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

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

Also present were Assistant City Administrator Dennis Dovel, 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 Kaylor.

- Minutes of the November 3, 2025 City Council Meeting
- **Resolution No. 97-2025** approving a purchase in the amount of $103,072.00 from Gulf States Distributors Inc. for ammunition
- **Resolution No. 98-2025** approving a change order to Contract No. 2024-027 in the amount of $271,178.04 with KAT Excavation Inc. for construction services for road improvements to Wyatt Road west of 7 Highway, Project # 19-01-02 approved as CIP ST-54
- **Resolution No. 99-2025** approving a purchase in the amount of $88,410.97 from Southwest Solutions Group, Inc. for locker room lockers and installation, CIP project PS-13
- **Resolution No. 100-2025** entering into a Funding Agreement for review of various incentives with Luxe One, LLC, the developer of the 2.89 acres of land located at 1500 NW North Ridge Drive
- **Resolution No. 101-2025** approving a contract in the amount of $199,244 with Progressive Electronics Inc. for updated audio/visual equipment for the Council Chambers, CIP Project PS-22
- **Resolution No. 102-2025** approving the submittal of an application for a Lead Service Line Funding Application grant for inventory of all lead services lines within Blue Springs

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 – RAMPAGE ATHLETICS REZONING (RZ-07-25-9644) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-07-25-9645) – 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 December 1, 2025 City Council meeting (RZ-07-25-9644, PDC-07- 25-9645).

Councilmember Kaylor moved to continue the public hearing on November 17, 2025 to December 1, 2025 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5354 – CODE AMENDMENT RELATING TO ANIMALS – MOTION TO CONTINUE INDEFINITELY

Mayor Lievsay advised the Council that the City is requesting Bill No. 5354 amending Sections of Chapter 215 of the Blue Springs Code of Ordinances regarding Dogs, Cats, Animals and Dangerous Animals be continued indefinitely.

Councilmember Kaylor moved to continue Bill No. 5354 indefinitely. Motion seconded by Councilmember Ericson and carried unanimously.

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

Mayor Lievsay opened the Public Hearing to consider a rezoning from Agriculture-County to Single-Family Residential District for the property located east of SE Wyatt Road and east of SE Litchford Road and a General Development Plan for Sullivan Ranch to allow for 218 single-family lots, five open space areas, walking trails, and amenities on 70.15 +/- acres at 6:02 p.m. (RZ-07-25-9646, GDP-07-25-9647). 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 Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

The Applicant's representative, Alex Graville, presented information and addressed questions from Council. A copy of the presentation is attached to these minutes.

IN OPPOSITION TO

Steve Lanier, David Harris, Karin Evans, Skye Alison, AJ Ali, Philip Houghton and Adam Kriz spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:45 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5363 – SULLIVAN RANCH REZONING (RZ-07-25-9646)

Councilmember Ericson introduced Bill No. 5363 approving a rezoning from Agriculture-County to Single-Family Residential District for the property located east of SE Wyatt Road and east of SE Litchford Road (RZ-07-25-9646). City Clerk Erin Ford made the first reading of Bill No. 5363 by title; copies of the proposed Bill having previously been made available to the public.

A valid zoning protest petition was submitted for the rezoning which required the favorable vote of two-thirds of all of the members of the City Council.

Councilmember Ericson moved to approve Bill No. 5363 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with the following vote:

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

2ND READING – BILL NO. 5363

Ms. Ford made the second reading of Bill No. 5363 by title. Councilmember Edmondson moved to adopt Bill No. 5363 upon its second reading, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and **failed** (two-thirds vote required) with the following vote:

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

BILL NO. 5364 – SULLIVAN RANCH GENERAL DEVELOPMENT PLAN (GDP-07-25-9647) – NOT INTRODUCED

Mayor Lievsay announced that Bill Number 5364 would not be introduced or read as the corresponding Bill rezoning the property failed.

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

Mayor Lievsay opened the Public Hearing to consider a rezoning from General Business-Commercial to Single-Family Residential District for a property located at 26100 E Colbern Road and a General Development Plan for Colbern Farms to allow for 34 single-family lots and three open space tracts on 16.67 +/- acres at 6:49 p.m. (RZ-08-25-9668, GDP-09-25-9690). 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 Shantele Frie reviewed the details of the proposed Rezoning and General Development Plan and addressed questions from the Council.

APPLICANT

The Applicant's representative Robert Walquist was present and addressed questions from the Council

IN OPPOSITION TO

John Easley spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 7:01 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5365 – COLBERN FARMS REZONING (RZ-08-25-9668)

Councilmember Kaylor introduced Bill No. 5365 approving a rezoning from General Business-Commercial to Single-Family Residential District for a property located at 26100 E Colbern Road (RZ-08-25-9668). City Clerk Erin Ford made the first reading of Bill No. 5365 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5365 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5365

Ms. Ford made the second reading of Bill No. 5365 by title. Councilmember Edmondson moved to adopt Bill No. 5365 upon its second reading and give it **ORDINANCE NO. 5464,** 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 – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5366 – COLBERN FARMS GENERAL DEVELOPMENT PLAN (GDP-09-25-9690)

Councilmember Kaylor introduced Bill No. 5366 approving a General Development Plan for Colbern Farms to allow for 34 single-family lots and three open space tracts on 16.67 +/- acres (GDP-09-25-9690). City Clerk Erin Ford made the first reading of Bill No. 5366 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5366 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

2ND READING – BILL NO. 5366

Ms. Ford made the second reading of Bill No. 5366 by title. Councilmember Edmondson moved to adopt Bill No. 5366 upon its second reading and give it **ORDINANCE NO. 5465,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen 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. 5367 – CODE AMENDMENT RELATING TO ANIMALS

Councilmember Kaylor introduced Bill No. 5367 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. 5367 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5367 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5367

Ms. Ford made the second reading of Bill No. 5367 by title. Councilmember Edmondson moved to adopt Bill No. 5367 upon its second reading and give it **ORDINANCE NO. 5466,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

COUNCIL COMMENTS

Brummel: Thank you to Public Works for the Sni-A-Bar Wastewater Treatment Plant tour and all they do.

MAYORAL ANNOUNCEMENTS

- The Blue Springs High School Golden Regiment did well at the National Competition
- The Parks Department is hosting a "Let's Glow" pool party on November 23
- City services will be closed November 27 and 28 in honor of Thanksgiving
- The City now owns the parking lot at 1104 – 1110 Main Street and it is a public lot

ADJOURNMENT

At 7:09 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 Ford, City Clerk

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor