plan, which include a dog area, larger trees in the entrance and in the back of the building, as well as the balconies and a the change to the rooftop area.

**IN OPPOSITION TO**

Randy Rice, Susan Saunders and Gerry DeBoard addressed council in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:49 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4776 – REZONE 1501 NW NORTH RIDGE DRIVE FOR LUXE ONE, LLC (RZ-04-20-7277)**

Councilmember Culpepper introduced Bill No. 4776 rezoning property from General Business to High Density Multi-Family / Planned Development for the 2.08 +/- acre development for Luxe One, LLC located at 1501 NW North Ridge Drive previously considered on July 6, 2020 (RZ-04-20-7277). City Clerk Sheryl Morgan made the first reading of Bill No. 4776 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4776 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, carried with a vote of 4-3 as follows:

Lievsay – Aye  
Fowler – NO  
Ericson – NO

Edmondson – Aye  
Culpepper – Aye  
Kaylor – NO  
Mayor Ross – Aye

**2ND READING – BILL NO. 4776**

Ms. Morgan made the second reading of Bill No. 4776 by title. Councilmember Fowler moved to adopt Bill No. 4776 upon its second reading and give it **ORDINANCE NO. 4922**, with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4777 – PLANNED DEVELOPMENT CONCEPT PLAN FOR LUXE ONE, LLC (PDC-04-20-7278)**

Councilmember Culpepper introduced Bill No. 4777 approving a Planned Development Concept Plan for Luxe One, LLC located at 1501 NW North Ridge Drive to allow a 4 story apartment building with approximately 53 units to be built on 2.08 +/- acres of land previously considered on July 6, 2020 (PDC-04-20-7278). City Clerk Sheryl Morgan made the first reading of Bill No. 4777 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4777 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried with a vote of 4-3 as follows:

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

**2ND READING – BILL NO. 4777**

Ms. Morgan made the second reading of Bill No. 4777 by title. Councilmember Fowler moved to adopt Bill No. 4777 upon its second reading and give it **ORDINANCE NO. 4923**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with a 4-3 vote as follows:

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

**PUBLIC HEARING – REZONE (RZ-07-20-7396) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-20-7397) FOR REMINGTON PLACE**

Mayor Ross opened the Public Hearing to consider a rezoning (RZ-07-20-7396) property from General Business to High Density Multi-Family / Planned Development for the 2.95 +/- acre development and to consider the approval of a Planned Development Concept Plan (PDC-07-20-7397) for Remington Place located 300-ft. west of SW 7 Highway between SW Clark Road and SW Meadowridge Drive to allow for the development of a 3-story 40-unit apartment building at 6:58 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**

Senior Planner Matt Wright reviewed the details of the rezoning request and proposed plan.

**APPLICANT**

Aaron March spoke on behalf of the developer and applicant on the project.

The Mayor hearing no comments for or against, closed the public hearing at 7:27 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4778 – REZONE REMINGTON PLACE (RZ-07-20-7396)**

Councilmember Culpepper introduced Bill No. 4778 rezoning property from General Business to High Density Multi-Family/Planned Development for the 2.95 +/- acre development for Remington Place located 300-ft. west of SW 7 Highway between SW Clark Road and SW Meadowridge Drive(RZ-07-20-7396). City Clerk Sheryl Morgan made the first reading of Bill No. 4778 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4778 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4778**

Ms. Morgan made the second reading of Bill No. 4778 by title. Councilmember Fowler moved to adopt Bill No. 4778 upon its second reading and give it **ORDINANCE NO. 4924**, 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  
Edmondson – Aye  
Culpepper – Aye

Kaylor – Aye  
Lievsay – Aye  
Fowler – Aye  
Mayor Ross – Aye

**INTRODUCTION AND 1ST READING – BILL NO. 4779 – PLANNED DEVELOPMENT CONCEPT PLAN FOR REMINGTON PLACE (PDC-07-20-7397)**

Councilmember Culpepper introduced Bill No. 4779 approving a Planned Development Concept Plan for Remington Place located 300-ft. west of SW 7 Highway between SW Clark Road and SW Meadowridge Drive to allow for the development of a 3-story 40-unit apartment building (PDC-07-20-7397). City Clerk Sheryl Morgan made the first reading of Bill No. 4779 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4779 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay.

**MOTION TO AMEND BILL NO. 4779**

Councilmember Fowler moved to amend Bill No. 4779 to:

Add 4<sup>th</sup> condition:

- Amend the Planned Development Concept Plan to restrict the project to senior (55+) housing

Add 5<sup>th</sup> condition:

- Extend length of time for expiration of Planned Development Concept Plan to 10 years

Motion seconded by Councilmember Kaylor and carried unanimously.

**VOTE ON 1<sup>ST</sup> READING OF BILL NO. 4779, AS AMENDED**

The first reading of Bill No. 4779, as amended, carried unanimously.

**2ND READING – BILL NO. 4779, AS AMENDED**

Ms. Morgan made the second reading of Bill No. 4779, as amended by title. Councilmember Fowler moved to adopt Bill No. 4779, as amended, upon its second reading and give it **ORDINANCE NO. 4925**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

**PUBLIC HEARING – AMEND UDC RELATING TO TEMPORARY DONATION COLLECTION BINS (UDCT-06-20-7371)**

Mayor Ross opened the Public Hearing to consider amendments to the Unified Development Code to add a new Temporary Use – Donation Collection Bin at 7:38 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**

Interim Director of Community Development Mike Mallon outlined the details of the proposed amendment to the Unified Development Code.

**IN SUPPORT OF**

Alan Hayworth with the Clothing Fund addressed Council in support of the amendment.

The Mayor hearing no further comments for or against, closed the public hearing at 7:52 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4780 – AMEND UDC RELATING TO TEMPORARY DONATION COLLECTION BINS (UDCT-06-20-7371)**

Councilmember Kaylor introduced Bill No. 4780 approving amendments to the Unified Development Code to add a new Temporary Use – Donation Collection Bin. City Clerk Sheryl Morgan made the first reading of Bill No. 4780 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler to approve Bill No. 4780 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4780**

Ms. Morgan made the second reading of Bill No. 4780 by title. Councilmember Fowler moved to adopt Bill No. 4780 upon its second reading and give it **ORDINANCE NO. 4926**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4781 – AMEND CHAPTER 255 OF CODE OF**

Councilmember Kaylor introduced Bill No. 4781 amending Chapter 255 Solid Waste of the Code of Ordinances, City of Blue Springs, Missouri to modify City regulations for Temporary Donation Collection Bins. City Clerk Sheryl Morgan made the first reading of Bill No. 4781

**ORDINANCES RELATING TO TEMPORARY DONATION COLLECTION BINS**

by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4781 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4781**

Ms. Morgan made the second reading of Bill No. 4781 by title. Councilmember Fowler moved to adopt Bill No. 4781 upon its second reading and give it **ORDINANCE NO. 4927**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Kaylor – Aye  
Lievsey – Aye  
Fowler – Aye

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

**INTRODUCTION AND 1ST READING – BILL NO. 4782 – AMEND CHAPTER 270 OF CODE OF ORDINANCES RELATING TO TEMPORARY DONATION COLLECTION BINS**

Councilmember Kaylor introduced Bill No. 4782 amending Chapter 270 Portable Storage Containers and Roll-Off Trash Containers of the Code of Ordinances, City of Blue Springs, Missouri to modify City regulations for Temporary Donation Collection Bins. City Clerk Sheryl Morgan made the first reading of Bill No. 4782 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4782 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsey and carried unanimously.

**2ND READING – BILL NO. 4782**

Ms. Morgan made the second reading of Bill No. 4782 by title. Councilmember Fowler moved to adopt Bill No. 4782 upon its second reading and give it **ORDINANCE NO. 4928**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Lievsey – Aye  
Fowler – Aye  
Ericson – Aye

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

**PUBLIC HEARING – AMEND UDC RELATING TO CONDITIONAL USE PERMITS – MOTION TO CONTINUE**

Mayor Ross advised the Council that City staff has requested a continuance of the public hearing to the September 9, 2020 Council Meeting. Councilmember Culpepper moved to continue the public hearing for consideration of amendments to the Section 403.010-1, Procedures Summary Table, of the City of Blue Springs Unified Development Code (UDCT-07-20-7382). Motion seconded by Councilmember Kaylor and carried unanimously.

**INTRODUCTION AND 1ST READING – BILL NO. 4783 – FINAL PLAT FOR**

Councilmember Culpepper introduced Bill No. 4783 approving the Final Plat for Eagles Ridge Villas PR-O 3rd Plat, Lots 76-117 & Tract F (PF-02-20-7245). City Clerk Sheryl Morgan made the first reading

**EAGLES RIDGE VILLAS  
PR-O 3<sup>RD</sup> PLAT  
(PF-02-20-7245)**

of Bill No. 4783 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4783 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
4783**

Ms. Morgan made the second reading of Bill No. 4783 by title. Councilmember Fowler moved to adopt Bill No. 4783 upon its second reading and give it **ORDINANCE NO. 4929**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4784  
– FINAL PLAT FOR  
GARDENS AT COLONIALS  
HIGHLANDS 2<sup>ND</sup> PLAT  
(PF-07-20-7395)**

Councilmember Culpepper introduced Bill No. 4784 approving the Final Plat for Gardens at Colonial Highlands 2nd Plat Lots 31-64 & Tracts F and G, a Replat of Part of Lot 3, “Timothy Lutheran Church, Lot 3” in the SE ¼ Of Sec. 18-48-30, in the City Of Blue Springs, Jackson County, Missouri (PF-07-20-7395). City Clerk Sheryl Morgan made the first reading of Bill No. 4784 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4784 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
4784**

Ms. Morgan made the second reading of Bill No. 4784 by title. Councilmember Fowler moved to adopt Bill No. 4784 upon its second reading and give it **ORDINANCE NO. 4930**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4785  
– REPEALING  
ORDINANCE NO. 4846  
RELATING TO  
PRECEDURE TO  
DISCLOSE CONFLICTS OF  
INTEREST**

Councilmember Culpepper introduced Bill No. 4785 repealing Ordinance No. 4846 dealing with the procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials pursuant to Sec. 105.483(11) RSMo. City Clerk Sheryl Morgan made the first reading of Bill No. 4785 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4785 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4785**

Ms. Morgan made the second reading of Bill No. 4785 by title. Councilmember Fowler moved to adopt Bill No. 4785 upon its second reading and give it **ORDINANCE NO. 4931**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**RESOLUTION NO. 60-2020 – DIRECT STAFF TO REVIEW OPTIONS FOR LAGERS PLANS**

Councilmember Culpepper moved to adopt Resolution No. 63-2020 proposed by Councilmembers Susan Culpepper and Galen Ericson to formally direct staff to evaluate funding options and budget scenarios for changing the City’s LAGERS L-7 plan to the LAGERS L-6 plan. Motion seconded by Councilmember Ericson.

**MOTION TO AMEND RESOLUTION NO. 60-2020**

Councilmember Lievsay moved to amend Resolution No. 60-2020 to change Paragraph #2 engage LAGERS, and not a third-party firm to conduct an independent analysis. Motion seconded by Councilmember Kaylor and failed with a vote of 4-3 as follows:

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

**2ND MOTION TO AMEND RESOLUTION NO. 60-2020**

Councilmember Culpepper moved to amend Resolution No. 60-2020 to change Paragraph #2 to read as follows: Staff is directed to engage LAGERS and a third-party firm to conduct an independent analysis of the current municipal retirement system and to conduct a comparative analysis of LAGERS plans and other contributory plans. Motion seconded by Councilmember Ericson and carried with a vote of 4-3 as follows:

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

**VOTE ON RESOLUTION NO. 60-2020, AS AMENDED**

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

**MAYORAL ANNOUNCEMENTS**

Congratulations to Presiding Municipal Judge Graham-Taramino on her appearance on a local Dancing with the Stars competition.

September 6 is the 20<sup>th</sup> anniversary of the Blue Springs Public Art Commission, and September 7<sup>th</sup> is the 140<sup>th</sup> anniversary of the incorporation of the City of Blue Springs.



Mayor Ross shared the funeral arrangements for former Independence Mayor Don Reimal who recently passed away.

The next meeting of the City Council will be Wednesday, September 9 due to the Labor Day holiday.

**VISITORS**

Greg Huber addressed the Council regarding the Municipal Code requiring residents to keep trash cans within 5' of the home, but it not requiring the trash providers to return the can. Mayor Ross directed staff to have the issue vetted by the Solid Waste Management Commission.

**CLOSED SESSION**

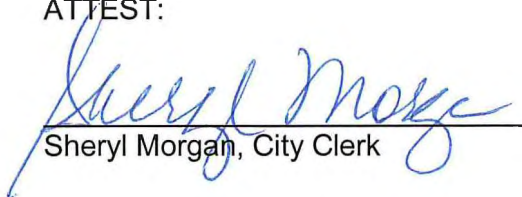
At 8:37 p.m., Councilmember Fowler moved for the Council go into closed session pursuant to Section 610.021(13), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to personnel matters, and that any minutes, 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 Lievsay and carried with the following votes:


Fowler – Aye  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Lievsay – Aye  
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST:

  
\_\_\_\_\_  
Sheryl Morgan, City Clerk

  
\_\_\_\_\_  
Carson Ross, Mayor