

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
MARCH 15, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 15, 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 Deputy City Clerk Julia Porter.

**CALL MEETING TO ORDER**

Mayor Ross called the meeting to order at 6:03 p.m. Deputy City Clerk Julia Porter 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 Lievsay.

- **Minutes of the March 1, 2021** City Council Meeting
- **Resolution No. 10-2021** approving a contract in the amount of \$150,000.00 with Jackson County Community Backed Anti-Drug Tax (COMBAT) for Drug Abuse Resistance Education (DARE), also known as Law Enforcement School Based Initiative, funding
- **Change of the Doing Business As (DBA) name on the current liquor license** from Café by Day III LLC dba **Clancy's Café and Pub** to Café by Day III LLC dba **The Emerald Event Space** located at 800 NW Outer Road, Blue Springs, MO 64015
- **Resolution No. 11-2021** approving a contract for services and equipment purchase in the amount of \$229,005.00 from Axon Enterprise Inc. for Tasers and associated equipment

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 –  
CONDITIONAL USE  
PERMIT FOR PHILLIPS 66  
(CUP-01-21-7643)**

Mayor Ross opened the Public Hearing to consider approval of a Conditional Use Permit with Alternative Development Standards allowing the addition of a 2309 sf. Retail space to the existing Phillips 66 store on 0.79 +/- acre property generally located at 1801 NW 7 Hwy (CUP-01-21-7643) at 6:05 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.

**STAFF REPORT**

Senior Planner Nathan Jurey reviewed the details of the proposed Conditional Use Permit.

The Mayor hearing no further comments for or against, closed the public hearing at 6:12 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4842 – CONDITIONAL USE PERMIT FOR PHILLIPS 66 (CUP-01-21-7643)**

Councilmember Culpepper introduced Bill No. 4842 approving a Conditional Use Permit with Alternative Development Standards allowing the addition of a 2309 sf. Retail space to the existing Phillips 66 store on 0.79 +/- acre property generally located at 1801 NW 7 Hwy (CUP-01-21-7643). Deputy City Clerk Julia Porter made the first reading of Bill No. 4842 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4842 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried with the following votes:

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

**2ND READING – BILL NO. 4842**

Ms. Porter made the second reading of Bill No. 4842 by title. Councilmember Fowler moved to adopt Bill No. 4842 upon its second reading and give it **ORDINANCE NO. 4986**, 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    | Culpepper – Aye  |
| Ericson – Aye   | Kaylor – Aye     |
| Edmondson – Aye | Lievsay – Aye    |
|                 | Mayor Ross – Aye |

**PUBLIC HEARING – REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN FOR PROVERBS ESTATES (RZ-02-21-7659) AND (PDC-02-21-7661) – MOTION TO CONTINUE**

Mayor Ross advised the Council the applicant, Terri English-Yancy with Proverbs Holdings, LLC, on behalf of the property owner, Land Bank of Blue Springs, has requested a continuance of the public hearing to the April 5, 2021 Council Meeting. Councilmember Ericson moved to continue the public hearing on the consideration of a Rezoning (RZ-02-21-7659) and Planned Development Concept Plan (PDC-02-21-7661) for Proverbs Estates to the April 5, 2021 Council meeting. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

**PRESENTATION – DEVELOPER FOR**

Henry Lyons, President of Henry E Lyons & Company and Tom Homburg, NSPL Architect, PA presented a proposal for the

**DOWNTOWN REDEVELOPMENT PROJECT**

redevelopment of 3.4+ acres at the southwest end of Downtown Blue Springs on Main Street (1304 & 1308 W Main Street) and addressed questions from Council. A copy of the presentation is attached to these Minutes and incorporated herein.

**RESOLUTION 12-2021**

Councilmember Culpepper moved to adopt Resolution No. 12-2018 designating the developer and authorizing city staff to negotiate a Development Performance and Sale Agreement with Henry E. Lyons and Company. Motion seconded by Councilmember Edmondson and carried with the following votes:

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

**PRESENTATION – PARKS SALES TAX**

Dennis Dovel, Director of Parks and Recreation, presented information on the Parks ½-cent Sales Tax renewal on April 6, 2021 and addressed questions from Council. A copy of the presentation is attached to these Minutes and incorporated herein.

**MAYORAL ANNOUNCEMENTS**

State of the City is Thursday, March 18, 2021 at 11:30 AM

Thoughts to Ponder:

“The decisive political attitude you find in Washington D.C. and even in Jefferson City has no place at the local level especially in this community and City that I have served for over 35 years those that choose to engage in this type of behavior should be ashamed because we’re better than that.”

*(Mayor Carson Ross)*

**CLOSED SESSION**


At 7:02 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Sec 610.021(1) and (3), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and 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 Culpepper and carried with the following votes:

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

CITY OF BLUE SPRINGS

ATTEST:

  
Julia Porter, Deputy City Clerk

  
Carson Ross, Mayor