CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
September 17, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, September 17, 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.

CALL MEETING TO ORDER

At 5:00 p.m. Mayor Lievsay called the meeting to order.

CLOSED SESSION

Councilmember Kaylor moved for the Council to go into closed session pursuant to Section 610.021 (9) and (12) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to employee groups and contract negotiations, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the regular meeting of this body reopen at 6:00 p.m. Motion seconded by Councilmember Ericson and carried with the following votes:

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

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
Nick Brummel
Galen Ericson
Kent Edmondson
Jeremy Rowan

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and Deputy City Clerk Megan Rodgers.

INVOCATION AND PLEDGE

Councilmember Kaylor led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the open session of the City Council 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 Tholen.

- Minutes of the September 2, 2025 City Council Meeting and September 10, 2025 Special Meeting
- **Resolution No. 68-2025** approving a contract with OATS Transit for transportation services for Site Transportation to and from Vesper Hall Monday – Friday
- **Resolution No. 69-2025** approving a contract with OATS Transit for transportation services for Community Transportation to and from

locations within Blue Springs city limits Tuesdays, Wednesdays, and Thursdays

- **Resolution No. 70-2025** approving a contract with OATS Transit for transportation services for day trips from Vesper Hall
- **Resolution No. 71-2025** approving Task Order #17 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Construction Inspection Services for the TAP-9901(447) Hwy 7 – Pedestrian Improvements Project ST-43 for a total amount of $330,608
- **Resolution No. 72-2025** approving Task Order #18 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the E. Wyatt Street Phase 2 Improvements – Roundabout at ADP and Wyatt for a total amount of $231,333; CIP ST – 18
- **Resolution No. 73-2025** appointing Successor Directors to the North Blue Springs Community Improvement District
- **Resolution No. 74-2025** adopting the 2025 Wage Reopener Amendment to the labor agreement with the Communication Workers of America Local 6363 for communication workers

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – WEST GATE VILLAS REZONING (RZ-06-25-9623) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-06-25-9624)

Mayor Lievsay opened the Public Hearing to consider a rezoning from Regional Commercial/Service Office to Planned Development-Residential for the 6.28 +/- acre property located at northeast corner of NW 19th Street and NW Mock Avenue for West Gate Villas at 6:01 p.m. (RZ-06-25-9623 and PDC-06-25-9624). The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Megan Rodgers entered two exhibits into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed Rezoning and Planned Development Concep Plan and addressed questions from the Council.

APPLICANT

Bryan Rahn was present on behalf of the applicant, Ward Development, and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:15 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5349 – WEST GATE VILLAS REZONING (RZ-06-25-9623)

Councilmember Kaylor introduced Bill No. 5349 approving a rezoning from Regional Commercial/Service Office to Planned Development-Residential for the 6.28 +/- acre property located at northeast corner of NW 19th Street and NW Mock Avenue for West Gate Villas (RZ-06-25-9623 and PDC-06-25-9624). Deputy City Clerk Megan Rodgers made

AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-06-25-9624)

the first reading of Bill No. 5349 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5349 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5349

Ms. Rodgers made the second reading of Bill No. 5349 by title. Councilmember Edmondson moved to adopt Bill No. 5349 upon its second reading and give it **ORDINANCE NO. 5450,** 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 – No
Edmondson – Aye
Rowan – Aye
Kaylor – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – 2025 TAX LEVY

Mayor Lievsay opened the Public Hearing to consider the 2025 Property Tax Levy for the City of Blue Springs at 6:17 p.m. 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

Senior Director of Finance Kare Van Winkle reviewed the details of the proposed 2025 Property Tax Levy and addressed questions from the Council.

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

INTRODUCTION AND 1ST READING – BILL NO. 5350 – 2025 TAX LEVY

Councilmember Kaylor introduced Bill No. 5350 approving the 2025 Property Tax Levy for the City of Blue Springs. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5350 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5350 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5350

Ms. Rodgers made the second reading of Bill No. 5350 by title. Councilmember Edmondson moved to adopt Bill No. 5350 upon its second reading and give it **ORDINANCE NO. 5451,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO.

Councilmember Kaylor introduced Bill No. 5351 approving the Final Plat for Hawes Estates, consisting of three lots generally located west of

5351 – HAWES ESTATE FINAL PLAT (PF-07-25-9643)

Shroud Rd and south of SE Wyatt Rd (PF-07-25-9643). Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5351 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5351 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5351

Ms. Rodgers made the second reading of Bill No. 5351 by title. Councilmember Edmondson moved to adopt Bill No. 5351 upon its second reading and give it **ORDINANCE NO. 5452,** 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
Rowan – Aye
Kaylor – Aye
Tholen – Aye
Brummel – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5352 – OPTICOM MAINTENANCE AND REPAIR

Councilmember Kaylor introduced Bill No. 5352 approving a Cooperative Agreement with the Central Jackson County Fire Protection District for Opticom Maintenance and Repair. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5352 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5352 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5352

Ms. Rodgers made the second reading of Bill No. 5352 by title. Councilmember Edmondson moved to adopt Bill No. 5352 upon its second reading and give it **ORDINANCE NO. 5453** 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

INTRODUCTION AND 1ST READING – BILL NO. 5347 – FISCAL YEAR 2025-26 BUDGET

Councilmember Kaylor introduced Bill No. 5347 approving the Fiscal Year 2025-26 Budget. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5347 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5347 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen.

MOTION TO AMEND BILL NO. 5347

Councilmember Brummel moved to amend the Fiscal Year 2025-26 budget to add $195,000 divided appropriately between the General Fund and Public Safety Sales Tax fund to provide a 4.5% range adjustment on October 1 for the Fraternal Order of Police Officers Bargaining Unit. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

APPROVE 1ST READING – BILL 5347, AS AMENDED

Approval of first reading of Bill No. 5347, as amended, carried with a vote of 6 to 1, with Councilmember Ericson voting no.

2ND READING – BILL NO. 5347, AS AMENDED

Ms. Rodgers made the second reading of Bill No. 5347, as amended, by title. Councilmember Edmondson moved to adopt Bill No. 5347 upon its second reading and give it **ORDINANCE NO. 5454,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5353 – FISCAL YEAR 2024-25 BUDGET AMENDMENT

Councilmember Kaylor introduced Bill No. 5353 amending the 2024-25 annual budget increasing the previously adopted and amended budget of $143,139,209 by $216,402 to $143,355,611. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5353 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5353 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5353

Ms. Rodgers made the second reading of Bill No. 5353 by title. Councilmember Edmondson moved to adopt Bill No. 5353 upon its second reading and give it **ORDINANCE NO. 5455,** 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
Rowan – Aye
Kaylor – Aye
Mayor Lievsay – Aye

COUNCIL COMMENTS

Councilmember Edmondson shared that Council will participate in the Fall Fun Fest Parade on September 20.

ADJOURNMENT At 6:30 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Edmondson and carried unanimously.

ATTEST:

Megan Rodgers, Deputy City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor