BLUE SPRINGS
MISSOURI

MINUTES OF MARCH 16, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 16, 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 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 March 2, 2026 City Council Meeting
- **Resolution No. 023-2026** approving a contract with BC Mowing and Tilling, LLC, for City right of way mowing services.
- **Resolution No. 024-2026** approving a contract with KAT Excavation, Inc. for the construction of Wyatt Road from 7 Highway to Adams Dairy Parkway.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Mayor Lievsay – Aye

PRESENTATION – PROCLAMATIONS

Mayor Lievsay and Council recognized Blue Springs High School State Champion wrestler Jackson Paulsen and Musco Give Back Award recipient Exceptionals softball.

PRESENTATION – CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT APRIL 7 ELECTION

Mayor Lievsay amended the Agenda order to move the Presentation from Central Jackson County Fire Protection District Fire Chief Kirk Lair. Information was presented regarding the two fire district questions on the April 7, 2026 ballot.

PUBLIC HEARING – MCATEE VILLAGE – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:14 p.m. and advised the Council that the applicant, Chad McAtee, requested the public hearing for consideration of a single-family subdivision on 0.412+/- acres (GDP-12-25-9749) be continued to the April 6, 2026 City Council meeting.

Councilmember Kaylor moved to continue the public hearing on March 16, 2026 to the April 6, 2026 Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – MONI'S DAY CARE CONDITIONAL USE PERMIT

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing the operation of Daycare use on a 0.39+/- acres property generally located at 9305 SW Orca Court at 6:14 p.m. (CUP-01-26-9786). The City Clerk entered two exhibits 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

The applicant, Monireh Ghorbanpour and associate Masha Mehrafei, addressed questions from Council.

IN OPPOSITION TO

Staci Parker spoke in opposition.

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 5388 – MONI'S DAY CARE CONDITIONAL USE PERMIT

Councilmember Kaylor introduced Bill Number 5388 approving the Conditional Use Permit allowing the operation of Daycare use on a 0.39+/- acres property generally located at 9305 SW Orca Court (CUP-01-26-9786). City Clerk Erin Ford made the first reading of Bill No. 5388 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5388 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and **failed** with a vote of 0-7.

PUBLIC HEARING – UNIFIED CODE AMENDMENT RELATING TO SHORT TERM RENTALS

Mayor Lievsay opened the Public Hearing at 6:31 p.m. to consider an amendment to the Unified Development Code to establish a regulatory framework for Short-Term Rentals in the City of Blue Springs (UDCT-01-26-9774). The City Clerk entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed Unified Code Amendment and addressed questions from the Council.

IN OPPOSITION TO

Lara Wade and Anita Cordell spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:48 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5389 – UNIFIED CODE AMENDMENT RELATING TO SHORT TERM RENTALS

Councilmember Kaylor introduced Bill Number 5389 approving an amendment to the Unified Development Code to establish a regulatory framework for Short-Term Rentals in the City of Blue Springs (UDCT-01-26-9774). City Clerk Erin Ford made the first reading of Bill No. 5389 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5389 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with a voice vote of 5-2 with Councilmembers Kaylor and Ericson voting no.

MOTION TO CONTINUE

Councilmember Ericson moved to continue the item to the April 20, 2026 City Council with additional language related to safety standards. Motion seconded by Councilmember Kaylor and failed with a voice vote of 2-5 with Councilmembers Brummel, Tholen, Edmondson, Rowan and Mayor Lievsay voting no.

SECOND READING – BILL NUMBER 5389

Ms. Ford made the second reading of Bill Number 5389 by title. Councilmember Edmondson moved to adopt Bill Number 5389 upon its second reading and give it ORDINANCE Number 5485, 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

Brummel – Aye

Ericson – No

Edmondson – Aye

Rowan – No

Kaylor – No

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5390 – PROHIBITING SALE OF INTOXICATING HEMP AND KRATOM TO MINORS

Councilmember Kaylor introduced Bill Number 5390 amending the Code of Ordinances prohibiting the sales of Intoxicating Hemp and Kratom products to any person under the age of 21. City Clerk Erin Ford made the first reading of Bill No. 5390 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5390 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson.

MOTION TO AMEND

Councilmember Ericson moved to Amend the Bill to add the language from Section 225.195 B.1c to the Intoxicating Hemp section. Motion seconded by Councilmember Brummel and carried unanimously.

FIRST READING, AS AMENDED

The first reading, as amended carried with a vote of 6-1 with Councilmember Ericson voting no.

SECOND READING – BILL NUMBER 5390, AS AMENDED

Ms. Ford made the second reading of Bill Number 5390 by title. Councilmember Edmondson moved to adopt Bill Number 5390 upon its second reading and give it ORDINANCE Number 5486, 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

COUNCILMEMBER COMMENTS

Mayor Lievsay, Councilmembers Rowan and Brummel spoke to 6th graders at Moreland Ridge Middle School as part of government week.

MAYORAL COMMENTS

- Senior Olympics was a successful event at Vesper Hall.
- The St. Patrick's Day Parade will be held on March 17 at 9:00 AM
- Powell Gardens – Colonial Garden will be opening March 20
- Municipal Election will be held on April 7

CLOSED SESSION

At 7:16 p.m., Councilmember Ericson moved for the Council go into closed session pursuant to Section 610.021(1), (3) and (13) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its

representative and legal counsel relating to Litigation and Personnel 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 Kaylor and carried with the following:

VOTE

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Mayor Lievsay – Aye

March 16, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Erin Ford, City Clerk