

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
MARCH 1, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 1, 2021, 6:00 p.m. 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 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 Ericson requested Item 3d – Sanitary Sewer Gravity Main Installation be pulled from the Consent Agenda for separate consideration. Councilmember Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Edmondson.

- **Minutes of the February 16, 2021** City Council Meeting
- **Resolution No. 08-2021** approving the disposition of Information Technology 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
- **Change to Liquor License for Conoco Food Mart** located at 1501 SW US Highway 40 Blue Springs, MO 64015, to change the Doing Business As (DBA) name on the current liquor license from Shri Ganesh 551 LLC dba Conoco Food Mart to Shri Ganesh 551 LLC dba Zzoom Liquor and Tobacco
- **Board and Commission Appointments**  
Economic Development Council: Robin Terry-Revels  
TIF Commission: Olivia Smith

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

**RESOLUTION 09-2021**

Councilmember Ericson requested additional information about the request for Memorandum of Understanding. After Council discussion, Councilmember Edmondson moved to adopt Resolution No. 09-2021 approving a Memorandum of Understanding with DZ & CB, LLC, to reimburse the company in the amount not to exceed \$300,000 for a sanitary sewer gravity main installation outside the requirements of their development for The Cottages subdivision. Motion seconded by Councilmember Kaylor and carried with the following votes:

- |               |                  |
|---------------|------------------|
| Lievsay – Aye | Edmondson – Aye  |
| Fowler – Aye  | Culpepper – Aye  |
| Ericson – No  | Kaylor – Aye     |
|               | Mayor Ross – Aye |

**PUBLIC HEARING –  
CONDITIONAL USE  
PERMIT FOR PHILLIPS 66  
(CUP-01-21-7643) –  
MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Stephen Maslan, Stephen P. Maslan & Co. on behalf of the property owner, Chandrakant Patel, Sun Enterprise, LLC, has requested a continuance of the public hearing to the March 15, 2021 Council Meeting. Councilmember Fowler moved to continue the public hearing on the consideration of a Conditional Use Permit with Alternative Development Standards for Phillips 66 (CUP-01-21-7643) to the March 15, 2021 Council meeting. Motion seconded by Councilmember Ericson and carried with the following vote:

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

**PUBLIC HEARING –  
AMENDED PLANNED UNIT  
DEVELOPMENT PLAN  
FOR WHATABURGER –  
MOTION TO CONTINUE**

Mayor Ross advised the Council that staff has requested a continuance of the public hearing to the May 17, 2021 Council Meeting. Councilmember Fowler moved to continue the public hearing on the consideration of an Amended Planned Unit Development Concept Plan for the development of Whataburger restaurant on subject 1.15 +/- acre property located at 905 NW 7 Hwy by the Applicant, Kailen Akers, ms consultants, on behalf of the property owner, Metcalf 91 BLB LLC to the May 17, 2021 Council meeting. Motion seconded by Councilmember Ericson.

Community Development Director Mike Mallon stated the reason for the continuance was to bring the Amended PUD Concept Plan forward at the same time as any incentives that may be requested. The motion to continue 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. 4840  
– FINAL PLAT FOR THE**

Councilmember Culpepper introduced Bill No. 4840 approving the Final Plat for The Edison at Blue Springs, located at 101 NW Mock Avenue (PF-01-21-7622). City Clerk Sheryl Morgan made the first

**EDISON AT BLUE SPRINGS (PF-01-21-7622)**

reading of Bill No. 4840 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4840 upon its first reading and proceed with the second reading. 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 |

**2ND READING – BILL NO. 4840**

Ms. Morgan made the second reading of Bill No. 4840 by title. Councilmember Edmondson moved to adopt Bill No. 4840 upon its second reading and give it **ORDINANCE NO. 4984**, 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. 4841 – CONTRACT FOR LEGAL SERVICES WITH ARMSTRONG TEASDALE LLP**

Councilmember Culpepper introduced Bill No. 4841 authorizing a contract for legal services between the city of Blue Springs and Armstrong Teasdale LLP at the rates set out in the contract. City Clerk Sheryl Morgan made the first reading of Bill No. 4841 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4841 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

**2ND READING – BILL NO. 4841**

Ms. Morgan made the second reading of Bill No. 4841 by title. Councilmember Fowler moved to adopt Bill No. 4841 upon its second reading and give it **ORDINANCE NO. 4985**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

**PRESENTATION – ECONOMIC**

Economic Development Manager Brandon Keller presented the Economic Development Council Annual Report for Fiscal Year 2019-

**DEVELOPMENT COUNCIL  
ANNUAL REPORT**

20 as required by Ordinance No. 4857 approved by the City Council on October 7, 2019. A copy of the report is attached to these Minutes and incorporated herein.

**MAYORAL  
ANNOUNCEMENTS**

Last week was a challenging week in Blue Springs due to incidents in the City. Prayers go to the family of the three-year old lost in the fire.

Thoughts to Ponder:

“Never be limited by other people’s limited imagination.”  
*(Dr. Mae Jemison)*

**ADJOURNMENT**

At 6:35 p.m., there was no further business to come before the Council, Councilmember Edmondson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried with the following vote:


Fowler – Aye  
Ericson – Aye  
Edmondson – Aye

Culpepper – Aye  
Kaylor – Aye  
Lievsey – Aye  
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST:

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

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