BLUE SPRINGS
MISSOURI

MINUTES OF AUGUST 3, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 3, 2026 at 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.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Brian Markworth

Jeremy Rowan

STAFF ATTENDANCE

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

PLEDGE

Mayor Lievsay 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 City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

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

- Minutes of the July 20, 2026 City Council Meeting
- **Resolution No. 054-2026** 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. 055-2026** designating Friday, September 18, through Sunday, September 20, as the dates for the 2026 Blue Springs Fall Fun Festival.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

ITEM 3d – RESOLUTION 056-2026 – FALL FUN FEST MEMORANDUM OF UNDERSTANDING

Councilmember Kaylor requested Item 3d – Resolution 056-2026 approving a Memorandum of Understanding for license of Blue Springs Downtown Public Area for Fall Fun Festival be pulled from the Consent Agenda for separate discussion and vote.

Councilmember Tholen moved to approve Resolution 056-2026. Motion seconded by Councilmember Brummel and carried unanimously.

SHEDIGS IT VACATION WITHDRAWN

Mayor Lievsay advised the Council that Martin Arling on behalf of the Applicant, Chris Rimel, requested the consideration of the vacation of 0.69 +/- acres property generally located at 600 SE Central Dr. (VAC-06-26-9919) be withdrawn.

PUBLIC HEARING – FORD WAREHOUSE PLANNED DEVELOPMENT CONCEPT PLAN

Mayor Lievsay opened the Public Hearing at 6:05 p.m. to consider a Planned Development Concept for the Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway, to allow a building addition to the existing warehouse on the property (PDC-04-26-9865). The City Clerk entered one exhibit into the record.

STAFF REPORT

Planner Logan Day reviewed the details of the proposed Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicant, Powell Minnis, was available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:12 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5420 - FORD WAREHOUSE PLANNED DEVELOPMENT CONCEPT PLAN

Councilmember Kaylor introduced Bill Number 5420 approving a Planned Development Concept for the Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway, to allow a building addition to the existing warehouse on the property (PDC-04-26-9865). City Clerk Erin Ford made the first reading of Bill No. 5420 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5420 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5420

Ms. Ford made the second reading of Bill Number 5420 by title. Councilmember Ericson moved to adopt Bill Number 5420 upon its second reading and give it ORDINANCE Number 5515, 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

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – POINTE OF HOPE REZONING AND CONDITIONAL USE PERMIT

Mayor Lievsay opened the Public Hearing at 6:13 p.m. to consider a request to rezone Tract 3 of the property from General Business to Regional Commercial and to approve a Conditional Use Permit allowing the outdoor storage of recreational vehicles, boats, and trailers on the property located at 1211 NW 7 Highway (RZ-06-26-9922, CUP-06-26-9923). The City Clerk entered one exhibit into the record.

STAFF REPORT

Planner Logan Day reviewed the details of the proposed Rezoning and Conditional Use Permit and addressed questions from the Council.

APPLICANT

The applicant, Chuck Evans, was available to address questions from Council.

IN SUPPORT OF

Melinda Bowman and Rick Villers spoke in support.

IN OPPOSITION TO

Chris Henning spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:47 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5421 - POINTE OF HOPE REZONING

Councilmember Kaylor introduced Bill Number 5421 approving a rezoning of Tract 3 of the property located at 1211 NW 7 Highway from General Business to Regional Commercial (RZ-06-26-9922). City Clerk Erin Ford made the first reading of Bill No. 5421 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5421 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel.

MOTION TO CONTINUE

Councilmember Ericson moved to continue the Pointe of Hope Rezoning to the September 8, 2026 City Council meeting. Motion seconded by Councilmember Rowan and carried unanimously.

MOTION TO CONTINUE

Councilmember Kaylor moved to continue the Pointe of Hope Conditional Use Permit to the September 8, 2026 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY BOARD ANNUAL ACTION PLAN

Mayor Lievsay opened the Public Hearing at 6:57 p.m. to consider the 2026-2027 Community Development Block Grant Annual Action Plan. The City Clerk entered one exhibit into the record.

STAFF REPORT

Planner Shantele Frie reviewed the details of the proposed 2026-2027 Community Development Block Grant Annual Action Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:02 p.m.

RESOLUTION

Councilmember Tholen moved to adopt Resolution No. 057-2026 approving the 2026-2027 Community Development Block Grant Annual Action Plan Motion seconded by Councilmember Brummel and carried unanimously.

COUNCILMEMBER COMMENTS

Councilmember Kaylor noted the street construction in Blue Springs and thanked people for their patience.

MAYORAL COMMENTS

- Council recently attended the Hope House Gala; the organization is a recipient of Community Development Block Grant Advisory funds.
- Election day is tomorrow, please vote.
- Parks and Recreation will host a "Movie in the Park" on August 7.

CLOSED SESSION

At 7:08 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(3) and (13) 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 Tholen and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

August 3, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Erin Ford, City Clerk