CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
October 6, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 6, 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 6:01 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 Ericson.

- Minutes of the September 17, 2025 City Council Meeting and September 29, 2025 City Council Work Session.
- **Resolution No. 75-2025** 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. 76-2025** approving Task Order #20 to Contract No. 2024-166 with SC Engineering, LLC, dba Cochran for Professional Engineering and Inspection Services for sludge removal at the Sni-A-Bar Wastewater Treatment Facility SNI-01 in the amount of $106,985.00
- **Resolution No. 77-2025** approving a contract in the amount not to exceed $125,000.00 with Lippert Mechanical Service, LLC for on-call HVAC services for the City of Blue Springs
- **Resolution No. 78-2025** approving a contract in the amount of $240,000 annually with JCI Industries, LLC dba JCI Industries, Inc. for pump and motor maintenance and repair
- **Resolution No. 79-2025** approving a contract in the amount of $3,765,006.00 with HDR Engineering, Inc., for design services for the renovation and expansion of the Sni-A-Bar Wastewater Treatment Facility
- **Board and Commission Appointments**
  Public Safety Citizens' Advisory Board:
  Appoint: Brooklyn Herrington, Student Representative
  (Term expires: May 1, 2026)

Economic Development Council:
Appoint: Bryan Dennie, Member (Term expires: May 1, 2026)

- **Resolution No. 80-2025** accepting certain public assets for Retreat at Chapman Farms, 1st Plat
- **Resolution No. 81-2025** accepting certain public assets for The Woodlands at Chapman Farms, 2nd Plat
- **Resolution No. 82-2025** accepting certain public assets for Hudson Estates
- **Resolution No. 83-2025** accepting certain public assets for Eagles Ridge Estates PR-O, 5th Plat
- **Resolution No. 84-2025** accepting certain public assets for Shadow Glen, Lot 6
- **Resolution No. 85-2025** approving a contract in the amount of $1,833,884.00 with Rodriguez Mechanical Contractors Inc, for the replacement of the South Outer Road Watermain
- **Resolution No. 86-2025** appointing interim Directors to the Colonial Gardens Community Improvement District

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 – SULLIVAN RANCH REZONING (RZ-06-25-9604) AND GENERAL DEVELOPMENT PLAN (GDP-07-25-9647) - MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:01 and advised the Council that the applicant, Charles Robinson of CJR Development, requested the public hearing for the consideration of the Rezoning and General Development Plan for Sullivan Ranch be continued to the October 20, 2025 City Council meeting (RZ-07-25-9646, GDP-07-25-9647).

Councilmember Kaylor moved to continue the public hearing on October 6, 2025 to October 20, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

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

Mayor Lievsay advised the Council that the applicant, Michael Scott on behalf of the property owner, St Peter's United Methodist Church, requested the public hearing for the consideration of the Rezoning and Planned Development Concept Plan for Rampage Athletics be continued to the November 3, 2025 City Council meeting (RZ-07-25-9644, PDC-07-25-9645).

Councilmember Kaylor moved to continue the public hearing on October 6, 2025 to November 3, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC COMMENT

David Mann spoke in support of creating a Downtown Entertainment District.

INTRODUCTION AND 1ST READING – BILL NO. 5354 – CODE AMENDMENT RELATED TO ANIMALS

Councilmember Kaylor introduced Bill No. 5354 amending Sections of Chapter 215 of the Blue Springs Code of Ordinances regarding Dogs, Cats, Animals and Dangerous Animals. City Clerk Erin Ford made the first reading of Bill No. 5354 by title; copies of the proposed Bill having previously been made available to the public.

MOTION TO CONTINUE

Councilmember Ericson moved to continue the proposed Code Amendment to the November 3, 2025 City Council Meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5355 – LAUBER MUNICIPAL LAW CONTRACT

Councilmember Kaylor introduced Bill No. 5355 approving a Contract for legal services with Lauber Municipal Law, LLC. City Clerk Erin Ford made the first reading of Bill No. 5355 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5355 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5355

Ms. Ford made the second reading of Bill No. 5355 by title. Councilmember Edmondson moved to adopt Bill No. 5355 upon its second reading and give it **ORDINANCE NO. 5456,** 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

INTRODUCTION AND 1ST READING – BILL NO. 5356 – LAND BANK QUIT CLAIM DEED

Councilmember Kaylor introduced Bill No. 5356 accepting a Quit Claim Deed conveying property from the Land Bank of Blue Springs. City Clerk Erin Ford made the first reading of Bill No. 5356 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5356 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5356

Ms. Ford made the second reading of Bill No. 5356 by title. Councilmember Edmondson moved to adopt Bill No. 5356 upon its second reading and give it **ORDINANCE NO. 5457** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PRESENTATION

Cam South with Retail Strategies presented on retail recruitment and a workplan for 2026 for the City of Blue Springs.

DISCUSSION

Councilmembers Ericson and Brummel led a discussion about creating an Entertainment District in downtown Blue Springs.

MOTION TO DIRECT STAFF

Councilmember Ericson moved to direct staff to research and prepare a proposed ordinance for the City of Blue Springs. The proposed ordinance shall consider applicable Missouri statues, experiences form other cities, and the unique needs of our community with the goal of establishing an Entertainment District framework for Blue Springs. Said draft Ordinance shall be present to the Council for discussion and potential adoption at the first meeting in January 2026 or before. Motion seconded by Councilmember Brummel and carried unanimously.

COUNCIL COMMENTS

Councilmember Edmondson highlighted National Night Out on October 7, 2025 from 5:30 – 8:00 PM.

MAYORAL ANNOUNCEMENTS

- The Mayor is holding a Town Hall about the new Strategic Plan on October 15, 2025 at 6:00 PM.

ADJOURNMENT

At 6:39 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 M. Ford

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor