BLUE SPRINGS
MISSOURI

MINUTES OF APRIL 6, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, April 6, 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 Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Ericson

- Minutes of the March 16, 2026 City Council Meeting and March 30, 2026 City Council Work Session
- **Resolution No. 025-2026** approving the disposition of Information Technology and Public Works 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.
- **Liquor License for MW Petroleum LLC dba Quick Stop** located at 301 SW 7 Hwy Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off the premises (weekdays only) and Sunday Sales.
- **Resolution No. 026-2026** approving a purchase from J & D Equipment Inc dba American Equipment Co and PTG Missouri LLC dba Premier Truck Group of Kansas City for a 2026 Freightliner 108SD with Snow Upfit.
- **Resolution No. 027-2026** approving a settlement participation form with six remnant defendants in national opioid litigation settlements.
- **Resolution No. 028-2026** appointing Successor Directors to the Colonial Gardens Community Improvement District.
- **Resolution No. 029-2026** approving the City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials.

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 – PROCLAMATION

Mayor Lievsay and Council recognized Blue Springs High School Glitter Girls and Company National Dance Alliance National Champions.

PUBLIC HEARING – LUXE TWO – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:03 p.m. and advised the Council that the applicant, David Williams on behalf of the property owner, City of Blue Springs is requesting the public hearing for consideration of a Rezoning and Planned Development Concept Plan) be continued to the May 4, 2026 City Council meeting (RZ-01-26-9776, PDC-01-26-9775.

Councilmember Ericson moved to continue the public hearing on April 6, 2026 to the May 4, 2026 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING – SULLIVAN RANCH REZONING AND GENERAL DEVELOPMENT PLAN

Mayor Lievsay opened the Public Hearing at 6:05 to consider a Rezoning and General Development Plan to rezone property from Agriculture-County to Large Lot Single Family Residential District for 70.15 +/- acres for Sullivan Ranch development located east of SE Wyatt Road and east of SE Litchford Road and a General Development Plan to

construct 151 large lot single family residential homes, open space tracts, and amenities (RZ-02-26-9805, GDP-02-26-9806). The City Clerk 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, Charles Robinson and Alex Graville with CJR Builders and Robert Wahlquist with Quist Engineering were available and addressed questions from Council.

IN SUPPORT OF

Andre Vargas and Bruce Williams spoke in support.

IN OPPOSITION TO

Adam Kriz, Whitney Huddleston, Parker Huddleston, Vivian Huddeston, Cody Dragon, Martin Underwood, Karin Evans, Charles West, Steve Lanier, Steve Smith, Keith O'Brien, and Troy Leavitt spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 7:07 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5391 – SULLIVAN RANCH REZONING

Councilmember Kaylor introduced Bill Number 5391 approving a rezoning from Agriculture-County to Large Lot Single Family Residential District for 70.15 +/- acres for Sullivan Ranch development located east of SE Wyatt Road and east of SE Litchford Road (RZ-02-26-9805). City Clerk Erin Ford made the first reading of Bill No. 5391 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5391 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with a vote of 5-2, with Councilmembers Kaylor and Ericson voting no.

SECOND READING – BILL NUMBER 5391

Ms. Ford made the second reading of Bill Number 5391 by title. Councilmember Edmondson moved to adopt Bill Number 5391 upon its second reading and give it ORDINANCE Number 5487, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – No

Edmondson – Aye

Rowan – Aye

Kaylor – No

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5392 – SULLIVAN RANCH GENERAL DEVELOPMENT PLAN

Councilmember Kaylor introduced Bill Number 5392 approving a General Development Plan for Sullivan Ranch to construct 151 large lot single family residential homes, open space tracts, and amenities on 70.15 +/- acres located east of SE Wyatt Road and east of SE Litchford Road (GDP-02-26-9806). City Clerk Erin Ford made the first reading of Bill No. 5392 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5392 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen.

MOTION TO AMEND

Councilmember Brummel moved to amend the application with the conditions of a standard SF-12 zoning district standard, except for the four cul-de-sac lots width frontage. Motion seconded by Councilmember Rowan. Motion carried with a vote of 6-1, with Councilmember Kaylor voting no.

MOTION TO APPROVE FIRST READING, AS AMENDED

Mayor Lievsay called for a voice vote on the first reading of Bill No. 5392, as amended. Motion carried with a vote of 5-2, with Councilmembers Kaylor and Ericson voting no.

MOTION TO CONTINUE

Councilmember Kaylor moved to continue Bill No. 5392 to the April 20, 2026 City Council meeting. Motion seconded by Councilmember Ericson and failed with the following vote:

VOTE

Brummel – No

Ericson – Aye

Edmondson – No

Rowan – No

Kaylor – Aye

Tholen – No

Mayor Lievsay – No

SECOND READING – BILL NUMBER 5392, AS AMENDED

Ms. Ford made the second reading of Bill Number 5392, as amended by title. Councilmember Edmondson moved to adopt Bill Number 5392 upon its second reading and give it ORDINANCE Number 5488 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Ericson – No

Edmondson – Aye

Rowan – Aye

Kaylor – No

Tholen – Aye

Brummel – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – MCATEE MEADOWS GENERAL DEVELOPMENT PLAN

Mayor Lievsay opened the Public Hearing at 7:25 p.m. to consider a General Development Plan for McAtee Meadows located at 707 SW South Avenue to allow the development of a twelve single-family lot subdivision on approximately 0.92 +/- acres (GDP-12-25-9747). The minutes of the public hearing were recorded by a certified court reporter. The 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

The applicant, Chad McAtee, was available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:31 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5393 – MCATEE MEADOWS GENERAL DEVELOPMENT PLAN

Councilmember Kaylor introduced Bill Number 5393 approving a General Development Plan for McAtee Meadows located at 707 SW South Avenue to allow the development of a twelve single-family lot subdivision on approximately 0.92 +/- acres (GDP-12-25-9747). City Clerk Erin Ford made the first reading of Bill No. 5393 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5393 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5393

Ms. Ford made the second reading of Bill Number 5393 by title. Councilmember Edmondson moved to adopt Bill Number 5393 upon its second reading and give it ORDINANCE Number 5489 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

PUBLIC HEARING – MCATEE VILLAGE GENERAL DEVELOPMENT PLAN

Mayor Lievsay opened the Public Hearing at 7:35 p.m. to consider a General Development Plan for McAtee Village, located at 412 SW 9th Street to allow four single-family residential homes on approximately 0.41 +/- acres (GDP-12-25-9749). The minutes of the public hearing were recorded by a certified court reporter. The 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

The applicant, Chad McAtee, was available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:40 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5394 – MCATEE VILLAGE

Councilmember Kaylor introduced Bill Number 5394 approving a General Development Plan for McAtee Village, located at 412 SW 9th Street to allow four single-family residential homes on approximately 0.41 +/- acres (GDP-12-25-9749). City Clerk Erin Ford made the first reading of Bill No. 5394 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5394 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5394

Ms. Ford made the second reading of Bill Number 5394 by title. Councilmember Edmondson moved to adopt Bill Number 5394 upon its second reading and give it ORDINANCE Number 5490 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

Brummel – Aye

Ericson – No

Edmondson – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5395 – CODE AMENDMENT RELATED TO HOTEL/MOTEL TIERS

Councilmember Kaylor introduced Bill Number 5395 Amending Chapter 655 Hotels, Motels, Etc. Section 655.010 Definitions; Rules of Construction, City of Blue Springs, Missouri, and adding section 655.130 Refusal to Register to the Code of Ordinances, City of Blue Springs, Missouri. City Clerk Erin Ford made the first reading of Bill No. 5395 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5395 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5395

Ms. Ford made the second reading of Bill Number 5395 by title. Councilmember Edmondson moved to adopt Bill Number 5395 upon its second reading and give it ORDINANCE Number 5491 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5396 – SPIRE PERMANENT UTILITY EASEMENT

Councilmember Kaylor introduced Bill Number 5396 approving a permanent utility easement agreement with Spire Missouri, Inc. for a ten-foot-wide easement across City-owned property located within the vacated Whitney Street right-of-way (NW Oak Street). City Clerk Erin Ford made the first reading of Bill No. 5396 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5396 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5396

Ms. Ford made the second reading of Bill Number 5396 by title. Councilmember Edmondson moved to adopt Bill Number 5396 upon its second reading and give it ORDINANCE Number 5492 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 – Aye

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5397 – BUDGET AMENDMENT

Councilmember Kaylor introduced Bill Number 5397 amending the 2025-26 annual budget increasing the previously adopted and amended budget of $112,958,377 by $3,038,492 to $ 115,996,869. City Clerk Erin Ford made the first reading of Bill No. 5397 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5397 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5397

Ms. Ford made the second reading of Bill Number 5397 by title. Councilmember Edmondson moved to adopt Bill Number 5397 upon its second reading and give it

ORDINANCE Number 5493 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

MAYORAL COMMENTS

- Election Day is April 7 with polls opening at 6:00 a.m. and closing at 7:00 p.m.
- There is a poll open until April 10 to vote on favorite names for the two Blue Springs eaglets
- Green Up the Blue will be hosted by the Parks Department on April 18
- The City Development Comprehensive Plan is underway and feedback is welcome
- Household Hazardous Waste event will be held on April 11 at Pink Hill Park. Year round waste disposal is available at several other locations through the Mid-America Regional Council.

ADJOURN

At 7:51 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.

April 6, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

Chris Lievsay, Mayor

ATTEST

Erin Ford, City Clerk