CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
August 4, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, August 4, 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
Jeremy Rowan

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 21, 2025 City Council Meeting.
- **Resolution No. 54-2025** approving a Change Order in the amount of $8,741.40 with CAMM Construction Inc for additional electrical work, exterior window work, and floor leveling work for the Pink Hill Park Maintenance Shop Renovation Project
- **Resolution No. 55-2025** approving Task Order #16 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for the Surface Transportation Block Grant 9901(448) Hwy AA Improvements Project
- **Resolution No. 56-2025** 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. 57-2025** approving a contract with Eagles Ridge Homeowners Association II, Inc. for ornamental streetlights, nullifying and superseding the prior Contract 2021-198.1 R for the installation and maintenance costs for a total of 13 ornamental streetlights
- **Resolution No. 58-2025** approving and disclosing the intent to use the Construction Manager at Risk delivery method for the Southwest Park project
- **Resolution No. 60-2025** approving a second amendment in the amount of $10,579.43 with Martin Mechanical, Inc. for repair to McQuay Split System for contract 2025-058

The Consent Agenda was approved with the following vote:

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

ITEM 3g – RESOLUTION 59-2025 SFS ARCHITECTURE AMENDMENT FOR PUBLIC WORKS BUILDING RENOVATION

Councilmember Kaylor requested Item 3g – a Resolution approving an amendment to Contract 2024-135 with SFS Architecture Inc., for an increase in Basic Services and Supplemental Services related to the construction of the Blue Springs Public Works Operation Building Renovation and Expansion project be pulled from the Consent Agenda for separate discussion and vote.

Councilmember Ericson moved to approve Item 3g – Resolution 59-2025. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – RAMPAGE ATHLETICS REZONING (RZ-06-25-9604) – WITHDRAWN

Mayor Lievsay advised the Council that the applicant, Michael Scott, requested the consideration of the Rezoning of 1.74+/- acres property located at 2001 SW 9th Street (RZ-06-25-9604) be withdrawn.

PUBLIC HEARING – BOULDER SPRINGS REZONING (RZ-06-25-9614) AND GENERAL DEVELOPMENT PLAN (GDP-06-25-9615)

Mayor Lievsay opened the Public Hearing to consider rezoning a property from Agriculture-County to Single-Family Residential District (RZ-06-25-9614) for Boulder Springs with a General Development Plan (GDP-06-25-9615) located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway at 6:04 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 Shantel Frie reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

Dan Foster with Schlagel & Associates and Melissa Vancrum with Rouse Frets White Goss Law Firm were present on behalf of the applicant, The Calara Group, and addressed questions from Council.

IN OPPOSITION TO

Gary Bradley, Andy Edgar, Christina Weathers, and Cindy Mikoychic spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:38 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5337 – BOULDER SPRINGS REZONING (RZ-06-25-9614)

Councilmember Kaylor introduced Bill No. 5337 approving a rezoning from Agriculture-County to Single-Family Residential District at a property located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (RZ-06-25-9614). City Clerk Erin Ford made the first reading of Bill No. 5337 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5337 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5337

Ms. Ford made the second reading of Bill No. 5337 by title. Councilmember Edmondson moved to adopt Bill No. 5337 upon its second reading and give it **ORDINANCE NO. 5439,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5338 – BOULDER SPRINGS GENERAL DEVELOPMENT PLAN (GDP-06-25-9615)

Councilmember Kaylor introduced Bill No. 5338 approving a General Development Plan for Boulder Springs located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway (GDP-06-25-9615). City Clerk Erin Ford made the first reading of Bill No. 5338 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5338 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with the following vote:

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

2ND READING – BILL NO. 5338

Ms. Ford made the second reading of Bill No. 5338 by title. Councilmember Edmondson moved to adopt Bill No. 5338 upon its second reading and give it **ORDINANCE NO. 5440,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

Mayor Lievsay opened the Public Hearing to consider the 2025-2026 Community Development Block Grant Annual Action Plan at 6:45 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 Shantel Frie reviewed the details of the proposed 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 6:51 p.m.

RESOLUTION 61-2025

Councilmember Kaylor moved to adopt Resolution No. 61-2025 approving the 2025-2026 Community Development Block Grant Annual Action Plan. Motion seconded by Councilmember Brummel and carried unanimously.

PUBLIC HEARING – WATER AND SEWER RATES

Mayor Lievsay opened the Public Hearing to hear public comments on the City's proposed 2026- 2028 fiscal year sewer rates at 6:52 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

Anna White with Black and Veatch reviewed the details of the proposed water and sewer rates and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:33 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5339 – CODE AMENDMENT RELATING TO SEWER RATES FOR FY 2026-2028

Councilmember Kaylor introduced Bill No. 5339 amending Section 705.130 of the Code of Ordinances, City of Blue Springs, Missouri to set new sewer rates for fiscal years 2026 through 2028. City Clerk Erin Ford made the first reading of Bill No. 5339 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5339 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5339

Ms. Ford made the second reading of Bill No. 5339 by title. Councilmember Edmondson moved to adopt Bill No. 5339 upon its second reading and give it **ORDINANCE NO. 5441**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan 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. 5340 – CODE AMENDMENT RELATING TO WATER RATES FOR FY 2026-2028

Councilmember Edmondson introduced Bill No. 5340 amending Section 705.010 to set new water rates for fiscal years 2026 through 2028. City Clerk Erin Ford made the first reading of Bill No. 5340 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5340 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5340

Ms. Ford made the second reading of Bill No. 5340 by title. Councilmember Edmondson moved to adopt Bill No. 5340 upon its second reading and give it **ORDINANCE NO. 5442** with a copy attached

hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5341 – CODE AMENDMENT RELATING TO ATTORNEY REVIEW OF CONTRACTS

Councilmember Kaylor introduced Bill No. 5341 amending Section 115.240 Approval of Form Required regarding the City Attorney's review of Contracts under $75,000. City Clerk Erin Ford made the first reading of Bill No. 5341 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5341 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5341

Ms. Ford made the second reading of Bill No. 5341 by title. Councilmember Edmondson moved to adopt Bill No. 5341 upon its second reading and give it **ORDINANCE NO. 5443,** 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 – Aye
Edmondson – Aye
Rowan – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5342 – SOUTH OUTER ROAD EASEMENTS

Councilmember Kaylor introduced Bill No. 5342 accepting temporary construction and permanent utility Easements form the abutting property owners for the NW South Outer Road watermain project (Project 24-08-03; CIP WA-19). City Clerk Erin Ford made the first reading of Bill No. 5342 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5342 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

2ND READING – BILL NO. 5342

Ms. Ford made the second reading of Bill No. 5342 by title. Councilmember Edmondson moved to adopt Bill No. 5342 upon its second reading and give it **ORDINANCE NO. 5444,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

COUNCIL COMMENTS

Councilmember Ericson expressed gratitude for the City's support of the Wall that Heals.

MAYORAL ANNOUNCEMENTS

- Movie in the Park is August 8 at Rotary Park
- Music in the Park is August 10 at Rotary Park
- Blue Surf Bay natatorium will be closed August 9 -16 for annual maintenance

CLOSED SESSION

At 7:40 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2) and (9) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to real estate and employee groups 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 Ericson and carried with the following votes:

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

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Erin Ford, City Clerk