CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
October 20, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, October 20, 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 October 6, 2025 City Council Meeting and October 13, 2025 Special City Council Meeting.
- **Resolution No. 87-2025** approving an Amendment in the amount of $60,000.00 with Flock Group Inc. for camera and software purchase and installation for Contract No. 2023-082
- **Resolution No. 88-2025** approving an Amendment or in the amount of $101,131.00 with Stantec Consulting Services, Inc. for design, bidding and construction oversight for the 12th Street extension project for Contract No. 2024-182
- **Resolution No. 89-2025** approving a contract in the amount of $300,000 annually with Downey Construction Inc for annual miscellaneous concrete maintenance and repair
- **Resolution No. 90-2025** designating Luxe One, LLC as the developer for City-owned property located at 1500 NW North Ridge Drive, consisting of approximately 2.89 acres currently utilized as a public commuter lot

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – SULLIVAN RANCH REZONING (RZ-06-25-9604)

Mayor Lievsay opened the Public Hearing at 6:02 pm 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

AND GENERAL DEVELOPMENT PLAN (GDP-07-25-9647) - MOTION TO CONTINUE

November 3, 2025 City Council meeting (RZ-07-25-9646, GDP-07-25-9647).

Councilmember Kaylor moved to continue the public hearing on October 20, 2025 to November 3, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – COLBERN FARMS REZONING (RZ-08-25-9668) AND GENERAL DEVELOPMENT PLAN CONCEPT PLAN (GDP-09-25-9690) – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:03 pm and advised the Council that the applicant, Colby Dowell of KAT Excavation, requested the public hearing for the consideration of the Rezoning and General Development Plan be continued to the November 3, 2025 City Council meeting (RZ-08-25-9668, GDP-09-25-9690).

Councilmember Kaylor moved to continue the public hearing on October 20, 2025 to November 3, 2025 City Council meeting. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – TIER 1 TATTOO CONDITIONAL USE PERMIT (CUP-08-25-9678)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit with Alternative Development Standards allowing body art services in General Business zoning within 500 feet of a residential use at 6:07 p.m. (CUP-08-25-9678). 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 Logan Day reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Logan Johnson was present and available to address questions from the Council.

IN SUPPORT OF

Markus Littrell, Bill Fickle, Emory Shaffer, Jeremey Lundergan, and Chance Cooper spoke in support.

The Mayor hearing no further comments for or against, closed the public hearing at 6:24 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5357 – TIER 1 TATTOO CONDITIONAL USE PERMIT (CUP-08-25-9677)

Councilmember Kaylor introduced Bill No. 5357 approving a Conditional Use Permit with Alternative Development Standards allowing body art services in General Business zoning within 500 feet of a residential use. City Clerk Erin Ford made the first reading of Bill No. 5357 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5357 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5357

Ms. Ford made the second reading of Bill No. 5357 by title. Councilmember Edmondson moved to adopt Bill No. 5357 upon its second reading and give it **ORDINANCE NO. 5458,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Brummel and carried with the following vote:

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

PUBLIC HEARING – KC CANNABIS CONDITIONAL USE PERMIT (CUP-08-25-9677)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing the extension of the current hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day at the property generally located at 1117 N 7 Highway at 6:28 p.m. (CUP-08-25-9677). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered two exhibits into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Dan Nelson was present and addressed questions from the Council.

IN SUPPORT OF

Lara Vermillion and Tyler Vaughan spoke in support.

The Mayor hearing no further comments for or against, closed the public hearing at 6:44 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5358 – KC CANNABIS CONDITIONAL USE PERMIT (CUP-08-25-9677)

Councilmember Kaylor introduced Bill No. 5358 approving a Conditional Use Permit allowing the extension of the current hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day at the property generally located at 1117 N 7 Highway. City Clerk Erin Ford made the first reading of Bill No. 5358 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5358 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. 5358

Ms. Ford made the second reading of Bill No. 5358 by title. Councilmember Edmondson moved to adopt Bill No. 5358 upon its second reading and give it **ORDINANCE NO. 5459,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5359 – THE WOODLANDS AT CHAMPMAN FARMS 2ND FINAL PLAT

Councilmember Kaylor introduced Bill No. 5359 approving a approving the Final Plat for The Woodlands at Chapman Farms consisting of twenty-eight lots located generally east of SW 7 Highway and South of SW Wyatt Rd (PF-08-25-9671). City Clerk Erin Ford made the first reading of Bill No. 5359 by title; copies of the proposed Bill having previously been made available to the public.

(PF-08-25-9671)

Councilmember Ericson moved to approve Bill No. 5359 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5359

Ms. Ford made the second reading of Bill No. 5359 by title. Councilmember Edmondson moved to adopt Bill No. 5359 upon its second reading and give it **ORDINANCE NO. 5460,** 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
Rowan – Aye
Kaylor – Aye
Tholen – Aye
Brummel – Aye
Mayor Lievsay – Aye

VISITORS

Bruce Kittle spoke regarding non-profit organization Art Reach Local.

COUNCIL COMMENTS

Kaylor: Facebook Live recording of the City's Strategic Plan is available to watch.

Rowan: Blue Springs South High School won rivalry football game against Blue Springs High School. Both Blue Springs High School bands competed in the recent Bands of America competition and received awards.

MAYORAL ANNOUNCEMENTS

- Town Hall on November 13 will discuss downtown updates
- Third annual Brew to Brew run occurred on October 18
- Trick or Treat Main Street is October 25 in Downtown Blue Springs at 10:00 AM
- Spooky Springs is October 25 at Young Park at 6:00 PM
- Pumpkin Plunge is October 26 at Blue Surf Bay from 6:00 -7:30 PM

ADJOURNMENT

At 6:58 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 M. Ford

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay

Chris Lievsay, Mayor