BLUE SPRINGS
MISSOURI

MINUTES OF MARCH 2, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 2, 2026 at 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.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and Deputy City Clerk Megan Rodgers.

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 Deputy 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 February 18, 2026 City Council Meeting
- **Resolution No. 018-2026** approving the disposition of Information Technology and Administration 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. 019-2026** approving an Amendment to the Labor Agreement with the International Association of Machinists and Aerospace Workers Local 778 for Certain Public Works Employees.
- **Resolution No. 021-2026** approving a contract in the amount of $4,874,103.65 with Superior Bowen Asphalt Company, LLC for the construction of the 12th Street extension, Project ST-55 Bonds.
- **Resolution No. 022-2026** approving a task contract in the amount of $259,237 with SC Engineering, LLC dba Cochran for construction administration, inspections and geotechnical services for the 12th Street extension, Project ST-55 Bonds.

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 3d – RESOLUTION 020-2026 – CONTRACT WITH JOHN MOORE OIL COMPANY

Councilmember Ericson requested Item 3d – Resolution 020-2026 approving a contract with John Moore Oil Company for Fuel Services be pulled from the Consent Agenda for separate discussion and vote.

Councilmember Ericson moved to continue Resolution 020-2026 until the March 16, 2026 Council meeting. Motion seconded by Councilmember Kaylor and failed with the following:

Tholen – No

Brummel – No

Ericson – Aye

Edmondson – No

Rowan – No

Kaylor – Aye

Mayor Lievsay – No

Councilmember Edmondson moved to approve Item 3d – Resolution 020-2026. Motion seconded by Councilmember Brummel and carried with the following:

Brummel – Aye

Ericson – No

Edmondson – Aye

Rowan – Aye

Kaylor – No

Tholen – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – LUXE TWO REZONING – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:14 p.m. and advised the Council that the the City requested the public hearing for the consideration of a Rezoning from General Business/Planned Unit Development/Restricted-Overlay to High Density Multi-Family/Planned Development (RZ-01-26-9776) for the 2.9 +/- acre development and to consider the approval of a Planned Development Concept Plan Luxe Two, LLC mixed-use development (PDC-01-26-9775) located at 1500 NW North Ridge Drive be continued to the April 6, 2026 City Council Meeting to be scheduled with the incentive approval.

Councilmember Brummel moved to continue the public hearing on March 2, 2026 to the April 6, 2026 Council meeting. Motion seconded by Councilmember Edmondson and carried unanimously.

PUBLIC HEARING – BROOKSIDE ESTATES

Mayor Lievsay opened the Public Hearing to consider the Amended Planned Unit Development Concept Plan to develop a 75-lot single-family subdivision for Brookside Estates on 29.25 +/- acre property located west of SW 7 Highway, north and south of SW Brookside Drive at 6:15 p.m. (PUDC-10-25-9711). The Deputy City Clerks entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed Amended Planned Unit Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicant, Brian Mertz, was available and addressed questions from Council.

IN SUPPORT OF

John Easely and Eric Rhodes spoke in support.

The Mayor hearing no further comments for or against, closed the public hearing at 6:28 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5384 – BROOKSIDE ESTATES AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN

Councilmember Kaylor introduced Bill Number 5384 approving the Amended Planned Unit Development Concept Plan. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5384 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5384 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5384

Ms. Rodgers made the second reading of Bill Number 5384 by title. Councilmember Edmondson moved to adopt Bill Number 5384 upon its second reading and give it ORDINANCE Number 5482, 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

PUBLIC HEARING – EPIC RETAIL

Mayor Lievsay opened the Public Hearing to consider a General Development Plan for Epic Retail located at 2850 NW 7 Highway, to allow a retail development on 0.65 acres of land at 6:33 p.m. (GDP-12-25-9764). The Deputy City Clerk entered one exhibit into the record.

STAFF REPORT

Associate Planner Logan Day reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Project engineer, William Buck, was available and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:39 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5385 – EPIC RETAIL

Councilmember Kaylor introduced Bill Number 5385 approving a General Development Plan for Epic Retail located at 2850 NW 7 Highway, to allow a retail development on 0.65 acres of land (GDP-12-25-9764). Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5385 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5385 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5385

Ms. Rodgers made the second reading of Bill Number 5385 by title. Councilmember Edmondson moved to adopt Bill Number 5385 upon its second reading and give it ORDINANCE Number 5483, 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

RECUSAL – ECLECTIC TATTOO

Councilmember Brummel recused himself from voting on the Conditional Use Permit for Eclectic Tattoo due to conflict of interest. Councilmember Brummel left the Council Chambers at 6:40 p.m.

PUBLIC HEARING – ECLECTIC TATTOO

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit with Alternative Development Standards allowing the body art service use on a 0.71 +/- acres property generally located at Onawa Acres Industrial Park at 6:41 p.m. The Deputy City Clerk entered one exhibit into the record.

STAFF REPORT

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

APPLICANT

The applicant, Daniel Kubin was available and addressed questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:50 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5386 – ECLECTIC TATTOO

Councilmember Kaylor introduced Bill Number 5386 approving a Conditional Use Permit with Alternative Development Standards allowing the body art service use on a 0.71 +/- acres property generally located at Onawa Acres Industrial Park. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5386 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5386 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5386

Ms. Rodgers made the second reading of Bill Number 5386 by title. Councilmember Edmondson moved to adopt Bill Number 5386 upon its second reading and give it ORDINANCE Number 5484, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Ericson – Aye

Edmondson – Aye

Brummel – Recused

Mayor Lievsay – Aye

Councilmember Brummel returned to the Council Chambers at 6:52 p.m.

PUBLIC COMMENT

Matthew Cheek, Joseph Dorsey, Tamra Clark, Todd Underwood, David Mullins, Sarah Greenwell, Nicole Caldwell, Kyle Shore, and Mike Johnson spoke in opposition to prohibiting the sales of Intoxicating Hemp and Kratom products.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5387 – PROHIBITING SALE OF INTOXICATING HEMP AND KRATOM

Councilmember Kaylor introduced Bill Number 5387 amending the Code of Ordinances prohibiting the sales of Intoxicating Hemp and Kratom products. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5387 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5387 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

MOTION TO CONTINUE BILL NUMBER 5387

Councilmember Ericson moved to continue Bill No. 5387 until the March 30, 2026, City Council Work Session. Motion seconded by Councilmember Kaylor and **failed** with the following:

Kaylor – Aye

Tholen – No

Brummel – No

Ericson – Aye

Edmondson – No

Rowan – No

Mayor Lievsay – No

VOTE ON FIRST READING – BILL NUMBER 5387

Bill 5387 failed on the first reading with the following:

VOTE

Tholen – No

Brummel – No

Ericson – Aye

Edmondson – No

Rowan – No

Kaylor – No

Mayor Lievsay - No

PRESENTATION – 2025 AUDIT

Kristen Hughes, Managing Director, at RSM US LLP, presented the City's financial year 2025 audit report and addressed questions from Council.

COUNCILMEMBER COMMENTS

Councilmember Brummel announced that recreation basketball would complete the season on March 7, 2026 and thanked Parks and Recreation for a great season.

MAYORAL COMMENTS

- On February 27 three city employees retired: Pat Capranica in Public Works Engineering with 41 years of service, Ray Adamson in Parks with over 21 years of service, and Beth Overstreet in Utility Billing with 29 years of service
- Parks and Recreation Spring season and activities will be starting

ADJOURN

At 7:50 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Brummel and carried unanimously.

March 2, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Megan Rodgers, Deputy City Clerk