CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING #2
April 21, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 21, 2025, 6:45 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
Jeremy Rowan

Also present were Assistant City Administrator Dennis Dovel, City Attorney Jennifer Baird, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:45 p.m.

OATH OF OFFICE ADMINISTERED

City Clerk Erin Ford administered the Oath of Office to re-elected District 1 Councilmember Galen Ericson and newly elected District 2 Councilmember Katie Tholen and District 3 Councilmember Jeremy Rowan.

The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Ericson.

- **Liquor License for Blue Sky Liquor and Tobacco LLC** located at 1418 NW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales.
- **Liquor License for Frankies Italian Restaurant LLC** located at 1800 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors by the drink for consumption on premises and Sunday Sales.
- **Resolution No. 26-2025** authorizing submission of an application to the Missouri Blue Shield Program administered by the Missouri Department of Public Safety.
- Board and Commission Appointments

  <u>Appearance Review Committee:</u>

  Reappoint: Alan Ware
  New Appointment: Bob Frost, Chair
  David Smith, Vice Chair

  <u>Development Advisory Commission:</u>

  Reappoint: Travis Hagewood
  Travis Graham, Planning Commission Representative
  Orion Berridge, Chair
  Travis Hagewood, Vice Chair

Economic Development Council:
Reappoint: Becky Nace, Chair
New Appointment: Joey Connaughty
Roy Boyd, Vice Chair

Historic Preservation Commission:
Reappoint: Jennifer Rischel Smith, Planning Commission Liaison
Pam Albarelli
Ryan Crider
New Appointment: Ryan Crider, Chair
Pam Albarelli, Vice Chair

Main Center Redevelopment Corporation:
Reappoint: Gailen Snyder
Jennifer Hauschild
Jacob Grecco, II
Trevor Goodwin
Roger Corbin
New Appointment: Roger Corbin, Chair
Jacob Greco II, Vice Chair

Park Commission:
Reappoint: Tony Lopez
Ken Horrell
Nick Tepesch
Tony Lopez, Chair
Brian Markworth, Vice Chair

Planning Commission:
Reappoint: Chad Sanderson
Chris Henning

Public Art Commission:
Reappoint: Ramon Magee
Kathy Cornelius, Vice Chair
New Appointment: Sarah Laub
Ramon Magee, Chair

Public Safety Citizens' Advisory Board:
New Appointment: Drew Koehler
Kyle Boyce
Matt Calhoun, Chair

Solid Waste Management Commission:
Reappoint: Ann Leinn Gibson
David Mann, Chair
Ann Leinn Gibson, Vice Chair

- Council Liaison Appointments

Community Development Block Grant Advisory Board (voting members):
Councilmember Kaylor
Councilmember Tholen
Councilmember Brummel

Economic Development Council:
Councilmember Ericson

Development Advisory Commission:
Councilmember Brummel

Historic Preservation Commission:

Councilmember Tholen

Park Commission:
Councilmember Edmondson

Public Art Commission:
Councilmember Brummel

Public Safety Citizens' Advisory Board:
Councilmember Tholen

Solid Waste Management Commission:
Councilmember Rowan

The Consent Agenda was approved with the following vote:

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

ELECTION OF MAYOR PRO TEMPORE

Mayor Lievsay called for nominations from the floor for the one-year term of the Mayor Pro Tempore.

Councilmember Ericson nominated Councilmember Kaylor for the position of Mayor Pro Tempore. Motion seconded by Councilmember Edomondson. The Mayor, receiving no further nominations, declared that nominations cease and approve the nomination of Councilmember Kaylor by acclamation. Councilmember Kaylor was unanimously elected Mayor Pro Tempore by acclamation.

PUBLIC HEARING – BLUE SPRINGS HIGH SCHOOL REZONING (RZ-03-25-9502)

Mayor Lievsay opened the Public Hearing to consider a rezoning from Residential Estate to Single-Family/Planned Development for the property located at 901 NW 19th Street (Lot 4) at 6:53 p.m. (RZ-03-25-9502). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed rezoning and addressed questions from the Council.

APPLICANT

Chris Koch of Hollis+Miller Architects was present on behalf of the applicant, Blue Springs R-IV School District, and available to address questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:00 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5307 – BLUE SPRINGS HIGH SCHOOL REZONING (RZ-03-25-9502)

Councilmember Kaylor introduced Bill No. 5307 approving a rezoning from Residential Estate to Single-Family/Planned Development for the property located at 901 NW 19th Street (Lot 4) (RZ-03-25-9502). City Clerk Erin Ford made the first reading of Bill No. 5307 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5307 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5307

Ms. Ford made the second reading of Bill No. 5307 by title. Councilmember Edmondson moved to adopt Bill No. 5307 upon its second reading and give it **ORDINANCE NO. 5410,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5308 – BLUE SPRINGS HIGH SCHOOL FINAL PLAT (PF-03-25-9504)

Councilmember Kaylor introduced Bill No. 5308 approving a Final Plat to add Lot 4 to Blue Springs High School Harvest Addition (PF-03-25-9504). City Clerk Erin Ford made the first reading of Bill No. 5308 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5308 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5308

Ms. Ford made the second reading of Bill No. 5308 by title. Councilmember Edmondson moved to adopt Bill No. 5308 upon its second reading and give it **ORDINANCE NO. 5411,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

PUBLIC HEARING – ASPHALTIC SURFACES GENERAL DEVELOPMENT PLAN (GDP-03-25-9506) & CONDITIONAL USE PERMIT (CUP-03-25-9507)

Mayor Lievsay opened the Public Hearing to consider a General Development Plan to construct a new building with associated parking and drives as well as a Conditional Use Permit to allow for the Building or Construction Contractor (with Machinery, Equipment, or Storage) land use in a General Business Zoning District at 1050 SW Cemetery Road at 7:01 p.m. (GDP-03-25-9506 & CUP-03-25-9507). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Christopher Willis reviewed the details of the proposed General Development Plan and Conditional Use Permit and addressed questions from the Council.

APPLICANT

Patrick Joyce, Civil Engineer for the project, and applicant Jake Robbins were present and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:22 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5309 – ASPHALTIC SURFACES GENERAL DEVELOPMENT PLAN (GDP-03-25-9506)

Councilmember Kaylor introduced Bill No. 5309 approving a General Development Plan to construct a new building with associated parking and drives at 1050 SW Cemetery Road (GDP-03-25-9506). City Clerk Erin Ford made the first reading of Bill No. 5309 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5309 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5309

Ms. Ford made the second reading of Bill No. 5309 by title. Councilmember Edmondson moved to adopt Bill No. 5309 upon its second reading and give it **ORDINANCE NO. 5412,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5310 – ASPHALTIC SURFACES CONDITIONAL USE PERMIT (CUP-03-25-9507)

Councilmember Kaylor introduced Bill No. 5310 approving a Conditional Use Permit to allow for the Building or Construction Contractor (with Machinery, Equipment, or Storage) land use in a General Business Zoning District at 1050 SW Cemetery Road (CUP-03-25-9507). City Clerk Erin Ford made the first reading of Bill No. 5310 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5310 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5310

Ms. Ford made the second reading of Bill No. 5310 by title. Councilmember Edmondson moved to adopt Bill No. 5310 upon its second reading and give it **ORDINANCE NO. 5413,** 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
Rowan – Aye
Kaylor – Aye
Tholen – Aye
Brummel – Aye
Ericson – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – 500 R.D. MIZE OFFICES CONDITIONAL USE PERMIT (CUP-03-25-9505)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing the Building or Construction Contractor land use on a property located at 500 NW RD Mize at 7:24 p.m. (CUP-03-25-9505). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Christopher Willis reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:41 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5311 – 500 R.D. MIZE OFFICES CONDITIONAL USE PERMIT (CUP-03-25-9505)

Councilmember Kaylor introduced Bill No. 5311 approving a Conditional Use Permit allowing the Building or Construction Contractor land use on a property located at 500 NW RD Mize (CUP-03-25-9505). City Clerk Erin Ford made the first reading of Bill No. 5311 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5311 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and failed unanimously on the first reading.

PUBLIC HEARING – HY-VEE VACATION (VAC-03-25-9508)

Mayor Lievsay opened the Public Hearing to consider a Vacation to vacate a water main easement generally located at 625 SW 40 Highway at 7:44 p.m. (VAC-03-25-9508). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Christopher Willis reviewed the details of the proposed Vacation and addressed questions from the Council.

APPLICANT

Brett Sonner with Olsson, Inc. was present on behalf of the applicant, Hy-Vee, and available to address questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:52 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5312 – HY-VEE VACATION (VAC-03-25-9508)

Councilmember Kaylor introduced Bill No. 5312 approving a Vacation to vacate a water main easement generally located at 625 SW 40 Highway (VAC-03-25-9508). City Clerk Erin Ford made the first reading of Bill No. 5312 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5312 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5312

Ms. Ford made the second reading of Bill No. 5312 by title. Councilmember Edmondson moved to adopt Bill No. 5312 upon its second reading and give it **ORDINANCE NO. 5414,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5313 – HY-VEE FINAL PLAT (PF-03-25-9509)

Councilmember Kaylor introduced Bill No. 5313 approving a Final Plat for Blue Springs Hy-Vee 3rd Plat for proposed subdivision of the existing Hy-Vee Lot (PF-03-25-9509). City Clerk Erin Ford made the first reading of Bill No. 5313 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Edmondson moved to approve Bill No. 5313 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5313

Ms. Ford made the second reading of Bill No. 5313 by title. Councilmember Edmondson moved to adopt Bill No. 5313 upon its second reading and give it **ORDINANCE NO. 5415,** 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
Tholen – Aye
Brummel – Aye
Ericson – Aye
Edmondson – Aye
Rowan – Aye
Mayor Lievsay – Aye

PRESENTATION – PUBLIC OFFICIAL LIABILITY TRAINING

Councilmember Ericson moved to continue the Public Official Liability Training presentation by City Attorney Jennifer Baird to a later meeting. Motioned seconded by Councilmember Kaylor and carried unanimously.

COUNCIL COMMENTS

Councilmember Brummel announced the Parks and Recreation Department will be hosting a spring Green up the Blue event on April 26, 2025.

MAYORAL ANNOUNCEMENTS

- Welcomed new Councilmember Jeremy Rowan.
- Bite of Blue Springs monthly food truck event will be held in downtown Blue Springs this season and begins April 26, 2025.

ADJOURNMENT

At 7:57 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.

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor