

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
JULY 7, 2021**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, July 7, 2021, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street., Blue Springs, Missouri with Mayor Carson Ross presiding.

**COUNCILMEMBERS IN ATTENDANCE**

Jerry Kaylor - ABSENT	Galen Ericson
Chris Lievsay	Kent Edmondson
Ron Fowler	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. 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 Edmondson.

- **Minutes of the June 21, 2021** City Council Meeting
- **Resolution No. 44-2021** 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. 45-2021** approving a purchase in the amount of \$122,500.00 from Summit Truck Group of Missouri, LLC dba Summit Truck Group for a 2021/2022 Heavy Duty Dump Truck 36,000 GVW (approx.) Single Axle 6x2 complete with hydraulics and dump bed
- **Liquor License Managing Agent Change** for the 4 Minit Mart
- **Resolution No. 46-2021** approving Task Order No. 02 under a contract with TranSystems Corporation for plan revisions, inspection and testing for the Wyatt Road Project in the amount of \$81,800

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

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

**VISITORS**

Elizabeth Barnes, Scott Casey, Travis Hagewood, Ceiran McGinnis, Zoe Dunning, Rachel Gonzalez, Shelby Norman, Gavin Schaefer, and Tim Shepard addressed Council requesting a ban on conversion therapy within the City limits.

**PUBLIC HEARING –  
CONDITIONAL USE  
PERMIT FOR MCCARTHY  
HYUNDAI**

Mayor Ross opened the Public Hearing to consider approving a Conditional Use Permit for a billboard on McCarthy Hyundai's property at 3030 NW South Outer Road (CUP-06-21-7793) at 6:20 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 Conditional Use Permit.

**APPLICANT**

Jim Boeh with Ad Trends addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:24 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4870  
– CONDITIONAL USE  
PERMIT FOR MCCARTHY  
HYUNDAI (CUP-06-21-  
7793)**

Councilmember Culpepper introduced Bill No. 4870 approving a Conditional Use Permit for a billboard on McCarthy Hyundai's property at 3030 NW South Outer Road (CUP-06-21-7793). City Clerk Sheryl Morgan made the first reading of Bill No. 4870 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4870 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
4870**

Ms. Morgan made the second reading of Bill No. 4870 by title. Councilmember Fowler moved to adopt Bill No. 4870 upon its second reading and give it **ORDINANCE NO. 5014**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Lievsay – Aye  
Fowler – Aye  
Ericson – Aye

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

**PUBLIC HEARING –  
UNIFIED DEVELOPMENT  
CODE AMENDMENTS  
RELATING TO PLANNED  
DEVELOPMENT ZONING**

Mayor Ross opened the Public Hearing to consider amendments to various Sections and Subsections of Title IV, Chapters 401-411, Unified Development Code, of the Code of Ordinances, City of Blue Springs, Missouri, to amend and adopt regulations related to Planned Development zoning and other development procedures, regulations, and standards (UDCT-06-21-7809) at 6:25 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**

Community Development Director Mike Mallon reviewed the details of the proposed amendments to the Unified Development Code.

The Mayor hearing no further comments for or against, closed the public hearing at 6:36 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4871  
– UNIFIED DEVELOPMENT**

Councilmember Culpepper introduced Bill No. 4871 approving amendments to various Sections and Subsections of Title IV, Chapters 401-411, Unified Development Code, of the Code of

**CODE AMENDMENTS  
RELATING TO PLANNED  
DEVELOPMENT ZONING  
(UDCT-06-21-7809)**

Ordinances, City of Blue Springs, Missouri, to amend and adopt regulations related to Planned Development zoning and other development procedures, regulations, and standards (UDCT-06-21-7809). City Clerk Sheryl Morgan made the first reading of Bill No. 4871 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4871 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and after discussion carried with a vote of 5-1 (Culpepper voting No).

**2ND READING – BILL NO.  
4871**

Ms. Morgan made the second reading of Bill No. 4871 by title. Councilmember Fowler moved to adopt Bill No. 4871 upon its second reading and give it **ORDINANCE NO. 5015**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson.

**AMENDMENT**

Councilmember Culpepper moved to delete the amendment in Section 403.045.E which would have changed the time in which a general development plan would lapse from five (5) years to two (2) years. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO.  
4871, AS AMENDED**

Ms. Morgan made the second reading of Bill No. 4871, as amended by title. Councilmember Fowler moved to adopt Bill No. 4871, as amended upon its second reading and give it **ORDINANCE NO. 5015**, 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  
Lievsay – Aye  
Mayor Ross – Aye  
Kaylor – ABSENT

**PUBLIC HEARING –  
UNIFIED DEVELOPMENT  
CODE AMENDMENTS  
REALTING TO  
RESIDENTIAL  
DRIVEWAYS**

Mayor Ross opened the Public Hearing to consider Unified Development Code Text Amendments amending various Sections and Subsections of Title IV, Chapter 401-411, Unified Development Code, of the Code of Ordinances, City of Blue Springs, Missouri to amend and adopt regulations related to residential driveways (UDCT-06-21-7811) at 6:43 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 amendments to the Unified Development Code.

The Mayor hearing no further comments for or against, closed the public hearing at 6:46 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4872 – UNIFIED DEVELOPMENT CODE AMENDMENTS RELATING TO RESIDENTIAL DRIVEWAYS (UDCT-06-21-7811)**

Councilmember Culpepper introduced Bill No. 4872 approving Unified Development Code Text Amendments amending various Sections and Subsections of Title IV, Chapter 401-411, Unified Development Code, of the Code of Ordinances, City of Blue Springs, Missouri to amend and adopt regulations related to residential driveways (UDCT-06-21-7811). City Clerk Sheryl Morgan made the first reading of Bill No. 4872 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4872 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4872**

Ms. Morgan made the second reading of Bill No. 4872 by title. Councilmember Fowler moved to adopt Bill No. 4872 upon its second reading and give it **ORDINANCE NO. 5016**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENTS RELATING TO OUTDOOR DINING**

Mayor Ross opened the Public Hearing to consider Unified Development Code Text Amendments amending various Sections and Subsections of Title IV, Chapter 401-411, Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend and adopt regulations related to outdoor dining (UDCT-06-21-7810) at 6:47 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 amendments to the Unified Development Code.

The Mayor hearing no further comments for or against, closed the public hearing at 6:57 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4873 – UNIFIED DEVELOPMENT CODE AMENDMENTS RELATING TO OUTDOOR DINING (UDCT-06-21-7810)**

Councilmember Edmondson introduced Bill No. 4873 approving Unified Development Code Text Amendments amending various Sections and Subsections of Title IV, Chapter 401-411, Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend and adopt regulations related to outdoor dining (UDCT-06-21-7810). City Clerk Sheryl Morgan made the first reading of Bill No. 4873 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4873 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 4873** Ms. Morgan made the second reading of Bill No. 4873 by title. Councilmember Fowler moved to adopt Bill No. 4873 upon its second reading and give it **ORDINANCE NO. 5017**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4874 – TERMINATION AGREEMENT FOR REIMBURSEMENT AGREEMENT FOR METCALF 91 BLB, LLC** Councilmember Edmondson introduced Bill No. 4874 approving a Termination Agreement for the Reimbursement Agreement by and between the City and Metcalf 91 BLB, LLC. City Clerk Sheryl Morgan made the first reading of Bill No. 4874 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4874 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4874** Ms. Morgan made the second reading of Bill No. 4874 by title. Councilmember Fowler moved to adopt Bill No. 4874 upon its second reading and give it **ORDINANCE NO. 5018**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Edmondson and carried with the following vote:

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

**INTRODUCTION AND 1ST READING – BILL NO. 4875 – REIMBURSEMENT AGREEMENT FOR WHATABURGER RESTAURANTS** Councilmember Culpepper introduced Bill No. 4875 approving a Reimbursement Agreement by and between the City and Whataburger Restaurants, LLC. City Clerk Sheryl Morgan made the first reading of Bill No. 4875 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4875 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

**2ND READING – BILL NO. 4875** Ms. Morgan made the second reading of Bill No. 4875 by title. Councilmember Fowler moved to adopt Bill No. 4875 upon its second reading and give it **ORDINANCE NO. 5019**, 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	Mayor Ross – Aye
	Kaylor – ABSENT

**INTRODUCTION AND 1ST READING – BILL NO. 4876 – PERMANENT SANITARY SEWER EASEMENT FOR CAMBRIDGE PARK**

Councilmember Culpepper introduced Bill No. 4876 accepting the conveyance of a permanent sanitary sewer easement from Kansas LD, LLC for Cambridge Park. City Clerk Sheryl Morgan made the first reading of Bill No. 4876 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4876 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 4876**

Ms. Morgan made the second reading of Bill No. 4876 by title. Councilmember Fowler moved to adopt Bill No. 4876 upon its second reading and give it **ORDINANCE NO. 5020**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Lievsay – Aye  
Fowler – Aye  
Ericson – Aye

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

**MAYORAL ANNOUNCEMENTS**

Thoughts to Ponder:  
“A problem is a chance for you to do your best.”  
*(Duke Ellington)*


**ADJOURNMENT**

At 7:01 p.m., there was no further business to come before the Council, Councilmember Culpepper moved the meeting be adjourned. Motion seconded by Councilmember Edmondson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

  
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Sheryl Morgan, City Clerk

  
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Carson Ross, Mayor