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

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 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.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
Nick Brummel
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, Assistant to the City Administrator Sheryl Morgan and Deputy City Clerk Megan Rodgers.

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

- Minutes of the March 3, 2025 City Council Meeting.
- **Resolution No. 15-2025** approving a City Council Authorization Form for participation in grants with the Missouri Department of Transportation Highway Safety and Traffic Division.
- **Resolution No. 16-2025** approving a contract for the purchase of public art titled "Family Tree" by Interior Iron, Artist Devern Farley for $17,000.

The Consent Agenda was approved with the following vote:

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

PRESENTATION – RECOGNITION OF FORMER COUNCILMEMBER RON FOWLER

Mayor Lievsay and Council recognized former Councilmember and current State Representative Ron Fowler for his years of service to the City of Blue Springs.

INTRODUCTION AND 1ST READING – BILL NO. 5295 – TOMMY'S EXPRESS CAR WASH FINAL PLAT

Councilmember Kaylor introduced Bill No. 5295 approving the Final Plat for Tommy's Express Car Wash, consisting of one lot located at 509 NW 7 Highway (PF-01-25-9464). City Clerk Erin Ford made the first reading of Bill No. 5295 by title; copies of the proposed Bill having previously been made available to the public.

(PF-01-25-9464)

Councilmember Culpepper moved to approve Bill No. 5295 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with Councilmembers Ericson and Kaylor voting no.

2ND READING – BILL NO. 5295

Ms. Ford made the second reading of Bill No. 5295 by title. Councilmember Edmondson moved to adopt Bill No. 5295 upon its second reading and give it **ORDINANCE NO. 5400,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5296 – FLEX SPACES PHASE II FINAL PLAT (PF-01-25-9466)

Councilmember Kaylor introduced Bill No. 5296 approving the Final Plat for Hal Park Subdivision Second Plat for the development of Flex Spaces II) located at 3405 NW Jefferson Street (PF-01-25-9466. City Clerk Erin Ford made the first reading of Bill No. 5296 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5296 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5296

Ms. Ford made the second reading of Bill No. 5296 by title. Councilmember Edmondson moved to adopt Bill No. 5296 upon its second reading and give it **ORDINANCE NO. 5401,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PRESENTATION – VALLEY OAKS INVESTMENTS DEED

Senior Director of City Development Mike Mallon presented information regarding City-owned property located near the northeast corner of NE 20th Street and NE Jefferson Street, east of the Faurecia development.

INTRODUCTION AND 1ST READING – BILL NO. 5297 – DECLARATION OF SURPLUS PROPERTY AND INVESTMENT DEED TRANSFER TO VALLEY OAKS

Councilmember Kaylor introduced Bill No. 5297 declaring as surplus City-owned real property located near the northeast corner of NE 20th Street and NE Jefferson Street, east of the Faurecia development, and authorizing the City Administrator to sign a deed transferring the property to Valley Oaks Investments, L.L.C. City Clerk Erin Ford made the first reading of Bill No. 5297 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5297 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5297

Ms. Ford made the second reading of Bill No. 5297 by title. Councilmember Edmondson moved to adopt Bill No. 5297 upon its second reading and give it **ORDINANCE NO. 5402,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper 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. 5298 – BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK FINAL PLAT (PF-01-25-9468)

Councilmember Kaylor introduced Bill No. 5298 approving the Final Plat for Blue Springs Business and Technology Park located at 2305 NE Jefferson Street (PF-01-25-9468). City Clerk Erin Ford made the first reading of Bill No. 5298 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5298 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5298

Ms. Ford made the second reading of Bill No. 5298 by title. Councilmember Edmondson moved to adopt Bill No. 5298 upon its second reading and give it **ORDINANCE NO. 5403,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

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

PRESENTATION – FLAHERTY & COLLINS PROPERTIES

Flaherty & Collins Properties Developer and Project Lead David Wingerson along with Michael Goslinga, Rob Welker, and Kevin Berman of Hoefer Welker Architecture presented a proposal for the redevelopment of 3.4+ acres owned by the City at the southwest end of Downtown Blue Springs on Main Street (1304 & 1308 W Main Street), also known as the Lumberyard, and addressed questions from Council.

RESOLUTION 17-2025

Councilmember Culpepper moved to adopt **Resolution No. 17-2025** designating the developer, authorizing City staff to enter into a Funding Agreement, and negotiate a Development Performance and Sale Agreement with Flaherty & Collins Properties. Motion seconded by Councilmember Brummel and carried unanimously.

DISCUSSION – COMMERCIAL VEHICLE PARKING

Councilmembers Tholen and Edmondson led Council in a discussion regarding potential City Code amendments relating to the parking of a commercial vehicle on private property in residential zoning districts.

MOTION TO DIRECT STAFF

Councilmember Edmondson moved to direct staff to draft a code amendment related to the commercial vehicle definition. Motion seconded by Councilmember Tholen and carried with the following vote:

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

DISCUSSION – BACKYARD HENS

Councilmembers Brummel and Culpepper led Council in a discussion regarding potential City Code Amendments for the keeping of backyard hens in the City.

MOTION TO DIRECT STAFF

Councilmember Culpepper moved to direct staff to prepare an Ordinance based on comments discussed by Councilmembers Culpepper and Brummel including fence height, permits, clarification of non-commercial, waste, and timeframe for implementation. Motion seconded by Councilmember Brummel and carried with the following vote:

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

VISITORS

Citizen Dakota Duffey spoke regarding commercial vehicle parking in residential neighborhoods.

Citizen Jennifer Irey spoke in support of backyard hens.

Citizen Ken Horrell spoke in opposition to backyard hens.

COUNCIL COMMENTS

Edmondson: The Citizens Police Academy Alumni Association is holding a fundraiser on March 30 to support a Blue Springs police officer currently battling cancer.

MAYORAL ANNOUNCEMENTS

- Recognized the passing of Don Lograsso who served as State Representative and Blue Springs Municipal Judge.

ADJOURNMENT

At 8:04 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