CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
January 21, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Tuesday, January 21, 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 – Assumed seat on the dais at 6:04
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Attorney Lindsey Kolish, 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.

OATH OF OFFICE ADMINISTERED

City Clerk Erin Ford administered the Oath of Office to District 3 Councilmember Nick Brummel and Mr. Brummel assumed his seat on Council.

CONSENT AGENDA

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

- Minutes of the January 7, 2025 City Council Meeting.
- **Liquor License for Que Tal Pollo** located at 1605 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors by the drink for consumption on premises (weekdays only) and Sunday Sales.
- **Resolution No. 07-2025** approving a purchase in the amount of $230,876.00 from Molle Chevrolet, Inc. for four 2025 Chevrolet Tahoe patrol vehicles.
- Boards and Commissions is as follows:
  Park Commission:
  New appointments:
  Greg Markway (term expiring 5/2027)
  Tony Lopez, Chair (term expiring 5/2025)
  Brian Markworth, Vice Chair (term expiring 5/2026)
- **Resolution No. 08-2025** approving a contract in the amount of $10,000.00 with Newkirk Novak Construction Partners, Inc., as the Construction Manager at Risk (CMAR) for preconstruction services for the renovation and expansion of the Public Works Operation Building. This project is approved as CIP BF-19.

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – TOMMY'S CAR WASH REZONING (RZ-11-24-9418) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-11-24-9419)

Mayor Lievsay opened the Public Hearing to consider a rezoning from General Business to Planned Development-Commercial and a Planned Development Concept Plan for Tommy's Express Car Wash to allow for the demolition of the current site and development of an express car wash for the property located at 509 NW 7 Highway (PDC-11-24-9419 and RZ-11-24-9418) at 6:02 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 Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Applicant representatives Rob Heise and Kasey Graham were present and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:45 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5286 – TOMMY'S CAR WASH REZONING (RZ-11-24-9418) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-11-24-9419)

Councilmember Kaylor introduced Bill No. 5286 approving a rezoning from General Business to Planned Development-Commercial and a Planned Development Concept Plan for Tommy's Express Car Wash to allow for the demolition of the current site and development of an express car wash for the property located at 509 NW 7 Highway. City Clerk Erin Ford made the first reading of Bill No. 5286 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5286 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with the following vote:

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

2ND READING – BILL NO. 5286

Ms. Ford made the second reading of Bill No. 5286 by title. Councilmember Edmondson moved to adopt Bill No. 5286 upon its second reading and give it **ORDINANCE NO. 5391,** 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 – No
Edmondson – Aye
Culpepper – Aye
Kaylor – No
Tholen – Aye
Mayor Lievsay – No

PUBLIC COMMENTS

Resident Ken Horrell spoke in support of the new Public Comments section added to the Agenda.

PRESENTATION – CITY STRATEGIC PLANNING PROCESS

Berry, Dunn, McNeil & Parker, LLC Senior Consultant Jen Ferguson presented a virtual kick-off orientation for the City Strategic Planning process.

INTRODUCTION AND 1ST READING – BILL NO. 5287 – LEGAL COUNSEL FOR CONDEMNATION AND EASEMENT NEGOTIATIONS

Councilmember Kaylor introduced Bill No. 5287 authorizing legal counsel to institute condemnation proceedings if property interests cannot be acquired by purchase through good faith negotiations and authorizing the City to acquire and accept permanent right-of-way and easements. City Clerk Erin Ford made the first reading of Bill No. 5287 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5287 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5287

Ms. Ford made the second reading of Bill No. 5287 by title. Councilmember Edmondson moved to adopt Bill No. 5287 upon its second reading and give it **ORDINANCE NO. 5392** 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. 5288 – CALL FOR ELECTION – CHARTER AMENDMENTS

Councilmember Kaylor introduced Bill No. 5288 calling an election to amend the Charter of the City of Blue Springs and providing for submissions of the Charter amendments to the qualified voters of the City for their approval at the general election called and to be held in the City on April 8, 2025. City Clerk Erin Ford made the first reading of Bill No. 5288 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5288 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

MOTION TO AMEND

Councilmember Ericson moved to add the Charter Review Commission's recommended edits to Section 3.12.D to Ballot Question 1, which would require that for roll call votes, the Mayor shall be called in the City Council seating order, rather than last. Motion seconded by Councilmember Kaylor and **failed** with a vote of 2-5 with Councilmembers Tholen, Brummel, Edmondson, Culpepper and Mayor Lievsay voting no.

MOTION TO AMEND

Councilmember Ericson moved to add the Charter Review Commission's recommended edits to Sections 3.4 and 4.3 as an additional Ballot

Question, which would establish four terms of three years for Councilmembers, four terms of four years for the Mayor, and that these limits do not apply to terms served due to a vacancy or terms that commenced prior to May 1, 2025. Motion seconded by Councilmember Kaylor and **failed** with a vote of 2-5 with Councilmembers Tholen, Brummel, Edmondson, Culpepper and Mayor Lievsay voting no.

2ND READING – BILL NO. 5288

Ms. Ford made the second reading of Bill No. 5288 by title. Councilmember Edmondson moved to adopt Bill No. 5288 upon its second reading and give it **ORDINANCE NO. 5393,** 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

INTRODUCTION AND 1ST READING – BILL NO. 5289 – PURPLE HEART SIGNAGE

Councilmember Kaylor introduced Bill No. 5289 approving an agreement with the Missouri Highways and Transportation Commission, in care of the Missouri Department of Transportation, for the placement of Purple Heart City signage at two locations along Missouri State Route 7 Highway. City Clerk Erin Ford made the first reading of Bill No. 5289 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5289 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5289

Ms. Ford made the second reading of Bill No. 5289 by title. Councilmember Edmondson moved to adopt Bill No. 5289 upon its second reading and give it **ORDINANCE NO. 5394,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

MAYORAL ANNOUNCEMENTS

January 20 was Martin Luther King Jr. Day and Mayor Lievsay shared his quote, "Everybody can be great because anybody can serve."

Welcome and congratulations to new Councilmember Nick Brummel.

The Parks and Recreation Department will host Daddy Daughter Dances on January 31 and February 1.

ADJOURNMENT

At 7:17 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor