CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
March 3, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 3, 2025, 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 Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
Nick Brummel
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, Assistant to the City Administrator Sheryl Morgan and Deputy City Clerk Megan Rodgers.

PLEDGE

Pastor Louis Lowe with First Christian Church of Blue Springs gave the invocation and Councilmember Edmondson led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:02 p.m. The Assistant to the City Administrator confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Culpepper moved to approve the Consent Agenda and the motion was seconded by Councilmember Tholen.

- Minutes of the February 3, 2025 City Council Meeting.
- **Resolution No. 12-2025** approving the disposition of Information Technology 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. 13-2025** approving Task Order #7 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for Professional Engineering and Inspection Services for a new northbound right turn lane on Adams Dairy Parkway to eastbound Duncan Road (CIP ST-49) in the amount of $210,000.

The Consent Agenda was approved with the following vote:

Kaylor – Aye
Tholen – Aye
Brummel – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

PRESENTATION – PARKS AND RECREATION AWARDS

Mayor Lievsay recognized the City of Blue Springs Parks and Recreation department for winning the Agency of the Year award from the Missouri Parks and Recreation Association.

PUBLIC HEARING – TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT UPDATES

Mayor Lievsay opened the Public Hearing to provide the Tax Increment Financing and Economic Development Incentive update at 6:09 p.m. The minutes of the public hearing were recorded by a certified court reporter. Assistant to the City Administrator Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Director of Finance Karen Van Winkle reviewed the details of the Tax Increment Financing and Economic Development Incentive update as required by Section 99.865 of the Revised Statutes of Missouri and addressed questions from the Council. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

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

INTRODUCTION AND 1ST READING – BILL NO. 5292 – CODE AMENDMENT RELATED TO FIREWORKS

Councilmember Kaylor introduced Bill No. 5292 amending Sections 235.020.B and C of the City of Blue Springs Code of Ordinances related to Provisions For Storage, Licensing And Selling Of Fireworks to require proof of consent from the legal owner of the property for the fireworks stand location and to require applicants to notify the City in writing if the location of the fireworks stand changes after City Council approval. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5292 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5292 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5292

Ms. Morgan made the second reading of Bill No. 5292 by title. Councilmember Edmondson moved to adopt Bill No. 5292 upon its second reading and give it **ORDINANCE NO. 5397,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Tholen – Aye
Brummel – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5293 – CONTRACT WITH JACKSON LEWIS FOR LEGAL SERVICES

Councilmember Kaylor introduced Bill No. 5293 approving a contract for legal services not to exceed $50,000 annually between the City of Blue Springs, Missouri, and Jackson Lewis P.C. to provide representation of the City in labor relations advice and counsel. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5293 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5293 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5293

Ms. Morgan made the second reading of Bill No. 5293 by title. Councilmember Edmondson moved to adopt Bill No. 5293 upon its second reading and give it **ORDINANCE NO. 5398,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Brummel – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5294 – GENERAL OBILIGATION BOND ISSUANCE, SALE, AND DELIVERY

Councilmember Kaylor introduced Bill No. 5294 approving the issuance of general obligation bonds for the benefit of the City of Blue Springs, Missouri to provide funding for street projects. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5294 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5294 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5294

Ms. Morgan made the second reading of Bill No. 5294 by title. Councilmember Edmondson moved to adopt Bill No. 5294 upon its second reading and give it **ORDINANCE NO. 5399,** 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
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Brummel – Aye
Mayor Lievsay – Aye

PRESENTATION – GRIFFIN RILEY PROPERTY GROUP PROPOSAL FOR CITY-OWNED PROPERTY

Griffin Riley Property Group Vice President, Jake Loveless and Director of Acquisitions & Entitlements, Matt Tapp, presented a proposal for the redevelopment of 23 acres owned by the City on the southeast intersection of Adams Dairy Parkway and R.D. Mize Road and addressed questions from Council.

RESOLUTION 15-2025

Councilmember Kaylor moved to adopt **Resolution No. 14-2025** designating the developer, authorizing City staff to enter into a Funding Agreement, and negotiate a Development Performance and Sale Agreement with Griffin Riley Property Group. Motion seconded by Councilmember Tholen and carried unanimously.

MAYORAL ANNOUNCEMENTS

- Strategic Planning program kicked off last week; see social media or City's website for links to Social PinPoint for citizens to give ideas for the plan.
- Mayor Lievsay paid his debt to the Abbyton Township regarding the Kansas City Chief's Superbowl LIV loss to the Eagles by wearing an Eagles hat.

- Through a partnership with Missouri Department of Conservation and Wild Souls, the Blue Springs Eagle Camera will be launched tomorrow. This is the only live Eagle Camera in the State of Missouri.
- Mayor Lievsay's daughter Emily turned 10 today and she is in attendance.

ADJOURNMENT

At 7:08 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Sheryl Morgan,
Assistant to the City Administrator