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

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 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 - ABSENT
Jeremy Rowan

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

PLEDGE

Councilmember Rowan led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- Minutes of the June 16, 2025 City Council Meeting and June 30, 2025 City Council Work Session
- **Resolution No. 45-2025** 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
- **Resolution No. 46-2025** designating Friday, September 19, through Sunday, September 21, as the dates for the 2025 Blue Springs Fall Fun Festival
- **Resolution No. 47-2025** approving an amendment to the lease agreement with RMT of Blue Springs LLC for the operation of Adams Pointe Conference Center for one additional year

The Consent Agenda was approved with the following vote:

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

PRESENTATION – PROCLAMATIONS FOR BLUE SPRINGS SOUTH BASEBALL TEAM AND GARRETT FLACK

Mayor Lievsay and Council recognized the Blue Springs South Jaguar Baseball Team as the Missouri Class 6 state baseball champions and Blue Springs South graduate Garrett Flack as the first Speech and Debate National Champion in school history.

PUBLIC HEARING – HAWES ESTATE REZONING (RZ-05-25-9572) AND CONDITIONAL USE PERMIT (CUP-05-25-9573)

Mayor Lievsay opened the Public Hearing to consider a Rezoning (RZ-05-25-9572) from Agriculture-County to Single-Family Large Lot Residential and a Conditional Use Permit (CUP-05-25-9573) for Hawes Estates located at 27711 E Wyatt Road at 6:09 p.m. 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 Conditional Use Permit and addressed questions from the Council.

APPLICANT

John Overstreet with Tri-County Water Authority was present and available for questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:18 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5329 – HAWES ESTATE REZONING (RZ-05-25-9572)

Councilmember Tholen introduced Bill No. 5329 approving a Rezoning from Agriculture-County Single-Family Large Lot Residential (RZ-05-25-9572).City Clerk Erin Ford made the first reading of Bill No. 5329 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5329 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5329

Ms. Ford made the second reading of Bill No. 5329 by title. Councilmember Kaylor moved to adopt Bill No. 5329 upon its second reading and give it **ORDINANCE NO. 5431,** 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	Rowan – Aye
Brummel – Aye	Kaylor – Aye
Ericson – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5330 – HAWES ESTATE CONDITIONAL USE PERMIT (CUP-05-25-9573)

Councilmember Tholen introduced Bill No. 5330 approving a Conditional Use Permit for Hawes Estates located at 27711 E Wyatt Road (CUP-05-25-9573). City Clerk Erin Ford made the first reading of Bill No. 5330 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5330 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5330

Ms. Ford made the second reading of Bill No. 5330 by title. Councilmember Kaylor moved to adopt Bill No. 5330 upon its second reading and give it **ORDINANCE NO. 5432,** 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	Kaylor – Aye
Ericson – Aye	Tholen – Aye
Rowan – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

PUBLIC HEARING – CAPITAL IMPROVEMENTS PROGRAM FISCAL YEARS 2025-2026 TO 2029-2030

Mayor Lievsay opened the Public Hearing to consider the Fiscal Years 2024-2025 to 2028-2029 Capital Improvements Program for the City of Blue Springs at 6:22 p.m. 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

City Administrator Christine Cates and Dave Christensen with Cochran Engineering reviewed the details of the proposed Capital Improvements Program Fiscal Years 2025-2026 to 2029-2030 and addressed questions from the Council.

IN SUPPORT OF

Primrose Subdivision Homeowner Association President William Perry spoke in support of City paving efforts and requested paving for the Primrose Subdivision.

The Mayor hearing no further comments for or against, closed the public hearing at 6:49 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5331 – CAPITAL IMPROVEMENTS PROGRAM FISCAL YEARS 2025-2026 TO 2029-2030

Councilmember Tholen introduced Bill No. 5331 approving the Capital Improvements Program Fiscal Years 2025-2026 to 2029-2030. City Clerk Erin Ford made the first reading of Bill No. 5331 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5331 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5331

Ms. Ford made the second reading of Bill No. 5331 by title. Councilmember Kaylor moved to adopt Bill No. 5331 upon its second reading and give it **ORDINANCE NO. 5433,** 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	Tholen – Aye
Rowan – Aye	Brummel – Aye
Kaylor – Aye	Edmondson – ABSENT
	Mayor Lievsay – Aye

RESOLUTION 48-2025 – COCHRAN TASK ORDER

Councilmember Tholen moved to adopt Resolution No. 48-2025 approving Task Order #15 to Contract No. 2024-166 with SC

#15 – PREVENTATIVE PAVEMENT MANAGEMENT PROGRAM

Engineering, LLC, dba Cochran for Contract Management Services to provide Professional Engineering and Inspection Services for the City of Blue Springs' Preventive Pavement Maintenance Program and Mock Avenue Paving Resurfacing Project. Motion seconded by Councilmember Brummel and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5332 – SHADY GREEN ASPHALTIC SURFACES FINAL PLAT (PF-05-25-9568)

Councilmember Tholen introduced Bill No. 5332 approving a Final Plat for Shady Green First Plat for Asphaltic Surfaces located at 1050 SW Cemetery Road (PF-05-25-9568). City Clerk Erin Ford made the first reading of Bill No. 5332 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5332 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5332

Ms. Ford made the second reading of Bill No. 5332 by title. Councilmember Kaylor moved to adopt Bill No. 5332 upon its second reading and give it **ORDINANCE NO. 5434,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5333 – EAGLES RIDGE ESTATES FINAL PLAT (PF-05-25-9571)

Councilmember Tholen introduced Bill No. 5333 approving a Final Plat for Eagles Ridge Estates PR-O 5th Plat located northwest of SW Newport Drive and west of SW 5th Street (PF-05-25-9568). City Clerk Erin Ford made the first reading of Bill No. 5333 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5333 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5333

Ms. Ford made the second reading of Bill No. 5333 by title. Councilmember Kaylor moved to adopt Bill No. 5333 upon its second reading and give it **ORDINANCE NO. 5435,** 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
Rowan – Aye
Edmondson – ABSENT
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5334 – CODE AMENDMENT

Councilmember Tholen introduced Bill No. 5334 approving amendments to the Code of Ordinances, City of Blue Springs, Missouri, Title VI Business and Occupation Chapter 600 Alcoholic Beverages

RELATED TO INTOXICATING LIQUORS FOR FALL FUN FEST

Section 600.340 Consumption In Certain Public Places During Fall Fun Festival – Restrictions to include the sale of "intoxicating liquor" in the designated beer garden area during the Fall Fun Festival. City Clerk Erin Ford made the first reading of Bill No. 5334 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5334 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5334

Ms. Ford made the second reading of Bill No. 5334 by title. Councilmember Kaylor moved to adopt Bill No. 5334 upon its second reading and give it **ORDINANCE NO. 5436,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

RESOLUTION 49-2025

Councilmember Tholen moved to adopt Resolution No. 49-2025 approving a Memorandum of Understanding for lease of Blue Springs Downtown Public Area for Fall Fun Festival. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5335 – MID-AMERICA REGIONAL COUNCIL SENIOR SERVICES

Councilmember Tholen introduced Bill No. 5335 approving a contract with Mid-America Regional Council for reimbursement to continue meal preparation for congregate meals, homebound meals, and meal delivery for homebound recipients, as well as continuing to provide site transportation via OATS Inc to and from Vesper Hall, and fund evidence-based programming and the administration of Vesper Hall. City Clerk Erin Ford made the first reading of Bill No. 5335 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5335 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5335

Ms. Ford made the second reading of Bill No. 5335 by title. Councilmember Kaylor moved to adopt Bill No. 5335 upon its second reading and give it **ORDINANCE NO. 5437,** 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
Rowan – Aye
Kaylor – Aye
Tholen – Aye
Edmondson – ABSENT
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5336 – PAYMENT FOR MID-AMERICA REGIONAL COUNCIL GRANT

Councilmember Tholen introduced Bill No. 5336 approving a payment of Project Fees to Mid-America Regional Council in the amount of $25,000 for a grant award for 7 Highway corridor improvements from U.S. 40 Highway to Ligget Road. City Clerk Erin Ford made the first reading of Bill No. 5336 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5336 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5336

Ms. Ford made the second reading of Bill No. 5336 by title. Councilmember Kaylor moved to adopt Bill No. 5336 upon its second reading and give it **ORDINANCE NO. 5438,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

PRESENTATION – DOWNTOWN STREETSCAPE ENHANCEMENTS PROJECT

Assistant to the City Administrator George Schmitz and Dave Christensen with Cochran Engineering presented community feedback from the Downtown Streetscape Project public meeting and online survey and addressed questions from the Council.

MOTION TO DIRECT STAFF - STREETLIGHT DESIGN

Councilmember Tholen moved to direct staff to move forward with a double lamp streetlight design. Motion seconded by Councilmember Brummel and carried unanimously.

MOTION TO DIRECT STAFF - SIDEWALK WIDTH AND PARKING CONFIGURATION

Councilmember Tholen moved to direct staff to move forward with the 15-foot sidewalk and hybrid parking option for Main Street. Motion seconded by Councilmember Rowan.

MOTION TO AMEND

Councilmember Ericson moved to amend the Motion to add consideration of a one-way road design for Main Street. Motion seconded by Councilmember Kaylor and **failed** with the following vote:

Rowan – No
Kaylor – Aye
Tholen – No
Brummel – No
Ericson – Aye
Edmondson – ABSENT
Mayor Lievsay – No

VOTE - MOTION TO DIRECT STAFF

Mayor Lievsay called for a vote on the original motion made by Councilmember Tholen and seconded by Councilmember Rowan for the 15-foot sidewalk and hybrid parking option for Main Street.

Kaylor – No
Tholen – Aye
Brummel – Aye
Ericson – No
Rowan – Aye
Edmondson – ABSENT
Mayor Lievsay – Aye

COUNCIL COMMENTS

Brummel: Thank you to Parks staff for work on Red, White and Blue Springs Independence Day event.

Ericson: Complimented Parks and Recreation on the second annual cardboard box boat race at Blue Surf Bay.

Kaylor: Thank you to the Police Department and Volunteers in Police Service for work on the Red, White and Blue Springs Independence Day event.

MAYORAL ANNOUNCEMENTS

- Proclamation prepared and presented for National Parks and Recreation Day is on July 18
- Movie in the Park and Music in the Park are upcoming community events

ADJOURNMENT

At 7:39 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Brummel and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

Erin Ford, City Clerk

Chris Lievsay, Mayor