

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
OCTOBER 5, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 5, 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 Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the September 21, 2020** City Council Meeting
- **Resolution No. 72-2020** approving the disposition of Information Technology and Parks and Recreation 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. 73-2020** approving a contract renewal in the amount of \$147,000.00 with Downey Construction, Inc. for miscellaneous concrete repair/construction
- **Approve appointment of Michael Brown as a member of the Solid Waste Management Commission**, filling the current unexpired term through May of 2022.
- **Resolution No. 74-2020** approving an amendment to a Contract No. 2020-071.1R with Adam's Lawn and Fence LLC for grounds and turf maintenance of City parks
- **Resolution No. 75-2020** approving a change order to Contract 2020-090.1R with Superior Bowen Asphalt Company, L.L.C. in the amount of \$315,000 for reconstruction of SW Green Meadow Drive and for an asphalt patch on NW Valley View Road as part of the 2020 Street Program
- **Resolution No. 76-2020** accepting certain public assets for Calamar
- **Resolution No. 77-2020** accepting certain public assets for Daniel Young Addition-1st Plat

- **Resolution No. 78-2020** accepting certain public assets for Eagles Ridge Estates PR-O 2nd Plat
- **Resolution No. 79-2020** accepting certain public assets for Eagles Ridge Villas PR-O 2nd Plat
- **Resolution No. 80-2020** accepting certain public assets for Edgewater at Chapman Farms First Plat
- **Resolution No. 81-2020** accepting certain public assets for Extra Space Highway 7
- **Resolution No. 82-2020** accepting certain public assets for Gardens at Colonial Highlands 2nd Plat
- **Resolution No. 83-2020** accepting certain public assets for Hannah's Place, 2nd Plat
- **Resolution No. 84-2020** accepting certain public assets for Hoot Owl Ridge
- **Resolution No. 85-2020** accepting certain public assets for K.C. Bobcat-Second Plat
- **Resolution No. 86-2020** accepting certain public assets for Mill Springs Business Park
- **Resolution No. 87-2020** accepting certain public assets for Ridgewood Place at Chapman Farms-2nd Plat
- **Resolution No. 88-2020** accepting certain public assets for The Four Pillars 4th Plat
- **Resolution No. 89-2020** accepting certain public assets for The Gardens at Chapman Farms 2nd Plat
- **Resolution No. 90-2020** accepting certain public assets for Walnut Street Development Center, 3rd Plat

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

**PUBLIC HEARING –
 2020-21 CDBG ANNUAL
 ACTION PLAN**

Mayor Ross opened the Public Hearing to consider approval of the 2020-2021 CDBG Annual Action Plan at 6:02 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 proposed Annual Action Plan.

IN SUPPORT OF

Melodie Chrisman, Vice President of Community Services League, expressed her appreciation of funds dedicated from the grant funds to the organization.

The Mayor hearing no further comments for or against, closed the public hearing at 6:09 p.m.

**RESOLUTION NO. 91-2020
– 2020-21 CDBG ANNUAL
ACTION PLAN** Councilmember Edmondson to adopt Resolution No. 91-2020 approving the 2020-2021 CDBG Annual Action Plan. Motion seconded by Councilmember Culpepper and carried unanimously after discussion.

**PRESENTATION – BLUE
SPRINGS 70 LOGISTICS** Hunter Harris of Flint Development representing Blue Springs 70 Logistics, LLC presented on a proposed development of a Class A industrial building as well as requested incentives. Mr. Harris answered questions from Council regarding the proposed project. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

Sid Douglas of Gilmore and Bell, the City's bond counsel, addressed questions relating to the requested incentives.

**RESOLUTION NO. 92-2020
– BLUE SPRINGS 70
LOGISTICS
MEMORANDUM OF
UNDERSTANDING** Councilmember Culpepper to adopt Resolution No. 92-2020 authorizing the execution of a Memorandum of Understanding between the City of Blue Springs, Missouri and Blue Springs 70 Logistics, LLC, relating to the development of an industrial development project and certain public improvements. Motion seconded by Councilmember Ericson and carried with a vote of 5-2 as follows:

Lievsay – NO
Fowler – Aye
Ericson – Aye

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

**RESOLUTION NO. 93-2020
– BLUE SPRINGS 70
LOGISTICS FUNDING
AGREEMENT** Councilmember Culpepper to adopt Resolution No. 93-2020 approving a Funding Agreement between the City of Blue Springs, Missouri and Blue Springs 70 Logistics, LLC, relating to the development of an industrial development project and certain public improvements. Motion seconded by Councilmember Ericson and carried with a vote of 5-2, with Councilmembers Lievsay and Edmondson voting NO.

**INTRODUCTION AND 1ST
READING – BILL NO. 4805
– CONTRACT FOR LEGAL
SERVICES** Councilmember Fowler introduced Bill No. 4805 approving a contract for special counsel services, by engagement letter, with Williams & Campo, P.C., for services related to eminent domain. City Clerk Sheryl Morgan made the first reading of Bill No. 4805 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4805 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried with a vote of 6-1 with Councilmember Lievsay voting NO.

**2ND READING – BILL NO.
4805** Ms. Morgan made the second reading of Bill No. 4805 by title. Councilmember Fowler moved to adopt Bill No. 4805 upon its second reading and give it **ORDINANCE NO. 4950**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with a vote of 6-1 as follows:

Lievsay – NO
Fowler – Aye
Ericson – Aye

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

**PUBLIC HEARING –
REZONING AND
GENERAL DEVELOPMENT
PLAN FOR BLUE
SPRINGS 70 - MOTION TO
CONTINUE**

Mayor Ross advised that the applicant, Hunter Harris, representing Blue Springs 70 Logistics, LLC, on behalf of the property owners, Tyer Road Forty Acres, LLC, has requested a continuance of the public hearing to the next Council meeting. Councilmember Culpepper moved to continue the public hearing on the Rezoning (RZ-09-20-7465) and General Development Plan (GDP-09-20-7464) for Blue Springs 70 Logistics, LLM to the October 19, 2020 Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

**INTRODUCTION AND 1ST
READING – BILL NO. 4806
– FINAL PLAT FOR
MORELAND VILLAGE 5TH
PLAT (PF-08-20-7451)**

Councilmember Culpepper introduced Bill No. 4806 approving the Final Plat for Moreland Village 5th Plat, Lots 168-175, located south and east of the intersection of SE Valley Forge Drive and SE Adams Drive (PF-08-20-7451). City Clerk Sheryl Morgan made the first reading of Bill No. 4806 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4806 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO.
4806**

Ms. Morgan made the second reading of Bill No. 4806 by title. Councilmember Fowler moved to adopt Bill No. 4806 upon its second reading and give it **ORDINANCE NO. 4951**, 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
Ericson – Aye
Edmondson – Aye

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

**INTRODUCTION AND 1ST
READING – BILL NO. 4807
– FINAL PLAT FOR LOT 1,
2020 BTS – BLUE
SPRINGS, MO LLC
SUBDIVISION
(PF-09-20-7462)**

Councilmember Culpepper introduced Bill No. 4807 approving the Final Plat for Lot 1, 2020 BTS – Blue Springs, Mo LLC Subdivision A Replat of Lot 2 Coronado Holdings First Plat and Lot 1, I-70 Development Park Lots 1 & 2 (Ambrose Property Group) located at the northwest corner of NE Coronado Dr. and NE R. D. Mize Rd. (PF-09-20-7462). City Clerk Sheryl Morgan made the first reading of Bill No. 4807 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4807 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4807

Ms. Morgan made the second reading of Bill No. 4807 by title. Councilmember Fowler moved to adopt Bill No. 4807 upon its second reading and give it **ORDINANCE NO. 4952**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

PRESENTATION – PUBLIC ART COMMISSION ANNUAL REPORT

Eleanor Frasier, Chairman of the Public Art Commission, and Ramon Magee, Vice Chairman, presented the Public Art Commission’s Annual Report. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

RESOLUTION NO. 94-2020 – POLICY FOR PLACEMENT OF PUBLIC ART

Councilmember Ericson moved to adopt Resolution No. 94-2020 approving a Public Art Policy and Procedure for the Placement of Temporary or Permanent Public Art on Privately Owned Commercial or Common Area Property. Motion seconded by Councilmember Fowler and carried unanimously.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

“We are only as strong as we are united, and as weak as we are divided.”

(J.K. Rowling)

ADJOURNMENT


At 6:37 p.m., there was no further business to come before the Council, Councilmember Lievsay moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST:



Sheryl Morgan, City Clerk



Carson Ross, Mayor