CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
April 7, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 7, 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, City Clerk Erin Ford and Deputy City Clerk Megan Rodgers.

INVOCATION AND PLEDGE

Pastor Chad Fisher with Blue Springs Assembly gave the invocation and Councilmember Tholen led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The Deputy City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the Consent Agenda and the motion was seconded by Councilmember Brummel.

- Minutes of the March 17, 2025 City Council Meeting and March 31, 2025 City Council Work Session.
- **Resolution No. 18-2025** 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.
- **Liquor License for Chipotle Mexican Grill** located at 800 SW US 40 Highway, Blue Springs, MO 64015 to sell intoxicating liquor by the drink for consumption on premises (weekdays only) and Sunday Sales.
- **Resolution No. 19-2025** approving Task Order #10 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran in the amount of $584,575 for the design and bidding phase services ($334,043), and construction phase services ($250,532) for the Walnut Street improvements and water main replacement; CIP ST-61.
- **Resolution No. 20-2025** approving an Amendment to Contract No. 2024-200 with Icon Grading & Construction, Inc. for additional work related to the Railroad Lake at Rotary Park silt removal. This amendment will extend the termination date of the contract to May 1, 2025 and will also increase the project total by an additional $135,300 to allow for the removal of additional silt from the lake.

- **Resolution No. 21-2025** approving a contract with Athco Acquisition Corp in the amount of $176,689.00 for the purchase and installation of a shelter at Blue Springs Park.
- **Resolution No. 22-2025** establishing the Downtown Streetscape Enhancements Task Force and approve appointments to the Task Force.

The Consent Agenda was approved with the following vote:

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

ITEM 3d – 2025 FIREWORKS PERMITS

Councilmember Edmondson requested Item 3d – 2025 Fireworks permits be pulled from the Consent Agenda to be considered for separate vote. Councilmembers Edmondson and Tholen recused themselves from voting on approval of the fireworks permits. Councilmember Edmondson is an active participant with the Blue Springs Citizens' Police Academy Alumni Association fireworks stand which has applied for a 2025 fireworks permit. Councilmember Tholen is an active participant with the Cornerstone Church of Blue Springs fireworks stand which has applied for a 2025 fireworks permit.

Councilmembers Edmondson and Tholen left the Council Chambers at 6:02 p.m.

Councilmember Ericson moved to approve Item 3d – 2025 Fireworks Permits. Motion seconded by Councilmember Brummel and carried unanimously with Councilmembers Edmondson and Tholen being absent due to recusal.

Councilmembers Edmondson and Tholen returned to the Council Chambers at 6:03 p.m.

ITEM 3e – RESOLUTION 19-2025 COCHRAN TASK ORDER #10 WALNUT STREET IMPROVEMENTS

Councilmember Edmondson requested Item 3e – Resolution No. 19-2025 approving Task Order #10 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for the Walnut Street improvements and water main replacement be pulled from the Consent Agenda for separate discussion and vote.

Councilmember Ericson moved to approved Item 3e – Resolution 19-2025. Motion seconded by Councilmember Tholen and carried unanimously.

PRESENTATION – PROCLAMATION FOR ALYSSA MAINARD

Mayor Lievsay stated that the Proclamation presentation would be postponed until the next Council Meeting.

PUBLIC HEARING – 7BREW GENERAL DEVELOPMENT PLAN

Mayor Lievsay opened the Public Hearing to consider a General Development Plan with Alternative Development Standards for the development of 7Brew, a Restaurant, Fast Food development, on 0.41

(GDP-02-25-9484)

+/- acres of land located at 400 NW 7 Highway at 6:05 p.m. (GDP-02-25-9484). The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Megan Rodgers entered one exhibit into the record.

STAFF REPORT

Associate Planner Christopher Willis reviewed the details of the proposed general development plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:14 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5299 – 7BREW GENERAL DEVELOPMENT PLAN (GDP-02-25-9484)

Councilmember Kaylor introduced Bill No. 5299 approving a General Development Plan with Alternative Development Standards for the development of 7Brew, a Restaurant, Fast Food development, on 0.41 +/- acres of land located at 400 NW 7 Highway. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5299 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5299 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5299

Ms. Rodgers made the second reading of Bill No. 5299 by title. Councilmember Edmondson moved to adopt Bill No. 5299 upon its second reading and give it **ORDINANCE NO. 5404,** 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. 5300 – CODE AMENDMENT REGARDING SUNSHINE LAW

Councilmember Kaylor introduced Bill No. 5300 approving an amendment to Section 122.020 of the Code of Ordinances, City of Blue Springs, Missouri, to add a new Subsection 17 that makes records relating to reports of allegations of improper governmental activities under Section 29.221 RSMo authorized to be closed under the Missouri Sunshine Law and renumbering subsequent subsections. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5300 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5300 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5300

Ms. Rodgers made the second reading of Bill No. 5300 by title. Councilmember Edmondson moved to adopt Bill No. 5300 upon its second reading and give it **ORDINANCE NO. 5405,** 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. 5301 – PERMANANENT EASEMENT FOR IGNITE ST. MARY'S

Councilmember Kaylor introduced Bill No. 5301 accepting a permanent sidewalk easement from Ignite St. Marys Property, LLC for the 2024 Sidewalk Infill program. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5301 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5301 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5301

Ms. Rodgers made the second reading of Bill No. 5301 by title. Councilmember Edmondson moved to adopt Bill No. 5301 upon its second reading and give it **ORDINANCE NO. 5406,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5302 – LAKE LOTAWANA ANIMAL CONTROL SERVICES

Councilmember Kaylor introduced Bill No. 5302 approving a contract with the City of Lake Lotawana for Animal Control Services. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5302 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5302 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

MOTION TO CONTINUE

Councilmember Kaylor moved to continue Bill No. 5302 and Bill No. 5303 to the May 5, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried with a vote of 6 ayes to 1 no, with Councilmember Edmondson voting no.

INTRODUCTION AND 1ST READING – BILL NO. 5304 – MID-AMERICA REGIONAL COUNCIL

Councilmember Kaylor introduced Bill No. 5304 approving a two-year contract with Mid-America Regional Council for Operation Green Light Traffic Control System for a total of $16,000. Deputy City Clerk Megan

OPERATION GREEN LIGHT TRAFFIC CONTROL

Rodgers made the first reading of Bill No. 5304 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5304 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5304

Ms. Rodgers made the second reading of Bill No. 5304 by title. Councilmember Edmondson moved to adopt Bill No. 5304 upon its second reading and give it **ORDINANCE NO. 5407,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

VISITORS

Citizen Robert Dealer spoke regarding school bus safety concerns.

COUNCIL COMMENTS

Councilmember Culpepper reminded citizens to vote on April 8, 2025.

MAYORAL ANNOUNCEMENTS

- The municipal election is April 8, 2025. Blue Springs ballots contain several Charter questions as a result of the work of the Charter Commission.
- Introduction of Deputy City Clerk Megan Rodgers and Assistant to the City Administrator George Schmitz. Mr. Schmitz will be assuming the role of the current Assistant to the City Administrator Sheryl Morgan upon her retirement.
- The Farmer's Market held at the American Legion opens April 12, 2025.
- The Parks and Recreation Adult Easter Egg hunt will occur April 11, 2025 at 7:00 PM.
- Blue Springs native David Cook will be performing a benefit concert on April 19, 2025 in support of a Blue Springs Lieutenant currently battling cancer.

CLOSED SESSION

At 6:35 p.m., Councilmember Kaylor moved for the Council to go into closed session pursuant to Section 610.021(3) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to personnel, 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 Ericson and carried with the following votes:

Culpepper – Aye
Kaylor – Aye
Tholen – Aye

Brummel – Aye
Ericson – Aye
Edmondson – Aye
Mayor Lievsay – Aye

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Megan Rodgers, Deputy City Clerk