

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
NOVEMBER 2, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, November 2, 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. Councilmember Kaylor requested to have Item 3d – Human Relations Commission Task Force pulled from the Consent Agenda for separate consideration.

**CONSENT AGENDA**

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

- **Minutes of the October 19, 2020** City Council Meeting
- **Resolution No. 102-2020** 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. 103-2020** approving a second change order to Task Order No. 42 under an on-call contract with TranSystems Corporation for plan revisions to match field placement and providing Missouri Department of Transportation formatted plans

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

**ITEM 3D – HUMAN RELATIONS COMMISSION TASK FORCE**

After discussion, Councilmember Edmondson moved to table **Resolution No. 104-2020** establishing the Human Relations Commission ("HRC") Task Force and approval of Mayoral appointments to the Task Force to a future meeting. Motion seconded

by Councilmember Lievsay and carried with a vote of 6-1 (Councilmember Ericson voting NO).

**PUBLIC HEARING –  
CONDITIONAL USE  
PERMIT (CUP-10-20-7519)  
AND GENERAL  
DEVELOPMENT PLAN  
(GDP-10-20-7511) FOR  
CASEY’S MARKETING  
COMPANY**

Mayor Ross opened the Public Hearing to consider a Conditional Use Permit (CUP-10-20-7519) and a General Development Plan (GDP-10-20-7511) for the 2.59 +/- acres of property located at the NE Corner of NW Woods Chapel Rd. and NW Jefferson Str. to construct a gas/service station and approximately 3,932 sf. convenience store at 6:12 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 details of the proposed Conditional Use Permit and General Development Plan.

**APPLICANT**

Kevin McClaffin of Morrison Shipley Engineers was present to answer questions on behalf of the applicant.

The Mayor hearing no further comments for or against, closed the public hearing at 6:20 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4813  
– CONDITIONAL USE  
PERMIT FOR CASEY’S  
MARKETING COMPANY  
(CUP-10-20-7519)**

Councilmember Kaylor introduced Bill No. 4813 approving a Conditional Use Permit for the 2.59 +/- acres of property located at the NE Corner of NW Woods Chapel Rd. and NW Jefferson Str. to construct a gas/service station and approximately 3,932 sf. convenience store (CUP-10-20-7519). City Clerk Sheryl Morgan made the first reading of Bill No. 4813 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4813 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.  
4813**

Ms. Morgan made the second reading of Bill No. 4813 by title. Councilmember Fowler moved to adopt Bill No. 4813 upon its second reading and give it **ORDINANCE NO. 4958**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Lievsay – Aye  
Fowler – Aye  
Ericson – Aye

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

**INTRODUCTION AND 1ST  
READING – BILL NO. 4814  
– GENERAL  
DEVELOPMENT PLAN  
FOR CASEY’S  
MARKETING COMPANY  
(GDP-10-20-7511)**

Councilmember Culpepper introduced Bill No. 4814 approving a General Development Plan for the 2.59 +/- acres of property located at the NE Corner of NW Woods Chapel Rd. and NW Jefferson Str. to construct a gas/service station and approximately 3,932 sf. convenience store (GDP-10-20-7511). City Clerk Sheryl Morgan made the first reading of Bill No. 4814 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4814 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO. 4814**

Ms. Morgan made the second reading of Bill No. 4814 by title. Councilmember Fowler moved to adopt Bill No. 4814 upon its second reading and give it **ORDINANCE NO. 4959**, 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	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –  
GENERAL DEVELOPMENT  
PLAN FOR CHASE BANK  
(GDP-10-20-7518)**

Mayor Ross opened the Public Hearing to consider a General Development Plan for the 0.94 +/- acres to construct a 3,294 sf. building and a drive-through ATM located at 815 SW 7 Highway (GDP-10-20-7518) at 6:23 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 Nathan Jurey reviewed the details of the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:27 p.m.

**INTRODUCTION AND 1ST  
READING – BILL NO. 4815  
– GENERAL  
DEVELOPMENT PLAN  
FOR CHASE BANK (GDP-  
10-20-7518)**

Councilmember Culpepper introduced Bill No. 4815 approving a General Development Plan for the 0.94 +/- acres to construct a 3,294 sf. building and a drive-through ATM located at 815 SW 7 Highway (GDP-10-20-7518). City Clerk Sheryl Morgan made the first reading of Bill No. 4815 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4815 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO. 4815**

Ms. Morgan made the second reading of Bill No. 4815 by title. Councilmember Fowler moved to adopt Bill No. 4815 upon its second reading and give it **ORDINANCE NO. 4960**, 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	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

**INTRODUCTION AND 1ST  
READING – BILL NO. 4816  
– FINAL PLAT OF SUNSET**

Councilmember Culpepper introduced Bill No. 4816 approving the Final Plat for Sunset Corner Replat of Choplin Addition, and Part of

**CORNER REPLAT OF  
CHOPLIN ADDITION  
(PF-10-20-7516)**

the Northwest Quarter of Section 6, Township 48, Range 30 located at 815 SW 7 Highway (PF-10-20-7516). City Clerk Sheryl Morgan made the first reading of Bill No. 4816 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4816 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL NO.  
4816**

Ms. Morgan made the second reading of Bill No. 4816 by title. Councilmember Fowler moved to adopt Bill No. 4816 upon its second reading and give it **ORDINANCE NO. 4961**, with a copy attached hereto and made a part of the minutes. 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 |

**INTRODUCTION AND 1ST  
READING – BILL NO. 4817  
– FINAL PLAT FOR BLUE  
SPRINGS LOGISTICS  
(PF-09-20-7490)**

Councilmember Culpepper introduced Bill No. 4817 approving the Final Plat for Blue Springs Logistics located near northwest corner of NE Jefferson St. and Tyer Rd. (PF-09-20-7490). City Clerk Sheryl Morgan made the first reading of Bill No. 4817 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4817 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO.  
4817**

Ms. Morgan made the second reading of Bill No. 4817 by title. Councilmember Fowler moved to adopt Bill No. 4817 upon its second reading and give it **ORDINANCE NO. 4962**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

**PUBLIC HEARING –  
INDUSTRIAL  
DEVELOPMENT PROJECT  
FOR BLUE SPRINGS  
LOGISTICS**

Mayor Ross opened the Public Hearing to consider a plan for an industrial development project for the benefit of Blue Springs 70 Logistics LLC at 6:29 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**

Sid Douglas of Gilmore & Bell, the City’s bond counsel, presented the details of the proposed industrial development project and plan.

The Mayor hearing no further comments for or against, closed the public hearing at 6:33 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4818 – INDUSTRIAL DEVELOPMENT PROJECT FOR BLUE SPRINGS LOGISTICS**

Councilmember Culpepper introduced Bill No. 4818 approving an industrial development project for the benefit of Blue Springs 70 Logistics LLC. City Clerk Sheryl Morgan made the first reading of Bill No. 4818 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4818 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper and carried unanimously.

**2ND READING – BILL NO. 4818**

Ms. Morgan made the second reading of Bill No. 4818 by title. Councilmember Fowler moved to adopt Bill No. 4818 upon its second reading and give it **ORDINANCE NO. 4963**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Kaylor – Aye  
Lievsey – Aye  
Fowler – Aye

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

**PRESENTATION – PARKS AQUATICS STUDY**

Brian Garvey with SFS Architecture presented the Aquatic Study conducted to determine the aquatic needs and potential facilities desired by residents. A copy of the presentation is attached to these Minutes and incorporated herein.

**PRESENTATION – LAND BANK ANNUAL REPORT**

Julia Porter, Board Secretary for the Land Bank of Blue Springs, will present the Land Bank Annual Report for FY 2019-20. A copy of the report is attached to these Minutes and incorporated herein.

**MAYORAL ANNOUNCEMENTS**

Mayor Ross introduced the City’s new Economic Development Manager, Brandon Keller.

Thoughts to Ponder:

“I have said this before and I will say it again, the vote is precious. It is almost sacred. It is the most powerful non-violent tool we have in a democracy.”

*(John Robert Lewis)*

**ADJOURNMENT**

At 7:06 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST:

  
Sheryl Morgan, City Clerk

  
Carson Ross, Mayor