CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
November 3, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, November 3, 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 - ABSENT
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 Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Ericson.

- Minutes of the October 20, 2025 City Council Meeting
- **Liquor License for RMH Franchise Corp. dba Applebee's Neighborhood Grill and Bar** ocated at 1100 N 7 Hwy to sell intoxicating liquors by the drink for consumption on premises (weekdays only) and Sundays
- **Liquor License for SSB LLC dba Spirit Haven** located at 1618 SW 7 Hwy, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales
- **Resolution No. 91-2025** approving the submittal of an application for a Land and Water Conservation Fund grant for Rotary Park tennis court to pickleball court renovations
- **Resolution No. 92-2025** approving a contract in the amount of $111,015.00 with Johnson Controls, Inc. for the warranty chiller replacement at the Public Safety Building
- **Resolution No. 93-2025** establishing the World Cup Task Force and approve appointments to the Task Force
- **Resolution No. 94-2025** approving the disposition of Information Technology, Public Works, and Administration 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. 95-2025** approving a contract in the amount of $15,000.00 with Newkirk Novak Construction Partners, Inc., as the Construction Manager at Risk for preconstruction services for the construction of Southwest Park

- **Resolution No. 96-2025** approving a contract in the amount of $83,500 with Sports Facilities Advisory LLC, for market analysis, financial forecast, site assessment and inventory, economic impact and evaluation of concept site plan for the Adams Pointe Conference Center and surrounding City owned facilities

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – SULLIVAN RANCH REZONING (RZ-07-25-9646) AND GENERAL DEVELOPMENT PLAN (GDP-07-25-9647) - MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:01 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 November 17, 2025 City Council meeting (RZ-07-25-9646, GDP-07-25-9647).

Councilmember Kaylor moved to continue the public hearing on November 3, 2025 to the November 17, 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 (GDP-09-25-9690) – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:01 pm and advised the Council that the applicant, Colby Dowell on behalf of the property owner, Sarai Jarnail & Manjit K, requested the public hearing for the consideration of the Rezoning and Planned Development Concept Plan be continued to the November 17, 2025 City Council meeting (RZ-08-25-9668, GDP-09-25-9690).

Councilmember Kaylor moved to continue the public hearing on November 3, 2025 to November 17, 2025 City Council meeting. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – RAMPAGE ATHLETICS REZONING (RZ-07-25-9644) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-25-9645) – MOTION TO CONTINUE

Mayor Lievsay open the Public Hearing at 6:__ and 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 17, 2025 City Council meeting (RZ-07-25-9644, PDC-07- 25-9645).

Councilmember Kaylor moved to continue the public hearing on November 3, 2025 to November 17, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL 5354 – CODE AMENDMENT RELATING TO ANIMALS

Mayor Lievsay advised the Council that the City is requesting the second reading of Bill No. 5354 amending Sections of Chapter 215 of the Blue Springs Code of Ordinances regarding Dogs, Cats, Animals and Dangerous Animals be continued to the November 17, 2025 City Council meeting.

Councilmember Kaylor moved to continue the second reading of Bill No. 5354 to the November 17, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5360 – BRIARWOOD OAKS ESTATES 4TH FINAL PLAT (PF-09-25-9693)

Councilmember Kaylor introduced Bill No. 5360 approving the Final Plat for Briarwood Oaks Estate consisting of eleven lots located generally east of SW 7 Highway and South of SW Wyatt Road (PF-09-25-9693). City Clerk Erin Ford made the first reading of Bill No. 5360 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5360 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5360

Ms. Ford made the second reading of Bill No. 5360 by title. Councilmember Edmondson moved to adopt Bill No. 5360 upon its second reading and give it **ORDINANCE NO. 5461,** 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
Ericson – Aye
Edmondson – Aye
Rowan – Aye
Kaylor – Aye
Brummel – ABSENT
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5361 – HUDSON ESTATES FINAL PLAT (PF-09-25-9702)

Councilmember Kayyor introduced Bill No. 5361 approving the Final Plat for Hudson Estates of Blue Springs consisting of two lots located east of 7 Highway and South of Cordill-Mason Elementary School (PF-09-25-9702). City Clerk Erin Ford made the first reading of Bill No. 5361 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5361 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5361

Ms. Ford made the second reading of Bill No. 5361 by title. Councilmember Edmondson moved to adopt Bill No. 5361 upon its second reading and give it **ORDINANCE NO. 5462,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5362 – HOLD HARMLESS WITH BLUE SPRINGS

Councilmember Kaylor introduced Bill No. 5362 authorizing the execution of a Hold Harmless Agreement with Reorganized School District No. IV of Jackson County for use of school gym facilities for recreational youth basketball programming. City Clerk Erin Ford made

SCHOOL DISTRICT FOR YOUTH BASKETBALL

the first reading of Bill No. 5362 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5362 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5362

Ms. Ford made the second reading of Bill No. 5362 by title. Councilmember Edmondson moved to adopt Bill No. 5362 upon its second reading and give it **ORDINANCE NO. 5463,** 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
Ericson – Aye
Brummel – ABSENT
Mayor Lievsay – Aye

COUNCIL COMMENTS

Edmondson: A grant application for Rotary Park courts and Southwest Park construction were approved on consent agenda.

Ericson: Creation of a new World Cup Task Force was approved on the consent agenda.

MAYORAL ANNOUNCEMENTS

- Veteran's Day is November 11 and City offices will be closed.
- A Town Hall will be held on November 13.

CLOSED SESSION

At 6:08 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) and (2) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation and Real Estate 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 Tholen and carried with the following votes:

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

ATTEST

Erin Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor