

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JANUARY 4, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, January 4, 2021, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street 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 via video-conference and 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
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. City Clerk Sheryl Morgan confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- **Minutes of the December 21, 2020** City Council Meeting
- **Resolution No. 01-2021** approving the disposition of Information Technology, Community Development, and Finance 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. 02-2021** approving a purchase in the amount of \$16,701.50 from Clark Equipment Co dba Bobcat Company for an E60 R2-Series Bobcat Compact Excavator

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

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

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

**PUBLIC HEARING –
REZONE (RZ-11-20-7574)
AND PLANNED UNIT
DEVELOPMENT CONCEPT**

Mayor Ross opened the Public Hearing to consider rezoning from General Business to High-Density Multi-family/Planned Development (RZ-11-20-7574) for the 10.39 +/- acre development with a Planned Development Concept Plan (PDC-11-20-7575) to develop a 198-unit

**PLAN (PDC-11-20-7575)
FOR 101 NW MOCK AVE**

apartment complex to be titled "The Edison at Blue Springs" located at 101 NW Mock Ave 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

Assistant Community Development Director Matt Wright reviewed the details of the proposed project.

APPLICANT

Douglas Stone of the law firm of Lewis Rice addressed Council and introduced other members of the development team that are on the conference line and available to answer Council questions.

Robbie Steffens with Olsson Engineering discussed the traffic study with one entrance into the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:41 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4828
– REZONE PROPERTY AT
101 NW MOCK AVE
(RZ-11-20-7574)**

Councilmember Culpepper introduced Bill No. 4828 rezoning from General Business to High-Density Multi-family/Planned Development for the 10.39 +/- acre development located at 101 NW Mock Ave (RZ-11-20-7574). City Clerk Sheryl Morgan made the first reading of Bill No. 4828 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4828 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously after discussion.

Lievsay – Aye
Fowler – Aye
Ericson – Aye

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

**2ND READING – BILL NO.
4828**

Ms. Morgan made the second reading of Bill No. 4828 by title. Councilmember Fowler moved to adopt Bill No. 4828 upon its second reading and give it **ORDINANCE NO. 4972**, 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
Ericson – Aye
Edmondson – Aye

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

**INTRODUCTION AND 1ST
READING – BILL NO. 4829
– PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN FOR 101 NW MOCK
AVE (PDC-11-20-7575)**

Councilmember Culpepper introduced Bill No. 4829 approving a Planned Development Concept Plan to develop a 198-unit apartment complex to be titled "The Edison at Blue Springs" located at 101 NW Mock Ave (PDC-11-20-7575). City Clerk Sheryl Morgan made the first reading of Bill No. 4829 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4829 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

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

2ND READING – BILL NO. 4829

Ms. Morgan made the second reading of Bill No. 4829 by title. Councilmember Fowler moved to adopt Bill No. 4829 upon its second reading and give it **ORDINANCE NO. 4973**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4830 – FINAL PLAT FOR CASEY’S GENERAL STORE WOODS CHAPEL (PF-12-20-7593)

Councilmember Culpepper introduced Bill No. 4830 approving the Final Plat for NW Woods Chapel Casey’s General Store, located at 1914 NW Woods Chapel Road (PF-12-20-7593). City Clerk Sheryl Morgan made the first reading of Bill No. 4830 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4830 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

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

2ND READING – BILL NO. 4830

Ms. Morgan made the second reading of Bill No. 4830 by title. Councilmember Fowler moved to adopt Bill No. 4830 upon its second reading and give it **ORDINANCE NO. 4974**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 4831 – FINAL PLAT FOR BISHOP ACRES (PF-12-20-7588)

Councilmember Culpepper introduced Bill No. 4831 approving the Final Plat for Bishop Acres a Replat of Tract A Willow Tree 7th Plat, located at 4301 SE Cook Road (PF-12-20-7588). City Clerk Sheryl Morgan made the first reading of Bill No. 4831 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4831 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

Lievsay – Aye
Fowler – Aye
Ericson – Aye

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

2ND READING – BILL NO. 4831

Ms. Morgan made the second reading of Bill No. 4831 by title. Councilmember Fowler moved to adopt Bill No. 4831 upon its second reading and give it **ORDINANCE NO. 4975**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye

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

PRESENTATION - LAGERS

Jeff Kempker, Assistant Executive Director, External Affairs with Local Government Employees Retirement System (LAGERS), presented information regarding the costs associated with upgrading the LAGERS benefits plan, the history of LAGERS in Blue Springs, and the process to change benefits. A copy of the presentation is attached to these Minutes and incorporated herein.

COUNCILMEMBER EDMONDSON

Councilmember Edmondson's connection was lost at approximately 7:50 p.m. near the completion of the LAGERS presentation.

MAYORAL ANNOUNCEMENTS

The next City Council meeting is on **Tuesday, January 19, 2021** as City offices will be closed on Monday, January 18 in observance of the Martin Luther King, Jr. holiday.

Thoughts to Ponder:

“Too often we enjoy the comfort of opinion without the comfort of thought.”

(President John F. Kennedy)

ADJOURNMENT

At 7:54 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried with the following vote:

Ericson – Aye
Edmondson – ABSENT
Culpepper – Aye

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

CITY OF BLUE SPRINGS



Carson Ross, Mayor

ATTEST:



Sheryl Morgan, City Clerk