



Agenda

City Council Regular Session

Monday, October 24, 2022 - 7:00 PM
Council Chambers

I. Call to Order

II. Invocation and Pledge of Allegiance

A. COUCIL MEMBER HAGAN

III. Roll Call

IV. Approve Minutes and Summaries

A. REGULAR SESSION MINUTES OF SEPTEMBER 12, 2022

V. Citizens' Participation

VI. Meeting Schedule

VII. Consent Agenda

- A. RESOLUTION ANNOUNCING DATE FOR MUNICIPAL ELECTION AND DATES FOR FILING BY CANDIDATES FOR MUNICIPAL OFFICE
- B. RESOLUTION ANNOUNCING THE ELECTION DATE AND DATES FOR FILING BY CANDIDATES FOR THE BOARD OF DIRECTORS FOR THE BLUE JAY CROSSING COMMUNITY IMPROVEMENT DISTRICT
- C. BOARDS AND COMMISSIONS APPOINTMENTS

Liberty Arts Commission - Appoint Karly Schieder to a term expiring 5/15/2024
Community Christmas Tree Advisory Commission - Appoint Molly Casel to a term expiring 5/1/2024

VIII. Public Hearings

- A. ORDINANCE PROVIDING THE ANNEXATION OF UNINCORPORATED TERRITORY DESCRIBED AS THE HALLMARK ANNEXATION AREA AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF LIBERTY, ALL PURSUANT TO SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI
- B. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 1,075 ACRES GENERALLY LOCATED AT N CHURCH ROAD BOUND BY I-35, 104TH STREET, AND PORTIONS EXTENDING TO 116TH STREET, INCLUDING 378 ACRES TO BE ANNEXED INTO THE CITY OF LIBERTY TO PD FLEX (P&Z CASE 22-54RMP)
- C. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 50+/- ACRES AT NORTH of I-35/US 69

INTERSECTION FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO C-2, "GENERAL BUSINESS DISTRICT" FOR NORTH LIBERTY COMMERCIAL (P&Z CASE 22-49 R&PDP)

- D. RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN AT THE NE CORNER OF S. STEWART ROAD AND WILSHIRE BOULEVARD TO ALLOW A 96 ROOM HOTEL ON 2.3 ACRES WITH A VARIANCE TO ALLOW FOUR STORIES IN A C-1 ZONING DISTRICT, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 22-47 PDP)
- E. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 20.77 ACRES AT THE NW CORNER OF RUTH EWING ROAD AND BIRMINGHAM ROAD FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO R-1C, "STANDARD SINGLE FAMILY RESIDENTIAL" FOR WHITEHORSE (P&Z CASE 22-42R&PP)
- F. RESOLUTION APPROVING A SPECIAL USE PERMIT AT 825 ROUTE B TO ALLOW AN EVENT CENTER USE FOR UP TO 30 PEOPLE IN A RESIDENTIAL ZONING DISTRICT, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-40SUP)

IX. Ordinances, Contracts and Resolutions

- A. ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS FOR THE PERIOD OF SEPTEMBER 30, 2022 TO OCTOBER 14, 2022
- B. ORDINANCE APPROVING A COMMUNITY INVESTMENT AND SETTLEMENT AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY IN THE AMOUNT OF \$250,000.00 (second reading)
- C. RESOLUTION APPROVING A PRELIMINARY PLAT FOR NORTH LIBERTY COMMERCIAL, 50.47 ACRES BETWEEN INTERSTATE 35 AND US 69 HWY, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 22-50PP)
- D. AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT WITH STAR DEVELOPMENT FOR THE WHITEHORSE RESIDENTIAL SUBDIVISION, LIBERTY, MISSOURI
- E. ORDINANCE GRANTING A UTILITY EASEMENT FOR EVERGY METRO, INC
- F. ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF LIBERTY AND FEDERAL SIGNAL TO INSTALL FOUR NEW OUTDOOR WARNING SIRENS AND UPGRADE THE REMAINING EIGHT IN AN AMOUNT NOT TO EXCEED \$173,620.94

X. Other Business

- A. FAIRVIEW CEMETARY/BLOCK 174

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

**ADA Accessible entrance is available from Missouri Street at the Police Department entrance.
An elevator will provide access to the second floor – Council Chambers**

City Council Meeting

Regular Session Minutes
September 12, 2022

I. CALL TO ORDER

A regular meeting of the City Council of the City of Liberty, Missouri was held in the Council Chambers at City Hall on September 12, 2022 with Mayor Lyndell Brenton presiding. Mayor Brenton called the meeting to order at 7:15 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Mayor Brenton, who then led the pledge of allegiance.

III. ROLL CALL

Council Members Present: Greg Duncan and Kelley Wrenn Pozel, Ward II
Kevin Graham and Jeff Watt, Ward III
Michael Hagan, Ward IV

Council Members Absent: Paul Jenness and Harold Phillips, Ward I
Gene Gentrup, Ward IV

Staff Present: Curt Wenson, City Administrator
Sara Cooke, Assistant City Administrator
Vicki McClure, Finance Director
Andy Noll, Utilities Director
BJ Staab, Parks and Recreation Director
Nathan Mulch, Police Lieutenant
Brandon Smith, Economic & Business Dev. Manager
Sherri McIntyre, Public Works Director
Janet Pittman, Deputy City Clerk

Public Present: Kellie Houx, Courier Tribune
15 members of the public

IV. APPROVE MINUTES AND SUMMARIES

V. CITIZENS' PARTICIPATION

Mayor Brenton read the Constitution Week Proclamation and presented to Katherine Goevert, Regent, Alexander Doniphan Chapter, Daughters of the American Revolution (DAR) and Drew Kingery, President, William C. Corum, Chapter, Sons of the American Revolutions (SAR).

Robin Painter, 12802 Mt. Olivet Rd, Kansas City, MO thanked Municipal Court and the Police Department for doing their job and prosecuting the person who took flags from Lot 174.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. AMUSEMENT LICENSE FOR FALL FESTIVAL (JONES & CO.)

Jones and Co. Carnival has applied for an amusement license to operate a carnival during Fall Festival September 23-25, 2022.

Council Member Hagan moved to approve the license. Council Member Graham seconded the motion, which carried unanimously.

B. PURCHASE OF POLICE DEPARTMENT REPLACEMENT VEHICLES FROM SHAWNEE MISSION FORD OF SHAWNEE KANSAS IN AN AMOUNT NOT TO EXCEED \$272,478.00

The Police Department recently learned Ford Motor Company will stop taking orders for 2023 Police Interceptor Utility Vehicles on September 16, 2022. If Police departments place orders for Police Interceptor Utility Vehicles after that date, they may not receive their vehicles until 2024. The City's Police Department needs to purchase six 2023 Ford Police Interceptor Utility Vehicles in replacement of four Ford Police Interceptor Utility Vehicles. The Police Department is making this purchase with projected budgeted funds from the 2023 General Fund Budget. Payment for the vehicles is not due to the vendor until the vehicles are delivered to the police department in 2023.

Council Member Hagan moved to approve the purchase. Council Member Graham seconded the motion, which carried unanimously.

C. RESOLUTION APPROVING A TEMPORARY EVENT LIQUOR LICENSE FOR A ST. JAMES DOO DADS BBQ EVENT AT 309 SOUTH STEWART ROAD ON FRIDAY, SEPTEMBER 16 AND SATURDAY, SEPTEMBER 17, 2022

Action: Council Member Hagan moved to approve the resolution. Council Member Graham seconded the motion.

Vote: Motion passed 5-0-0

Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan

No: None

Abstain: None

Inscribed in Resolution No. 3270

D. RESOLUTION APPOINTING DIRECTORS TO THE 901 SOUTH 291 COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

1. Paul McKnight to a term expiring 02/15/2023
2. Marci Swartz to a term expiring 02/15/2023
3. Bill Zornes to a term expiring 02/15/2023

Action: Council Member Hagan moved to approve the resolution. Council Member Graham seconded the motion.

Vote: Motion passed 5-0-0

Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan
No: None
Abstain: None
Inscribed in Resolution No. 3271

E. RESOLUTION APPOINTING DIRECTORS TO THE CROSSROADS SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

1. Chase Watson to a term expiring December 14, 2022
2. Eric Lester to a term expiring December 14, 2022
3. Adam Fletcher to a term expiring December 14, 2024
4. Ryan Snyder to a term expiring December 14, 2024
5. Stuart Woody to a term expiring December 14, 2024

Action: Council Member Hagan moved to approve the resolution. Council Member Graham seconded the motion.

Vote: Motion passed 5-0-0
Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan
No: None
Abstain: None
Inscribed in Resolution No. 3272

F. RESOLUTION APPOINTING DIRECTORS TO THE LIBERTY TRIANGLE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

1. Chase Watson to a term expiring December 17, 2025
2. Eric Lester to a term expiring December 17, 2025

Action: Council Member Hagan moved to approve the resolution. Council Member Graham seconded the motion.

Vote: Motion passed 5-0-0
Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan
No: None
Abstain: None
Inscribed in Resolution No. 3273

G. BOARDS AND COMMISSIONS REAPPOINTMENTS
Public Safety Sales Tax Oversight Committee

1. Reappoint Joseph Russell to a term expiring 8/31/2025
2. Reappoint Jamiel Yameen to a term expiring 8/31/2025
3. Reappoint Bill Moberly to a term expiring 8/31/2025

Council Member Hagan moved to approve the appointments. Council Member Graham seconded the motion, which carried unanimously.

VIII. PUBLIC HEARINGS

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Ordinance acknowledging vendor payments for the period of August 12, 2022 to September 2, 2022

Document No. 9464 was read.

Action: Council Member Hagan moved to approve the vendor payments. Council Member Pozel seconded the motion.

Roll Call

Vote: Motion passed 5-0-0

Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11640.

- B. ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LIBERTY AND HALLMARK CARDS, INCORPORATED FOR THE MONTAGE DEVELOPMENT FOR LIGHTBURNE ROAD

This item was brought forward on 8/8/22 and was mentioned in the Action Report and discussed in the meeting. There were actually two separate MOU's, each requiring their own ordinance for approval. As only one ordinance was approved (Montage), there is a need to have an additional ordinance approved for the second MOU (Lightburne).

Document No. 9465 was read.

Action: Council Member Hagan moved to waive the rules and consider the ordinance on first reading. Council Member Graham seconded the motion.

Vote: Motion passed unanimously.

Action: Council Member Watt moved to approve the ordinance. Council Member Hagan seconded the motion.

Vote: Motion passed 5-0-0

Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11641.

- C. ORDINANCE ESTABLISHING THE 2022 AD VALOREM PROPERTY TAX LEVIES FOR CITY OPERATIONS FOR THE 2023 BUDGET YEAR

The County has provided the City with final August 2022 assessments for all categories of property exclusive of State assessed railroad and utilities. State assessed railroad and utility values are obtained from the State of Missouri. The additional revenue generated would help support General Services, including but not limited to Public Safety and Parks. Final Assessments are \$67.8M or 10.86% when

compared to 2021 Final assessed values. With the proposed Property Tax Levy, it would be the 2nd lowest in Clay County.

Document No. 9466 was read.

Mayor Brenton stated the ordinance will be considered on second reading at the September 26, 2022 Regular Session meeting.

D. ORDINANCE APPROVING A CONTRACT FOR PAVEMENT STRIPING AND MMA STREET MARKINGS WITH HEARTLAND TRAFFIC SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$40,000.00

Heartland Traffic Services is the sole- source provider for pavement markings within the Kansas City Metro Area. The crosswalks and intersection markings are planned with MMA (Methyl Methacrylate) material which will provide a longer lasting product than painting and is a recommended product for use on older asphalt surfaces. The crosswalk locations include Sunset and Fairview, Clay Drive and Garden Street, Wildbriar and Nashua. The intersections include Holt at Birmingham, and Claywoods Parkway at Richfield. The roadways that will have updated centerline and edge line striping include the following: Birmingham from Ruth Ewing to S Liberty Parkway, La Frenz Road from Ruth Ewing to Hillview, N Church Road from MO-291 north to City Limit, Ruth Ewing east of MO-291 as needed, Ruth Ewing west of MO-291, Church Road from south of MO-291 to the City Limits.

Document No. 9467 was read.

Action: Council Member Watt moved to waive the rules and consider the ordinance on first reading. Council Member Hagan seconded the motion.

Vote: Motion passed unanimously.

Action: Council Member Hagan moved to approve the ordinance. Council Member Graham seconded the motion.

Vote: Motion passed 5-0-0

Yes: Council Members Pozel, Hagan, Graham, Watt and Duncan

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11642.

X. OTHER BUSINESS

A. FAIRVIEW CEMETERY / BLOCK 174

Mayor Brenton provided an update, stating legal counsel is awaiting the setting of a court date.

Sharon Feine, 457 E. Franklin, stated it aint over until it's over.

Dwayne Holtzclaw, 113 Kevin St., asked to please stop revestment lawsuit.

- XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR
- XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL
- XIII. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Attest:

Mayor

Deputy City Clerk



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-241

Department: Administration

Submitted By: Janet Pittman, Deputy City Clerk

Subject: RESOLUTION ANNOUNCING DATE FOR MUNICIPAL ELECTION AND DATES FOR FILING BY CANDIDATES FOR MUNICIPAL OFFICE

Summary:

- Announce date for municipal election and dates for filing by candidates for municipal office.

Background:

The dates for filing by candidates for municipal office are set by State statutes and local ordinance. The filing period for the April 4, 2023 municipal election will begin at 8 a.m. on December 6, 2022 and close at 5 p.m. on December 27, 2022. Municipal offices included in this election are: Mayor, Ward I Council Member; Ward II Council Member; Ward III Council Member; Ward IV Council Member; and honorary positions of City Clerk; City Treasurer, City Constable and City Auditor.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. RESOLUTION filing dates_2023

RESOLUTION NO. _____

A RESOLUTION ANNOUNCING DATE FOR MUNICIPAL ELECTION AND DATES
FOR FILING BY CANDIDATES FOR MUNICIPAL OFFICE

BE IT FURTHER RESOLVED by the City Council of the City of Liberty, Missouri as follows:

1. The Council takes notice that pursuant to Section 115.127, RSMo, as amended, the next MUNICIPAL ELECTION DAY for said City is fixed as April 4, 2023.
2. That upon said MUNICIPAL ELECTION DAY, on account of expiration of term or vacancy, elections for offices of said City will be held for the following Offices:
 - a. Mayor
 - b. Member of City Council – Ward I
 - c. Member of City Council – Ward II
 - d. Member of City Council – Ward III
 - e. Member of City Council – Ward IV
 - f. City Clerk
 - g. City Treasurer
 - h. City Constable
 - i. City Auditor
3. That the Deputy City Clerk shall accept written Declarations of Candidacy of those filing as candidates for each of said positions, beginning at 8:00 a.m. on Tuesday, December 6, 2022, and ending at 5:00 p.m. on Tuesday, December 27, 2022. Candidates may file anytime during regular posted business hours (posted hours may be subject to change. On these dates with the following exceptions: City Hall will be closed in observance of the holiday on December 26, 2022; and, closed during the hours of 1:00 p.m. to 5 p.m. on December 23, 2022. Such Declaration shall be in writing, in the form provided by said Deputy City Clerk. Upon receipt of each Declaration, the Deputy City Clerk shall note the hour and date of filing. No person may file for more than one position, and only the first filed shall be accepted, unless the candidate shall file written declaration of withdrawal of any such declaration previously filed; and
4. Notice and information hereof shall be promptly distributed by posting and by distribution to the media.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-242

Department: Administration

Submitted By: Sarah Ranes, Deputy City Clerk

Subject: RESOLUTION ANNOUNCING THE ELECTION DATE AND DATES FOR FILING BY CANDIDATES FOR THE BOARD OF DIRECTORS FOR THE BLUE JAY CROSSING COMMUNITY IMPROVEMENT DISTRICT

Summary:

- a resolution announcing the election date and filing dates for the Blue Jay Crossing CID Board

Background:

The Blue Jay Crossing CID Board of Directors terms have expired and it is now time to conduct an election to select successors. State Statutes require that successors to a CID Board must follow certain election procedures as outlined within the Statutes which are similar to Municipal elections. The Directors must be property owners within the District and are elected by the property owners within the District.

The dates for filing by candidates for the CID Board of Directors are set by State Statute and the CID Petition. The filing period for this election will begin at 8:00 a.m. on November 1, 2022 and will close at 5:00 p.m. on November 30, 2022. There are five CID Board positions, each serving a four (4) year term.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	

	Funding Source:	Amount:
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Attachments:

1. RESOLUTION filing dates_2023

RESOLUTION NO. _____

A RESOLUTION ANNOUNCING DATE FOR MUNICIPAL ELECTION AND DATES
FOR FILING BY CANDIDATES FOR MUNICIPAL OFFICE

BE IT FURTHER RESOLVED by the City Council of the City of Liberty, Missouri as follows:

1. The Council takes notice that pursuant to Section 115.127, RSMo, as amended, the next MUNICIPAL ELECTION DAY for said City is fixed as April 4, 2023.
2. That upon said MUNICIPAL ELECTION DAY, on account of expiration of term or vacancy, elections for offices of said City will be held for the following Offices:
 - a. Mayor
 - b. Member of City Council – Ward I
 - c. Member of City Council – Ward II
 - d. Member of City Council – Ward III
 - e. Member of City Council – Ward IV
 - f. City Clerk
 - g. City Treasurer
 - h. City Constable
 - i. City Auditor
3. That the Deputy City Clerk shall accept written Declarations of Candidacy of those filing as candidates for each of said positions, beginning at 8:00 a.m. on Tuesday, December 6, 2022, and ending at 5:00 p.m. on Tuesday, December 27, 2022. Candidates may file anytime during regular posted business hours (posted hours may be subject to change. On these dates with the following exceptions: City Hall will be closed in observance of the holiday on December 26, 2022; and, closed during the hours of 1:00 p.m. to 5 p.m. on December 23, 2022. Such Declaration shall be in writing, in the form provided by said Deputy City Clerk. Upon receipt of each Declaration, the Deputy City Clerk shall note the hour and date of filing. No person may file for more than one position, and only the first filed shall be accepted, unless the candidate shall file written declaration of withdrawal of any such declaration previously filed; and
4. Notice and information hereof shall be promptly distributed by posting and by distribution to the media.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

The City of



To: City Council Members
From: Lyndell Brenton, Mayor
Subject: Boards and Commissions Appointments
Date: October 20, 2022

I would like to recommend the following individuals for appointment to the board/commissions listed below:

1. Liberty Arts Commission
 - a. Appoint Karly Schieder to a term expiring 5/15/2024
2. Community Christmas Tree Advisory Commission
 - a. Appoint Molly Casel to a term expiring 5/1/2024



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-246

Department: Planning & Development

Submitted By: Katherine Sharp, Director
Planning & Development

Subject: ORDINANCE PROVIDING THE ANNEXATION OF UNINCORPORATED TERRITORY DESCRIBED AS THE HALLMARK ANNEXATION AREA AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF LIBERTY, ALL PURSUANT TO SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI

Summary:

- This is a request for voluntary annexation of the 385 acre Hallmark property located West of Plattsburg Road, North of Liberty North High School, East of N Church Road, and South of 116th Street.

Background:

On September 16, 2022, staff received a request by Stacey Paine, Executive Vice President of Real Estate for Hallmark Cards, the property owner, requesting voluntary annexation of 385 acres from unincorporated Clay County into the City of Liberty. At the October 24 regular session, staff will present this request to the City Council, and provide for a public hearing on the matter.

Discussion

Annexation Laws

The State of Missouri provides, in effect, three approaches to annexation. For actions that involve the annexation of unincorporated holdings into a municipality, either a voluntary or standard annexation can be pursued. For an instance in which two municipalities agree to amend their corporate limits, a transfer between municipalities is the proper approach. This is a voluntary annexation of one, 131-acre property into the city limits for the purpose of development. The voluntary annexation rules from State statute and City Code are summarized below:

1. Voluntary Annexation

Should 100% of the property owners involved in an annexation proceeding agree to the action, a voluntary annexation can be pursued in accordance with the following:

1. 100% of property owners in the area of annexation petition the City Council to request the annexation;
2. City Council holds a public hearing to consider the request after posting proper legal notice in local paper; and
3. City Council votes to annex or not to annex the subject property. A majority vote of the Council in favor of such a measure is all that is necessary to approve the annexation.

2. Contiguous and Compact

According to the State Statute, the annexation area:
Shall be “contiguous and compact” and shall not include areas contiguous to the City only by a rail line, trail, pipeline, or real property less than ¼ mile in width that would after the annexation, leave areas of unincorporated land between the City and prior boundaries only connected by said rail line, trail, pipeline, or ¼ mile wide property.

3. Zoning

Should the City formally annex an area, City Council then must assign a zoning classification for the area. Such designation must be the City's equivalent to the existing County zoning designation. Should the City choose to pursue a different zoning classification, a rezoning application must be considered as a separate action that would require a separate hearing and vote.

Analysis of Request

The petition request for annexation is signed by the property owner. The property is considered contiguous and compact, as it is directly adjacent to our current northern city limits. The current County zoning on the property is Agriculture. However, a rezoning and master plan application for this annexation property and the property to the south is running concurrently with this annexation. The rezoning will require a separate public hearing and vote at the October Planning & Zoning Commission and City Council meetings.

Previous Action (if applicable):

The required Legal Notice for the Annexation Hearing was posted in the Courier Tribune on October 6, 2022.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. Ordinance Montage Annexation 2022
2. Scanned Petition

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF UNINCORPORATED TERRITORY DESCRIBED AS THE HALLMARK ANNEXATION AREA AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF LIBERTY, ALL PURSUANT TO SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") has been presented on September 16, 2022 with a verified petition signed by the owners of all fee interest of record in all tracts of real property located within the area described in the petition; and

WHEREAS, the area is proposed to be annexed into the City of Liberty, Missouri; and

WHEREAS, a copy of the Petition is attached, marked Exhibit A, and by specific reference incorporated herein as if fully set out; and

WHEREAS, the property described on Exhibit A is contiguous to the existing corporate limits of the City of Liberty, Missouri; and

WHEREAS, it is in the best interest of the City of Liberty, Missouri, and its citizens to determine the propriety, necessity, and reasonableness of the proposed annexation; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Missouri, as follows:

SECTION I

In accordance with § 71.012, RSMo 2016, a public hearing shall be held concerning the proposed annexation on the 24th day of October, 2022, at 7 p.m. in the City Hall of the City of Liberty, Missouri.

SECTION II

City staff has posted notice of the hearing at least seven days before the hearing date in a newspaper of general circulation in Clay County, Missouri, that is qualified to publish such legal notices.

SECTION III

All requirements having been met the City hereby annexes the property described as below into the boundaries of the City of Liberty:

Parcel IDs: 11403000101000 and 11403000101100

Description:

Part of the Southwest One-Quarter of Section 19, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:
Beginning at the Southwest corner of the Southwest One-Quarter of said Section 19; thence North along the West line of the said Southwest One-Quarter to the South line of WHITERIDGE ESTATES PHASE III, a subdivision in Clay County, thence East, along the South line of said WHITERIDGE ESTATES PHASE III to the Southeast corner thereof;

ORDINANCE NO. _____ (CONT.)

thence North along the East line of said WHITERIDGE ESTATES PHASE III and the East line of WHITERIDGE ESTATES PHASE II, a subdivision in Clay County, to a point on the North line of the said Southwest One-Quarter; thence East along the said North line to the Northeast corner thereof; thence South along the East line of the said Southwest One-Quarter to the Southeast corner thereof; thence West along the South line of the said Southwest One-Quarter to the Point of Beginning. The above description contains 130 acres more or less.

And Parcel IDs: 11701000100100 and 11701000100200

Description:

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning. The above description contains 255 acres more or less.

PASSED by City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____ 2022.

MAYOR



ERIK H. LUND
CORPORATE REAL ESTATE

816-274-8042 office 913-461-4320 mobile
erik.lund@hallmark.com

CITY OF LIBERTY, MO
RECEIVED
SEP 16 2022
BY K Sharp

Katherine Sharp
Planning & Development Director
City of Liberty, Missouri
101 E Kansas Street
Liberty, MO 64068

Dear Katherine –

Please find Voluntary Petition for Annexation document enclosed. Please contact me if you have any questions or require additional information.

All the best,

Erik H. Lund
Corporate Real Estate Manager

VOLUNTARY PETITION FOR ANNEXATION

Petition Requesting Annexation to the City of Liberty

Hallmark Cards, Incorporated (hereinafter “owner”), for its petition to the City Council of the City of Liberty states and alleges as follows:

1. That it is the owner of all fee interest of record in the real estate in Clay County, Missouri legally described as follows, to wit:

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

And

Part of the Southwest One-Quarter of Section 19, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

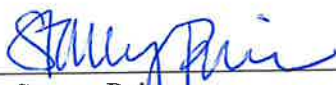
Beginning at the Southwest corner of the Southwest One-Quarter of said Section 19; thence North along the West line of the said Southwest One-Quarter to the South line of WHITERIDGE ESTATES PHASE III, a subdivision in Clay County, thence East, along the South line of said WHITERIDGE ESTATES PHASE III to the Southeast corner thereof; thence North along the East line of said WHITERIDGE ESTATES PHASE III and the East line of WHITERIDGE ESTATES PHASE II, a subdivision in Clay County, to a point on the North line of the said Southwest One-Quarter; thence East along the said North line to the Northeast corner thereof; thence South along the East line of the said Southwest One-Quarter to the Southeast corner thereof; thence West along the South line of the said Southwest One-Quarter to the Point of Beginning.

2. That the real estate is not now a part of any incorporated municipality.
3. That the real estate is contiguous to the existing corporate limits of the City of Liberty, Missouri.
4. That it requests that the real estate be annexed to, and be included within the corporate limits of, the City of Liberty, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That it requests the City Council of the City of Liberty to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Liberty to include the above-described real estate.

This Petition Requesting Annexation, made this 9TH day of SEPTEMBER, 2022.

ACKNOWLEDGMENT OF COMPANY

Hallmark Cards, Incorporated

By: 
Name: Stacey Paine
Title: Executive Vice President-Real Estate

STATE OF Missouri)
) SS
COUNTY OF JACKSON)

On this 9th day of September, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stacey Paine, to me personally known, who, being by me duly sworn, did say that she is the Executive Vice President of Hallmark Cards, Incorporated, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that she executed the same for the purposes therein stated, and as her free act and deed and as the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

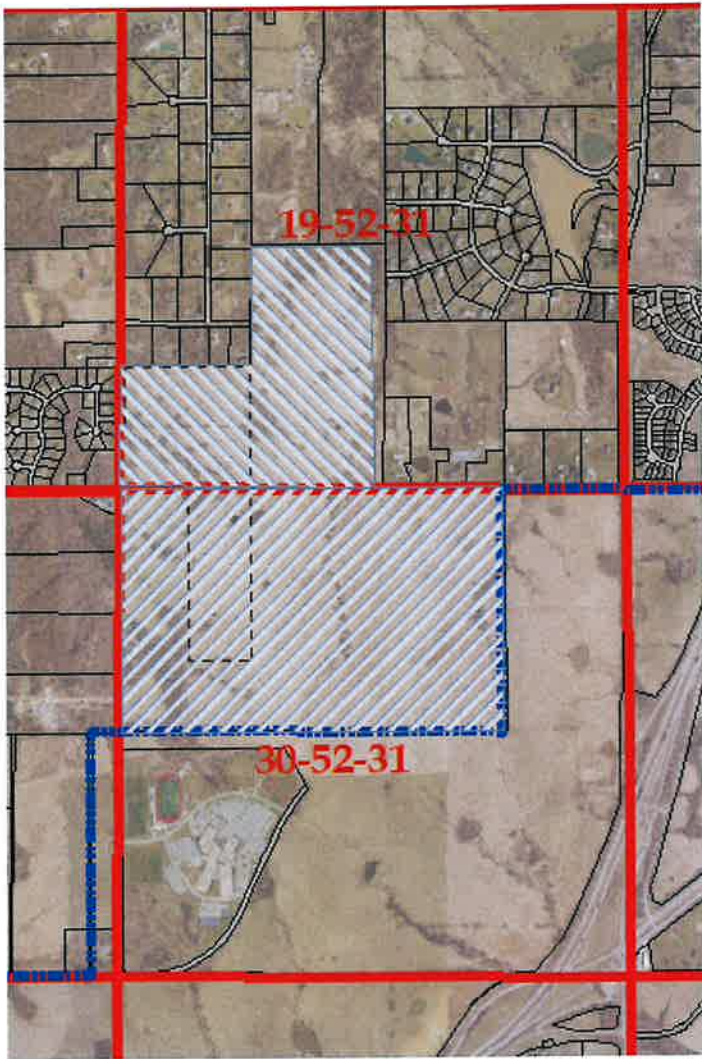

Notary Public

Name: Justin Schaefer

My Commission Expires: November 4, 2024

[SEAL]







**CITY COUNCIL
ACTION REPORT**

Meeting Date: October 24, 2022

A/R No.: 2022-252

Department: Planning & Development

Submitted By:

Subject: ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 1,075 ACRES GENERALLY LOCATED AT N CHURCH ROAD BOUND BY I-35, 104TH STREET, AND PORTIONS EXTENDING TO 116TH STREET, INCLUDING 378 ACRES TO BE ANNEXED INTO THE CITY OF LIBERTY TO PD FLEX (P&Z CASE 22-54RMP)

Summary:

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 22-54R&MP Staff Report CC packet



STAFF REPORT

Planning and Zoning Case 22-54R&MP

Staff: Katherine Sharp, Director of Planning & Development

Date: October 24, 2022

GENERAL INFORMATION

Application:	A request to Rezone and approval of a Master Plan for 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 385 acres to be annexed into the City of Liberty, to PD-Flex for Montage, a Master Planned Community
Applicant:	GaleHart Communities 400 SW Longview Blvd, Suite 240 Lee's Summit, MO
Owners:	Hallmark Cards Inc., 2405 Grand, Suite 200, KC MO 64108 William and Louise Sieker, 2280 N Church, Liberty MO 64068
Location:	At N Church Road bound by I-35, 104th Street, and portions extending to 116th Street
Acreage:	1075 acres including 385 to be voluntarily annexed into the City of Liberty
Existing Future Land Use:	Existing Future Land Use Map Attached
Existing Zoning:	The area to be rezoned that is currently within Liberty city limits is R-1A, Suburban Residential. The area to be rezoned within unincorporated Clay County (area to be annexed) is zoned Agricultural.
Surrounding Zoning:	West: R-80, Single Family (Kansas City Zoning), and existing single-family subdivision Amber Meadows North: R-1—Residential Rural (unincorporated Clay County zoning) East: I-35 Interstate Highway South: R-1C Standard Single Family/ Warren Hills Elementary School and existing single-family subdivision Place Liberte`
Proposed Zoning:	PD Flex
Public Notice:	Courier Tribune-September 22 Letter sent to property owner within 185 ft. on September 26 Sign Posted on site on September 26
File Date:	September 2, 2022

PREVIOUS CASE/ SITE HISTORY

P&Z Case #22-01A: Request to amend the Future Land Use Map of the City of Liberty for Montage, 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 378 acres to be annexed into the City of Liberty was approved by City Council in August, 2022.

The Annexation request is running concurrently and will be heard at the City Council meeting on October 24, 2022.

PROPOSAL

The applicant, GaleHart Communities, is proposing to rezone to PD-FLEX to allow a large scale, mixed-use development on 1075 acres. This includes 385 acres to be voluntarily annexed into the City at the northern city boundary. The project is generally located to the east and west of N Church Road bound by I-35, 104th Street, and portions of the project area extending to 116th Street.

The PD-FLEX district is detailed in Sec. 30-69.5 of the *Unified Development Ordinance* (UDO):

The purpose of the planned development flex district is to facilitate the development of master planned, mixed use developments containing a minimum of five hundred acres. The PD-FLEX district allows a mix of land uses, densities, setbacks, and building heights for a defined area and allows for flexibility of change over an extended period of time. This zoning district is intended to encourage innovative and creative design and to facilitate a mix of uses in the development of a balanced community over an extended period of time or build out. The PD-FLEX land use designation shall require approval of a master plan in order to provide general development goals for the property. The PD-FLEX zoning district shall clearly define the purpose and intent of the property and its development limitations or allowances while being sufficiently flexible to meet the demands of increased population and evolutionary changes in such fields as architecture, transportation, and redevelopment. The PD-FLEX district must conform to the requirements of the UDO in requiring adequate standards necessary to protect the public health, safety and general welfare.

The PD-FLEX district will allow an increase or decrease of a certain prescribed percentage that result in changes in land area, increase in density or intensity of residential uses, increase in floor area, increase in lot coverage, increase in height, or changes that will increase trip generation or impacts on public facilities. The prescribed per centage allowance shall be determined as part of the Master Plan approval, shall not exceed twenty per cent, and is cumulative from the original, approved plan.

The PD-FLEX zoning may be established as an alternative option for mixed use, master planned development larger than five hundred acres. The PD-FLEX zoning requires a formally approved, overall master plan for the property. The PD-FLEX master plan shall contain, at minimum, mapped information regarding the layout of general use areas, open space, zones of use, trails, major streets and other significant public improvements. The PD-FLEX zoning regulations specify permitted uses, densities and other important development controls for each use area and the property as a whole.

Montage Villages

Montage is a mixed-use, master planned community encompassing over 1,000 acres of residential, commercial, recreational and open space uses. The single-family residential components will include a variety of price points from entry-level to estate homes. Multi-family units will include garden walk-up apartment homes, elevator-served loft apartments and vertically mixed-use buildings with residential over retail. Commercial uses include office, tech, neighborhood retail, main street retail and mixed-use. Montage Liberty is made up of nine villages ranging in size from 50 to 200 acres:

Westhill neighborhood will include 445 single family homes, 136 single family attached urban village and townhomes, a community pool and playscape, and a neighborhood retail corner with 65,000 square foot of commercial. Westhill is proposed as 118 acres including 8 acres of neighborhood parks and regional detention, open space and greenways.

Village Center will be a mixed-use environment of 100 acres with 322 residential units; 326,000 square feet of office; over 175,000 square feet of ground floor retail; an active adult mixed-use residential building with 144 apartment homes over retail; Main Street retail encompassing 32,000 square feet; 2 hotels with a total of 160 rooms; and approximately 115,000 square feet of office, tech and mixed-use space. This area will also include over 18 acres of neighborhood parks and regional detention, open space and greenways.

The Grove Village contains the Grove demonstration farm and learning center situated just south of Liberty North High School. The 150-acre village will include 398 single family homes of urban village, conventional and traditional neighborhood designs. This village will have over 23 acres of community open space and greenways.

Village D: Montage's 117-acre village known as Village D will include 105 entry-level single family homes, 490 garden apartment homes, 486 elevator-served loft apartments, and over 25 acres of neighborhood parks and regional detention, open space and greenways.

Tech Campus: The 47-acre Tech Campus village will provide approximately 618,000 square feet of office, tech and light industrial space to commercial users and include 5 acres with a fishing lake and other regional detention, open space and greenways.

Innovation Park: The 71-acre Innovation Park is the office park along I-35 frontage which will house over 675,000 square feet of garden office, tech and mixed-use space users and include 24 acres of regional detention, open space and greenways.

Legacy, the Active Adult village in Montage, is 100 acres of 198 age-restricted (55+) single family and villa homes, art center, church site, and neighborhood parks, open space and greenways.

The Sports Village at Montage will include the City of Liberty Regional Sports Park with 6 soccer and lacrosse fields and room for a 100,000 square foot field house, an elementary school, the Montage Community Center and Grand Lawn with amphitheater. It will also include 419 typical and mid-density single family homes with nearly 40 acres of neighborhood parks and regional detention, open space and greenways in its over 200 acres.

The Equestrian Village within Montage has nearly 250 estate homes and a neighborhood stable planned on 130-acres.

PUBLIC INFRASTRUCTURE

This application was evaluated in accordance with the City of Liberty's Adequate Public Facilities Ordinance:

Streets

The development will contain a number of local streets, which will create an interconnected street network. Several streets will be connected at the property's limits, which will allow for future connections into neighboring properties. Streets widths will be examined at the time of preliminary platting to determine if any variations from the conventional widths are appropriate. Additionally, several roundabouts have been included throughout the development. The roundabouts will help facilitate traffic movement.

The site presently has direct access to N Church Road, 104th Street, 112th Street, and Plattsburg Road. These roads will be improved to city standards as the phases are developed and as outlined in the Development Agreement presented to the City Council. Future street connections will include:

- A flyover connecting to Glenn Hendren;
- The Plattsburg Road improvements will include a new super-roundabout at the junction of Plattsburg Road, the I-35 off-ramp, and the new road section connecting to the High School.
- Innovation Drive, running parallel to I-35, will connect N. Church Road to Plattsburg Road and will contain 3 roundabouts;
- Montage Parkway, a north/ south connector with roundabouts;
- Liberty Park Drive, an east/ west connector south of NE 112th Street;
- Trail Drive, connecting 104th Street north, past Liberty North High School, to NE 112th Street;
- Creek Drive, connecting Trail Drive at the northern point of LNHS to Innovation Drive;
- Art Drive, a north/ south road from Liberty Park Drive to NE 112th Street; and
- Montage Street, an east/ west road connecting across N Church to the Westhill neighborhood.
- The Westhill neighborhood is also expected to tie into Amber Meadows to the west at NE 100th Terrace and 103rd Street.

Sanitary Sewer

Sanitary Sewer will be provided via two bores under I-35 near Rush Creek Parkway and the I-35 and US 69 Interchange. Public sanitary mains will be designed to provide adequate service throughout the property as future phases develop. There are 5 proposed sanitary lift stations proposed at the northern portion of the project. Two sanitary meter stations will be installed to meter sanitary sewer flow that Kansas City will convey and treat.

Water

The current water network does not have adequate pressure to serve the proposed area therefore a separate water pressure zone is required to serve the area. The new pressure zone will require a booster pump station and a water tower. Water will be pumped from the booster pump station located near Glenn Hendren Drive and conveyed via a 24" water line bored under I-35 that will connect to a 16" water line that connects to a 1.5-million-gallon elevated water storage tank located near Liberty North High School. A network of 12" and 8" water mains will be constructed to adequately serve the development and will connect all existing development along N. Church Road to the new water pressure zone. The current metered connections to the Kansas City water system will be maintained as an emergency interconnection. The new pressure zone will be able to flow back into the existing system through an existing pressure reducing valve.

Storm water

All of the existing creeks are proposed to remain in-tact. Preliminary storm water management plans incorporate storm water retention in a series of storm water retention basins in the eastern portion of the property and throughout the site.

Trails

The proposal includes an extensive trail network that will be built and maintained by the Montage Community Association, with the exception of Montage Trail, which is to be deeded to and maintained by Liberty Parks and Recreation after construction by the developer. All of the trails may be utilized by the general public. A map of these trails can be found on page 5 of the Design Guidelines attached as Exhibit E to this report.

- Montage Trail: to be built on the Southside of the flyover, on the flyover, north along Innovation Dr., through the valley to 104th, north to Liberty Sports Park, to Church Road, north to 112th Street. Approximately 8,400 linear feet.
- Innovation Trail: North from Montage Trail along Innovation Drive to Liberty Park Drive. Approximately 6,100 linear feet.
- Art Trail: North from Liberty Park Drive and Innovation Drive to 112th Street, west to Art Drive, south to Liberty Park Drive, west to Trail Drive. Approximately 5,900 linear feet.
- Trail Trail: North from Creek Drive and 104th to 112th Street. Approximately 3,300 linear feet.
- Equestrian Trail: North from 112th and Trail Drive, wrap around Estate area to the west to Church Road, south to 112th Street. Approximately 7,900 linear feet.
- Connection 1: Montage Pkwy through a creek valley to Innovation Drive. Approximately 1,200 linear feet.
- Connection 2: Montage Pkwy through a creek valley to Innovation Drive, parallel and to the north of Connection 1. Approximately 900 linear feet.
- Place Trail: Place Liberte Park, north along a new street to Westhill Drive. Approximately 1,400 linear feet.
- Westhill Trail: Parallel Westhill Drive (on the north and east side) between Church Road and 104th Street. Approximately 1500 linear feet.

STAFF ANALYSIS

Staff analyses all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.

The Blueprint for Liberty

Recommendation #1 of the Comprehensive Plan states that the City of Liberty should be a full-service community for a diverse population consisting of neighborhoods designed for interaction. A range of housing types and sizes to accommodate households of all ages and sizes should be provided. The applicant is proposing to provide a range of housing options, as well as place them near commercial and business uses.

Recommendation #3 of the Future Land Use Plan states that all existing and future neighborhoods should be designed to have a high degree of connectivity between land uses. The

proposed plan would allow for citizens to walk from their homes to places of recreation, employment and shopping. This application is proposing to provide that opportunity for the residents.

Further, the *Blueprint* states that sensitive natural areas should be protected and functional open space should be created to serve as public gathering/ recreational spaces. The applicant is proposing to maintain most of the drainage ways in their natural state and create tracts of functional open space within the development.

Future Land Use Map Designation

The Future Land Use Map designates the area as *Low Density Residential* (0 to 6 dwelling units per acre); *Traditional Residential* (TND/Traditional Neighborhood Design with 0 to 6 dwelling units per acre); *High Density Residential* (7+ dwelling units per acre); *Commercial Land Use* (retail, service-oriented businesses and offices) *Mixed-Use* (retail and/or office uses on the ground floor and offices and/or residential dwellings on the upper floors); *Business Use* (warehouses, tech). *Civic/ Institutional Use* (fire station, schools); *Parks* (active and passive public recreation) and *Conservation/Stormwater* (wetlands, natural drainage systems). The proposed master plan reflects the designations identified in the Land Use Map.

Staff feels this application conforms to the comprehensive plan and future land use Map.

2. The effect the proposed rezoning will have on properties in the general vicinity.

The rezone will facilitate a large-scale development on a section of land that is presently undeveloped. The proposed mixed-use development would introduce larger scale commercial and multifamily components than would exist under the present zoning. The site exists along a busy, well-travelled corridor, and is abutted by established single-family homes and a high school. At full build out, the project could cause a significant increase in population and out-of-town trip generation.

As the development plan includes the construction of a public multi-use trail, neighboring residents will receive an added trail amenity from this project, along with greater street connectivity in and out of the adjoining subdivisions. The Liberty community will have access to a multitude of amenities such as recreation centers, trails, parks, a demonstration farm, restaurants, and retail, within close proximity of their homes.

Staff believes the development will have a positive effect upon the area and the community as a whole.

3. The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.

As further described in the Public Infrastructure section, significant improvements will be required in conjunction with each future development phase.

STAFF RECOMMENDATION

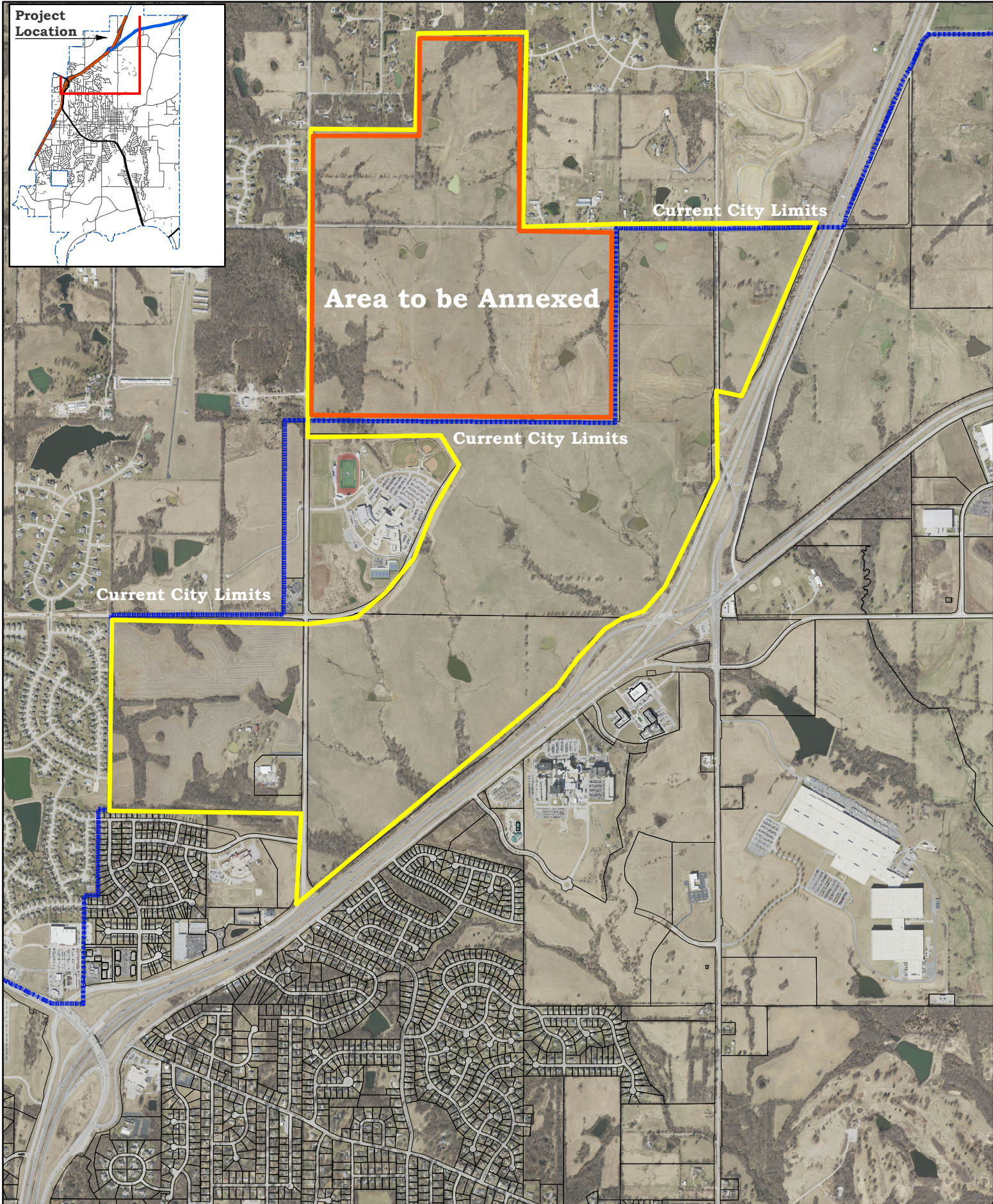
This application conforms to the Future Land Use Map, Adequate Public Facilities Ordinance and the Future Parks Plan. Therefore, staff recommends approval of P&Z Case 22-54&MP.

PZ RECOMMENDATION

At its October 11, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-54R&MP as presented in the staff report.

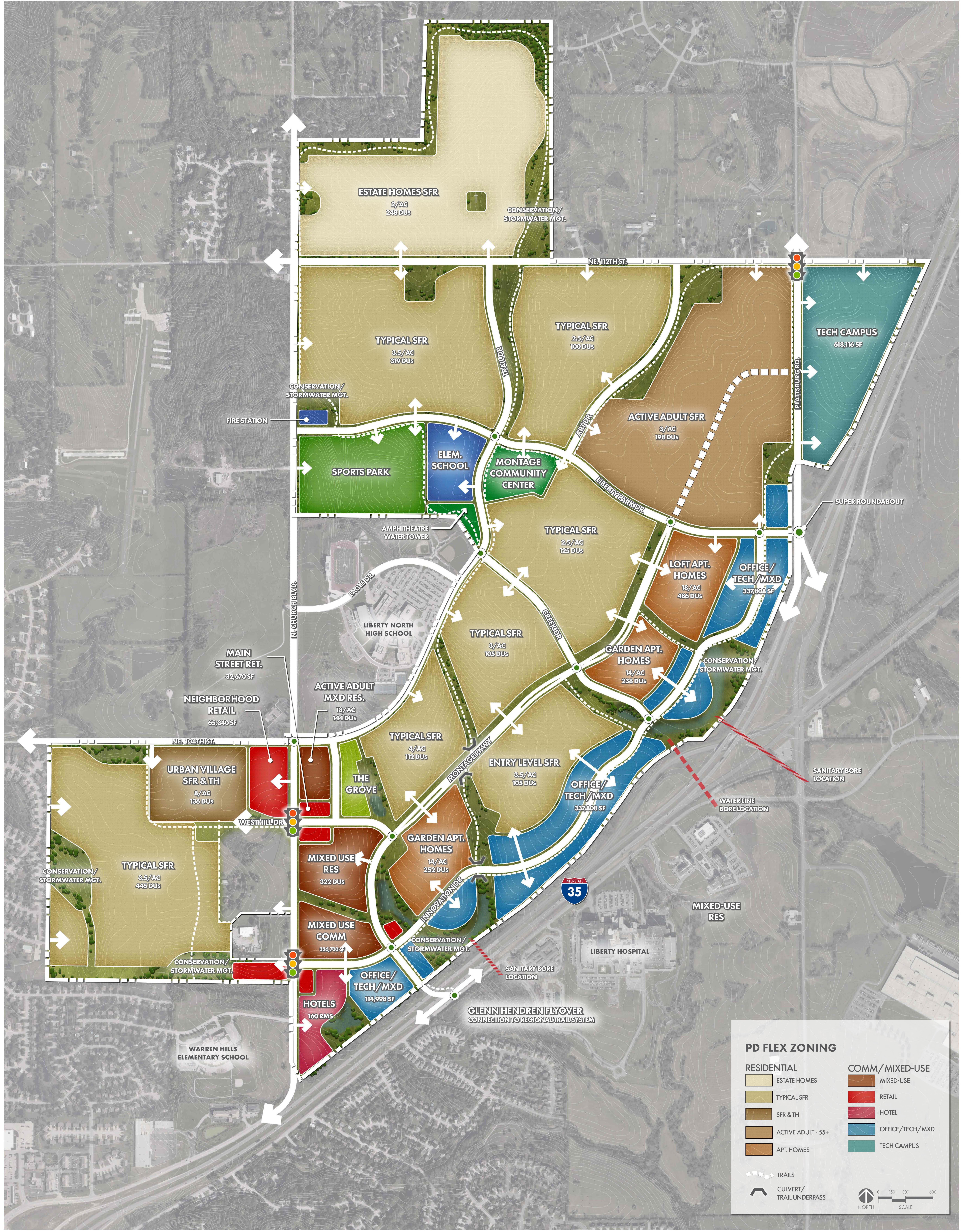
ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Rezoning Map
- Exhibit C: Utilities Map
- Exhibit D: Future Land Use Map
- Exhibit E: Design Guidelines
- Exhibit F: Minutes Excerpt from Planning & Zoning Commission meeting
- Exhibit G: Ordinance

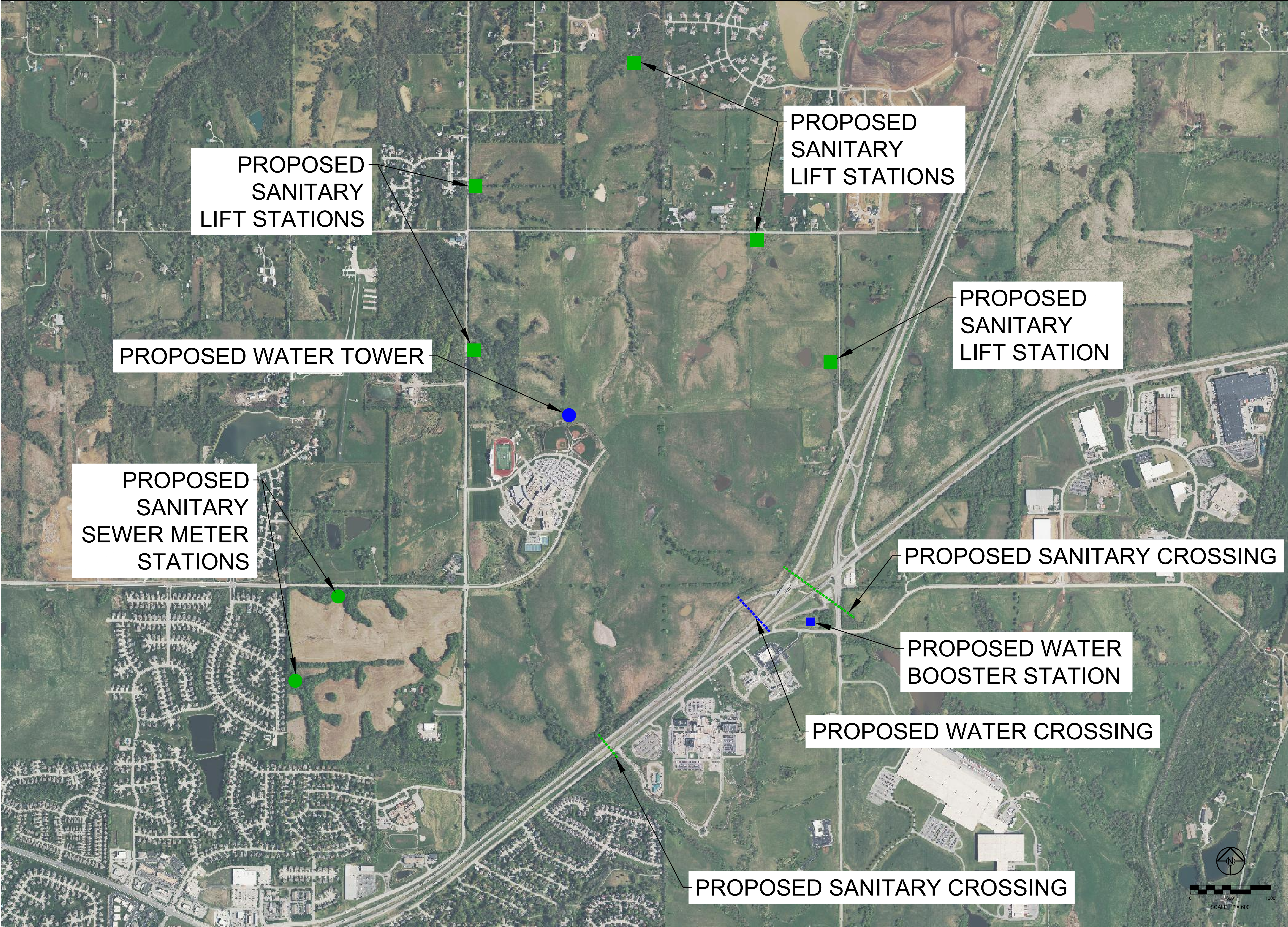


**P&Z Case 22-55R&MP
Rezoning & Master Plan
Montage**

**Exhibit A:
Vicinity Map**



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SCHLAGEL

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MONTAGE
MAJOR UTILITY IMPROVEMENTS

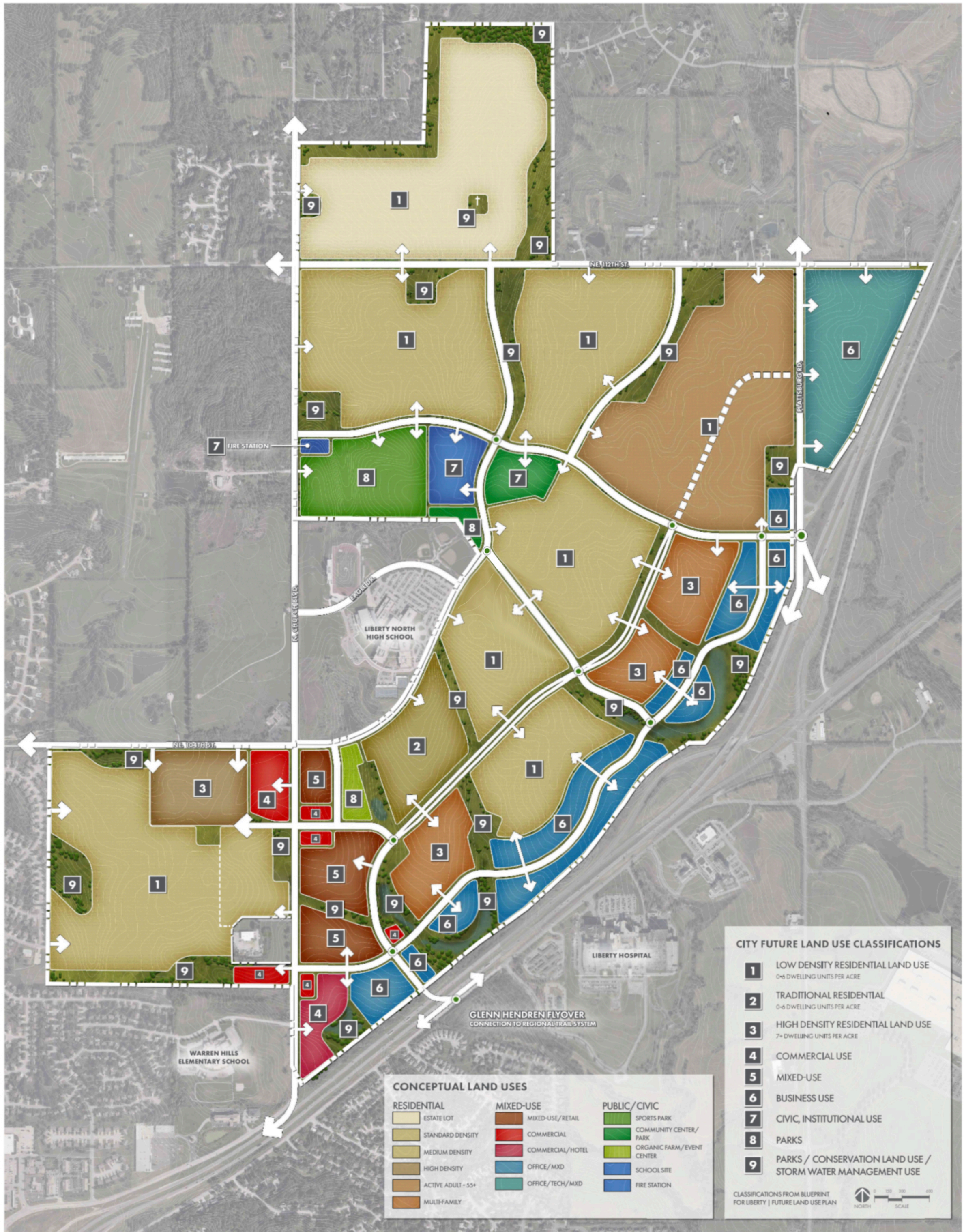
LIBERTY, MISSOURI

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GENERAL
LAYOUT

SHEET

1





Design Guidelines

Introduction

Montage Liberty will evolve into a new and valued neighborhood of the authentic City of Liberty, Missouri. Montage has been intentionally designed to become a part of Liberty via improved trail, vehicular and service connections across 1-35, and added “Experiences” and “Amenities” for the benefit of the current and future population of the City. The founders of Montage have created these Guiding Principles to provide the vision and framework for proper planning, development, building and governance.

Montage Liberty Design Guidelines

Table of Contents

Introduction	Vision and Guiding Principles
2	Zoning Map
3	Zoning Standards Table
4	Road and Parking Plan
5	Trail Plan and Map
6—14	Design Standards
15—20	Representative Product

Prepared By
GaleHart Communities
400 SW Longview Blvd.
Suite 240
Lee’s Summit, MO 64081



The Neighborhoods of Montage

Guiding Principles

The Ten Guiding Principles were established by the founders of Montage to provide a true vision of the community’s future. This framework will continue to inform every aspect in the process of planning, development, building and governance*

The livability of the neighborhoods, connections with our natural and built environment, and community spirit will be enhanced by the commitment to these Guiding Principles

1. Authentic sense of place
Liberty is a renowned, mid-western city with charm and character: a Tree City USA with an attractive and inviting downtown, dozens of buildings on the National Historic Register, an established trail system, a respected college, hospital and K-12 school program. Montage will compliment Liberty’s distinctive attributes.

2. Environmental enrichment and protection
Open areas, trails, pocket parks, lakes, creeks, playfields and gathering spaces offer opportunities from private reflection to team sports. Intentional landscape design meant to connect with nature and sustain the environment will feature native Missouri flowers, shrubs and trees.

3. Active lifestyle
Physical and mental activity are necessary for good health. Gardening, walking, running, bicycling, swimming, sledding, tennis, pickleball, yoga, etc. and a range of team sports will be available. Art in all its forms will be displayed, presented, produced, performed, shared, enjoyed and encouraged.

4. Engaging community
The management of the community association, will be transparent, collaborative and resident-centered. A wide variety of meet-your-neighbor and new resident activities will be provided.

5. Welcoming diversity
Montage will welcome all. Our lives are made richer through diversity and inclusion.

6. Safe and efficient transportation networks
New roads, enhanced with walkable and bike-friendly trail corridors and designed with appropriate traffic calming features will safely link LNHS and the neighborhoods with improved connections to Hwy 291, new connections to I-35 and easier access to downtown Liberty.

7. Aesthetic design with quality construction
The built environment is made more pleasant with a variety of architectural styles and color schemes. Public roads are made more comfortable with vertical and horizontal curves and gentle traffic-calming elements. Good construction design, material use and maintenance will be practiced.

8. Learning for life
In addition to the high quality K-12, William Jewell and Liberty Parks & Recreation curriculums, varied educational programs will be offered by the Montage Farm, Stable, Garden, Art, and Mom’s Clubs, etc. through the Community Association.

9. Green energy and conservation emphasis
Opportunities to test, experiment and lead in the rapidly evolving science of alternative energy will be explored. Solar, geothermal, wind, recycling, composting and other community centered best-practices will be utilized.

10. Sustainable for the future
Montage has been intentionally designed by a team of nationally experienced community builders to be economically successful and sustainable.

*Let us all acknowledge the worthy and important goal of being gentle with our natural environment while providing a desired range of quality built housing, recreation and business opportunities, all with the necessary public infrastructure and within an enriching and hospitable community.

8.16.2022

	Montage Liberty												
	Liberty, MO GaleHart Communities												
	Zoning Table - Sep 29 2022												
	Setback												
1	M Code	Residential Land Use	Units	Acres		Max Ht	Front	Sides	Corner Lot Side	Rear	Min Lot Width	Min Lot Depth	Min Lot Area
2	TSFR	Typical Single Family Residential Detached	1,024	313		35	25	7	15	25	70	110	8,000
3	MDSFR	Mid Density Single Family Residential	100	40		35	25	5	15	25	75	120	8,500
4	ESFR	Estate Single Family Residential (Low Density)	248	124		35	30	10	15	30	90	140	12,500
5	ELSFR	Entry-level Single Family Residential	105	30		35	25	5	15	15	50	100	5,000
6	AASFR	Active Adult Single Family Residential	198	66		35	20	5	15	15	50	100	5,000
7	UVSFR	Urban Village Home Single Family Residential	50	6		40	18' to building or 12' to porch	5	15	20	40	90	3,500
8	UVCSFR	Cottages/Bungalow Single Family Residential	30	5		35	18' to building or 12' to porch	5	15	20	30	80	2,200
9	THFG	Townhomes Residential-Front Garage	112	13		3 stories	35	10	15	20			
10	THAL	Townhomes Residential-Alley Load	112	13		3 stories	15	10	15	5			
11	GAMF	Garden Apartment Homes MF	490	35		4 stories	30	10' with 20' between bldgs	15	20			
12	LAMF	Loft Apartment Homes MF	486	27		4 stories	30	10' with 20' between bldgs	15	20			
13		SUBTOTAL RESIDENTIAL	2,955	672									
	Note: minimum side yard on the street side of a residence shall be no less than 15'												
14	M Code	Mixed Land Use	Units - SF	Acres		Max Ht	Front	Sides	Corner Lot Side	Rear			
15		Active Adult Mixed-Use Residential	144	8		6 stories	none	none	none	none			
16		Mixed-use Residential (res above office or retail)	322	27		6 stories	none	none	none	none			
17		TOTAL RESIDENTIAL	3,420	707									
18		Mixed-use Commercial	326,700	10		6 stories	none	none	none	none			
19		Mixed-use Office (commercial/office portion)	175,111	see line 16		6 stories	none	none	none	none			
20		SUBTOTAL COMMERCIAL	501,811	10									
21	M Code	Commercial Land Use	Sq Ft	Acres	Max Floor Area Ratio	Max Ht	Front	Sides	Corner Lot Side	Rear			
22		Main Street Retail	32,670	3	0.30	2 stories	none	none	none	none			
23		Neighborhood Retail	65,340	15	0.30	2 stories	15	none	none	none			
24		Office/Tech/Commercial mixed use	790,614	55	0.50	6 Stories	20	20	20	15			
25		Tech/Light Industrial/Commercial mixed use	618,116	43	0.50	3 stories	20	20	20	15			
26		Hotel Rooms	160	6		6 stories	20	20	20	15			
27		Churches Civic Use	0	8									
28		TOTAL COMMERCIAL	2,008,712	140									
29		Backbone and Neighborhood Infrastructure		27									
30		Schools/Regional and Local Amenities & Green Space		208									
31		TOTAL		1,073									

Montage Road and Parking Plan September 14, 2022						
	Street	Roadway Classification	Typical ROW Width	Typical Street Width	City Standard Detail	Street Parking and Single Family Driveway Allowed
1	104th	Minor Arterial	100' Min.**	40' B-B***	D14-3	no parking
2	112th	Minor Arterial	100' Min.**	40' B-B***	D14-3	no parking
3	Church	Major Arterial	120' Min.**	71' B-B***	D14-5	no parking
4	Plattsburg	Minor Arterial	100' Min.**	40' B-B***	D14-3	no parking
5	Innovation Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only
7	Montage Pkwy	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only
9	Liberty Park Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only
10	Montage St	Main Street	64'-85'	24' drive lanes min****	N/A	angled parking both sides Central Business District (north and south)
11	Westhill Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only (north and east) with indent, not including commercial area
12	Grove Dr	Main Street	64'-85'	24' drive lanes min****	N/A	angled parking both sides Central Business District (east and west)
13	Creek Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only (southwest) with indent between 104th and Montage Pkwy
14	Trail Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only, front load single family driveway 1 side only
16	Art Dr	Collector	64' Min.	32' B-B*	D14-2	parking 1 side only, front load single family driveway 1 side only

Montage Liberty Trail Plan 9-29-22

Primary Trail Network, Projected to Completion

1. **Montage Trail** – Trail to be deeded to and maintained by Liberty Parks and Recreation after construction
- (M) Southside of flyover, flyover, north along Innovation Dr., through valley to 104th, north to Liberty Sports Park, to Church, north to 112th
- 8,400’
4. **Innovation Trail**
- (I) North from Montage Trail along Innovation Dr. to Liberty Park Dr.
- 6,100’’
2. **Art Trail**
- (A) North from Liberty Pk Dr and Innovation Dr to 112th, west to Art Dr, south to Liberty Pk Dr, west to Trail Dr
- 5,900’
3. **Trail Trail**
- (T) North from Lake Dr and 104th to 112th
- 3,300’’
4. **Equestrian Trail**
- (E) North from 112th and Trail Dr., wrap around Estate area to the west to Church, south to 112th.
- 7,900
5. **Connection 1**
- (C1) Montage Pkwy through a creek valley to Innovation Dr.
- 1,200’
6. **Connection 2**
- (C2) Montage Pkwy through a creek valley to Innovation Dr.
- 900’
7. **Place Trail - Place Liberte Connection**
- (P) Place Liberte Park, north along a new street to Westhill Dr
- 1400’
8. **Westhill Trail**
- (W) Parallel Westhill Dr (on the north and east side) between Church Rd. and 104th.
- 1500’

- Note:**
- Trail names are not final;
 - Lengths are approximate. Additional trails will be added to benefit connections between neighborhoods.
 - Trail widths shall range from a minimum of 6’ to a maximum of 10’ depending on projected traffic and topography.
 - Trail construction shall be of concrete, asphalt and limestone fines depending on location;
 - Final trail alignment and placement will be dependent on topography, appropriate trail and street connections and after consultation with Liberty Parks and Recreation;
 - Experiences and amenities along the trails will include sculpture, exercise stations, accessible play elements, benches, butterfly gardens, Zen and meditative gardens, fountains, orchards, wildflower gardens, stable, etc.



MONTAGE DESIGN STANDARDS
PARKING DESIGN STANDARDS

General Design Standards

- 1. Parking spaces provided to meet the minimum requirements of this Article, in addition to drive aisles and approaches necessary to access these spaces, shall not be used for any purpose other than temporary vehicle parking. These areas shall not be used for the storage, sale, repair, dismantling, or service of any vehicle, equipment, goods, materials, or supplies.
- 2. For all commercial, industrial and multi-family uses, a minimum ten-foot landscape buffer shall be provided between the property line and any off-street parking space or drive aisle, unless the parking lot is for multiple buildings in the same development with separate lots that have a property line that occurs in the center of a drive aisle or along a parking space.
- 3. For all residential districts, a minimum four-foot landscape buffer shall be provided between the property line and any paved parking area, with an exception for ingress and egress and for shared driveways.
- 4. In all residential districts, there shall be no paving within the required front yard, except as permitted in customary driveways.
- 5. Vehicle facilities, for the loading and unloading of merchandise and goods within or adjacent to a building, shall not obstruct the freedom of vehicular traffic or pedestrian movement on public streets, sidewalks, or alleys.
- 6. An additional parking space may be created on a lot sufficient to store one passenger vehicle, and shall be connected to a public street by a driveway or alley. The parking space and driveway shall be constructed in such a way as to clearly define the boundaries between the parking space and the adjacent yard area. No additional spaces may be created for vehicle storage, recreational vehicles, trailers, and non passenger vehicles.

Parking Quantity

- 1. All non-apartment residential uses: Two (2) spaces per dwelling unit.
- 2. All apartment buildings: One and seven-tenths spaces per unit.
- 3. All senior apartment buildings: One and two-tenths spaces per unit plus 1 per staff.
- 4. Assisted living and nursing care communities: One space per three beds plus one space for each staff or visiting doctor.
- 5. All assembly uses such as churches, theaters, and restaurants: One space per three (3) seats.
- 6. All lodging uses: One space per unit plus spaces for overnight staff.
- 7. All mixed-use buildings and industrial uses, including warehouse facilities shall be determined on a case-by-case basis. In mixed-use areas parking may include shared parking per the shared parking standards in these design standards. A parking analysis, using a recognized standard for calculations, shall be provided.
- 8. All other business uses: One space per two hundred fifty (250) square feet of floor area.

9. While on street parking is preferred, off street parking is allowed in the mixed-use area to meet parking requirements. Off street surface parking shall be located a minimum of 10 feet from the right of way and be appropriately screened with landscape, berm or a wall 2 feet in height.

10. The maximum number of off-street parking spaces that may be permitted shall not exceed one hundred fifty (150) per cent of the required parking.

Shared Parking

Up to thirty (30) per cent of the required parking for any site may be fulfilled through shared off-street parking or off-site parking, provided:

- 1. The parking site is owned by or under contract for such purposes by the person seeking the off-site or shared parking or is controlled via a shared parking easement.
- 2. For shared parking, the uses to share the space shall not have the same peak occupancy time period.
- 3. All off-site parking shall be no farther than five hundred (500) feet from the property.

Landscaping

- 1. Landscaping within and around a parking lot shall be provided in accordance with the following minimum standards and sight distance regulations as found in the UDO:
 - a. Large growing trees shall be planted one per ten (10) parking spaces. These trees may be planted within landscape islands, buffer areas, or open space.
 - b. Small growing trees shall be planted one per fifteen (15) spaces. These trees may be planted within landscape islands, buffer areas, or open space.
 - c. Every parking lot island shall contain at least 1 tree. Small growing trees with height of less than 15 feet in height may be used in islands with utilities and light poles provided they do not conflict with the function of the utility or light and do not block the parking space.
 - d. One shrub shall be planted for every two (2) parking spaces. These shrubs may be planted within landscape islands, buffer areas, or open space. Consideration should be given toward snow clearing operations and public safety.
 - e. Islands used for tree planting shall have a minimum area of one hundred twenty-five (125) square feet and a minimum width of seven (7) feet.
 - f. Parking lots that exceed two hundred (200) stalls shall have a minimum of twenty percent of shrubs required under this paragraph to be planted in tree islands in a manner that maintains a minimum of 18 inches of clear space between the back of curb and the plant at full maturity.

SIGN DESIGN STANDARDS

- 1. All signs shall have sound structural quality, be compatible with the adjacent buildings, be maintained in good repair and have a clean and neat appearance.
- 2. All signs, except exempt signs as set forth in this article, shall be permitted by the director and constructed in accordance with plans submitted in support of a sign permit.
- 3. All signs shall be located in a way not to obstruct the view of pedestrian or vehicle traffic or interfere with other signage.
- 4. All permanent monument signs shall be located in a landscaped area that is a minimum of three (3) feet on each side of the base of the sign. Adequate landscaping material shall be utilized to provide a minimum of one shrub per ten (10) square feet of sign area.
- 5. All permanent monument signs shall be located at least ten (10) feet from all property lines.
- 6. All wall signs shall be located so that no portion of the sign extends beyond the height of the wall to which it is attached.
- 7. Canopy signs shall be permitted in commercial districts in accordance with the following provisions:
 - a. Signs located on canopies attached to buildings shall not exceed fifty (50) per cent of the vertical face of the canopy structure.
 - b. For free-standing buildings, the overall square footage of the canopy sign shall be subtracted from the signage allowance for the building face which most closely corresponds to the canopy.
 - c. For buildings with multiple storefronts, such as those within shopping centers or business parks, a canopy sign may be allowed for an individual tenant space in lieu of allowed wall signage for the building face which most closely corresponds to the canopy.
 - d. Signs located on free-standing canopies shall not exceed fifteen (15) percent of the vertical face of the canopy structure.
 - e. Signs shall not extend beyond the canopy face.
- 8. All signage for a use operating under a special use permit must follow that of the zoning district in which it is located, except as specifically provided in this UDO or approved as a part of the special use permit.
- 9. Directional signage, for the safe and efficient movement of onsite traffic is permitted in accordance with the following provisions:
 - a. Only one (1) entrance/exit directional sign is allowed per access point.
 - b. Sign shall not exceed three (3) square feet in area.
 - c. Sign shall not exceed four (4) feet in height.
- 10. Mixed-use Signage will be reviewed on a case by case basis at the time of final development plan:
 - a. The following signs may be used as approved by the Planning and Development Director.

- i. Signs that project over the sidewalk, such as blade signs.
- ii. Window signs.
- iii. Above the door signs.



- b. Signage shall be predominantly pedestrian-oriented and other pedestrian-level building details shall be rich.
- c. Mixed-use signage may extend 4 feet above the wall that it is attached if the sign is serving as a landmark sign and provided there is an element of “art”, graphic in form, as part of the sign unless otherwise approved by Planning and Development Director



- d. Mixed-use signage may exceed the size standards by 10% provided there is an element of “art” as part of the sign.

NEIGHBORHOOD AND LOT DESIGN

General

- 1. The design shall not drastically alter the site to accommodate a preconceived design.
- 2. The design shall respect and enhance the physical and natural qualities of the site.
- 3. The design shall utilize and complement the existing topographic features of the site.

Blocks

- 1. When possible, blocks should be designed to create a grid-like street network that promotes connectivity.
- 2. Blocks may have an irregular shape to protect natural topography and ecologically sensitive areas.
- 3. Pedestrian access shall be provided through the block, where necessary, to serve nearby facilities.
- 4. Cul-de-sacs and loop lanes shall not exceed eight hundred (800) feet in length measured from the centerline of the intersecting street.
- 5. In mixed-use areas block lengths are preferred to be a maximum of seven hundred (700) linear feet but shall not exceed one thousand (1,000) linear feet, except where access management guidelines or conditions of the terrain prohibit compliance. Pedestrian access from street to street across a block may count as a connection, in order to reduce a block length. Block lengths in excess of seven hundred linear feet will be reviewed at the time of preliminary development plan.
- 6. In all other districts, block lengths are preferred to be a maximum of seven hundred (700) linear feet but shall not exceed on thousand (1,000) linear feet, except where access management guidelines, conditions of the terrain or adjacent land uses prohibit compliance. Pedestrian access from street to street across a block may count as a connection, in order to reduce a block length. Blocks along the parks and schools may exceed one thousand (1,000) linear feet. Block lengths in excess of seven hundred linear feet will be reviewed at the time of preliminary development plan.

Streets

- 1. Major arterial roadways:
 - a. Required right-of-way width shall be determined on a case by case basis.
 - b. Minimum street width (measured at back of curbs and including the required median): seventy-one (71) feet.
 - c. On-street parking is not permitted.
 - d. Straight back curbs and gutters are required.
 - e. Medians that are at a minimum fifteen (15) feet wide with turn lanes are required.
 - f. Five-foot wide sidewalks are required on both sides of the street.
 - g. A trail on one side of the street will be required when identified on the Trail Master Plan WHICH SHALL REPLACE A 5' SIDEWALK.

2. Collector street:

- a. Required right-of-way width: minimum sixty-four (64) feet.
- b. Minimum street width (measured at back of curbs): thirty-two (32) feet.
- c. On-street parking may be permitted on one side of the roadway.
- d. Driveways onto collectors will only be allowed as identified on the Montage Road and Parking Plan in this document. Driveways onto other collectors will be reviewed on a case by case basis as part of a preliminary plat application. Driveways must follow the design specified in the Lot Design section of this document.
- e. Straight back curbs and gutters are required.
- f. Medians may be required.
- g. Turn lanes may be required.
- h. Five-foot wide sidewalks are required on both sides of the street, except for along a mixed-use street which shall be as specified in the Mixed-use street section of this document.
- i. Trails will be required as identified on the Montage Trail Plan.

3. Mixed-use street:

- a. Required right of way width shall be determined on a case by case basis. Generally, the minimum right of way width should be 64'-85'.
- b. On street parking may be permitted on both sides of the street.
- c. Parking should be provided on-street where possible. Parking structures or in open lots should be setback a minimum of 10 feet with a continuous landscape screen or screen wall that does not exceed 2 feet in height.
- d. Sidewalks shall be at least six (6) feet wide and may be up to (12) feet. This excludes dining/product display areas.

- e. Street must include a street tree/amenity zone between the curb and primary walkway that has a minimum width of four (4) feet. Dining/product display areas may not be counted as part of the amenity zone.



4. Local Roadways (Public local street):

- a. Required right-of-way width: minimum fifty-four (54) feet.
- b. Minimum street width (measured at back of curbs): twenty-six (26) feet, except that the street width may be reduced, at the discretion of the director, where appropriate.
- c. On-street parking may be permitted on one side of the roadway if the width is 26 feet.
- d. On-street parking on both sides will require additional right of way and pavement width and will be reviewed on a case by case basis.
- e. Five-foot sidewalks are required on both sides of the street, except for the mixed-use areas where sidewalks shall be at least six (6) feet wide, and except for those residential areas with a density of less than 2.5 homes per acre where a sidewalk shall be required only on one side of the street.

5. Alleyways:

- a. Required right-of-way width: minimum fifteen (15) feet.
- b. Minimum alleyway width: ten (10) feet.
- c. Alleyways shall be either asphalt or concrete pavement.
- d. Alleys are private access to be owned and maintained by and HOA.

Lot Design

To create an enhanced streetscape and cohesive neighborhood, all newly created lots shall be designed in accordance with the following criteria:

1. All lots shall be part of a contiguous block.
2. Where single family residential lot density exceeds 3.0 per acre front building lines shall be staggered by a minimum of 3' on alternate lots.
3. A buffer of 50 feet on south side of 112th Street east of Trail Drive and 30 feet shall be provided on both sides of 112th Street west of Trail Drive. A buffer of 30 feet shall be provided on the south side of 104th Street west of Church Road.
4. It is preferred that no single family residential lot will have its rear yard back to a public street. Residential lots may back up to a street if a buffer, as depicted in the following image, of thirty (30) feet with dense landscape, including a berm when topography allows, is provided between the street right-of-way and the rear property line as depicted in the following image.



5. Residential lots that front a collector street where the garage is in the front with access from the collector shall be at least seventy-five feet wide and shall be designed to have a greater lot depth with a minimum front yard setbacks of 35 feet. Driveways onto collectors will only be allowed as identified on the Montage Road and Parking Plan in this document. Driveways onto other collectors will be reviewed on a case by case basis as part of a preliminary plat application. Residential lots that front a collector street where the garage is in the rear shall be at least forty feet wide and have a setback of 25 feet from the collector right of way as depicted in the following example.



6. Flag lots shall be prohibited except, where topographic or environmentally sensitive conditions make them necessary.
7. Lots with dual frontage shall be prohibited.
8. Side lot lines should generally be at right angles to street lines or radial to curved streets except in cases where the street design requires a side lot line at an angle or in cases where a neighborhood design includes an angled property line to achieve a desired streetscape aesthetic.
9. Residential lots fronting an arterial street shall not be allowed direct access to the street.
10. Residential lots less than 50 feet in width shall have driveway width cuts no larger than fifteen (15) feet. Residential lots 50 feet or larger in width shall have driveway cuts no larger than 20 feet measured at the front property line.
11. Residential lots shall contain within the front yard a minimum of one tree, which may be large- or small-growing; two (2) perennials; and three (3) shrubs per dwelling unit.
12. Side elevations of corner lots require, on the side of the foundation facing the side-street, shrubs planted on at minimum 4' centers.

General Landscape Design Standards

1. Landscape design, including planting locations and the coordination of species, shall be used to enhance the visual character of a development and neighborhood. Hardscape, art, or water features in lieu of certain landscaping requirements will be reviewed on a case by case basis and may be approved with a preliminary plan application.
2. No plants listed on the Invasive Plant List published by the Missouri Department of Conservation shall be planted.
3. Nursery stock shall meet the most current version of the American Standard for Nursery Stock, and shall be selected in accordance with the following minimum provisions:
 - a. Large growing trees: 1.5-inch caliper, measured one foot above grade.
 - b. Small growing trees: 1.5-inch caliper, measured one foot above grade.
 - c. Conifers and evergreens: five (5) feet in height.
 - d. Shrubs: three-gallon container.

Street Trees

2. Large growing street trees shall be required along the property's frontage with any public or private street or drive in accordance with the following minimum standards and sight distance regulations as found in of the UDO:
 - a. For all local streets, collector streets, and arterials, generally one tree per fifty (50) linear feet shall be planted, except where the planting of a tree shall interfere with safe vehicular or pedestrian access. Tree spacing may be adjusted as necessary to accommodate utilities light poles, and driveways which may require a slight reduction in the quantity of trees. If the planting of large growing street trees interferes with overhead utility lines, small growing trees may be planted at a frequency of one tree per thirty-five (35) linear feet. The city tree board maintains a list of acceptable street trees.

- b. For all private drives, one tree per fifty (50) linear feet shall be planted along the property's frontage, where possible, or may be planted elsewhere on site.
- c. Street trees shall be a minimum of 1.5-inch caliper.

Main Street Landscaping

1. Street trees shall be incorporated into each project in either tree grates or curbed planters.
2. Furnishings shall be incorporated into each project.
3. The amenity zone between the curb and primary walkway should include street trees and other landscape in curbed planters. Furnishings, lights and roadway signs may be located in the amenity zone.

OPEN SPACE DESIGN

1. To ensure that new development occurs in a manner that maintains open areas free from structures and parking areas, twenty (20) per cent of the total phase-area shall remain as open space. For the mixed-use area, park and open space areas depicted on the Montage Master Plan may be used for this requirement even if they are in a different phase of the Montage project. A minimum of five (5) percent of each plat shall be open areas. Buffers, required above-ground detention, drainage basins and required yards may be used to calculate the required open space. Where appropriate, these areas shall be used as public gathering space and may include amenities such as benches, tables, chairs, and fountains.
2. The Montage Master Plan and Trail Plan includes parks and open space which may be counted toward the City open space requirement. All residential development shall, as part of the final plat process, include a plan illustrating the open space for public use in accordance with the provisions and intent of the parks and open space component of the Montage Master Plan and Trail Plan. The open space may not be contiguous with the final plat and may have been previously dedicated or to be dedicated in the future. The provisions of this article are minimum standards and shall not be construed as prohibiting a developer from the dedication or reservation of land for recreational purposes in addition to that required by this article.
3. The Montage Master Plan and Trail Plan includes parks and open space which may be counted toward the City open space requirement. All plats shall provide for the dedication of parks and open space at locations as designated in the parks and open space component of the Montage Master Plan and Trail Plan. All residential development shall, as part of the final plat process, include a plan illustrating the areas for parks and open space for public use that are part of the Montage Master Plan that will be used for meeting the City park and open space requirement. If the parks and open space component of the Montage Master Plan and Trail Plan provides guidance on specific locations, then plats should provide for the dedication of parks and open space at such locations wherever possible. The park or open space may not be contiguous with the final plat and may have been previously dedicated or to be dedicated in the future.

Landscaping

In addition to the parking lot landscaping and street tree requirements, open space areas shall be landscaped in accordance with the following:

1. For every three thousand (3,000) square feet of building area, at least one large growing tree shall be required. Two (2) small growing trees may be planted instead of one large growing tree.
2. At least one shrub shall be planted for every two hundred fifty (250) square feet of building area. In no case shall more than four hundred (400) shrubs be required; however, developers are encouraged to exceed these minimum standards.
3. All large trees shall be a minimum of 1.5 inch caliper.
4. No plants listed on the Invasive Plant List published by the Missouri Department of Conservation shall be planted.

SCREENING AND BUFFERS

To ensure that new development occurs in a manner that is sensitive to the surrounding environment, sites shall be designed in accordance with the following standards:

1. Where any commercial, industrial, or multi-family development rear yard abuts a single or two-family residential development rear yard, a buffer shall be provided with sufficient plant material and/ or open space to reduce the impact of a high intensity use on adjacent residential property. Such buffer shall be a fifty (50) foot open space corridor landscaped with deciduous and evergreen trees and included-an earthen berm, when topography allows. Exceptions to this requirement may be permitted for development within the mixed-use districts or where unique conditions prevail.
2. Wherever possible, buildings should be oriented so that utilitarian areas, such as loading and service areas, trash receptacles, and drive-thru service areas are de-emphasized, located at the rear of the building and away from other highly visible portions of the site or appropriately screened from view of adjacent properties or the public right-of-way.
3. An enclosure or screen wall shall be designed and constructed for trash receptacles in a manner that is complementary to the site and principal building.
4. Permanent outdoor display structures shall be enclosed with materials compatible to the building architecture such as a decorative fence, wall, or other similar material. Limited visibility of the items displayed may be allowed at the city's discretion, where the location or merchandise does not detract from the overall appearance of the site. Merchandise displayed may not be stacked or situated to extend beyond the height of the enclosure.
5. Rooftop equipment shall be properly screened from public view by architectural treatments that are compatible to the design of the building and integral to the overall design and appearance of the building. Screening shall be as high or higher than the equipment being screened. Exceptions to this provision may be allowed when equipment is located or a building is sited in a manner where the equipment is not visible from adjoining properties or public streets.

STORMWATER MANAGEMENT DESIGN

The design of all stormwater facilities shall conform to the MARC BMP manual and KC-APWA Section 5600 design guidelines. However, given the size and scale of Montage the are unique opportunities to achieve the stormwater management goals of the City of Liberty. A Macro stormwater report shall be prepared that details the stormwater management concepts for the overall project. The Macro report shall detail the innovative and alternate methods for compliance with standard stormwater design criteria as described below. As individual parcels or pods develop, Micro Stormwater management reports shall be submitted that detail how each development adheres to the design assumptions of the Macro report, as well as any additional innovative and alternate design methods that may be proposed for that unique project.

- a. Approval of alternate materials, devices, techniques, details or specifications for individual Stormwater Treatment Facilities that would be expected to provide similar or better performance.
- b. Evaluations of credits, ratings, or level of service calculations to account for unique or special technical considerations and per product tests.
- c. Corrections, clarifications or modifications to requirements which the City Engineer has found to give inadequate or undesirable performance.

:

Regional Stormwater Facilities

- 1. The preferred approach to stormwater quantity and quality control is through the construction of regional facilities instead of smaller facilities located on individual parcels or lots.
- 2. Regional Water Quality Facilities, whether combined with flood control detention or standing-alone, may be located on a major drainage way.
- 3. Facilities such as extended dry or wet detention basins and constructed wetlands may be utilized for regional facilities.
- 4. Within the mixed-use areas, water quality facilities may be located within the public right of way. Water quality facilities within the public right of way shall be maintained by the adjacent property owner or property owner association. Written covenants for the maintenance shall be provided for each facility.
- 5. All basins, preserved areas, stream corridors, parks, open space, and native vegetation areas shall be considered applicable approaches to meeting all or a portion of the water quality standards.

Individual Parcel/Lot Facilities

- 1. Where tributary to a regional facility, pretreatment measures such as plunge pools or forebays may be required on individual parcels or lots.
- 2. Onsite water quality facilities shall be implemented on individual parcels that are not tributary to regional facilities.

Modifications to Allow Alternate Compliance:

- 1. In addition, the City Engineer may waive or modify any of the Stormwater Treatment Standards to encourage the implementation of alternative or innovative practices that implement the intent of the modified standards and provide equivalent public benefits without significant adverse impacts on surrounding developments. Such modifications may be granted for issues including, but not limited to:

ARCHITECTURAL DESIGN

1. General Design Standards

- a. Wherever possible, buildings should be built to the street and the primary facade of a building shall face the public street upon which the building is addressed.
- b. Buildings shall be constructed of quality materials such as brick, stone, articulated block, stucco, E.I.F.S. or composite lap siding. Pre-fabricated metal panels shall be reviewed on a case by case basis.
- c. Wherever possible, entryways and windows shall be articulated on all elevations to create a welcoming image. Windows located on the primary facade, including display windows, transoms, and entry doors shall be transparent or designed to allow visual access through the building.
- d. All sides of a building shall have similar architectural details. Blank walls shall be avoided. Uninterrupted elevations shall be broken up with architectural details and blank walls shall be avoided.
- e. Accessory structures and retaining walls shall be designed to complement the primary structure and overall site design.
- f. Where multiple commercial buildings are located on the same lot, twenty (20) feet of separation shall be provided between all buildings. This area shall be landscaped and used to provide amenity to users of the site.
- g. Buildings shall be sited in a manner to preserve natural vistas or streetscapes.
- h. Building architecture shall generally follow the styles and materials of the buildings in the example architecture photos in this document.
- i. Metal panels may be used for the Grove Farm and Equestrian Barn and Stable area.

2. Residential Design Standards

- a. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. Generally, no two single-family dwellings of similar front elevation or facade shall be constructed or located on adjacent lots. Front elevations or facades shall be deemed to be similar when there is no difference in roof lines, no change in the color of materials used (rather than a change in shade), and/or no substantial change in the kind of materials.
- b. Single family shall include a porch element at the front door.
- c. Roofs shall be durable materials.

3. Commercial Design Standards

- a. Architectural treatments (e.g., building materials, colors, facade design, roof lines, screening) shall be consistent and compatible on all sides.
- b. Architectural design should create harmony through the use of different textures and materials, complementary colors, shadow lines and contrasting shapes.
- c. Use of masonry materials (real or cultured thin or full depth brick and stone, stucco, decorative concrete cast panels) shall be the primary material used on the front elevation and is encouraged for use as the primary material on other elevations. The use of metal panels, wood, or materials with wood appearance may be used as accent and to create visual interest in the elevation. Metal panel materials shall be reviewed on a case by case basis during the Final Development Plan application.
- d. Roofs shall be durable materials and should have proportions and shapes that emphasize the building architecture.

4. Industrial Design Standards

- a. Where long walls are proposed, building mass should be articulated with variations in the building plane and parapet height.
- b. Main entrances shall include an architectural treatment to emphasize the entrance.
- c. The use of metal panels may be used as accent and to create visual interest in an elevation that faces a public street. Metal panels may be used on the rear of the building that does not face a street. Metal panel materials shall be reviewed on a case by case basis during the Final Development Plan application.

5. General Mixed-use Building Design Standards

- a. Generally façades should face the street to establish streets/sidewalks as active pedestrian space by placing buildings close to the street in such a manner that creates an “outdoor room”.
- b. Generally buildings should have setbacks of 0’-15’.
- c. Generally primary building entrances shall be directly accessible from the sidewalk. Primary entrances located from an adjacent parking will be reviewed on a case by case basis.



- d. Building frontages on Mixed-Use Streets shall encompass no less than 50% of total block length of a main street and no less than 20% of a secondary side street.
- e. The Planning and Development Director may approve deviations from building frontage requirements when unique design considerations must be made, including providing transitions to adjacent development.
- f. Entrances shall be given a visually distinct architectural feature using one of the following elements:
 - i. Higher bay(s).
 - ii. Canopy.
 - iii. Recessed façade.
 - iv. Protruding façade.
 - v. Material/color highlighting.
 - vi. Decorative/artistic elements, including doors, lighting, etc.

- vii. An element not listed, as approved by the Planning and Development Director, which meets the intent of these Standards & Guidelines.
- g. To avoid monotony and accentuate their pedestrian scale, buildings shall
 - i. Include a visually distinct base, middle and top.
 - ii. Include Ground-floor, street-facing façades of buildings shall incorporate ground level details
- h. To create a visual connection between the inside and outside of retail buildings ground level, street facing facades shall have transparent windows that equal 40% of the ground level façade area.
- i. Walls, or portions of walls, where windows are not included and are visible from streets, shall contain architectural features using two or more different materials.
- j. Generally buildings shall have a range of different forms and designs. Up to three buildings with identical elevations may be allowed on a case by case bases provided they are within the same development area.
- k. All rooftop equipment shall be screened from the ground level.

Typical Single Family Residential Detached TFSR



Mid Density Single Family Residential Detached MDSFR



Low Density Single Family Residential Detached ESFR



Entry Level Single Family Residential Detached ELSFR



Active Adult Single Family Residential Detached AASFR



Urban Village Single Family Residential Detached UVSFR



Cottage/Bungalow SF Residential Detached UVCSFR



Townhome Residential THFG & THAL



Garden Apartment MF GAMF



Loft Apartment MF LAMF



Active Adult Mixed-use Residential



Mixed-use Residential



Mixed-use Commercial



Mixed –use Office



Main Street Retail



Neighborhood Retail



Office/Tech/Retail Mixed-use



Tech/Light Industrial/Retail Mixed-use



Hotel



Civic



22-54R&MP: Rezoning and Master Plan for 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 385 acres to be annexed into the City of Liberty, to PD-Flex for Montage

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Holt asked about MoDOT approval for the flyover and when will that be triggered.

Ms. Sharp the applicant is working with MODOT and the Development Agreement shows the phases of improvements for the entire development.

Commissioner Holt asked if a traffic study for the project also looked at the intersection of Lightburne and 69 Hwy.

Mr. Findlay stated that the traffic study looked at the site as well as the surrounding sites. It took future growth modeled into the analysis. There were a number of recommended improvements brought into the traffic study and will be implemented in the plans as the project develops.

Chairman Rosekrans asked the applicant if they wish to speak.

David Gale, 400 SW Longview, Lee's Summit, the applicant stated he has also brought his team and they were all available to answer questions. The team included; Tom Hart; Mike Walstadt, Transystems; Dave Rinne & Dan Foster of Schalgel. The developers are working with MODOT about new intersection at I-35 and the Flyover. The flyover began as a pedestrian trail and evolved into a vehicle traffic flyover and MODOT has given support. The flyover will give a connection to the historic downtown. He pointed out the roundabouts in the development. He said the project is many years coming.

Commissioner Dilts asked about the Guiding Principles in the Design Guideline document. She asked about #2 in regards to design for nature and sustainability.

Mr. Gale stated that Winterset has won more environmental awards than any project in the four-state area. He sits on the chair of Deep Roots, a local environmental group. Have applied for 2.2 miles of area adjacent to I-35 to become a monarch butterfly migration station.

Commissioner Dilts asked if any LEED buildings are planned.

Mr. Gale said the LEED process is evolving, but Montage is looking for environmental in a different way.

Commissioner Dilts, referencing the Guiding Principles, asked how they plan to bring in diversity.

Mr. Gale stated that inclusion is very important, and saying so helps all feel welcome.

Commissioner Dilts said if inclusion is important, then she would recommend they change the language from “Churches” to “Houses of Worship” on page 3, to be more inclusionary.

Commissioner Personett asked how many residents did they foresee in this development.

Mr. Gale said they estimated 10,000 residents at full build out.

Commissioner Personett asked if there is a guideline that is given that lets you know how much land to set aside for things such as the school, fire station, places of worship, etc.

Mr. Gale said that they attempted to use the best numbers to see how much land would need to be set aside. They consulted with groups on housing studies, commercial area needs, and land for the school district. They spoke with the school district to see what their needs are.

Commissioner Personett said that in KC we do not have the big National builders. He asked how do you anticipate having enough builders for this many acres.

Mr. Gale said this project is on the edge of KC and so it makes it easier to connect to the infrastructure. Expecting quality regional and local builders.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case.

Michelle Montgomery, 10115 Hedges, KC, MO stated that she and the neighbors back up to the Westhill village in Kansas City and that they have signed a petition to keep the tree line behind their homes. She also asked about the specific timelines for road improvements on Church Road and when the subdivision that abuts hers would be developed.

William Lee, 10200 N Hedges, KC MO noticed five lift stations and concerned about the one close to the Amber Meadows. Would like more of an explanation about the lift station. Would the trails be open for LNHS track club.

Chairman Rosekrans closed public hearing and asked staff to address the questions.

Mr. Findlay answered the question about the N Church improvements, stating that it will be improved to city standards.

Dave Rinne, engineer for the applicant, stated that there will no longer be a pump station or force main those locations, they will be metering stations.

Mr. Gale said that the tree line was full of invasive trees such as Honeysuckle and callery pear trees are being removed. When the leaves fall off the trees and then they will be able to have a better idea of how many trees can remain.

Ms. Sharp said there is a preliminary plat for Westhill being reviewed by staff for the November meetings and then there would need to be additional engineering for a

final plat and public improvement plans. Shae said the trails will be open to the general public.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Holt moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

Yes: Dilts, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 1,075 ACRES GENERALLY LOCATED AT N CHURCH ROAD BOUND BY I-35, 104TH STREET, AND PORTIONS EXTENDING TO 116TH STREET, INCLUDING 378 ACRES TO BE ANNEXED INTO THE CITY OF LIBERTY TO PD FLEX

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended, rezoning a portion of Montage in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

EXHIBIT A (attached)

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ORDINANCE NO. _____ (CONT.)

ATTEST:

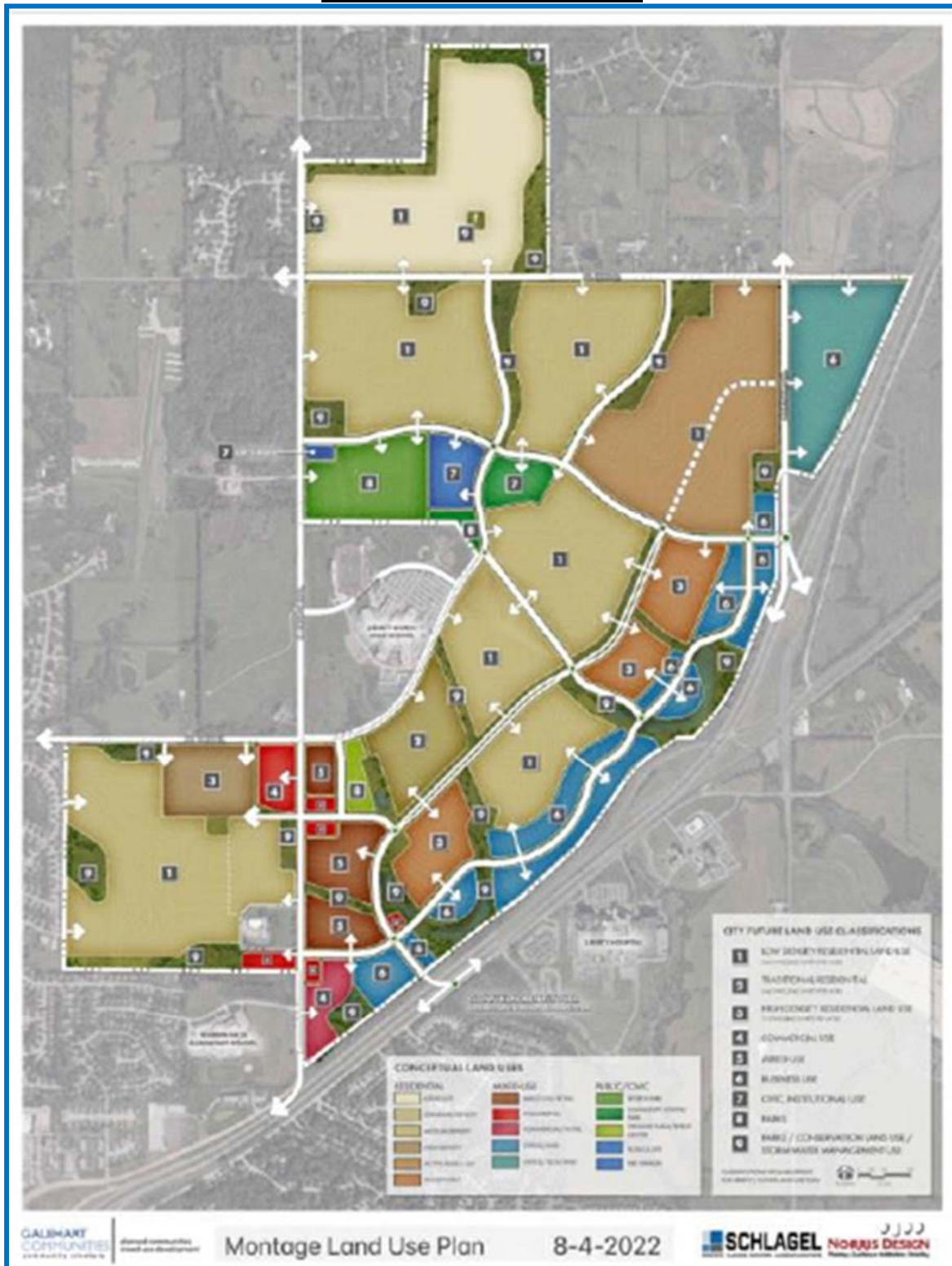
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

MAYOR

EXHIBIT A

LEGAL DESCRIPTION OF MONTAGE TIF PLAN –
REDEVELOPMENT AREA



TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89 degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a distance of 103.08 feet; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent

bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20 minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40 degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY

SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 7:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80

feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

TRACT 8:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 9:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 10:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 11:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two

courses, North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.

TRACT 12:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 13:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds

East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35 minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.

TRACT 14:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; South 89 degrees 38 minutes 18 seconds East a 1515.19 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence

East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 15:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45 feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

TRACT 16:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to

the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 17:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of

1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.

TRACT 18:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said

Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 27.08 acres, more or less.

TRACT 19:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet; thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07 feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.



**CITY COUNCIL
ACTION REPORT**

Meeting Date: October 24, 2022

A/R No.: 2022-254

Department: Planning & Development

Submitted By:

Subject:

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 50+/- ACRES AT NORTH of I-35/US 69 INTERSECTION FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO C-2, "GENERAL BUSINESS DISTRICT" FOR NORTH LIBERTY COMMERCIAL (P&Z CASE 22-49 R&PDP)

Summary:

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 22-49R&PDP Staff Report CC packet



STAFF REPORT

Planning and Zoning Case 22-49R&PDP

Staff: Mike Peterman, City Planner

Date: October 24, 2022

GENERAL INFORMATION

Application: **Rezoning and Preliminary Development Plan for North Liberty Commercial. Rezoning from R-1A "Suburban Residential" to C-2 "General Business", 9 lots on 50.5 +/- acres for commercial development, north of I-35/US 69 intersection**

Applicant: Grant Polley
Northpoint Development, LLC
3315 N. Oak Trafficway
Kansas City, MO 64116

Owner: North Liberty Commerce Center. LLC
3315 N. Oak Trafficway
Kansas City, MO 64116

Location: North of US 69 Hwy, east of I-35

Site Acreage: 50.47 +/- Acres

Existing Land Use/Zoning: Undeveloped / R-1A, "Suburban Residential District"

Future Land Use Map: Business and Conservation Lands

Surrounding Land Uses/Zoning: **North:** Future North Liberty Logistics Park/ M-1, Light Industrial
South: US 69 Hwy, Undeveloped/ R-1A, Suburban Residential, and
West: I-35 Interstate
East: Undeveloped / R-1A, Suburban Residential and Heartland Meadows Industrial Park/ M-1, Light Industrial

Public Notice: Legal Notice printed in Courier Tribune-September 22
Letter sent to property owners within 185 ft. on September 23
Sign Posted on site on September 23

File Date: September 2, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-50PP: Preliminary Plat for North Liberty Commercial for 9 lots on 50.47 acres is running concurrently with this application.

PZ Case 22-14FP: Final Plat for North Liberty Logistics Park, Lots 1-3 & Tracts A, B, C on 118 +/- ac. was approved by the City Council in April of 2022

PZ Case 22-15FDP: A Final Development Plan North Liberty Logistics Park, Building 1, a 386,619 sq. ft. industrial/warehouse building on 24.3 ac. on Lot 1 of North Liberty Logistics Park was approved by the City Council in April of 2022

PZ Case 22-16FDP: A Final Development Plan North Liberty Logistics Park, Building 2, a 480,050 sq. ft. industrial/warehousing building on 29.2 ac. on Lot 2 of North Liberty Logistics Park was approved by the City Council in April of 2022

PZ Case 21-50PP Preliminary Plat for North Liberty Logistics Park was approved by the City Council in December 2021.

PZ Case 21-49R&PDP: Rezoning and Preliminary Development Plan for North Liberty Logistics Park. Rezoning from R-1A “Suburban Residential” and “Agricultural” to M-1 “Light Industrial” was approved by the City Council in December 2021.

APPLICANT’S PROPOSAL

Summary

This is a proposal for a commercial development with approximately 223,000 square feet of space in 9 buildings. There are 9 lots proposed on 50.47+/- acres. The applicant is requesting to rezone the property from R-1A, “Suburban Residential” to C-2, “General Business”. The buildings are proposed to be utilized for automotive sales and accompanying uses. The project is located between I-35 and US 69 Hwy. The intersection of Edgar Petty Road and US 69 Hwy was approved to be relocated to the north away from the I-35/US 69 intersection with the approval of the industrial project adjacent to the north of this proposal.

The proposed zoning is C-2, “General Business”, which allows; commercial, retail and office services. *UDO Section 30-63.1.*

Use

The applicant’s proposal includes approximately 223,000 square feet of commercial space. The preliminary development plan includes 9 automotive sales type buildings ranging in size from 20,000 sq. ft. to 25,000 sq. ft. The proposed use is in conformance with the General Business zoning requirements.

Site Design

The site is proposed north of US 69 Hwy, east of I-35. The proposed access to the site is via Edgar Petty Rd. Edgar Petty Rd. is proposed to bisect the site from US 69 Hwy on the southeast side and runs north on the recently approved alignment. The Edgar Petty Rd. intersection with US 69 Hwy was approved to be moved to the north with the approval of the North Liberty Logistic Park.

The 9 commercial buildings are proposed to range in size from 20,000 sq. ft. to 25,000 sq. ft. There will be multiple areas that will serve as stormwater maintenance areas. These will be further defined in the Final Plat and Final Development Plan stages.

Access/Circulation/Parking

The site is accessed from US 69 Hwy on the southeast via Edgar Petty Rd. All lots will be accessible from Edgar Petty Rd. Cross access agreements will be in place for parking, stormwater and utilities.

There are 2,296 total parking stalls proposed for the area. Each lot will be evaluated for appropriate amount of parking at the Final Development Plan stage based on the individual user identified as that lot develops.

Building Design/ Signage

The buildings are proposed to be painted concrete tilt up panels. Final building details will be worked through during the Final Development Plan phase.

Landscaping/ Open Space/ Tree Preservation

The proposal has included a preliminary landscaping table that meets the minimum requirements per the UDO. Final details regarding landscaping species will be provided during the Final Development Plan. A tree survey has been conducted and the applicant has indicated that they intend to preserve trees within the stream buffer and that those preserved tree credits will satisfy the open space trees as noted on Sheet C-0110. The overall site will be required to meet the 20% open space standard as defined in the UDO Section 30-97.6. Sheet C-0200 provides a Site Data table that details the proposed open space for each lot. Further evaluation of landscaping will occur at Final Development Plan phase.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance:

Streets

The property has access to US 69 Hwy via Edgar Petty Road.

Sanitary Sewer

Sanitary sewer service will be provided via an existing sanitary sewer main on the south side of the US 69 Hwy. The development will be required to construct on-site sanitary sewer extensions.

Water

Water service will be provided via a loop through the property from connections to a public main on the south side of the US 69 Hwy and from the north along Edgar Petty Rd.

Stormwater

Storm water will be collected on the property and directed into a combination of storm water quality best management practices and storm water detention basins. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

Staff evaluates all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.

The Future Land Use Map in this area is Business. Business is an appropriate land use for this proposed project. The project plans to have automotive sales uses. The business land use definition includes manufacturing businesses, warehouses, research and development, offices and commercial uses.

Our Comprehensive Plan, The Blueprint for Liberty (1999), Key Recommendation nine encourages the City to protect natural drainage ways from development. Key Recommendation thirteen recommends we provide ample opportunities for economic development and employment in Liberty. Principle eleven of the Comprehensive Plan states development of vacant or underutilized parcels within the City should be encouraged. Principle twelve also encourages development where municipal services are readily available. This application does achieve many of the goals set forth in the document.

Staff believes the proposed rezoning conforms to the Future Land Use Map and Comprehensive Plan.

2. The effect the proposed rezoning will have on properties in the general vicinity.

The area of the proposed project has been envisioned to be used for business type uses for many years as shown in the 1999 Land Use Plan. The roadways that border the property, a US Highway and an Interstate Highway are appropriate for the type and volume of the new traffic.

Staff believes that development at this location is appropriate and will not negatively affect the surrounding area.

3. The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.

As further described in the Infrastructure section, the site will be served by adequate sanitary sewer and water.

In accordance with the Liberty Unified Development Ordinance (UDO), staff's analysis of a Preliminary Development Plan application is guided by Section 30-27.3. In evaluating an application for a preliminary development plan the following three criteria are considered:

1. The plan substantially complies with the intent of the comprehensive plan;

As further described above, Staff believes this proposal satisfies the intent of the comprehensive plan, future land use map. Industrial development is appropriate in this location.

2. The plan complies with the provisions of this UDO;

Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance and requires no variances.

3. The plan substantially complies with approved city development standards and policies;

Staff finds that this application does fully comply with the intent of city development standards and policies.

STAFF RECOMMENDATION

Staff finds that this application meets the standards of review for a rezoning and preliminary plan and staff recommends approval of P&Z Case 22-49R&PDP.

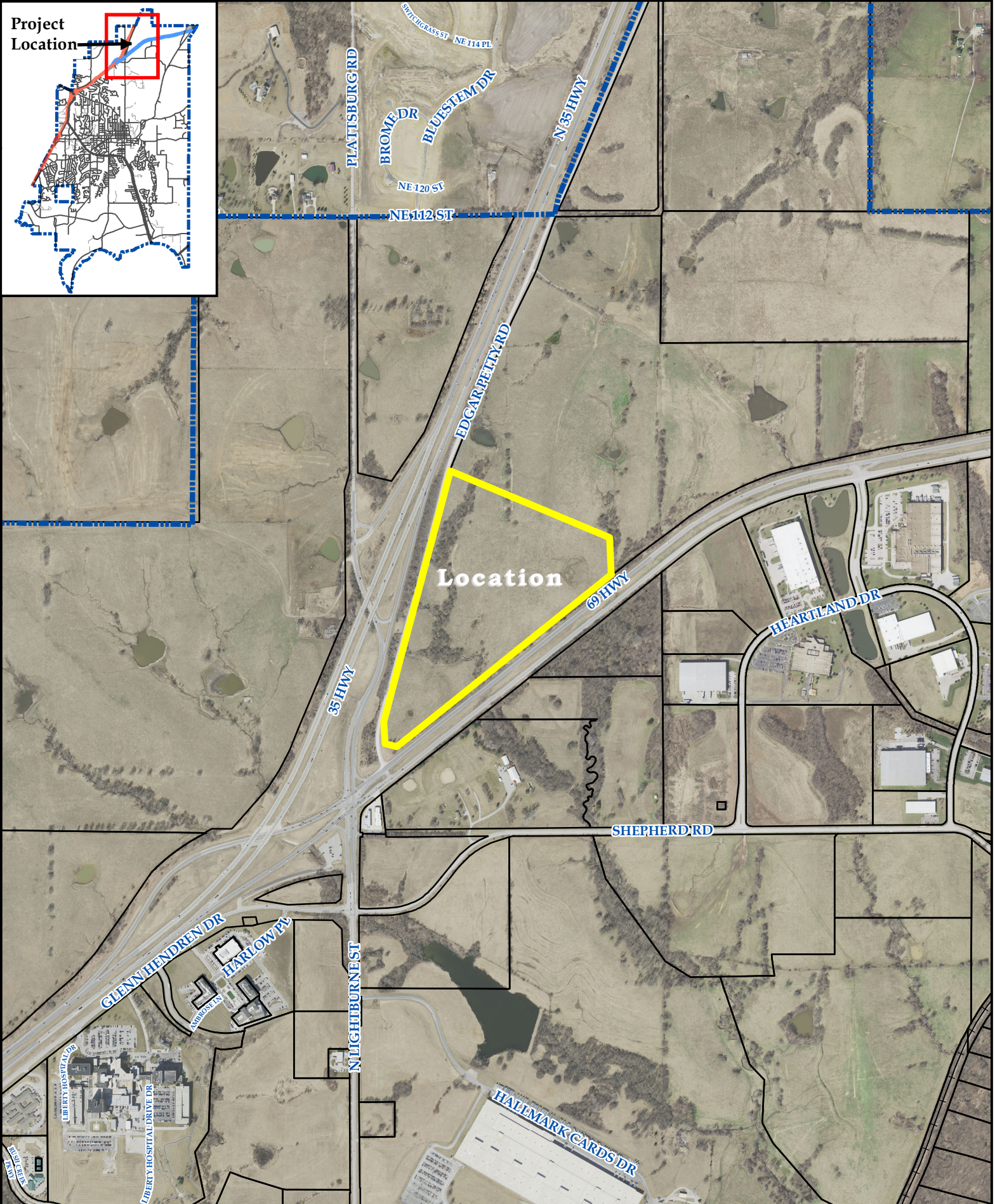
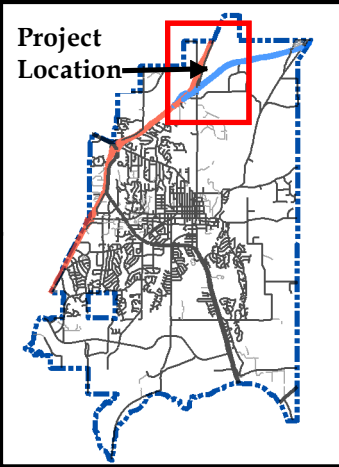
PZ RECOMMENDATION

At its October 11, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-49R&PDP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Site Plan
Exhibit C:	Elevations
Exhibit D:	Landscape Plan
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Ordinance

Project
Location



S:\01 PROJECTS\INDUSTRIAL\3360 NORTH LIBERTY LOGISTICS PARK (LIBERTY, MO)\PHASE 1\PLANS\US COMMERCIAL ENTITLEMENT PLANS\C-0200 SITE PLANNING

GENERAL NOTES

1. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
2. EXISTING ZONING: R-1A (RESIDENTIAL) AND CLAY COUNTY OPEN SPACE (CITY OF LIBERTY)
3. PROPOSED ZONING: C-2 (CITY OF LIBERTY)
4. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
5. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
6. FINAL DEVELOPMENT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
7. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
8. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET AND/OR ACCESS EASEMENT.
9. PRIVATE ACCESS EASEMENT AGREEMENTS FOR EACH LOT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
10. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION.
11. FINAL DEVELOPMENT PLANS WILL COORDINATE FIRE ACCESS DRIVE LOCATION WITH THE CITY OF LIBERTY FIRE DEPARTMENT AND MODOT.

BUILDING SETBACK:

1. FRONT YARD (MIN.): 15'
2. REAR YARD (MIN.): NONE
3. SIDE YARD (MIN.): NONE
4. STREET SIDE YARD (MIN.): NONE



SITE DATA								
LOT	GROSS AREA	GROSS BUILDING AREA	OPEN SPACE	OPEN SPACE (%)	LAND USE	NUMBER OF FLOORS	BUILDING HEIGHT (MAX)	PARKING PROVIDED
1	4.6 AC. (200,569 S.F.)	25,000 S.F.	1.8 AC. (76,558 S.F.)	38%	AUTOMOTIVE SALES	2	40'	248
2	4.9 AC. (214,065 S.F.)	25,000 S.F.	2.1 AC. (89,936 S.F.)	42%	AUTOMOTIVE SALES	2	40'	290
3	10.9 AC. (473,776 S.F.)	20,000 S.F.	7.3 AC. (319,415 S.F.)	67%	AUTOMOTIVE SALES	2	40'	247
4	5.7 AC. (246,999 S.F.)	20,000 S.F.	3.3 AC. (145,562 S.F.)	59%	AUTOMOTIVE SALES	2	40'	188
5	4.9 AC. (211,356 S.F.)	25,000 S.F.	2.0 AC. (87,503 S.F.)	41%	AUTOMOTIVE SALES	2	40'	267
6	6.1 AC. (265,258 S.F.)	25,000 S.F.	2.1 AC. (92,730 S.F.)	35%	AUTOMOTIVE SALES	2	40'	321
7	4.0 AC. (174,584 S.F.)	25,000 S.F.	1.0 AC. (44,311 S.F.)	25%	AUTOMOTIVE SALES	2	40'	234
8	4.8 AC. (208,005 S.F.)	25,000 S.F.	1.9 AC. (80,591 S.F.)	40%	AUTOMOTIVE SALES	2	40'	249
9	4.7 AC. (203,731 S.F.)	25,000 S.F.	1.9 AC. (82,645 S.F.)	40%	AUTOMOTIVE SALES	2	40'	252

PRELIMINARY DEVELOPMENT PLAN

NORTH LIBERTY COMMERCIAL
REZONING/PRELIMINARY DEVELOPMENT
PLAN/PRELIMINARY PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Certificate of Authority # 2020018354

SHEET #:

C-0200

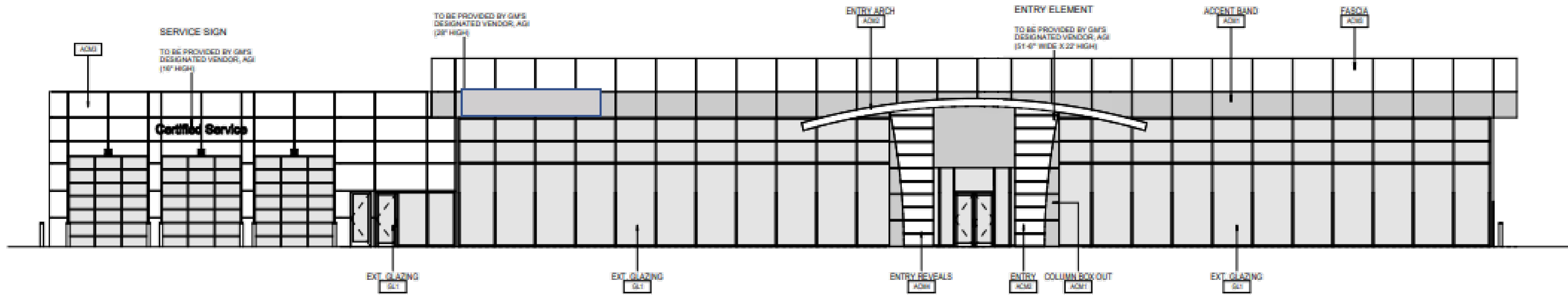


A Division of NorthPoint Development
4825 NW 41st Street, Suite 500
Riverside, MO 64150
816.888.7380
sitepoint@northpointkc.com

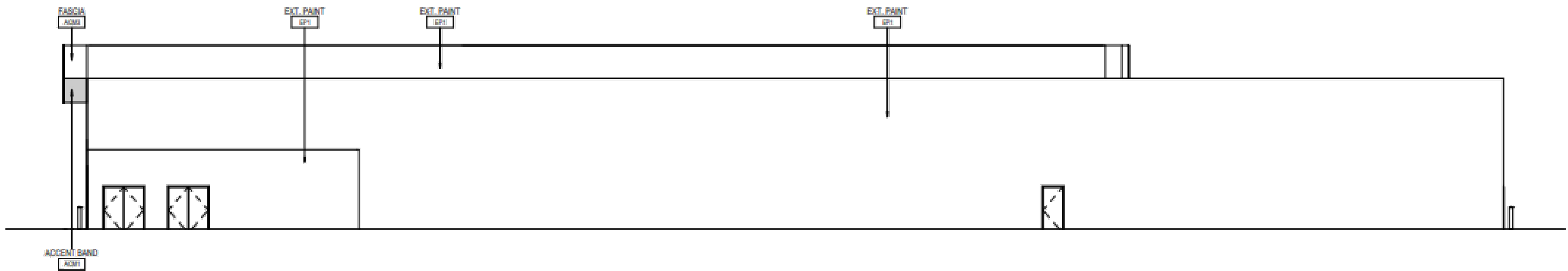
REVISIONS/APPROVALS:

NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	MO #201100892
1	2022.09.02	KNMIRB	KNMIRB	BRCKMIRB	3360	MELISSA DECONIA, P.E.
2	2022.09.16	KNMIRB	KNMIRB	BRCKMIRB	3360	MO #201100892
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FRONT ELEVATION



BACK ELEVATION

BUILDING ELEVATIONS

NORTH LIBERTY COMMERCIAL
REZONING/PRELIMINARY DEVELOPMENT
PLAN/PRELIMINARY PLAT
LIBERTY, CLAY COUNTY, MISSOURI

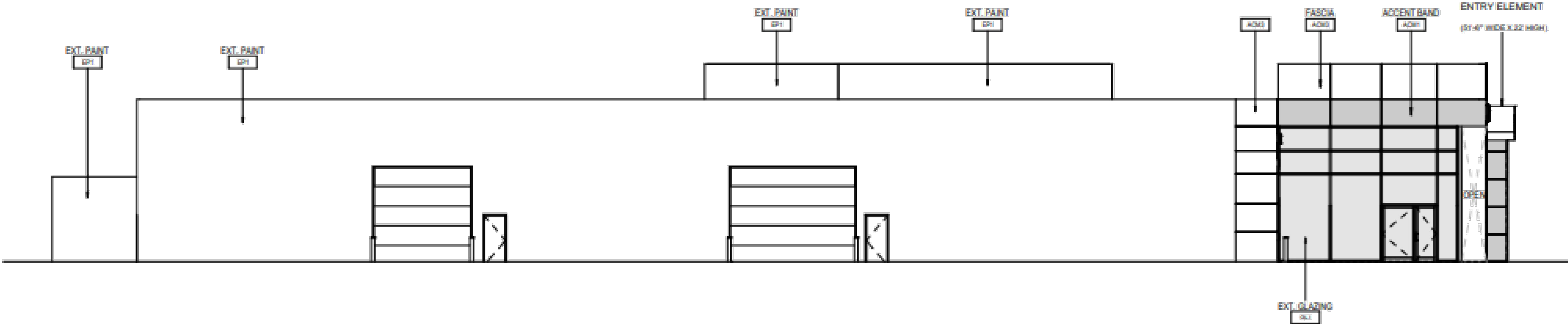
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NO.:	DATE:	INITIAL SUBMITTAL	CITY RESUBMITTAL
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	2022.09.16		

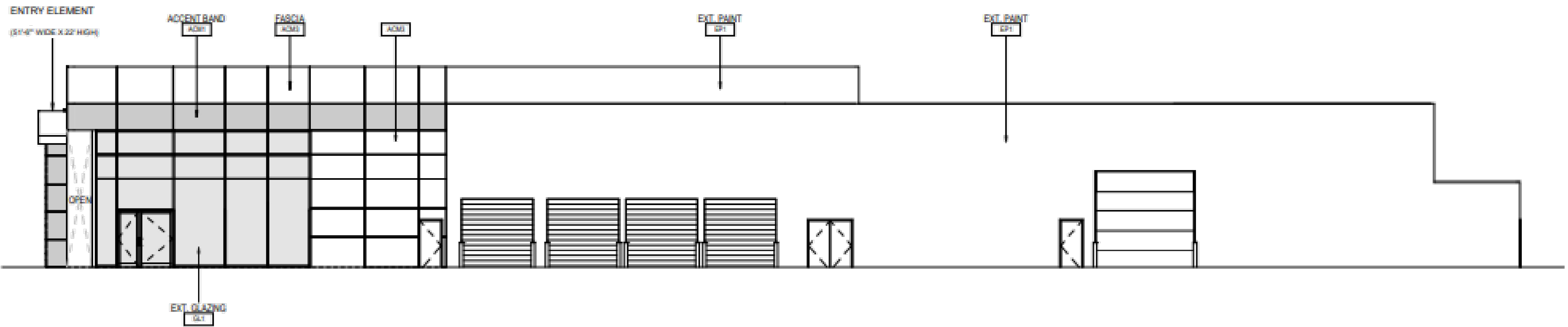
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A-0.01

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LEFT ELEVATION



RIGHT ELEVATION

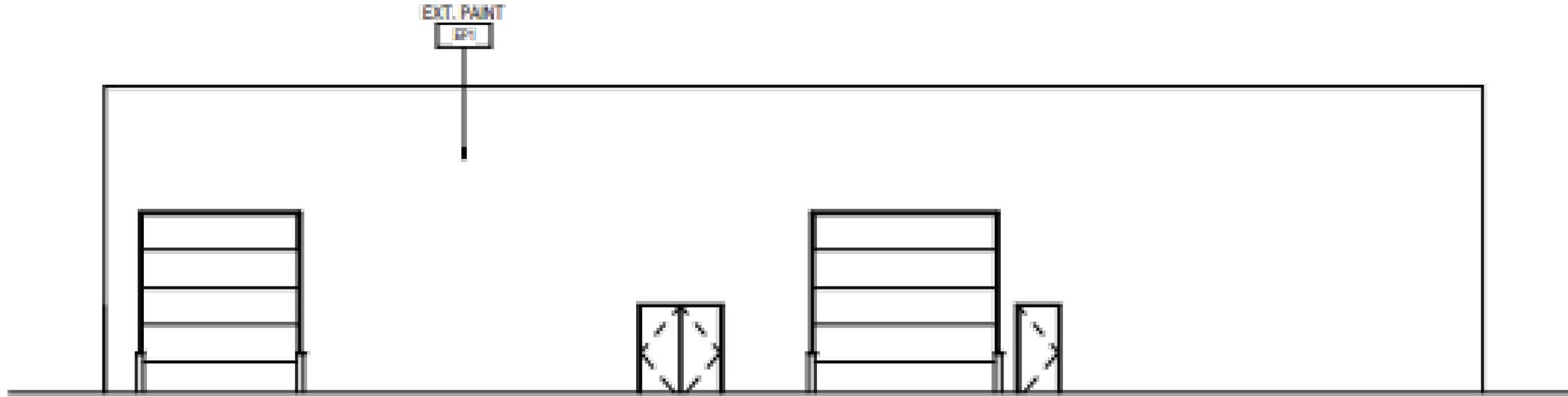
BUILDING ELEVATIONS

NORTH LIBERTY COMMERCIAL
REZONING/PRELIMINARY DEVELOPMENT
PLAN/PRELIMINARY PLAT
LIBERTY, CLAY COUNTY, MISSOURI

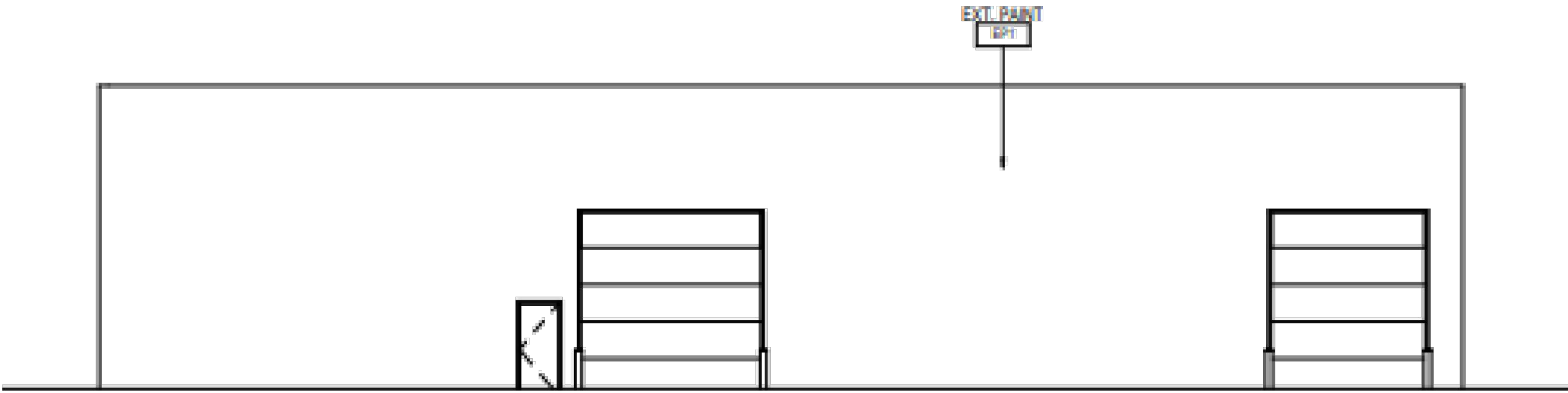
DATE:	NO.:	REVISIONS/APPROVALS:
2022.09.02	1	INITIAL SUBMITTAL
2022.09.16	2	CITY RESUBMITTAL

SHEET #:

A-0.02



LEFT ELEVATION



RIGHT ELEVATION

BUILDING ELEVATIONS		NORTH LIBERTY COMMERCIAL REZONING/PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT LIBERTY, CLAY COUNTY, MISSOURI		NO.:		REVISIONS/APPROVALS:	
				DATE:		INITIAL SUBMITTAL	
				2022.09.02		CITY RESUBMITTAL	
				2022.09.16			
SHEET #:							
A-0.03							

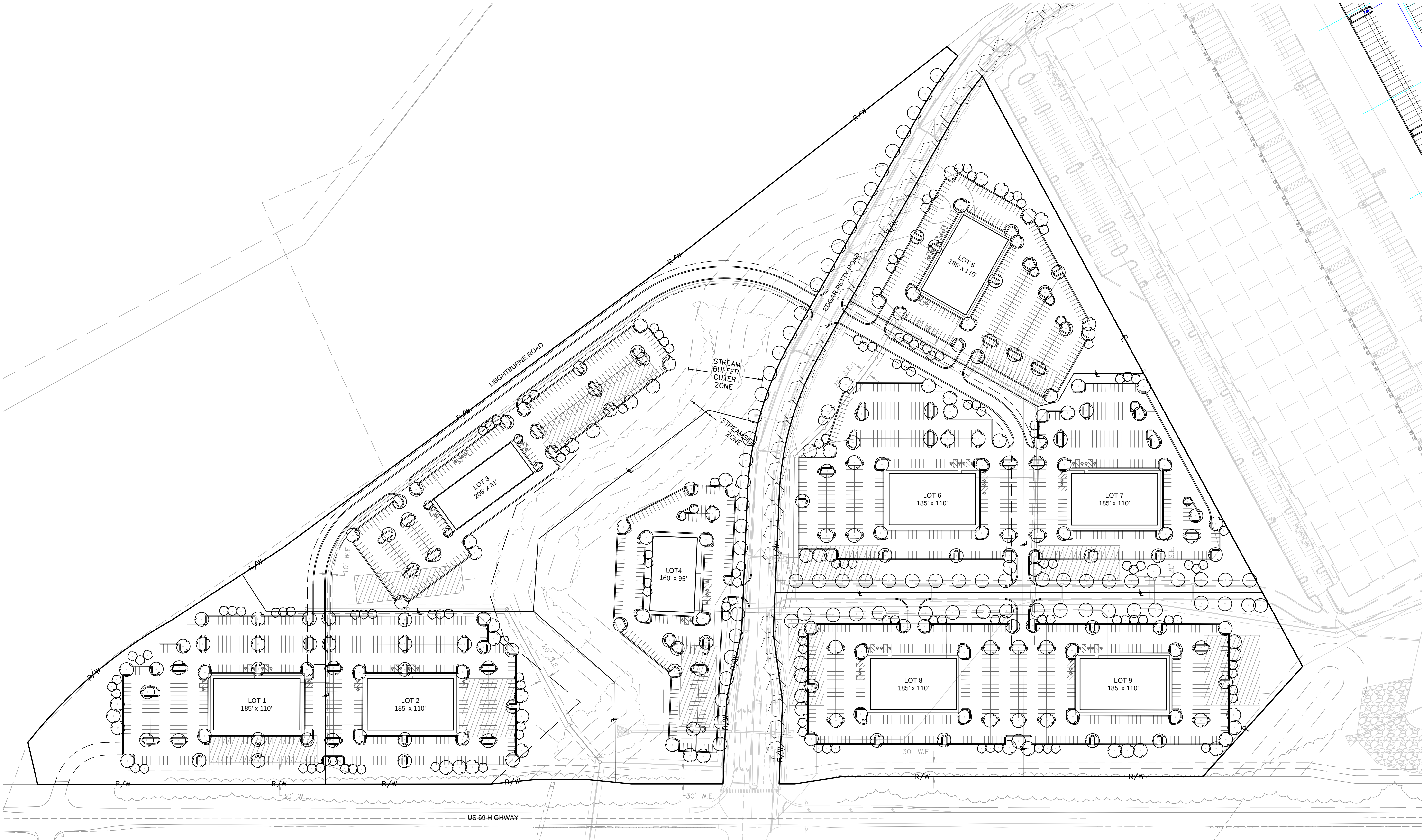
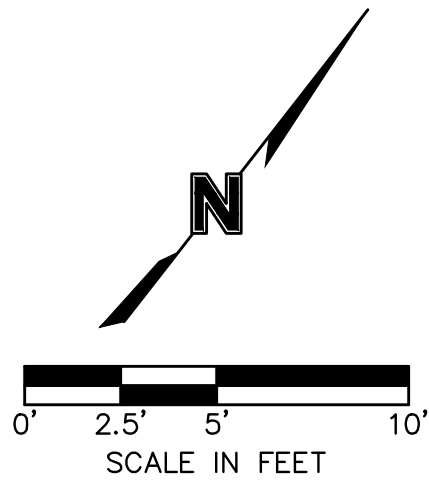
S:\01 PROJECTS\INDUSTRIAL\360 NORTH LIBERTY LOGISTICS PARK (LIBERTY, MO)\PHASE 1\PLANS\US COMMERCIAL ENTITLEMENT PLANS_-0100 LANDSCAPE PLAN - OVERVIEW.DWG

- GENERAL NOTES:
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE AS SHOWN ON THIS PLAN.
 2. TREE TYPE (DECIDUOUS, ORNAMENTAL AND EVERGREEN) SHALL BE SELECTED AND INCLUDED IN THE FINAL DEVELOPMENT PLAN.
 3. GENIUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON THE FINAL DEVELOPMENT PLAN.
 4. FINAL LANDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGN PLANTINGS AND GENERAL LANDSCAPING SHALL BE PER THE FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS.
 5. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY UNIFIED DEVELOPMENT ORDINANCE.

LEGEND

-  STREET TREE - 1.5" CALIPER AT PLANTING
-  SITE (LARGE) TREE - 1.5" CALIPER AT PLANTING
-  ORNAMENTAL (SMALL) TREE - 1.5" CALIPER AT PLANTING
-  STREET TREE - APPROVED WITH NORTH LIBERTY LOGISTICS CENTER PRELIMINARY DEVELOPMENT PLAN APPROVAL

LANDSCAPE DATA													
				PARKING LOT				PROPERTY FRONTAGE				OPEN SPACE**	
				LARGE TREES		SMALL TREES		SHRUBS*		STREET TREES		TREES	
LOTS	BUILDING AREA (S.F.)	PARKING PROVIDED	PROPERTY FRONTAGE (L.F.)	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	20,000	248	0	25	25	17	17	124	124	0	0	7	7**
2	20,000	290	0	29	29	19	19	145	145	0	0	7	7**
3	17,000	247	896	25	25	16	16	124	124	18	18	6	6**
4	15,000	188	778	19	19	13	13	94	94	16	12	5	5**
5	20,000	267	559	27	27	18	18	134	134	11	13***	7	7**
6	20,000	321	1125	32	32	21	21	161	161	23	22***	7	7**
7	20,000	234	505	23	23	16	16	117	117	10	10	7	7**
8	20,000	249	873	25	25	17	17	125	125	17	16***	7	7**
9	20,000	252	523	25	25	17	17	126	126	10	10	7	7**
TOTALS	172,000	2,296	5,259	230	230	157	154	1,148	1,148	105	101	57	60**
*SHRUBS TO BE PROVIDED ON FINAL DEVELOPMENT PLANS													
**OPEN SPACE TREES PROVIDED BY PRESERVED TREES ON SITE													
*** TREES PROVIDED IN NORTH LIBERTY LOGISTICS PARK PRELIMINARY DEVELOPMENT PLAN APPROVAL													



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
KRM/RB	2022.09.02		INITIAL SUBMITTAL
KRM/RB	2022.09.16		CITY RESUBMITTAL
BROCK/KRM/RB			
SP PROJECT #:			
3580			
MELISSA DECONIA, P.E.			
MO #201100892			

LANDSCAPE PLAN

NORTH LIBERTY COMMERCIAL
REZONING/PRELIMINARY DEVELOPMENT
PLAN/PRELIMINARY PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Certificate of Authority # 2020018364

SHEET #:

L-0100

E. 22-49R&PDP: Rezoning and Preliminary Development Plan for North Liberty Commercial, 223,000 sq. ft. of commercial development on 50.47 acres.

Mr. Peterman presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Chairman Rosekrans asked if the applicant would like to speak.

Grant Polley, Northpointe Development, the applicant, stated that this was envisioned as commercial with the Industrial development approved last year. The location of Edgar Petty has been approved by MoDOT and that the Traffic Study for the previous development contemplated this development as part of that study.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.

Chairman Rosekrans asked if all the building would be the same size and materials.

Mr. Polley stated that they presented a representation of the expected occupants, but each would have their own design and that would be shown in the individual development plans for each lot.

Ms. Sharp said final detail on materials and style would be reviewed at the Final Development Plan phase of development.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Summers moved to approve the case as presented in the staff report. Commissioner Dilts seconded the motion.

Vote: Motion passed 8-0-0

Yes: Dilts, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI
BY REZONING 50+/- ACRES AT NORTH OF I-35/US 69 INTERSECTION FROM R-1A,
"SUBURBAN RESIDENTIAL DISTRICT" TO C-2, "GENERAL BUSINESS DISTRICT" FOR NORTH
LIBERTY COMMERCIAL

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning North Liberty Commercial in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

Two tracts of land lying in the Northwest and Southwest quarters of Section 29, Township 52 North, Range 31 West, all lying East of Interstate 35 and North of US Highway 69, Clay County Missouri, being a portion of lands currently owned by Hallmark Cards, Inc. and further described as follows:
Tract A:

Commencing at the Center Section Corner of said Section 29 as is currently monumented by a 3.5" aluminum monument stamped J & J Survey, KS 232; Thence South 00°13'14" West, a distance of 127.43 feet along the North-South centerline of said section to the north right of way line of Missouri Highway 69; Thence South 51°41'44" West, a distance of 286.79 feet along said right of way; Thence South 60°13'35" West, a distance of 101.12 feet along said right of way; Thence South 51°41'44" West, a distance of 226.57 feet along said right of way to the POINT OF BEGINNING of the tract herein described; Thence continuing South 51°41'44" West, a distance of 773.43 feet; Thence South 43°09'54" West, a distance of 101.12 feet along said right of way; Thence South 51°41'44" West, a distance of 33.72 feet along said right of way; Thence, departing said right of way, North 35°50'36" West, a distance of 162.49 feet to the beginning of a curve tangent to said line; Thence northwesterly a distance of 28.05 feet along the curve concave to the southwest, having a radius of 156.00 feet and a central angle of 10°18'06"; Thence North 46°08'43" West tangent to said curve, a distance of 118.34 feet to the beginning of a curve tangent to said line; Thence northwesterly a distance of 25.89 feet along the curve concave to the northeast, having a radius of 144.00 feet and a central angle of 10°18'06"; Thence North 35°50'36" West tangent to said curve, a distance of 283.89 feet to the beginning of a curve tangent to said line; Thence northwesterly a distance of 314.16 feet along the curve concave to the east, having a radius of 666.00 feet and a central angle of 27°01'37"; Thence North 08°49'00" West tangent to said curve, a distance of 576.40 feet to the beginning of a curve tangent to said line; Thence northerly a distance of 117.01 feet along the curve concave to the east, having a radius of 666.00 feet and a central angle of 10°03'59" to a point of cusp; Thence South 66°44'24" East, a distance of 1437.27 feet; Thence South 03°52'53" West, a distance of 317.68 feet to the true POINT OF BEGINNING. Said Tract A containing 1,062,843 square feet or 24.40 acres more or less.

Tract B:

Commencing at the Center Section Corner of said Section 29 as is currently monumented by a 3.5" aluminum monument stamped J & J Survey, KS 232; Thence South 00°13'14" West, a distance of 127.43 feet along the North-South centerline of said section to the north right of way line of Missouri Highway 69; Thence South 51°41'44" West, a distance of 286.79 feet along said right of way; Thence South 60°13'35" West, a distance of 101.12 feet along said right of way; Thence South 51°41'44" West, a distance of 226.57 feet along said right of way; Thence continuing South 51°41'44" West, a

ORDINANCE NO. _____ (CONT.)

distance of 773.43 feet; Thence South 43°09'54" West, a distance of 101.12 feet along said right of way; Thence South 51°41'44" West, a distance of 33.72 feet along said right of way; Thence continuing South 51°41'44" West, a distance of 120.11 feet to the true POINT OF BEGINNING; Thence South 51°41'44" West, a distance of 196.17 feet along said right of way; Thence South 57°24'23" West, a distance of 100.50 feet along said right of way; Thence South 51°41'44" West, a distance of 100.00 feet along said right of way; Thence South 45°59'06" West, a distance of 100.50 feet along said right of way; Thence South 51°41'44" West, a distance of 970.81 feet along said right of way to the East right of way Interstate Highway 35; Thence North 51°23'16" West, along said right of way, a distance of 92.00 feet to the beginning of a curve concave to the east having a radius of 1025.92 feet and a central angle of 22°33'42" and being subtended by a chord which bears North 11°18'35" East 401.38 feet; Thence northerly along said curve, a distance of 403.98 feet along said right of way; Thence North 18°43'34" East, a distance of 283.70 feet along said right of way; Thence North 15°19'54" East, a distance of 1077.46 feet along said right of way; Thence North 13°43'13" East, a distance of 705.84 feet along said right of way; Thence South 88°45'01" East, a distance of 30.88 feet to the beginning of a curve radial to said line; Thence southerly a distance of 128.96 feet along the curve concave to the east, having a radius of 734.00 feet and a central angle of 10°03'59"; Thence South 08°49'00" East tangent to said curve, a distance of 576.40 feet to the beginning of a curve tangent to said line; Thence southerly a distance of 346.23 feet along the curve concave to the east, having a radius of 734.00 feet and a central angle of 27°01'37"; Thence South 35°50'36" East tangent to said curve, a distance of 283.89 feet to the beginning of a curve tangent to said line; Thence southeasterly a distance of 25.89 feet along the curve concave to the southwest, having a radius of 144.00 feet and a central angle of 10°18'06"; Thence South 25°32'30" East tangent to said curve, a distance of 118.34 feet to the beginning of a curve tangent to said line; Thence southeasterly a distance of 28.05 feet along the curve concave to the northeast, having a radius of 156.00 feet and a central angle of 10°18'06"; Thence South 35°50'36" East tangent to said curve, a distance of 167.64 feet to the true POINT OF BEGINNING. Said Tract B containing 1,135,408 square feet or 26.07 acres more or less.

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ORDINANCE NO. _____ (CONT.)

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-253

Department: Planning & Development

Submitted By:

Subject: RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN AT THE NE CORNER OF S. STEWART ROAD AND WILSHIRE BOULEVARD TO ALLOW A 96 ROOM HOTEL ON 2.3 ACRES WITH A VARIANCE TO ALLOW FOUR STORIES IN A C-1 ZONING DISTRICT, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 22-47 PDP)

Summary:

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 22-47PDP Staff Report CC packet

STAFF REPORT



Planning and Zoning Case 22-47PDP

Staff: Mike Peterman, City Planner

Date: October 24, 2022

GENERAL INFORMATION

Application:	Preliminary Development Plan for a 96 room Hotel on 2.3 acres at the NE corner of S. Stewart Rd. & Wilshire Blvd. with a variance to allow up to 4 stories in height.
Applicant:	Ray Patel 401 N 291 Hwy Liberty, MO 64068
Location:	NE corner of S. Stewart Rd. & Wilshire Blvd.
Site Acreage:	1 lot on 2.3 acres
Building Area:	60,000 square feet
Parking:	103 stalls provided
Existing Land Use / Zoning:	Undeveloped / C-1
Surrounding Land Use / Zoning:	North: Undeveloped / C-1, "Neighborhood Business" South: Ferrell Gas Office/ C-1, "Neighborhood Business" East: Undeveloped/R-4, "Townhouse" West: S. Stewart Road and I-35
File Date:	September 2, 2022

PREVIOUS CASES / SITE HISTORY

The Plat for Liberty Plaza was recorded in 1983. No development was ever completed on the site.

APPLICANT'S PROPOSAL

Use

The use is proposed as a 60,000 square foot, 96 room, four story hotel. The use as a hotel is appropriate in this zoning district, but the maximum height in the C-1 district is 3 stories. The proposal for a four-story building requires a variance request as part of this application.

Variance Request

The applicant states in the request;

“We need the 4 stories as it’s a prototype. A minimum of 96 rooms is a requirement set by IHG. At 96 rooms it will not fit on the lot as a 3 story building and the brand does not allow new construction of 3 story building. Most upper tier hotel franchises prefer a minimum of four stories as you’ve seen with the last four hotels built within the City. Four stories will afford the hotel excellent visibility and the high caliber of design and construction will add to Liberty’s positive image.”

Site Layout/Access/Parking

The building is proposed as a four-story hotel. There are 2 access points to this lot, one across from Stewart Rd and the second from Wilshire Blvd. The main entrance of the building will be on the southwest corner. Parking is situated on the southern portion of the lot adjacent to Wilshire Blvd. The dumpster enclosure is in the east side of the lot and will be designed to match the building.

Parking for this project is required at a ratio of one stall for every guest room plus stalls for overnight staff. The applicant is proposing 103 stalls. *UDO Section 30-83.2(4)*

Landscaping/ Open Space/ Tree Preservation

The proposal has included a preliminary landscaping table that meets the minimum requirements per the UDO. 39 trees and 112 shrubs are proposed to satisfy the landscaping requirements for the site. Final details regarding landscaping species will be provided during the Final Development Plan. The overall site will be required to meet the 20% open space standard as defined in the UDO Section 30-97.6. Further evaluation of landscaping will occur at Final Development Plan phase.

Building Design

Exterior materials consist primarily of colored EIFS. The main entrance will be a mix of glass and aluminum framing. Final details will be evaluated during the Final Development Plan.

PUBLIC INFRASTRUCTURE

Sanitary Sewer

The site will be served by a public sanitary extension from the 8-inch main which runs along Wilshire Blvd.

Water

The site will be served by an 8-inch public main that runs along Wilshire Blvd. A water main is also available on S. Stewart Rd.

Streets

The site will have access to S. Stewart Rd. and Wilshire Blvd.

Stormwater

Stormwater will be collected by a site storm sewer system then conveyed into an underground stormwater detention system to the on the property and released into the public system at an acceptable rate.

This application meets the standards of review within our Adequate Public Facilities ordinance.

STAFF ANALYSIS

In accordance with the Liberty Unified Development Ordinance (UDO), staff's analysis of a Preliminary Development Plan application is guided by Section 30-27.3. In evaluating an application for a preliminary development plan the following three criteria are considered:

1. The plan substantially complies with the intent of the comprehensive plan;

Staff believes that this proposal satisfies the intent of the comprehensive plan by providing employment and economic development in Liberty.

2. The plan complies with the provisions of this UDO;

The use as a hotel is appropriate in the C-1, Neighborhood Business District. The location of the project along I-35 also provides additional justification for the project. The proposal for a four story building does require a variance.

3. The plan substantially complies with approved city development standards and policies

The proposed plan complies with city development standards and policies except for the variance to exceed the height of 3 stories in the C-1 zoning district.

STAFF RECOMMENDATION

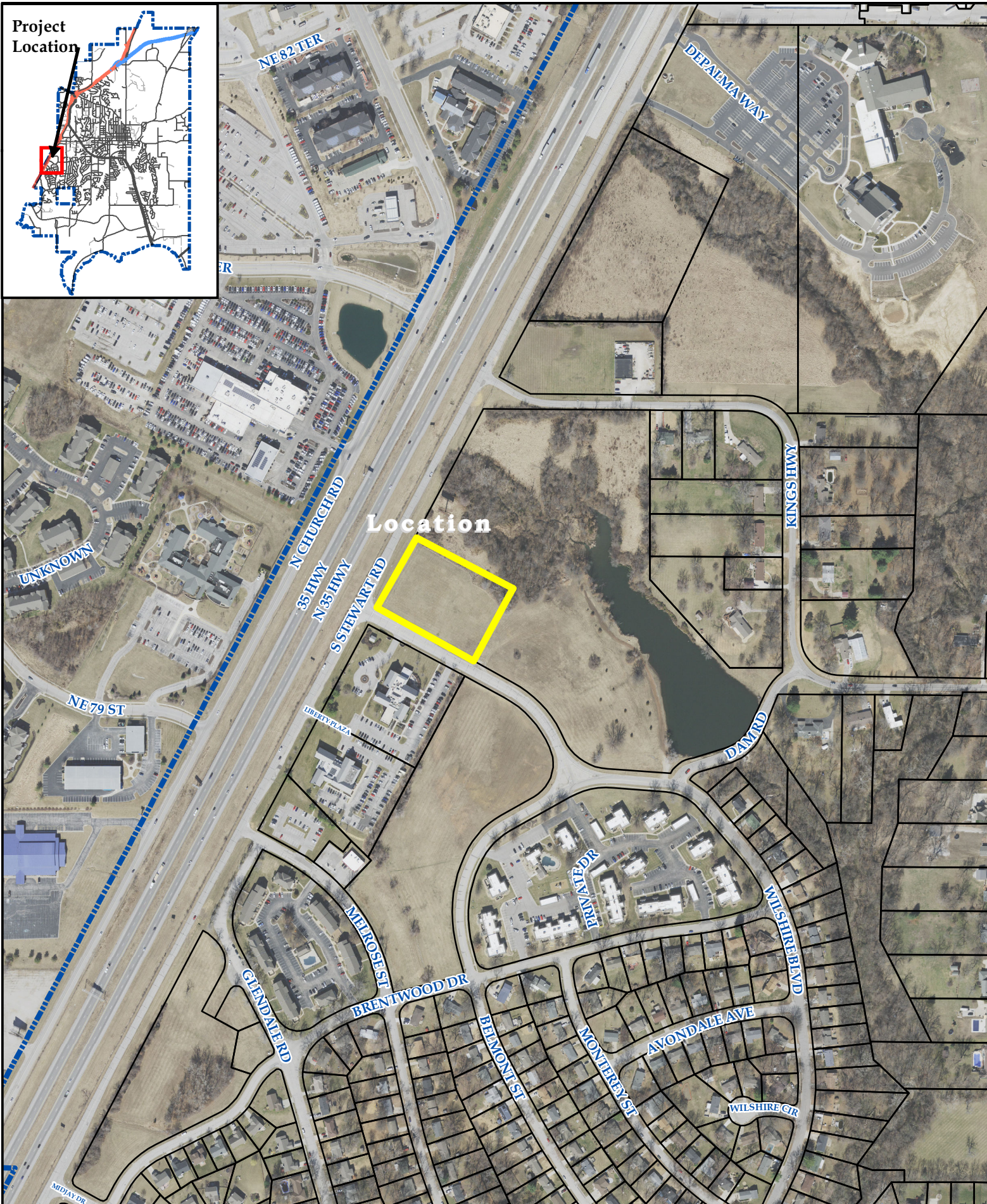
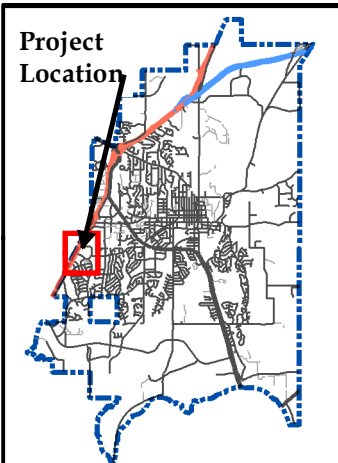
Staff finds this application meets the standards of review for a Preliminary Development Plan if the variance is accepted and recommends approval of P&Z Case 22-47PDP.

PZ RECOMMENDATION

At its October 11, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-47PDP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Site Plan
Exhibit C:	Landscaping Plan
Exhibit D:	Building Elevations
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Resolution

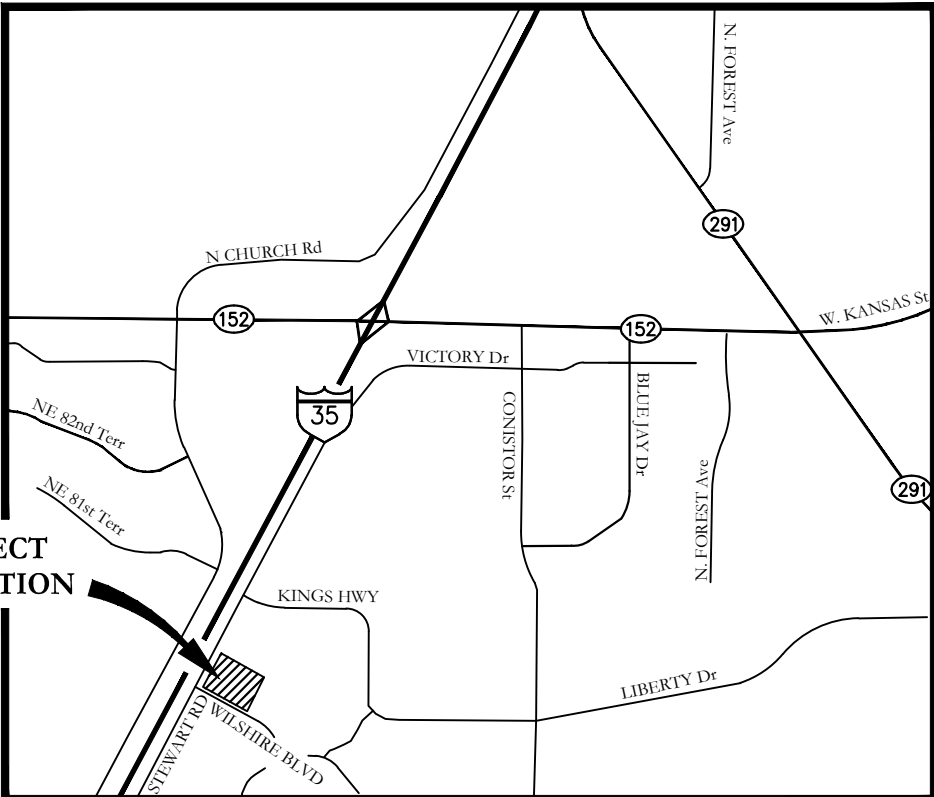


PRELIMINARY DEVELOPMENT PLAN

ATWELL SUITES

Liberty, Clay County, Missouri

Site Plan



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- EXISTING ZONING: CP-1
- USE: COMMERCIAL
- SETBACKS ARE AS INDICATED ON PLAN.
- PROPOSED EASEMENTS AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING AND APPROVAL BY CITY. PRIVATE UTILITIES AND EASEMENTS ARE SHOWN AND ARE SUBJECT TO FINAL DESIGN BY INDIVIDUAL DEVELOPMENTS.
- LAYOUT OF STREETS, OPEN AREAS, AND PEDESTRIAN CIRCULATION ARE INDICATED ON THE PLAN. PRIVATE SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE.
- REQUIRED NUMBER OF STALLS BASED ON 1 PER GUEST ROOM + 4 STALLS FOR HOTEL EMPLOYEES - 36 + 4 = 40 REQUIRED 103 TOTAL PARKING STALLS PROVIDED 5 OF WHICH ARE ADA PARKING STALLS.

DEVELOPER -

RAY PATEL
401 N. STATE RTE 291
LIBERTY, MO 64068

FLOOD ZONE:

ACCORDING TO THE "FLOOD INSURANCE RATE MAP"
COMMUNITY PANEL NO. 2947C022E MAP
REVISED AUGUST 3, 2015, AS PUBLISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THIS PROPERTY IS NOT WITHIN A FLOOD ZONE.

LEGEND

PROPERTY LINE		EXISTING	
(P)	PLATTED	R/W	RIGHT OF WAY
(M)	MEASURED	SQ.FT.	SQUARE FEET
⊙	FIRE HYDRANT	B/B	BACK OF CURB TO BACK OF CURB
⊙	DEADMAN ANCHOR	ASPH	ASPHALT
⊙	LIGHT POLE	CONC	CONCRETE
⊙	SPLICE BOX	L/S	LANDSCAPING
⊙	STORM MANHOLE	FES	FLARED END SECTION
⊙	SIGN	BHE	SIGN BASE HEIGHT ELEVATION
⊙	SAN SEWER MANHOLE	—○—	FENCE-CHAIN LINK
⊙	TELEPHONE PEDESTAL	—OU—	FOOTPRINT OF OVERHEAD UTILITY LINE
⊙	UTILITY POLE	—S—	SAN SEWER LINE
⊙	WATER VALVE	—W—	WATER LINE
⊙	RIGHT TURN ARROW	—T—	TREE LINE
PROPOSED		PROPOSED	
⊙	FIRE HYDRANT	UE	UTILITY EASEMENT
⊙	MANHOLE	WE	WATER EASEMENT
⊙	SANITARY SEWER	D/E	DRAINAGE EASEMENT
⊙	STORM SEWER	S/E	SANITARY EASEMENT
⊙	STORM SEWER STRUCTURES	S/W	SIDEWALK
⊙	WATER		
⊙	GAS		
⊙	TELEPHONE		
PARKING STALL COUNT			
ADA ROUTE			

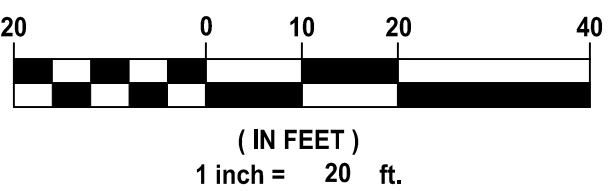
BY	REVISION	DATE:	SHEET
AA/ACA	FOR REVIEW	9-15-22	1 of 1
AA/ACA	FOR REVIEW	8-31-22	

AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200
fax 792.3666

www.agcengineers.com



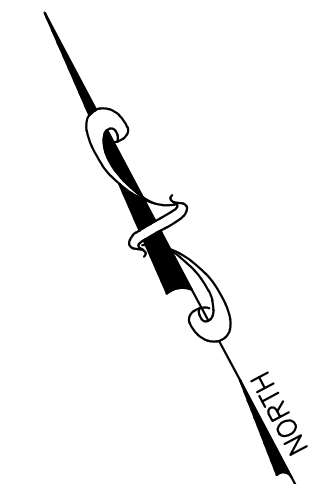
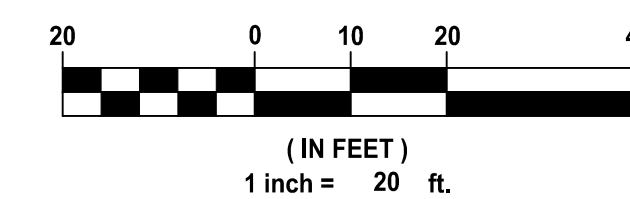
Landscape Plan

REQUIRED LANDSCAPING				
Trees (size)			# Required	# Provided
Ornamental (Small)	1/15 Stalls	103 Stalls	7	7
Street (S. Stewart Rd.) ex. overhead power (Small)	1/35 ft	267'	8	8
Street (Willshire Blvd.) (Large)	1/50 ft	376'	8	8
Shade (Large)	1/10 Stalls	103 Stalls	11	11
Building - 1 large / 3000 sf (Large)	1/3000 SF	15,087 SF	5	5
Total		15 SMALL + 24 LARGE =	39	39

Shrubs			# Required	# Provided
Shrubs	1/2 Stalls	101 Stalls	51	51
Building	1/250 SF	15,087 SF	61	61
Total			112	112

	COMMON NAME	TOTAL
	TREES	
	LARGE (3 varieties)	24
	SMALL (1)	6
	SMALL (2)	8
	SMALL (3)	1
TOTAL		39
	SHRUBS	
	SHRUB (1)	5
	SHRUB (2)	19
	SHRUB (3)	36
	SHRUB (4)	52
TOTAL		112

THIS PLAN IS PRELIMINARY PLAN WITH SUGGESTED LAYOUT TO CONFIRM THE REQUIRED NUMBER OF TREE'S AND SHRUBS CAN BE PROVIDED ON SITE. FINAL PLAN MAY DIFFER IN LAYOUT BUT WILL MATCH OR EXCEED THE MINIMUM NUMBER PROVIDED HERE IN AND IDENTIFY THE PROPOSED SPECIES.



BY	REVISION	DATE:	SHEET 1 of 1
AA/ACA	FOR REVIEW	8-31-22	

N:\Land Projects\Patel, Ray - Atwell Suites (Liberty)\Drawings\Preliminary Development Plan\PRELIMINARY DEVELOPMENT PLAN - LANDSCAPE PLAN.dwg, LANDSCAPE PLAN, 8/31/2022 9:04:56 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

OWNER:
J.A. PETERSON INC

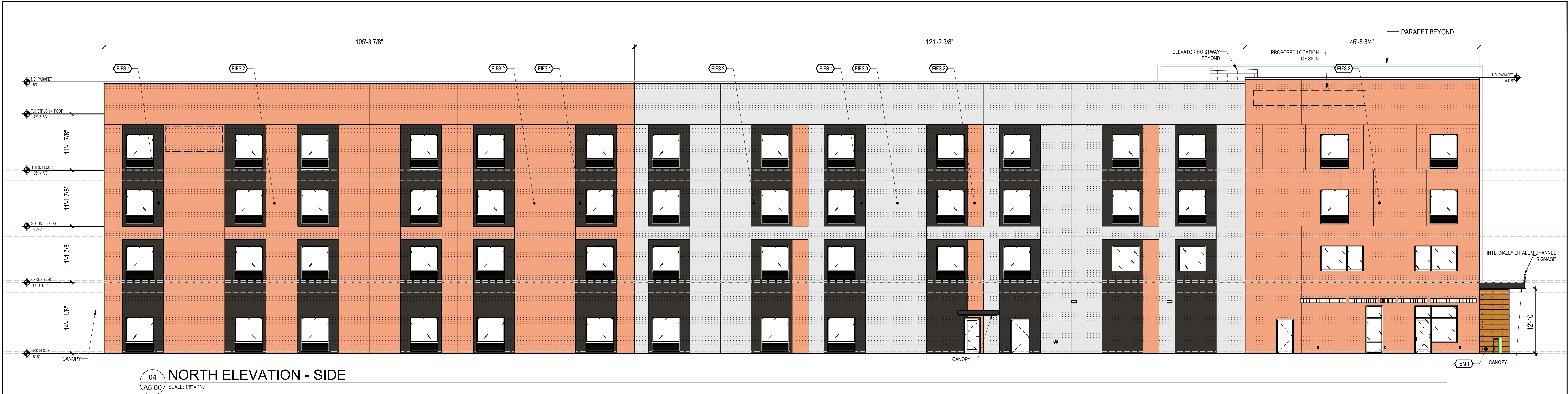
EXISTING TREES AFFECTED
BY DEVELOPMENT. A TREE
ASSESSMENT WILL BE SUBMITTED
WITH FINAL DEVELOPMENT PLAN AND
ADDITIONAL TREES ADDED AS
REQUIRED PER ASSESSMENT.

PROPERTY LINE

OWNER
J.A. PETER

5' U/E
(PER PLAT)

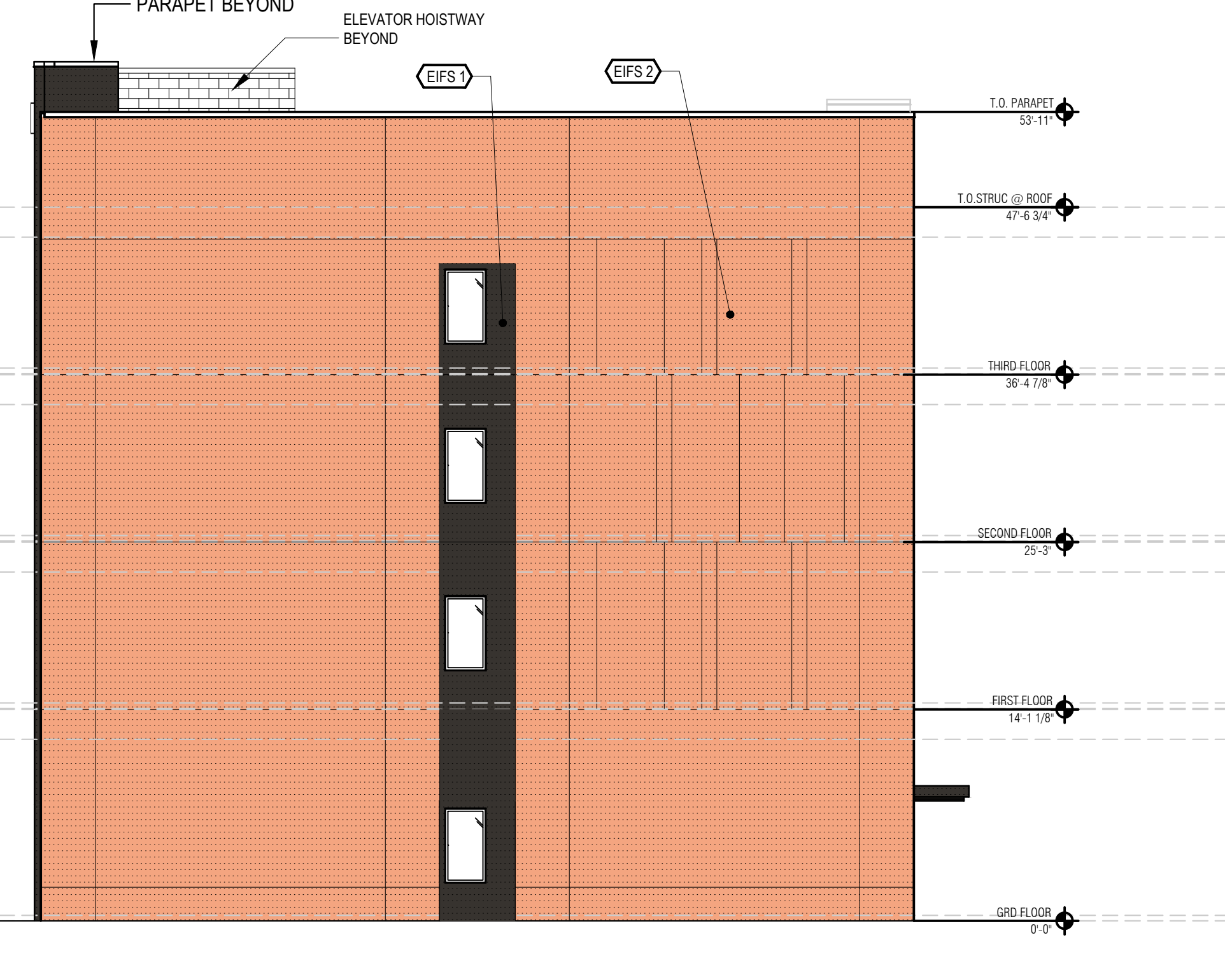
AGC Engineers, INC.



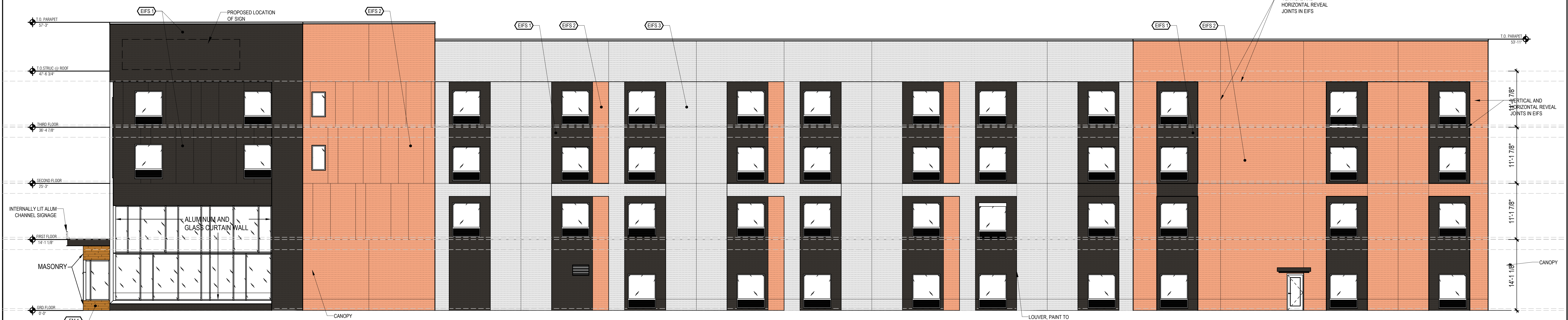
04 NORTH ELEVATION - SIDE
A5.00 SCALE: 1/8" = 1'-0"



02 WEST ELEVATION - MAIN ENTRANCE
A5.00 SCALE: 1/8" = 1'-0"



03 EAST ELEVATION - REAR
A5.00 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION - SIDE
A5.00 SCALE: 1/8" = 1'-0"

Liberty, MO
#:

PRELIMINARY SITE PLAN FOR
Himarshu Patel
Liberty, Mo

Hotel by IHG- ATWell Suites
LOT 1, Liberty Plaza Liberty, MO
WILLSHIRE Blvd at Stewart road
Liberty, MO

Revisions:

Drawn By: CP
Checked By: RM
Issue Date:
Project No:

Sheet Information:
EXTERIOR
ELEVATIONS

Sheet No:
A5.00



C. 22-47PDP: Preliminary Development Plan for Atwell Suites, a 96 room hotel on 2.3 acres at NE corner of Stewart Rd. & Wilshire Blvd. with a variance request to allow 4 stories.

Mr. Peterman presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Holt asked if other hotels were approved at four stories.

Ms. Sharp said yes.

Commissioner Dilts asked if a traffic study had been prepared.

Mr. Peterman stated that a preliminary study was presented but a full study would be required before the Final Development plan. At that time any street improvements would be identified and required to be detailed in the public improvement plans.

Chairman Rosekrans asked if the applicant would like to speak.

Ray Patel, 401 N. 291 Hwy., the applicant is available for questions.

Commissioner Holt asked about the brand/ flag

Mr. Patel stated that it is IHG Intercontinental Hotel Group, new concept for Intercontinental and a step above the Holiday Inn Express.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case. Seeing none he closed the public hearing.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Waterman moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

Yes:, Dilts, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN AT THE NE CORNER OF S. STEWART ROAD AND WILSHIRE BOULEVARD TO ALLOW A 96 ROOM HOTEL ON 2.3 ACRES WITH A VARIANCE TO ALLOW FOUR STORIES IN A C-1 ZONING DISTRICT, IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission October 11, 2022 and City Council on October 24, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that preliminary development plan is hereby granted to allow a 96 room hotel on 2.3 acres with a variance to allow four stories in a C-1 zoning district in the City of Liberty, Clay County, Missouri, according to the plan on file in the Planning and Development Department.

BE IT FURTHER RESOLVED that any and all development within the above-described special use permit shall comply with all other applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri except for the following variance:

- 1. to allow four stories in a C-1 zoning district.

BE IT FURTHER RESOLVED that said permit shall be issued from the date of adoption of this resolution.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-256

Department: Planning & Development

Submitted By:

Subject: ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 20.77 ACRES AT THE NW CORNER OF RUTH EWING ROAD AND BIRMINGHAM ROAD FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO R-1C, "STANDARD SINGLE FAMILY RESIDENTIAL" FOR WHITEHORSE (P&Z CASE 22-42R&PP)

Summary:

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 22-42R&PP Staff Report CC packet



STAFF REPORT

Planning and Zoning Case 21-42R&PP

Staff: Katherine Sharp, Planning & Development Director

Date: October 24, 2022

GENERAL INFORMATION

Application: **Rezone and Preliminary Plat for Whitehorse, a single-family residential subdivision with 326 lots, generally located along Birmingham Road, south of Lauren Street, north of Ruth Ewing Road for a 153+/- acre single-family residential development including Rezoning 20.52 acres of R-1A, "Suburban Residential District" to R-1C, "Standard Single Family" with three variance requests.**

Applicant: Tim Harris
Star Development Corp.
244 W. Mill St., Ste. 101
Liberty, MO 64068

Property Owners: John & Ann Mitchell, 1228 19th Ave Rochester MN 55906;
Susan B. Lawler, 3996 Chicora Wood Place, Jacksonville FL 32224;
Craig Bell, 102 W Madison St, Marshfield MO 65706

Location: Along Birmingham Road, south of Lauren Street, north of Ruth Ewing Road

Site Acreage: 153 +/- Acres

Existing Land Use/Zoning: Undeveloped / R-1C, "Standard Single Family" & R-1A, "Suburban Residential"

Proposed Zoning (20.52 acres): R-1A, "Suburban Residential" to R-1C, "Standard Single Family"

Future Land Use Map: Conventional Residential

Surrounding Land Uses/Zoning: **North:** Residential/ R-1C, "Standard Single Family"
South: Residential / R-1A "Suburban Residential" & R-1C
East: Residential / R-1C, "Standard Single Family" & R-1A
West: Residential / R-1A "Suburban Residential" & R-1C

Public Notice: Courier Tribune-September 22
Letter sent to property owner within 185 ft. on September 26
Sign Posted on site on September 26

File Date: August 5, 2022

PREVIOUS CASES/SITE HISTORY

A Development Agreement for Whitehorse subdivision is running concurrently with this application.

APPLICANT'S PROPOSAL

Summary

This is a request to rezone 20.52 acres of R-1A, "Suburban Residential District" to R-1C, "Standard Single Family" and a preliminary plat for a 153-acre single-family residential development with 326 lots.

This application also includes three variance requests:

Sec. 30-35.2. - Street capacity requirements; required improvements.

Which requires the developer to improve all collector or arterial streets that abut the proposed development along the entire limits of the development site to city improvement standards.

Sec. 30-36.1. - Sanitary sewer facilities; required connection. States that all development shall be required to provide a direct gravity flow sewer connection to the public sewer system.

Sec. 30-93.3. - Design specifications, streets and alleys. States that five-foot wide sidewalks are required on both sides of the street.

Use

The applicant proposes that the site be low-density residential with 326 single family lots.

Site Design

The proposed site is on the east and west side of Birmingham Road north of Ruth Ewing. There are three distinct sections in five phases:

- **Phase 1** is on the west side of Birmingham, north of Ruth Ewing. It is anticipated as 44 single-family lots on 20.5 acres, and will require a rezoning from R-1-A to R-1C with this application. The site has access to Birmingham at Knight Lane and Archer Street. Sidewalks are provided on both sides of Knight Lane, Archer Street, and Birmingham at the extent of this phase. This site also includes Tract B and C for stormwater detention and open space.
- North of Phase 1, on the east side of Birmingham, is the largest portion of the project which will include Phases 2-4. **Phase 2** is anticipated as 44 acres and 58 lots. It will include Tracts D-H as stormwater and open space tracts, as well as Tract M which is for the future alignment of Birmingham Road, to be discussed further in the streets section of the report. This phase will have access to Birmingham via Creekwood Drive and Bridgeway Lane to Whitehorse Drive and Pearl Street. All of the internal roads will include sidewalks and will be built to city standards. The applicant is requesting a variance from the city standards for a portion of Birmingham adjacent to Phase 2, which will be discussed at length later in the report. **Phase 3** is an extension of Creekwood Drive to Clifton Hill Court, Blakeway Drive, and Abbotswell Street, and Whitehorse Drive to Dew Lane. Creekwood Drive is stubbed out at the end of the property, anticipating a potential connection to Creekwood Subdivision to the east. This phase includes 93 lots on approximately 33 acres, and also contains Tract I for stormwater BMPs. **Phase 4** continues off of Whitehorse Drive and Abbotswell Street to Bedford Street, Colonial Street, Carlton Street, River Birch Lane, and Castle Yard Street to the north. This area contains 42 acres, 103 lots, and stormwater tracts J, K and L.

- North of the railroad tracks, east side of Birmingham is **Phase 5**. This section consists of approximately 14 acres and 28 lots. It includes one access onto Birmingham at Lauren Street, connecting into a cul-de-sac, Pearl Court. This section is expected to develop in Phase 5.
- All lots are proposed to be at a minimum 70-foot-wide and 110 feet deep, which the minimum for the R-1C zoning district. All tracts within the development will be owned and maintained by the HOA.

Access/Circulation

There will be 5 proposed entrances to the site from Birmingham: on the north side of the railroad at Lauren Street; south of the railroad crossing on the east side of Birmingham at Bridgeway Lane and Creekwood Drive; and north of Ruth Ewing, on the west side of Birmingham, at Knight Lane and Archer Street. There are 5 cul-de-sac roads and the rest of the streets are looped through the site.

Sidewalks are proposed to be constructed along the east side of Birmingham Road the length of the property from the northern limits to the southern limits of the proposal, the west side of Birmingham along Phase 1, and on both sides of the street throughout the internal roads in the development. The developer is requesting a variance from Sec. 30-93.3. - Design specifications, streets and alleys, which states that five-foot wide sidewalks are required on both sides of the street on all road improvements. The applicant requests a variance from building the sidewalk on the west side of Birmingham north of Phase 1, since that property is undeveloped, and the sidewalk would be torn up when the site is developed in the future. The applicant's variance request is attached to this staff report.

Railroad Crossing

City Staff approached the developer about a future realignment of Birmingham Drive including a bridge crossing over the railroad tracks, eliminating the existing at-grade crossing. Because of the realignment and bridge, instead of improving existing Birmingham through the extent of the site as it exists today, the developer will make the required improvements only at the locations that will remain in use after the bridge is in place. The developer has agreed to contribute to the cost of the bridge, the details of this agreement will be conferred in a development agreement to be reviewed by the City Council concurrent with this application.

Landscaping/ Tree Preservation/Parkland Dedication

All residential lots are required to have the following landscaping:

- Residential lots shall contain within the front yard a minimum of one tree, which may be large- or small-growing; two perennials; and three shrubs per dwelling unit.
- For all residential districts, a minimum of one street tree shall be planted within the planting strip for each lot created;
- In the case of corner lots, a minimum of two street trees, one per street, shall be planted;
- Additionally, any streets that do not contain a residential lot must provide street trees at the interval of one tree per fifty linear feet.

A fee in lieu of tree preservation may be required to be given to the City's tree fund based on the results of a future tree survey of the trees to be removed from the site.

All proposed residential development is required to dedicate park land or an equivalent fee-in-lieu of dedication for public use. As no parkland is proposed with this development, a fee in-lieu will be required before the final plat can be recorded.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance:

Streets

The proposed development will have access to Birmingham at five locations. Birmingham will be improved at the north and south of the site. A new alignment of Birmingham to allow for a bridge over the railroad tracks is shown on the preliminary plat and will be dedicated as right of way in the future.

The developer is requesting a variance from Sec. 30-35.2. - Street capacity requirements; required improvements, which requires the developer to improve all collector or arterial streets that abut the proposed development along the entire limits of the development site to city improvement standards. The applicant requests a variance from improving Birmingham north of Creekwood Drive and south of lot 316, approximately Lauren Street where Birmingham will no longer be utilized after the bridge is installed. The applicant's variance request is attached to this staff report.

Sanitary Sewer

Sanitary sewer service will be provided via existing sanitary sewer main on the west side of the railroad tracks that will run through the site to Birmingham Road.

The applicant is requesting a variance from Sec. 30-36.1. - Sanitary sewer facilities; required connection, which states that all development shall be required to provide a direct gravity flow sewer connection to the public sewer system. The applicant requests to install a sewer lift station and force main in the area shown as Phase 5, which lies north of the tracks and east of Birmingham Road. The applicant's engineer provided a detailed explanation which is summarized below:

- The existing sanitary sewer in the nearby development is too shallow to tie into.
- Existing storm system on the west side also conflicts with possible sewer locations.
- The other option would be to put the sewer at 28 feet deep, exceeding the standard max depth of 22 feet.
- Working with the Utility Director, it was determined to build gravity line south and under the railroad placing the lift station on the south side of the railroad and east of Birmingham, to limit the amount of force main.

Water

Water service will be provided from public mains on Birmingham.

Stormwater

Storm water will be collected on the property and directed into a combination of storm water quality best management practices (BMPs) and storm water detention basins. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

Staff evaluates all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.

The Future Land Use Map in this area shows Conventional/ Low Density Residential in this location. A single family subdivision is an appropriate use for this area.

Our Comprehensive Plan, The Blueprint for Liberty (1999), Principle eleven of the Comprehensive Plan states development of vacant or underutilized parcels within the City should be encouraged. Principle twelve also encourages development where municipal services are readily available. This application does achieve many of the goals set forth in the document.

Staff believes the proposed rezoning conforms to the Future Land Use Map and Comprehensive Plan.

2. The effect the proposed rezoning will have on properties in the general vicinity.

The area of the proposed project has been envisioned to be used for residential uses for an extended amount of time. Staff believes the development will have a positive effect upon the area and the community as a whole by providing housing opportunities in the City.

3. The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.

As further described in the Infrastructure section, the site will be served by adequate sanitary sewer and water.

A preliminary plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and the UDO. Staff's analysis of a preliminary plat application is guided by Section 30-28.10. Preliminary plat, approval criteria:

1. The preliminary plat substantially complies with the intent of the comprehensive plan;

Staff believes this proposal satisfies the intent of the comprehensive plan and the future land use map. Single family lots are an appropriate use in this location. Principle eleven of the Comprehensive Plan states development of vacant or underutilized parcels within the City should be encouraged. Principle twelve also encourages development where municipal services are readily available.

2. The preliminary plat complies with the provisions of this UDO; and

Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance. The proposed lots meet all requirements for lots within the R-1C zoning district.

This application does include three variance requests:

Sec. 30-35.2. - Street capacity requirements; required improvements.

Which requires the developer to improve all collector or arterial streets that abut the proposed development along the entire limits of the development site to city improvement standards.

Sec. 30-36.1. - Sanitary sewer facilities; required connection. States that all development shall be required to provide a direct gravity flow sewer connection to the public sewer system.

Sec. 30-93.3. - Design specifications, streets and alleys. States that five-foot wide sidewalks are required on both sides of the street.

3. The preliminary plat substantially complies with approved city development standards and policies.

Staff finds that this Preliminary Plat complies with the intent of city development standards and policies.

STAFF RECOMMENDATION

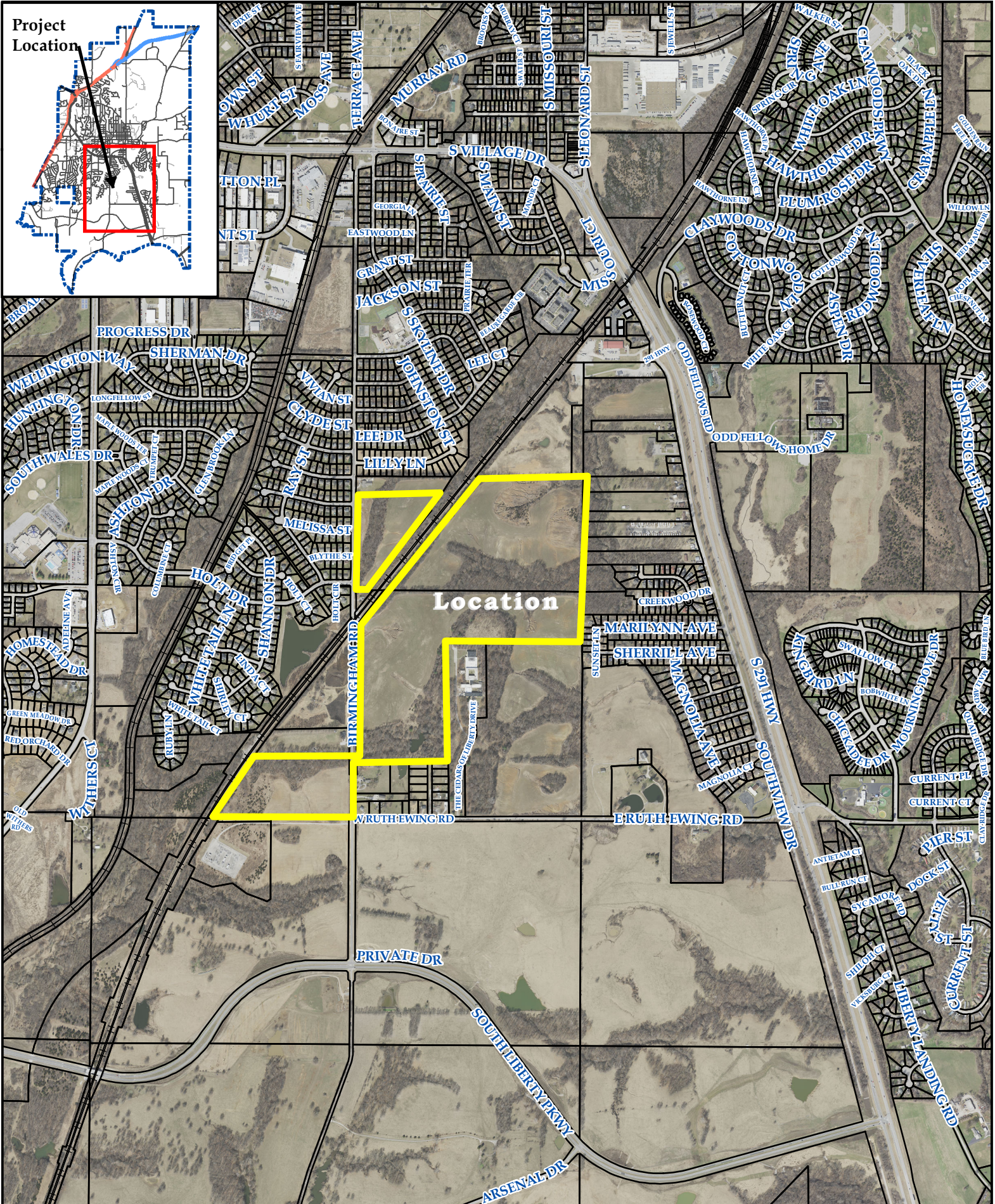
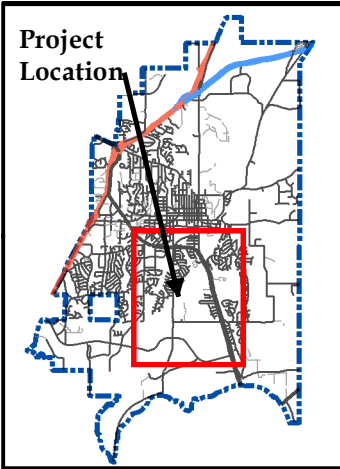
Staff finds that this application meets the standards of review for a rezoning and preliminary plat. Staff recommends approval of P&Z Case 22-42R&PP.

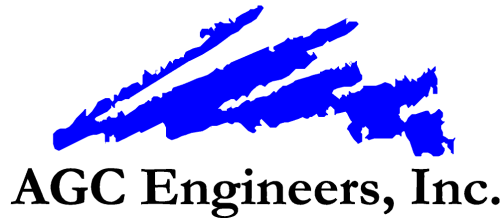
PZ RECOMMENDATION

At its October 11, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-42R&PP as presented in the staff report.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Preliminary Plat
- Exhibit C: Applicants Variance Requests
- Exhibit D: Minutes Excerpt from Planning & Zoning Commission meeting
- Exhibit E: Ordinance





September 1, 2022

Mr. Mike Peterman, AICP
City of Liberty
101 E. Kansas Street
Liberty, Missouri 64068

Re: P&Z Case 22-42R&PDP: Rezoning and Preliminary Development Plan for Whitehorse single family subdivision.

This letter is to serve as a variance request for the following two items.

1. Sewer lift station and force main,

In researching the existing sewer options for the area we are showing as Phase V on the preliminary development plan we found that the sanitary sewer on the east side of the Whitetail Pond is shallow. It appears that they pushed the limits when serving the houses on the east side of the development.

Complicating the issue is the storm system on the west side of Birmingham. We looked at the MH's on Blythe and Holt and the manhole down by White Tail pond back of the lots on Holt Court Cul de Sac.

On all three profiles the existing storm 36' to 48" equivalent was in conflict. The existing sanitary sewer is too shallow for us to go under the storm and connect and the existing storm is too shallow to go over.

We looked at what it would take to go gravity down on the south side of the tracks. Connecting to the sewer in Phase I. This alignment bucks grade pushing through a hill with 28 foot deep sewer. Our recommended limits on sewer depth for construction top out at around 22 feet.

Our preference would be to connect gravity to the sewer system in Whitetail Pond however we are not seeing any viable options. We therefore are requesting a variance to allow a lift station for the lots in Phase V.

At the request of staff we propose gravity line south and under the rail road placing the lift station on the south side of the railroad and east of Birmingham, to limit the amount of force main.

405 S. LEONARD STREET, SUITE D

64068

LIBERTY, MISSOURI

1

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2. Off site sidewalk improvements for adequate public facilities requirement.

Requesting wavier of building the sidewalk on the west side of Birmingham where property is currently undeveloped. For this project that would be one parcel 15413000700200 at 1840 Birmingham Rd. Since development of the site would likely destroy a good portion of the walk.

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,



Art Akin, P.E.
President, AGC Engineers, Inc.

Cc: Tim Harris, Star Development
Blake Fulton, Star Development

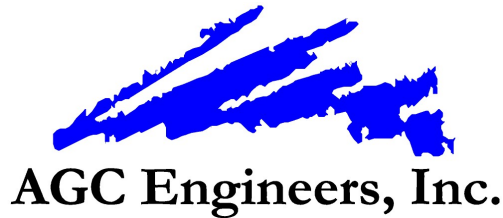
405 S. LEONARD STREET, SUITE D

64068

LIBERTY, MISSOURI

2

P 816.781.4200 * F 816.792.3666 * WWW.AGCENGINEERS.COM



October 3, 2022

Mr. Mike Peterman, AICP
City of Liberty
101 E. Kansas Street
Liberty, Missouri 64068

Re: P&Z Case 22-42R&PDP: Rezoning and Preliminary Development Plan for Whitehorse single family subdivision.

Dear Mr. Peterman,

This letter is to serve as a variance request for adequate public facilities requirements regarding Birmingham Road.

It is understood that typical development of this site would, per City direction of City Code Section 30-35.2, require bringing the existing roadway up to current city standards along the frontage of the property.

City staff had asked the developer to review future separated grade crossing between Birmingham and the existing railroad, to help provide some fore sight into what would be required to accommodate a future city improvement.

From this review it was determined that a separated grade along the existing north south alignment of Birmingham Road with the location of the existing Whitetail Pond development, both in plan and elevation would be difficult. The future improvement would most likely require buy out of existing properties along Birmingham Road and proposed properties on the preliminary plat layout of Whitehorse.

A suggested alternate alignment would provide some distance and workability with the existing Whitetail Pond development eliminating the need for property purchases. It does however encroach into the proposed Whitehorse development eliminating approximately 10 previously planned lots north of the tracks and areas south of the tracks planned for water quality offsets.

This proposed alignment when built, rolls east onto the proposed Whitehorse development and will remove the existing Birmingham Roadway. This alternate alignment shown on the attached exhibit (Future Birmingham Road Improvements) starts on the north side of the tracks just north of Melissa Street rolling east, then south over the tracks and then back south west to existing Birmingham, ending up approximately 678' south of the south right of way of the railroad.

The basis of this request for variance is to not improve Birmingham Road where the future improvement would then remove it. The offset for the developer not building this portion of roadway is the loss of developable ground that is being provided for this future improvement.

The request for variance is thus to:

405 S. LEONARD STREET, SUITE D

64068

LIBERTY, MISSOURI

1

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“waive the required roadway improvements for approximately the south 832 lf of frontage on the north side of the tracks and the north 678 lf of frontage south of the railroad, with the understanding that the developer will leave open space within this plat available for the future alignment as shown on the preliminary plat.”

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,



Art Akin, P.E.
President, AGC Engineers, Inc.

Cc: Tim Harris, Star Development
Blake Fulton, Star Development

405 S. LEONARD STREET, SUITE D

64068

LIBERTY, MISSOURI

2

P 816.781.4200 * F 816.792.3666 * WWW.AGCENGINEERS.COM

22-42R&PP: Rezoning and Preliminary Plat for Whitehorse single family subdivision. 326 lots on 153 +/- acres generally at the NE corner of Ruth Ewing Rd and Birmingham Rd with three variances

Ms. Sharp presented the case with variance requests as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Personett asked where the lift station was located.

Mr. Findlay showed on the screen the location of the lift station south of the existing railroad and on the east side of Birmingham.

Commissioner Personett asked what the negatives of lift station. Will these be contained or will there be odor.

Mr. Findlay stated that maintenance costs are one issue. The city utilities department would be in charge of the required maintenance. It is a system that pumps sewage from a low point to where it can gravity flow into the rest of the public system. The city does not typically support these.

Commissioner Personett asked why the sewer would have to go to 28 feet in depth.

Mr. Findlay stated the 28 ft depth may be because of topography but repairs on something that deep as well as constructability are an issue.

Commissioner Holt asked for clarity on the road improvements as it relates to the bridge.

Mr. Findlay stated the bridge will remove the at grade crossing, improving safety for public crossing, and removing the need for the loud train horns. The realignment will tie into Melissa at the north and Bridgeway at the south.

Commissioner Holt asked about the grant process.

Mr. Findlay stated that the city is pursuing grant funding from federal rail funds. Staff is utilizing a consultant that will assist with the grant application, so we have the best chance of getting the grant. The project will have contributions from the City, the Railroad, and the Developer.

Commissioner Holt asked if this development will expedite the process to build the bridge.

Mr. Findlay said that yes, this project did move the bridge project forward.

Commissioner Holt asked what in the development will trigger the construction of the bridge and what binds the developer to the construction.

Mr. Findlay stated there will be a Development Agreement in place that will be considered by the City Council.

Commissioner Holt asked if any trails are proposed in this development.

Ms. Sharp stated that staff would verify if the current Trail Master Plan identified any trail connection on this property.

Commissioner Dilts asked if any city parkland is identified in this development.

Ms. Sharp stated that the requirements for city parks has changed over time and that the Parks Department has very specific criteria for accepting land and creating parks. There is also a Parks Master Plan update currently taking place that may also change what is acceptable or needed. At this time no parkland is identified.

Chairman Rosekrans asked if the applicant would like to speak.

Art Aiken, AGC Engineers, 405 S Leonard, introduced Robert de la Fuente of Star Development. He clarified the three variance requests. He said the developer is providing the ROW and losing lots to allow the bridge. He explained the road and bridge alignment.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case.

Aaron Blanch, 504 Melissa, at the corner of Melissa and Birmingham. He was concerned that the bridge is supposed to merge into the current Birmingham at his house. He wants to know if this means the bridge will be built over his house. He is concerned about what affect it will have for his property and storm drainage issues.

Mike Phipps, 1850 Birmingham, asked where the sanitary sewer will be located. He is also concerned about storm water that comes from the Cedars and floods along the south property line.

Charles Small, 1331 Wildbriar, represents the out of state sellers of the property where the project is located. He is here in their absence and he is in support of the application on their behalf.

Chairman Rosekrans closed public hearing and asked staff to address the questions.

Mr. Findlay stated he is not aware of current stormwater issues at Melissa, but they can be addressed with the design of this project. Stormwater issues will be further identified as the project progresses with further engineering. He said that there are no bridges being built over anyone's house, the bridge will be in the open space. He said the proposed grade is close to the existing grade. He identified the locations of the sewer line for Phase 1 as asked by Mr. Phipps.

Chairman Rosekrans asked the commissioners if they had any other questions.

Commissioner Holt asked how the existing roads such as Holt and Melissa will tie into the new alignment.

Mr. Findlay showed the new alignment on the screen.

Chairman Rosekrans asked how long this bridge will be when complete.

Mr. Findlay said the entirety is about half a mile and the bridge is about 200 feet.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Commissioner Personett stated that he will be interested to see the plan for the next phase of this development. And he hopes that the unanswered questions will be presented and he believes there should be a trigger where the development should stop until the bridge is completed.

Action: Commissioner Holt moved to approve the case with three variances as presented in the staff report. Commissioner Reinier seconded the motion.

Vote: Motion passed 8-0-0

Yes:, Dilts, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 20.77 ACRES AT THE NW CORNER OF RUTH EWING ROAD AND BIRMINGHAM ROAD FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO R-1C, "STANDARD SINGLE FAMILY RESIDENTIAL" FOR WHITEHORSE

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended, rezoning a portion of Whitehorse in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

A Tract of land being part of the West half of Section 19, Township 51 North, Range 31 West, in Liberty, Clay County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of said Section 19; Thence North 89°38'36" West, along the North line of said Southwest Quarter, 40.00 feet to point on the West Right-of-Way line of Birmingham Road, as now established; Thence North 89°38'36" West, continuing along said South line, 1504.10 feet, to a point on the East Right-of-Way line of Chicago, Milwaukee, Saint Paul, and Pacific Railroad, as now established; Thence along said East Right-of-Way line of Chicago, Milwaukee, Saint Paul, and Pacific Railroad, the following five courses; Thence on a curve to the right, having an initial tangent bearing of South 58°38'07" West, a radius of 11349.19 feet, an arc length of 400.99 feet; Thence North 56°36'39" West, 35.00 feet; Thence on a curve to the right, having an initial tangent bearing of South 33°23'21" West, a radius of 11384.19 feet, an arc length of 258.29 feet; Thence South 55°18'39" East, 95.00 feet; Thence on a curve to the left, having an initial tangent bearing of South 34°41'21" West, a radius of 11289.19 feet, an arc length of 158.35 feet; Thence North 67°37'58" East, 52.06 feet; Thence South 87°32'02" East, 104.13 feet; Thence North 89°49'08" East, 97.67 feet; Thence South 68°24'56" East, 41.61 feet; Thence North 74°08'59" East, 83.22 feet; Thence South 82°37'10" East, 71.02 feet; Thence North 60°10'41" East, 74.77 feet; Thence North 85°40'21" East, 42.63 feet; Thence South 86°38'20" East, 108.92 feet; Thence North 83°42'50" East, 102.54 feet; Thence North 83°42'50" East, 102.54 feet; Thence North 79°08'36" East, 59.34 feet; Thence South 55°47'28" East, 27.98 feet; Thence North 81°51'44" East, 54.47 feet; Thence South 77°29'38" East, 61.10 feet; Thence North 81°46'44" East, 48.87 feet; Thence South 00°12'22" East, 26.52 feet; Thence South 89°47'38" East, 7.00 feet; Thence South 00°12'22" West, 172.00 feet; Thence South 89°47'38" East, 40.00 feet, to the Center line of Birmingham Road; Thence South 00°12'22" West, along said Birmingham Road, 514.44 feet, to the Point of Beginning. Contains 904,775 square feet or 20.77 acres more or less.

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein

ORDINANCE NO. _____ (CONT.)

described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

MAYOR



STAFF REPORT

Planning and Zoning Case 22-40SUP

Staff: Katherine Sharp, Director of Planning & Development

Date: October 24, 2022

GENERAL INFORMATION

Application:	Special Use Permit for Special Events for up to 30 people on 5+/- acres at 825 Route B
Applicant:	Mark and Tania Williams 825 Route B Liberty, MO 64068
Owner:	Mark and Tania Williams 825 Route B
Location:	825 Route B, north of Route H
Site Acreage:	4.98 acres
Existing Land Use/Zoning:	Single Family Residential / R-1A, "Suburban Residential"
Future Land Use Map:	Rural Residential
Neighboring Land Use/Zoning:	North: Undeveloped / R-1A, "Suburban Residential" South: Railroad / R-1A, "Suburban Residential" East: Railroad & Agriculture / R-1A, "Suburban Residential" West: Agriculture use / R-1A, "Suburban Residential"
Public Notice:	Legal Notice printed in Courier Tribune- August 25 Letter sent to property owners within 185 ft. on August 25 Sign Posted on site- August 25
File Date:	August 5, 2022

PROJECT DESCRIPTION

This application is for a Special Use Permit to allow an event center in the R-1A zoning district as allowed in the Unified Development Ordinance, Sec. 30-25.5.(29) – "Special use permit, uses to be considered".

The proposal is for a small event venue that would allow up to 30 people for gatherings in a portion of the existing home at 825 Route B. The proposed hours are 7am and 11pm Sunday through Saturday. Events will be held in a new addition to the home. The new addition is located on the back and side of the home. There will be a patio below the new addition that can host any outdoor events. Any outdoor music will cease by 10 pm. Guests will have access to two restrooms located in the new addition. Parking in the existing driveway is accessible for 10 cars while still allowing for fire or emergency response access. All catering will be

responsibility of the guests. The property owner will remain living in the home and the event use is considered secondary to the residential use on the property. Should the residential use cease, the event use will no longer be permitted.

SITE ANALYSIS

Use

The proposal is to use an existing owner occupied home for an event space for up to 30 guests.

Site Design/Parking

The property is approximately 4.98 acres and the proposed addition to the home to be used for the events is 449 sq. ft. The existing driveway from Route B is approximately 320 ft. The applicant proposes that there is parking for at least 10 cars on the paved surface of the driveway. The code requirement of 1 space per 3 people for parking is met with this application.

Building Design

The building currently exists as a home. The addition to be used for the event space will be attached to the rear of the existing structure. The applicant has designed this addition to be used as part of the home even if the event space is no longer needed on the property. The events shall take place on the 1st floor of the addition or on the patio under the new addition. There is space for rental tents if necessary. There are two restrooms available in the event space area.

PUBLIC INFRASTRUCTURE

Streets

The site has direct access to Route B.

Sanitary Sewer

The property is currently served by an onsite septic system, which is appropriate for the residential accessory use.

Water

Water service is available to the site via a public main that runs on Route B.

Stormwater

No additional paved surfaces are being proposed. Stormwater will be unchanged due to this project.

STAFF ANALYSIS

In accordance with Section 30.25, Special Use Permit, of the Liberty *Unified Development Ordinance* (UDO), staff's analysis of a special use permit application is guided by Section 30-25.3, which provides six findings to which each application must conform:

1. The proposed use is consistent with the intent of the City's Comprehensive Plan.

Considering the guidelines of the Liberty Unified Development Ordinance, the proposed use appears to be consistent with the intent of the Comprehensive Plan, it encourages the creation of a diverse mixture of uses to create a balanced full service community.

2. The proposed use is one specifically permitted by this article or, as an exception, any previously

granted special use permit may be considered for renewal.

This application is being reviewed as allowed by Section 30-25.29, Special use permit, uses to be considered,

(29)Private club facilities or event centers not otherwise allowed by zoning code.

- 3. The proposed use does not adversely impact the public health, safety, comfort or general welfare.**
Staff feels the proposed event space does not have an adverse impact to the area. The use is low impact with low daily trips. This proposal provides for a low impact use in a large home on a large lot.
- 4. The proposed use conforms to all conditions and performance standards as set forth herein.**
Staff believes all conditions and performance standards are met with this proposal and no variances are required with this application.
- 5. The proposed use does not adversely impact the public infrastructure system.**
The proposed mixed use building does not impact water, sanitary sewer, storm drainage or public right of way in a negative fashion.
- 6. The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity.**
Staff believes the proposal appears to be compatible with the use, scale, orientation and setback of properties in the general vicinity.

STAFF RECOMMENDATION

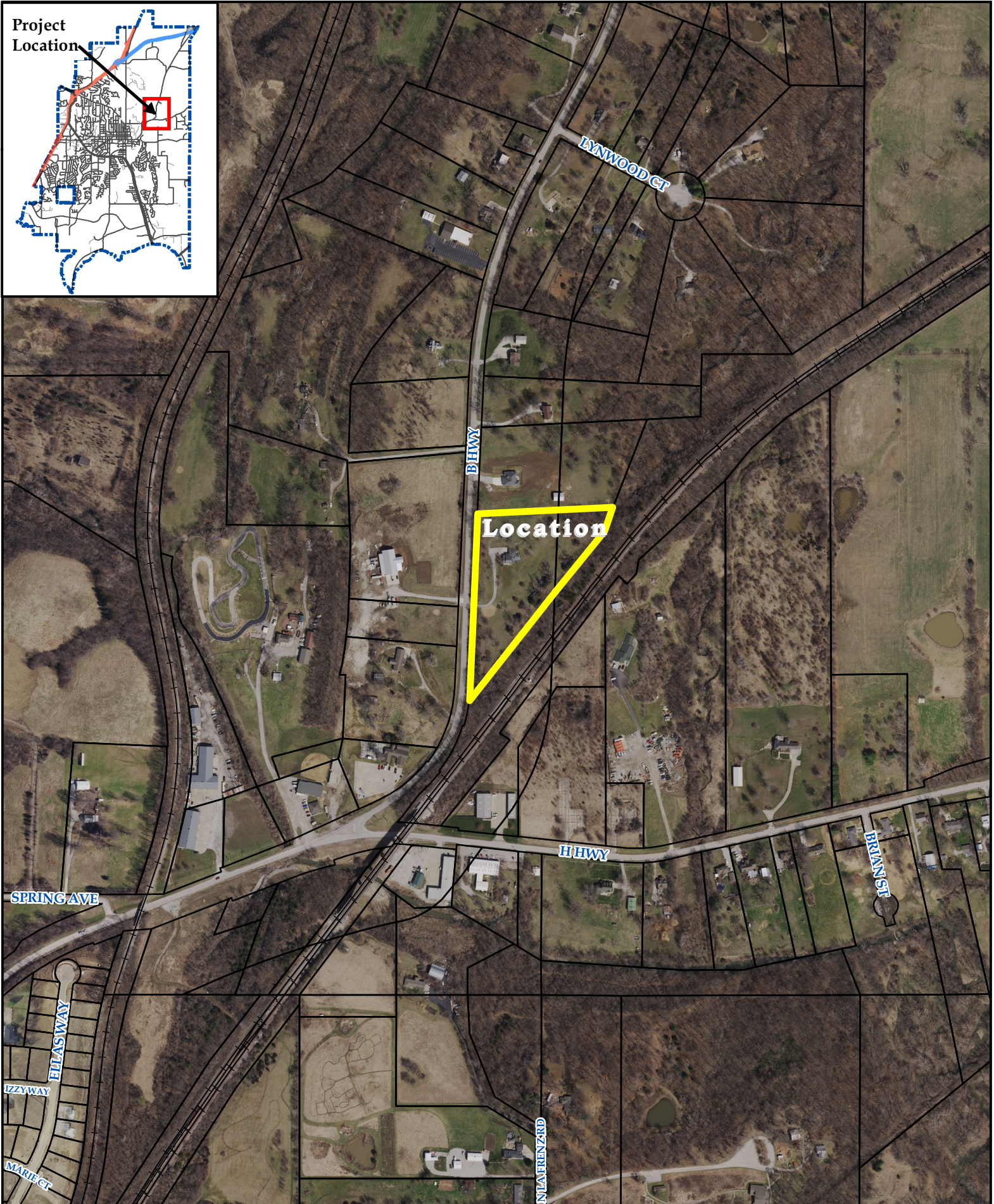
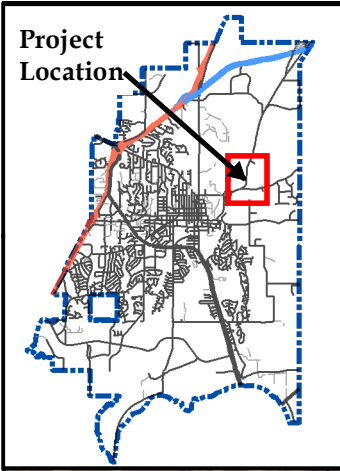
Staff finds that this application meets the standards of review for a Special Use Permit in Section 30.25 in the UDO and recommends approval of P&Z Case 22-40SUP.

PZ RECOMMENDATION

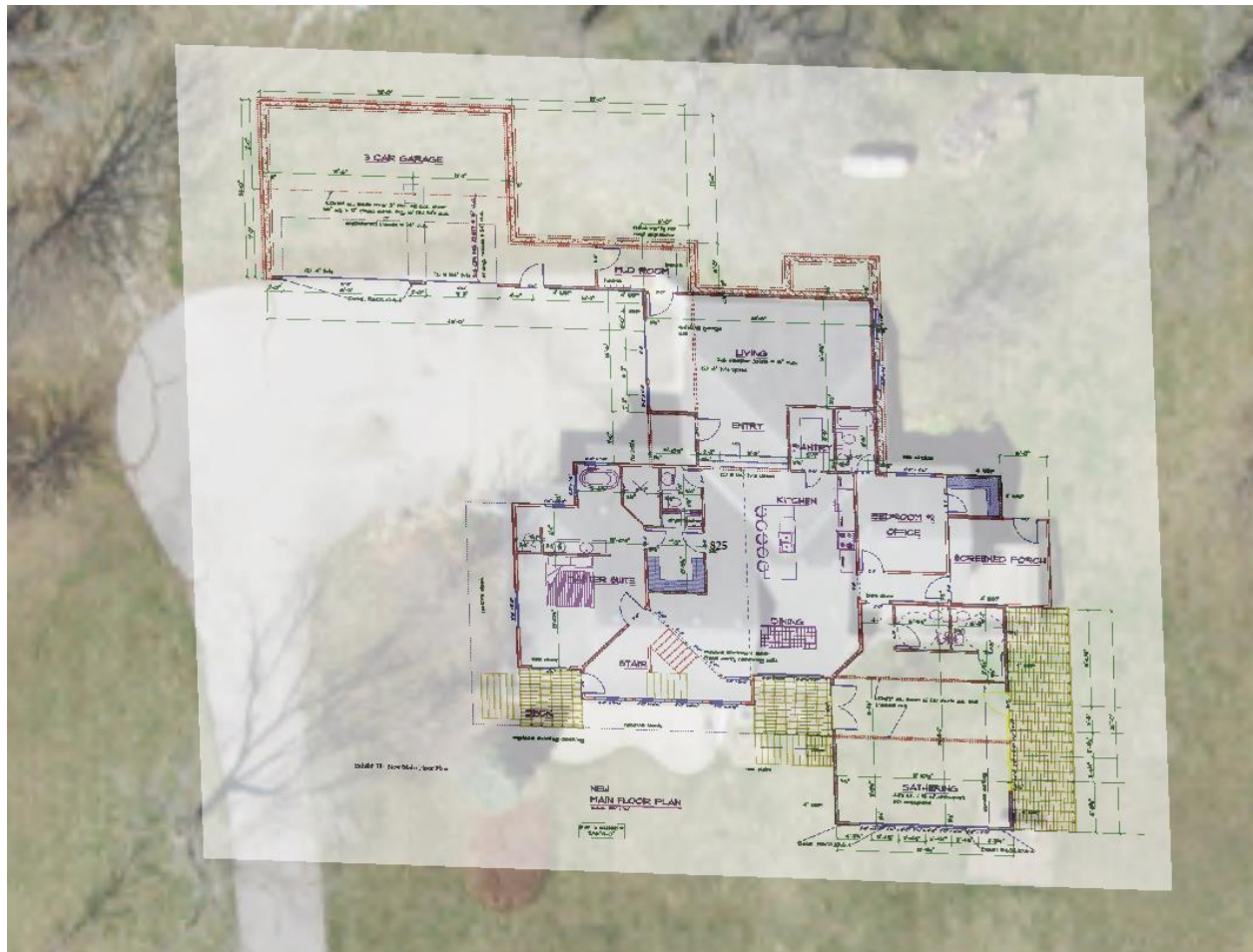
At its October 11, 2022 meeting, the Planning Commission voted 6-2-0 to recommend approval of P&Z Case 22-40SUP as presented in the staff report.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Site Plan
- Exhibit C: Applicant's Proposal
- Exhibit D: Parking Plan
- Exhibit E: September Minutes Excerpt from Planning & Zoning Commission meeting
- Exhibit E: October Minutes Excerpt from Planning & Zoning Commission meeting
- Exhibit F: Resolution







To: Liberty Planning and Zoning Commission

Purpose: Special Use Permit Request

Property Address: 825 County B Highway
Liberty MO 64068

Owner of Property: Mark and Tania Williams
Contact Phone 816-509-5933
Email tania@twa-accountingservice.com

Site Acreage: 4.98 acres

Existing Land Use/Zoning Single family residence reverse ranch built in 1988

Project Description of the Request:

This application is for a Special Use Permit to allow to host small group events at 825 County B Highway.

The home will remain owner occupied, and owners will run the business as a home-based business.

The proposal is for a small event venue that would allow up to 30 people for gatherings. The residential area the home is set back from surrounding homes so any guest noise or ambient music played would not intrude on neighbors. Events will be held inside and outside the property to include the patio, deck, and grassy area of the property at 825 County Rd B Highway.

The site plan showing the property in context with surrounding properties and site details are attached (Exhibit A thru Exhibit F). Owners do not foresee any setbacks between the proposed use and neighboring properties. There will be no fencing, access drives, crosswalks, dumpsters, easements, or additional parking or lighting on property.

Parking in the existing driveway is accessible for 10 cars while still allowing for fire or emergency response access. Parking plan is at Exhibit G.

The owner will order an inspection of the septic system to ensure it is working properly and can accommodate 30 guests and make any necessary repairs or updates to the septic as deemed necessary.

Approval is requested to add a new addition to the existing home marked as the "Gathering" on the site plan. The "Gathering" room will be attached to the existing home and is located on the side of the home towards the back. The "Gathering room" 1st floor will be enclosed, and underneath will be an open patio. The size of the room is approximately 449 square feet. This will be our focus area to hold events inside. Guest will have access to 2 restrooms located on the 1st floor of the "Gathering" room. Below the 1st Floor

of the “Gathering” room is an open patio to be used for outside events. See Exhibit H for new site plan. A sketch of the home including square footage prior to the renovations is attached at Exhibit I.

Catering will be the responsibility of the guests, food nor alcohol will be provided by owners. Guests will be allowed to provide and serve alcohol.

No permanent tents will be used; however, guests will be allowed to rent removable tents.

Function, Operation and Duration of Use

There will be no more 30 guests per event. The proposed hours are 7am thru 11pm Sunday through Saturday to accommodate breakfast meetings and evening events; however, outdoor music will cease by 10 p.m.

Planned Events include:

- Weddings/Receptions
- Company Events and Fundraisers
- Private Special Events (anniversaries, milestone birthdays, retirements, baby showers)
- Other small groups events/meeting as deemed appropriate

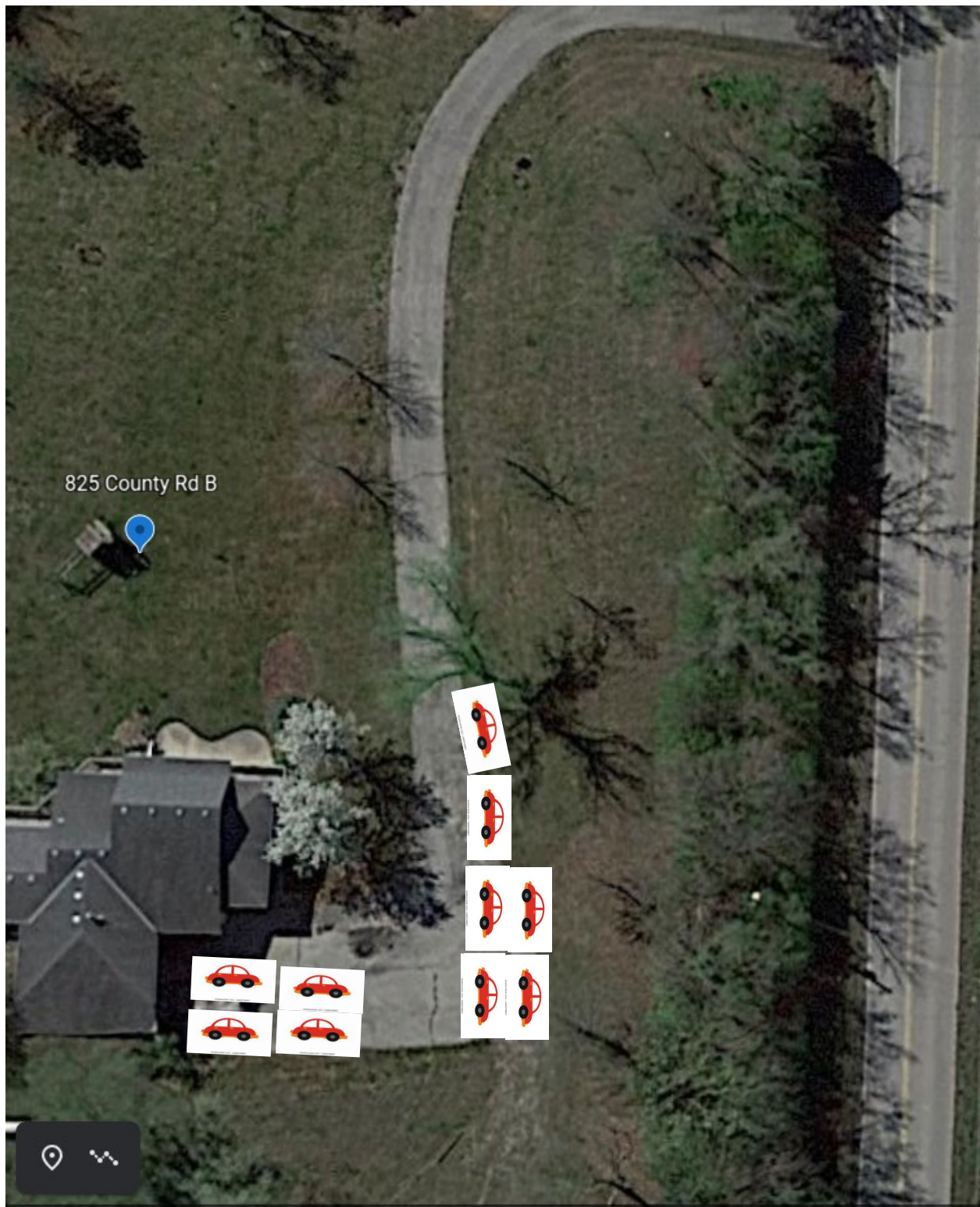


Exhibit G - Parking Plan - 1



B. 22-40SUP: Special Use Permit for 825 Route B to allow Special Events for up to 30 people on 5+/- acres.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Personett asked are there any ADA requirements required.

Mrs. Sharp clarified that there are no ADA requirements since it is still classified as residential per Fire and Building code and the maximum attendees will be at 30 or below.

Chairman Rosekrans asked the applicant if they wish to speak.

Ms. Sharp said the applicant was unable to attend the meeting.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case.

Gerald Muck, 1105 Route B, Liberty MO. It is my understanding that it is residential property. My concern is that if it is privately owned will the owners will be there or if it is owned by a corporation. He also asked if there will be events every weekend and who will be enforcing the 30 people limit. Further, he shared his concern about the number of guests at the location so late at night.

Ms. Sharp read a letter from a neighbor into the record who was unable to attend and asked that the letter be shared with the Commission. Holley Barnett, 925 Route B, sent a letter to the Commission via staff stating concerns about the proposal, she stated concerns about noise, safety from potentially wandering guests and the effect of this business on her property values.

Chairman Rosekrans asked if anyone else wished to speak, and asked staff if they could reply to the neighbor concerns.

Ms. Sharp stated that if there is an issue it is the neighbor's complaint that alert staff to the possibility of Special Use Permit violations. She said that we have not historically had issues with home event spaces like this, however it is the neighbors that are the reporters and then the City enforces accordingly. This is a privately-owned residence, and the home must remain owner occupied, meaning the owners are required to live on the property to have this event space.

Chairman Rosekrans asked what causes a SUP to have to come back before P&Z and Council

Ms. Sharp stated that if they are found in violation they are required to come before P&Z and Council and reevaluate their SUP. If the use does not exist for 12 months then the SUP goes away. It is not transferable to other properties and all regulations must be met.

Commissioner Summers asked if the SUP is applicable to the whole property or a

specific area.?

Ms. Sharp said the applicant called out event space in the addition but did mention tents may be used on the property. The applicant is not allowed to add structures outside of the addition they are requesting. They could not add a new building, but they could have tents anywhere on the property.

Commissioner Waterman asked if the SUP is attached to property or owner.

Ms. Sharp stated that it is part of the property. A new owner of the property could run the event space but would still be bound by the conditions approved in this SUP. Any changes would require a new application to be heard by the Planning Commission and City Council.

Commissioner Personett stated that he would propose this case be postponed so applicant can be here and address concerns by neighbors. If we do vote on this I lean toward voting no. He stated that the Sunday-Thursday usage that is being proposed is not appropriate.

Commissioner Evans stated that she agrees with Commissioner Personett.

Commissioner Reiner said that he agrees with Commissioner Personett. He has empathy for neighbor with child. Without owners at the meeting, he cannot vote for it.

Chairman Rosekrans stated he will vote in favor of tabling along with Commissioner Personett based on the same reasons.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Personett Motioned to table the case and continue the Public Hearing to October 11, 2022 so that the applicant can be in attendance to address questions and concerns by neighbors and commissioners. The motion was seconded by Commissioner Summers.

Vote: Motion passed 7-0-0

Yes: Evans, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard on October 11, 2022 at the next Planning & Zoning Commission meeting.

A. 22-40SUP: Special Use Permit for 825 Route B to allow Special Events for up to 30 people on 5+/- acres. **(Continued from September 13)**

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked if there was a site distance concern pulling out of the driveway from this property.

Ms. Sharp stated that they could have engineering staff inspect the property entrance and look for a site distance issue with the existing hedges.

Chairman Rosekrans asked the applicant if they wish to speak.

Tania and Mike Williams, 825 B HWY, the applicant said they were unable to attend the meeting in September and are available to answer any questions by the commission and neighbors.

Chairman Rosekrans said the public hearing is still open. He asked if there was anyone in the audience that would like to speak for or against the case.

Gerald Muck, 1105 B HWY, said this is a quiet peaceful neighborhood. He said that this application is not meeting the standards of a Home-Based Business. He pointed out the differences between this application and other home-based businesses. He is concerned that the permit stays with the property and that they may not have the same considerations as the current owners. Does not think that anyone zoned single family residential would feel comfortable with an event center next door. He asked if they need to have a liquor license.

Holly Barnett, 925 B HWY, built a new home on family property and is concerned about safety for herself and her daughter as there is nothing keeping the event goers from seeing into or coming onto her property. She said 10pm is too late for her family to have events next door. She said her property values are a worry. She moved from the city to the country for safety and privacy. She said she is concerned about safety, privacy, and property values and asks that this remain a residential zoning area.

Chairman Rosekrans asked if anyone else would like to speak, seeing none he closed the public hearing.

Chairman Rosekrans asked the commissioners if they had any other questions

Commissioner Personett asked staff to explain why this is different than other home based businesses.

Ms. Sharp stated that this application for an event center is before the commission because this requested use does not meet the standards for a home based business and is therefore required by code to seek the Special Use Permit approval from the Planning & Zoning Commission and the City Council. She also stated that any special event use larger than the requested 30 person limit would require a full

development plan and a host of public utility and street upgrades that would be very costly.

Commissioner Personett asked what is the process if the Special Use permit is not followed.

Ms. Sharp stated that the owners would be notified of the violation and asked to rectify the situation. If the violation continues to exist they are required to come before P&Z and Council and reevaluate their SUP.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Commissioner Personett said this feels like this is a different scenario than the previous small event cases that have been approved recently because this is in the country. He has concerns with the hours of operation.

Commissioner Holt said he is torn on this application because the home improvements are on the south side of the home, away from the neighbors, and so feels that the railroad does serve as a buffer. He said he recommends that the hours of operation are made earlier.

Commissioner Reinier said he will vote for this because it meets the requirements but hopes that the applicant will be in contact with the neighbors to let them know that the events will occur so they can plan accordingly.

Commissioner Dilts said she would like to have the site distance around the existing bushes verified. She said she was concerned that the event guests may have difficulty seeing around them.

Action: Commissioner Personett moved to approve the case as presented in the staff report. Commissioner Waterman seconded the motion.

Vote: Motion passed 6-2-0

Yes: Dilts, Holt, Howard, Reinier, Rosekrans, and Waterman

No: Summers and Personett

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT AT 825 ROUTE B TO ALLOW AN
EVENT CENTER USE FOR UP TO 30 PEOPLE IN A RESIDENTIAL ZONING
DISTRICT, IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission
October 11, 2022 and City Council on October 24, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Liberty, Clay County, Missouri, special use permit is hereby granted to allow an event
center use for up to 30 people in a residential zoning district zoning district at 825 Route
B in the City of Liberty, Clay County, Missouri, according to the plan on file in the
Planning and Development Department.

BE IT FURTHER RESOLVED that any and all development within the above-described
special use permit shall comply with all other applicable standards and requirements as set forth
in the City Code of the City of Liberty, Missouri.

BE IT FURTHER RESOLVED that said permit shall be issued from the date of adoption
of this resolution.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF SEPTEMBER 30, 2022 TO OCTOBER 14, 2022

BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

The attached lists of vendor checks as drawn by the finance director is hereby
acknowledged, in the amounts and to the persons as listed. Said report is hereby
incorporated by reference as part of this ordinance. Total disbursements by individual
fund is also hereby acknowledged as listed below:

FUND NAME	FUND NUMBER	AMOUNT
GENERAL OPERATING FUND	10	\$ 471,492.07
LIMITED CAPITAL FUND	11	\$ 892.00
ARPA FUND	12	\$ 677.63
TIF-SLP WHITEHALL	31	\$ 365.10
CAPTIAL SALES TAX FUND	50	\$ 11,495.26
TRANSPORTATION SALES TAX FUND	52	\$ 895.00
PARK SALES TAX FUND	54	\$ 19,031.55
ECO/DEVO SALES TAX FUND	56	\$ 242,891.32
PARKS FUND	60	\$ 2,952.95
SPORTS COMPLEX FUND	61	\$ 62,516.63
COMMUNITY CENTER FUND	65	\$ 28,798.92
TRANSIENT GUEST TAX FUND	67	\$ 13,408.77
CEMETERY MAINTENANCE FUND	73	\$ 4,973.33
LOSS CONTROL FUND	75	\$ 500.00
WATER OPERATING FUND	90	\$ 131,877.46
WASTEWATER OPERATING FUND	92	\$ 170,872.30
WATER CAPITAL FUND	94	\$ 1,923.76
WASTEWATER CAPITAL FUND	96	\$ 22,550.00
SOLID WASTE FUND	98	\$ 257.70
PAYROLL CHECKS & BENEFITS	10/7 & 10/14	\$ 1,875,373.53
TOTAL APPROPRIATIONS		\$ 3,063,745.28

PASSED by the Council this 24th day of October, 2022.

MAYOR PRO TEM

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this 24th day of October, 2022.

MAYOR PRO TEM

Appropriations Legend

Account Number	Fund and Departments
10	General Fund
10.10	Council
10.20	Administration
10.25	Human Resources
10.30	Finance
10.40	Police
10.50	Fire
10.60	Parks-Aging Services
10.70	Public Works
10.80	Planning and Development Services
10.90	Information Services
10.95	City Wide
11	Limited Capital Fund
14	Downtown 353
15	Residential 353
16	TIF-Liberty Commons
17	CID-Liberty Commons
18	TDD-Liberty Commons
20-21	TIF-Liberty Triangle Project
22	TIF-Liberty Triangle Series 2007
23	TIF-Roger's Plaza
24	TIF-Blue Jay Crossing
25	TIF-Triangle Project B-1
26	TIF-Triangle Project F
27	Rogers CID Sales Tax
28	Blue Jay Crossing CID Sales Tax
29	Triangle CID Sales Tax
30	South Liberty Parkway
31	TIF-South Liberty Parkway-Whitehall
32	TIF-Project E
33	TIF-Triangle Project E
35	TIF-Tiangle Project E-4
36	Liberty Corners CID
37	TIF-Triangle Project E-1
38	TIF-Triangle Project E-2
39	Healthy Living Community
40 & 41	Cemetery Trust Funds
42	F Hughes Library Trust
50	Capital Sales Tax Fund
51	PFA Construction Fund
52	Transportation Sales Tax Fund
54	Park Sales Tax Fund
55	Parks Development Fund
56	Eco/Devo Sales Tax Fund
57	Capital Const Bond Fund
58	Fire Sales Tax Fund
59	Public Safety Sales Tax Fund
60	Parks Fund
61	Sports Complex Fund
65	Community Center Fund
67	Transient Guest Tax Fund
68	Preservation & Development Fund
69	Police Training Fund
70	Cable Reserve Fund
73	Cemetery Maintenance Fund
75	Loss Control Fund
80	Debt Service Fund
81	Tax Escrow Fund
82	TIF-Triangle B-1 Debt Service (CCHC)
83	TIF Debt Service 2007 Fund
86	TIF Debt Service Fund
87	NID Debt Service Fund
88	PFA Debt Service Fund
90	Water Operating Fund
90.30	Finance-Utility Billing
90.70	Public Works
92	Wastewater Operating Fund
92.30	Finance-Utility Billing
92.70	Public Works
94	Water Capital Fund
96	Wastewater Capital Fund
97	Wastewater Treatment Facility
98	Solid Waste Fund
98.30	Finance-Utility Billing
98.70	Public Works

OCTOBER 7th CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
ALTERATIONS & CUSTOM SEW 005482		179072	10/07/22	POL UNIFORMS	351.98	036407	2635		P N W CLOTHING EXPENSE	10.40.500.38.5812
AMERICAN DIGITAL SECURIT 004908		179073	10/07/22	PKA ALARM MONITORING	147.00	036352	INV0003626		P - W MISCELLANEOUS EX	61.60.458.38.5989
AMOR/NATHAN 006511		179074	10/07/22	CCTR SWIM INSTR	180.00	036370	9/28-10/3		P N W PRIVATE SWIMMING	65.60.417.08.8125
ANTHONY PLUMBING, HEATING .14184		179075	10/07/22	REFUND BLDG PERMIT	33.00	036353	BLD-22-0223		P - W ELECTRICIAL INSP	10.40.3224
ARC PHYSICAL THERAPY PLU 006467		179076	10/07/22	PRE EMPLOY TESTING	600.00	036368	0902222079		P N W EMPLOYMENT TESTI	10.50.300.08.5392
		179076	10/07/22	PRE EMPLOY TESTING	225.00	036368	0902222079		P N W TRAINING COSTS	90.70.801.06.5259
		179076	10/07/22	PRE EMPLOY TESTING	225.00	036368	0902222079		P N W TRAINING TRAVEL	92.70.901.06.5210
					1,050.00	*CHECK TOTAL				
VENDOR TOTAL					1,050.00					
BARTS ELECTRIC CO INC 002795		179077	10/07/22	CCTR HOT TUB MOTOR RELOC	2,508.84	036319	25146		P - W BUILDING MAINTEN	65.60.491.14.5571
BOUND TREE MEDICAL LLC 002300		179078	10/07/22	FIRE EMS SUPPLIES	122.10	036362	84700495		P - W MEDICAL SUPPLIES	10.50.311.04.5003
BRADY INDUSTRIES OF KANS 000081		179079	10/07/22	CUSTODIAL SUPPLIES	437.37	036408	7539486	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		179079	10/07/22	CUSTODIAL SUPPLIES	3.78	036409	7539483	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		179079	10/07/22	CUSTODIAL SUPPLIES	37.49	036410	7539485	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
					478.64	*CHECK TOTAL				
VENDOR TOTAL					478.64					
BRENNTAG MID-SOUTH INC 005767		179080	10/07/22	WTR CHEMICALS	10,048.35	036371	BMS253122		P - W CHEMICALS	90.70.802.04.5010
		179080	10/07/22	DISCOUNT	197.03	CR 036371	BMS253122		P - W CHEMICALS	90.70.802.04.5010
					9,851.32	*CHECK TOTAL				
VENDOR TOTAL					9,851.32					
CANON FINANCIAL SERVICES 000342		179082	10/07/22	COPIER LEASE	152.00	036320	29215281		P - W COPIER LEASE & U	10.20.001.04.5110
		179082	10/07/22	COPIER LEASE	76.00	036372	29215280		P - W COPIER LEASE & U	10.80.151.04.5110
		179082	10/07/22	COPIER LEASE	76.00	036372	29215280		P - W COPIER LEASE & U	10.70.201.04.5110
					304.00	*CHECK TOTAL				
VENDOR TOTAL					304.00					
CHILDRENS MERCY HOSPITAL 005598		179084	10/07/22	POL LAB SERVICES	52.00	036413	8000017867		P M W MISCELLANEOUS FE	10.40.500.08.5399
CINTAS RENTAL SERVICE 000129		179085	10/07/22	FIRE MOPS	65.93	036335	4132765427		P - W PEST CONTROL/MOP	10.50.300.08.5369

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CLAY CO RECORDER 001059									
179086	10/07/22	FIRE RECORDING FEES	33.00	036336	20220027158		P - W	GENERAL SUPPLIES	10.50.300.04.5001
CLAYTON'S LAWN SERVICE L 000499									
179081	10/07/22	WTP MOWING	1,305.00	036411	4332	220075	P N W	CONTRACT LABOR	90.70.802.08.5397
179081	10/07/22	WWTP MOWING SERVICES	960.00	036412	4331	220076	P N W	CONTRACT LABOR	92.70.902.08.5397
			2,265.00	*CHECK TOTAL					
		VENDOR TOTAL	2,265.00						
CLINICAL COUNSELING ASSO 000367									
179083	10/07/22	WEEKLY SESSIONS	1,800.00	036321	9.27.22		P - W	EMPLOYEE ASSISTA	10.95.140.02.4110
COMMERCIAL AQUATIC SERVI 007993									
179087	10/07/22	CCTR SENSOR/PUMP RPRS	2,317.62	036322	44422-1		P - W	BUILDING MAINTEN	65.60.491.14.5571
CONVERGEONE INC 006410									
179088	10/07/22	IS CISCO UNIFIED PLATFOR	11,163.00	036414	PS215911	220067	P - W	CAPITAL EQUIPMEN	10.90.132.36.7201
CORBIN THEATRE COMPANY 009003									
179089	10/07/22	MINI ART GRANT	1,000.00	036354	2022-1		P - W	OTHER FEES-ARTS	67.20.061.08.5389
CRIME SCENE CLEANERS 000380									
179090	10/07/22	POL JAIL CELL DECONTAMIN	97.85	036415	7412		P N W	MISCELLANEOUS SU	10.40.500.04.5099
DAYMARK SOLUTIONS INC 009175									
179091	10/07/22	POL ID BADGES	669.00	036416	107936		P - W	MISCELLANEOUS FE	10.40.500.08.5399
DINGES FIRE COMPANY 000585									
179092	10/07/22	FIRE WTR CAN CARRIERS-4	233.81	036417	32429		P N W	MINOR EQUIPMENT	10.50.301.18.5601
EVERGY 008892									
1803	09/30/22	ELECTRIC SERVICE	1,523.06	036315	SEPT		P - H	ELECTRIC	10.20.051.12.5401
1803	09/30/22	ELECTRIC SERVICE	2,330.08	036315	SEPT		P - H	ELECTRIC	10.50.300.12.5401
1803	09/30/22	ELECTRIC SERVICE	8,025.43	036315	SEPT		P - H	ELECTRIC	10.70.221.12.5401
1803	09/30/22	ELECTRIC SERVICE	25.17	036315	SEPT		P - H	ELECTRIC	10.70.225.12.5401
1803	09/30/22	ELECTRIC SERVICE	58,699.03	036315	SEPT		P - H	ELECTRICITY-STRE	10.70.225.12.5405
1803	09/30/22	ELECTRIC SERVICE	1,439.33	036315	SEPT		P - H	ELECTRICITY-TRAF	10.70.225.12.5406
1803	09/30/22	ELECTRIC SERVICE	23.33	036315	SEPT		P - H	ELECTRIC	73.70.226.12.5401
1803	09/30/22	ELECTRIC SERVICE	1,457.35	036315	SEPT		P - H	ELECTRIC	60.60.420.12.5401
1803	09/30/22	ELECTRIC SERVICE	6,574.74	036315	SEPT		P - H	ELECTRIC	61.60.458.12.5401
1803	09/30/22	ELECTRIC SERVICE	13,482.78	036315	SEPT		P - H	ELECTRIC	65.60.491.12.5401
1803	09/30/22	ELECTRIC SERVICE	32,278.97	036315	SEPT		P - H	ELECTRIC	90.70.802.12.5401
1803	09/30/22	ELECTRIC SERVICE	79,089.41	036315	SEPT		P - H	ELECTRIC	92.70.902.12.5401
			204,948.68	*CHECK TOTAL					
		VENDOR TOTAL	204,948.68						
EWER/MEREDITH ANN 000583									
1804	09/30/22	SICK/VAC PAYOUT	5,834.00	036316	1 OF 7		P N H	REGULAR	10.40.501.02.4001

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
FISH WINDOW CLEANING 006369								
179093	10/07/22	PWK WINDOW WASHING	110.00	036373	2642-79991		P N W FACILITIES MAINT	10.70.221.14.5572
FRICK/RUSSELL 005694								
179145	10/07/22	WTR DIRT	250.00	036337	752195		P N W MAINS & LINES MA	90.70.801.14.5532
179145	10/07/22	DIRT	192.50	036338	752198		P N W MAINS & LINES MA	90.70.801.14.5532
179145	10/07/22	DIRT	192.50	036338	752198		P N W MAINS & LINES MA	92.70.901.14.5532
			635.00	*CHECK TOTAL				
		VENDOR TOTAL	635.00					
GABRIEL, ROEDER, SMITH & 007244								
179094	10/07/22	POL LAGERS ACTUARIAL	520.00	036339	473426		P - W MISCELLANEOUS FE	10.40.511.08.5399
GALL'S INC 005394								
179095	10/07/22	FIRE UNIFORMS	123.06	036418	022249584		P - W CLOTHING EXPENSE	10.50.301.38.5812
179095	10/07/22	FIRE UNIFORMS	14.42	036419	022240708		P - W CLOTHING EXPENSE	10.50.301.38.5812
179095	10/07/22	FIRE UNIFORMS	69.67	036420	0222224848		P - W CLOTHING EXPENSE	10.50.301.38.5812
179095	10/07/22	POL UNIFORM BOOTS	297.29	036421	022177755		P - W CLOTHING EXPENSE	10.40.500.38.5812
179095	10/07/22	POL UNIFORM BOOTS	200.00	036422	022128680		P - W CLOTHING EXPENSE	10.40.500.38.5812
			704.44	*CHECK TOTAL				
		VENDOR TOTAL	704.44					
GFOA OF MISSOURI 006365								
179096	10/07/22	FIN MEMBERSHIP DUES	75.00	036374	300003119		P - W MEMBERSHIP DUES	10.30.130.38.5811
GT DISTRIBUTORS INC 006123								
179097	10/07/22	POL VESTS	7,410.00	036423	INV0921825		P - W CLOTHING EXPENSE	10.40.500.38.5812
GUILD CONTENT 000147								
179098	10/07/22	STRATEGIC MARKETING PLAN	2,249.98	036424	2651	220007	P N W CONSULTING SERV-	67.20.061.08.5342
179098	10/07/22	STRATEGIC MARKETING PLAN	166.68	036425	2651	220007	P N W CONTRACT LABOR	67.20.061.08.5397
			2,416.66	*CHECK TOTAL				
		VENDOR TOTAL	2,416.66					
HAINES/CHAD .14182								
179099	10/07/22	CCTR REFUND ENROLLMENT	85.00	036355	1674672		P - W REFUNDS PAYABLE	65.2265
HARMS PH D/KATHY 003607								
179100	10/07/22	PRE EMPLOY TESTING	200.00	036426	9/22/22		P M W TESTING FEES	10.40.500.08.5336
HASTY AWARDS 004458								
179101	10/07/22	PKS SPORT MEDALS	25.78	036340	08221460		P - W RECREATION SUPPL	61.60.458.04.5004
179101	10/07/22	PKS SPORT TROPHIES	584.90	036356	09221625		P - W RECREATION SUPPL	61.60.458.04.5004
179101	10/07/22	PKS TROPHIES	445.38	036357	09221626		P - W RECREATION SUPPL	61.60.458.04.5004
179101	10/07/22	PKS TROPHIES	44.70	036363	09221998		P - W RECREATION SUPPL	61.60.458.04.5004
			1,100.76	*CHECK TOTAL				
		VENDOR TOTAL	1,100.76					
HEARTLAND COCA-COLA 000076								
179102	10/07/22	COCA COLA PRODUCTS	479.28	036427	5783215744	220056	P N W CONCESSION	61.60.458.04.5007

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
HEARTLAND COCA-COLA 000076								
179102	10/07/22	COCA COLA PRODUCTS	1,375.25	036428	5801206644	220056	P N W CONCESSION	61.60.458.04.5007
179102	10/07/22	CREDIT	24.11	CR 036429	5801206645		P N W CONCESSION	61.60.458.04.5007
			1,830.42	*CHECK TOTAL				
		VENDOR TOTAL	1,830.42					
HEARTLAND MECHANICAL SER 005408								
179103	10/07/22	PWK HVAC MAINT	796.12	036375	14542		P - W FACILITIES MAINT	10.70.221.14.5572
179103	10/07/22	PWK HVAC MAINT	17,613.00	036376	14560		P - W FACILITIES MAINT	10.70.221.14.5572
			18,409.12	*CHECK TOTAL				
		VENDOR TOTAL	18,409.12					
HELGET GAS PRODUCTS 006305								
179104	10/07/22	FIRE OXYGEN	26.64	036430	01929499		P - W CHEMICALS	10.50.311.04.5010
HILL/DAVID 000528								
179105	10/07/22	CCTR SWIM INSTR	144.00	036377	10/1-10/2		P N W PRIVATE SWIMMING	65.60.417.08.8125
HISTORIC DOWNTOWN LIBERT 004528								
179106	10/07/22	HDLI CONTRACT	2,500.00	036431	OCT 2022	210156	P - W HDLI CONTRACT	67.20.061.38.5823
INDUSTRIAL ELECTRIC COMP 000455								
179107	10/07/22	PWK TRANSFORMER PLUGS	1,097.00	036378	12449		P - W FACILITIES MAINT	10.70.221.14.5572
179107	10/07/22	POL ELEC RECEPICALS	810.29	036379	12451		P - W FACILITIES MAINT	10.70.221.14.5572
179107	10/07/22	ACTL LIGHT TIME CLOCK	272.40	036380	12450		P - W BUILDING MAINT S	10.20.051.04.5008
			2,179.69	*CHECK TOTAL				
		VENDOR TOTAL	2,179.69					
JOHNSON/BRENNAN 000581								
179108	10/07/22	FIRE TRAINING REIMB	500.00	036432	9/28/22		P - W TRAINING TRAVEL	75.50.780.06.5210
JONES/NATHAN 005257								
179109	10/07/22	CCTR SWIM INSTR	162.00	036381	10/2		P N W PRIVATE SWIMMING	65.60.417.08.8125
179109	10/07/22	CCTR SWIM INSTR	78.00	036381	10/2		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
			240.00	*CHECK TOTAL				
		VENDOR TOTAL	240.00					
K C MO WATER SERVICES 003552								
179110	10/07/22	WWT SERVICES	1,335.51	036386	527657-320655		P - W SEWAGE TREATMENT	92.70.902.08.5394
K C WINWATER WORKS CO 002767								
179111	10/07/22	WTR INVENTORY	1,111.00	036323	301009 01		P - W INVENTORY-MATERI	90.1700
179111	10/07/22	WTR SUPPLIES	178.00	036323	301009 01		P - W MAINS & LINES MA	90.70.801.14.5532
179111	10/07/22	WTR INVENTORY	1,720.00	036382	301091 01		P - W INVENTORY-MATERI	90.1700
179111	10/07/22	WTR INVENTORY	710.00	036383	300642 01		P - W INVENTORY-MATERI	90.1700
179111	10/07/22	WTR INVENTORY	1,582.00	036384	299807-02		P - W INVENTORY-MATERI	90.1700
179111	10/07/22	SUPPLIES-VALVE REP PROJ	1,147.00	036385	300850 01		P - W CONSTRUCTION CON	94.70.802.36.7510
			6,448.00	*CHECK TOTAL				
		VENDOR TOTAL	6,448.00					

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
KOHLE WHOLESALE INC 000713									
179112	10/07/22	PKS- CONCESSIONS	1,037.84	036433	469639	220026	P - W	CONCESSION	61.60.458.04.5007
KONICA MINOLTA BUSINESS 005910									
179113	10/07/22	CCTR COPIER LEASE	305.35	036341	483145751		P - W	MAINT-OFFICE EQU	65.60.491.14.5551
179113	10/07/22	AGING COPIER LEASE	305.34	036341	483145751		P - W	OFFICE EQUIPMENT	10.60.483.14.5551
			610.69	*CHECK TOTAL					
		VENDOR TOTAL	610.69						
L-L TOWING CO 002879									
179114	10/07/22	WTR TOW	45.00	036342	84496		P N W	MAINS & LINES MA	90.70.801.14.5532
LIBERTY AGGREGATES LLC 004693									
179115	10/07/22	ROCK-VALVE REPL PROJ	550.88	036343	19463		P - W	CONSTRUCTION CON	94.70.802.36.7510
179115	10/07/22	ROCK	151.82	036343	19463		P - W	MAINS & LINES MA	90.70.801.14.5532
179115	10/07/22	ROCK	151.81	036343	19463		P - W	MAINS & LINES MA	92.70.901.14.5532
			854.51	*CHECK TOTAL					
		VENDOR TOTAL	854.51						
LIBERTY HOSPITAL URGENT 000690									
179116	10/07/22	CREDIT	87.00	CR 036387	00111372-00		P M W	MISCELLANEOUS FE	10.25.011.08.5399
179116	10/07/22	HR TESTING FEES	4,002.00	036388	00112888-00		P M W	MISCELLANEOUS FE	10.25.011.08.5399
179116	10/07/22	HR TESTING FEES	4,331.00	036389	00114464-00		P M W	MISCELLANEOUS FE	10.25.011.08.5399
			8,246.00	*CHECK TOTAL					
		VENDOR TOTAL	8,246.00						
LIBERTY MUNICIPAL DIVISI .13758									
179117	10/07/22	DEC DEPOSITS	716.50	036390	DEC CORRECTION		P - W	MISCELLANEOUS IN	10.70.3791
LINEAGE MAILING SERVICES 000391									
179118	10/07/22	UTIL BILL PROCESSING	40.83	036434	198467		P N W	OUTSIDE PRINTING	90.30.133.04.5120
179118	10/07/22	UTIL BILL PROCESSING	40.83	036434	198467		P N W	OUTSIDE PRINTING	92.30.134.04.5120
179118	10/07/22	UTIL BILL POSTAGE	217.33	036434	198467		P N W	POSTAGE	90.30.133.38.5808
179118	10/07/22	UTIL BILL POSTAGE	217.33	036434	198467		P N W	POSTAGE	92.30.134.38.5808
179118	10/07/22	UTIL BILL PROCESSING	282.77	036435	198465		P N W	OUTSIDE PRINTING	90.30.133.04.5120
179118	10/07/22	UTIL BILL PROCESSING	282.77	036435	198465		P N W	OUTSIDE PRINTING	92.30.134.04.5120
179118	10/07/22	UTIL BILL POSTAGE	1,018.16	036435	198465		P N W	POSTAGE	90.30.133.38.5808
179118	10/07/22	UTIL BILL POSTAGE	1,018.15	036435	198465		P N W	POSTAGE	92.30.134.38.5808
179118	10/07/22	UTIL BILL PROCESSING	33.82	036436	198468		P N W	OUTSIDE PRINTING	90.30.133.04.5120
179118	10/07/22	UTIL BILL PROCESSING	33.82	036436	198468		P N W	OUTSIDE PRINTING	92.30.134.04.5120
179118	10/07/22	UTIL BILL POSTAGE	180.00	036436	198468		P N W	POSTAGE	90.30.133.38.5808
179118	10/07/22	UTIL BILL POSTAGE	179.99	036436	198468		P N W	POSTAGE	92.30.134.38.5808
179118	10/07/22	UTIL BILL PROCESSING	212.98	036437	198466		P N W	OUTSIDE PRINTING	90.30.133.04.5120
179118	10/07/22	UTIL BILL PROCESSING	212.97	036437	198466		P N W	OUTSIDE PRINTING	92.30.134.04.5120
179118	10/07/22	UTIL BILL POSTAGE	766.84	036437	198466		P N W	POSTAGE	90.30.133.38.5808
179118	10/07/22	UTIL BILL POSTAGE	766.83	036437	198466		P N W	POSTAGE	92.30.134.38.5808
			5,505.42	*CHECK TOTAL					
		VENDOR TOTAL	5,505.42						

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
LIPPERT MECHANICAL SERVI	006612							
179119	10/07/22	WWT MAINT	6,825.55	036391	SI2095769		P - W WWTR PLANT MAINT	92.70.902.14.5534
MC JANITORIAL LLC	003416							
179120	10/07/22	JANITORIAL SERVICES	138.67	036364	11607		P - W BUILDING MAINTEN	90.70.801.14.5571
179120	10/07/22	JANITORIAL SERVICES	138.66	036364	11607		P - W BUILDING MAINTEN	92.70.902.14.5571
179120	10/07/22	JANITORIAL SERVICES	138.67	036364	11607		P - W MISCELLANEOUS FE	92.70.901.08.5399
			416.00	*CHECK TOTAL				
		VENDOR TOTAL	416.00					
MCCOY/EILEEN	008111							
179121	10/07/22	REFUND MEMBERSHIP	187.50	036358	1675497		P N W REFUNDS PAYABLE	65.2265
MCDORMAN/EVA	.14183							
179122	10/07/22	CCTR REFUND ENROLLMENT	59.00	036359	1675390		P - W REFUNDS PAYABLE	65.2265
MEALS ON WHEELS	003134							
179123	10/07/22	AGING SUBSIDIZED MEALS	2,623.05	036369	3		P - W MEALS ON WHEELS	10.60.481.04.5064
MIDWAY FORD TRUCK CENTER	000582							
179124	10/07/22	AGING COIL ASSBLY,PLUGS	942.45	036360	R100382401:01		P - W VEHICLE MAINTENA	10.60.482.14.5541
MIDWEST OFFICE TECHNOLOG	008612							
179125	10/07/22	COPIER LEASE	154.60	036325	INST331985		P - W COPIER LEASE & U	10.20.001.04.5110
MIDWEST PUBLIC RISK - BM	005684							
179126	10/07/22	COBRA/EWER FAMILY	1,660.56	036392	OCT 2022		P - W HEALTH INSURANCE	10.95.140.02.4105
179126	10/07/22	COBRA/EWER FAMILY	91.80	036392	OCT 2022		P - W DENTAL INSURANCE	10.95.140.02.4107
179126	10/07/22	COBRA/EWER FAMILY	16.32	036392	OCT 2022		P - W VISION INSURANCE	10.95.140.02.4112
			1,768.68	*CHECK TOTAL				
		VENDOR TOTAL	1,768.68					
MISSISSIPPI LIME CO INC	005761							
179127	10/07/22	WTR LIME DRINKING WATER	7,525.81	036438	1635026	220015	P - W CHEMICALS	90.70.802.04.5010
MO MUNICIPAL LEAGUE	000293							
179128	10/07/22	CIVIC LEADERSHIP BANQUET	400.00	036326	R10130-R10137		P - W MEETING EXPENSE	10.10.101.38.5803
MO ONE CALL SYSTEM INC	004393							
179129	10/07/22	UTIL LOCATES	388.12	036344	2090215		P - W MISSOURI ONE CAL	90.70.801.08.5305
179129	10/07/22	UTIL LOCATES	388.13	036344	2090215		P - W MISSOURI ONE CAL	92.70.901.08.5305
			776.25	*CHECK TOTAL				
		VENDOR TOTAL	776.25					
MO POLICE CHEIFS CHARITA	005169							
179130	10/07/22	POL MEMBER REG	225.00	036439	4015		P - W REGISTRATION FEE	10.40.500.06.5251
MOAZ CONSTRUCTION INC	006100							
179131	10/07/22	WTR CONCRETE	4,960.35	036345	84		P - W MAINS & LINES MA	90.70.801.14.5532

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CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MOTOROLA INC 002018									
179132	10/07/22	POL EVIDENCE STORAGE	374.85	036440	1411001130			P - W MISC EQUIPMENT M	10.40.511.14.5559
179132	10/07/22	POL EVIDENCE STORAGE	215.55	036441	1411001243			P - W MISC EQUIPMENT M	10.40.511.14.5559
			590.40	*CHECK TOTAL					
		VENDOR TOTAL	590.40						
NPG NEWSPAPERS INC 000221									
179133	10/07/22	MONTAGE PUBLIC NOTICE	87.60	036327	6724665			P - W MISCELLANEOUS FE	31.70.611.08.5399
179133	10/07/22	LEGAL NOTICE	48.84	036328	6725145			P - W LEGAL ADS	10.80.151.08.5379
179133	10/07/22	HOLIDAY AD	257.70	036393	95998-100322			P - W MISCELLANEOUS FE	98.70.227.08.5399
			394.14	*CHECK TOTAL					
		VENDOR TOTAL	394.14						
OLSSON ASSOCIATES 009235									
179134	10/07/22	P&D COMPREHENSIVE PLAN	10,316.22	036442	434960		220091	P - W COMPREHENSIVE PL	56.70.630.38.5850
OUTDOOR RESTROOMS LLC 003763									
179135	10/07/22	PKS PORT A POTS	225.00	036365	621845			P - W RENTAL	60.60.420.18.5611
PLATTE COUNTY READY MIX 004482									
179136	10/07/22	CONCRETE-PLACE LIBERTE	892.00	036329	22206			P - W NEIGHBORHOOD PAR	11.60.415.36.7307
PREMIER TRUCK GROUP OF K 000338									
179138	10/07/22	ST #700 PARTS	33.91	036394	805105140			P - W VEHICLE MAINTENA	10.70.225.14.5541
PROFESSIONAL PEST SOLUTI 006333									
179137	10/07/22	ACTL PEST CONTROL	60.00	036330	11443			P - W BUILDING MAINT S	10.20.051.04.5008
179137	10/07/22	PEST CONTROL	30.00	036346	11439			P - W PEST CONTROL/MOP	10.50.300.08.5369
179137	10/07/22	PEST CONTROL	30.00	036347	11442			P - W PEST CONTROL/MOP	10.50.300.08.5369
179137	10/07/22	PEST CONTROL	30.00	036348	11441			P - W PEST CONTROL/MOP	10.50.300.08.5369
179137	10/07/22	PEST CONTROL	22.50	036349	11444			P - W BUILDING MAINTEN	90.70.801.14.5571
179137	10/07/22	PEST CONTROL	22.50	036349	11444			P - W BUILDING MAINTEN	92.70.902.14.5571
			195.00	*CHECK TOTAL					
		VENDOR TOTAL	195.00						
PUBLIC WATER DIST #5 002759									
179139	10/07/22	WTR SERVICE	243.33	036331	0215			P - W WATER PURCHASES-	90.70.802.08.5390
RBE LAWN CARE LLC 006213									
179140	10/07/22	FORCED MOWS	550.00	036395	6346			P N W CONTRACT LABOR	10.70.225.08.5397
REJIS COMMISSION 006030									
179141	10/07/22	POL SUBSCRIPTION	911.77	036443	492507			P - W REGIONAL ALERT S	10.40.512.08.5393
RICOH USA, INC 000314									
179142	10/07/22	POL COPIER LEASE	153.81	036445	37060745			P - W COPIER LEASE & U	10.40.512.04.5110
RICOH USA, INC 007683									
179143	10/07/22	POL COPIER LEASE	153.81	036444	106545313			P - W COPIER LEASE & U	10.40.512.04.5110

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CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
ROADBUILDERS MACHINERY I 002958									
179144	10/07/22	WTR TRACK REPLACEMENT	2,365.25	036350	S62893			P - W MISC EQUIPMENT M 90.70.801.14.5559	
179144	10/07/22	WWT TRACK REPLACEMENT	2,365.25	036350	S62893			P - W MISC EQUIPMENT M 92.70.901.14.5559	
			4,730.50	*CHECK TOTAL					
		VENDOR TOTAL	4,730.50						
SEBA/ELISE 000509									
179146	10/07/22	CCTR SWIM INSTR	112.00	036396	10/2			P N W PRIVATE SWIMMING 65.60.417.08.8125	
SHI INTERNATIONAL CORP 000027									
179147	10/07/22	SW RENEWAL-ADOBE	1,363.62	036397	B15877329			P - W SOFTWARE MAINTEN 10.90.132.14.5591	
179147	10/07/22	SW RENEWAL-ADOBE	4,090.86	036397	B15877329			P - W OTHER PREPAYMENT 10.1810	
			5,454.48	*CHECK TOTAL					
		VENDOR TOTAL	5,454.48						
SHOGER/LAUREL 005680									
160910	09/30/22	VOIDED CHECK	153.00	CR	036317 11/3-11/4			P N H ACCOUNTS PAYABLE 65.2100	
179148	10/07/22	CCTR SWIM INSTR	153.00	036366	11/3-11/4			P N W ACCOUNTS PAYABLE 65.2100	
179148	10/07/22	CCTR SWIM INSTR	144.00	036398	10/2			P N W PRIVATE SWIMMING 65.60.417.08.8125	
			297.00	*CHECK TOTAL					
		VENDOR TOTAL	144.00						
SHRED IT 001928									
179149	10/07/22	SHREDDING SERVICE	114.17	036446	8002394013			P - W MISCELLANEOUS FE 10.40.500.08.5399	
179149	10/07/22	SHREDDING SERVICE	18.10	036446	8002394013			P - W MISCELLANEOUS FE 10.20.131.08.5399	
179149	10/07/22	SHREDDING SERVICE	18.10	036446	8002394013			P - W MISCELLANEOUS FE 10.25.011.08.5399	
179149	10/07/22	SHREDDING SERVICE	25.28	036446	8002394013			P - W MISCELLANEOUS FE 10.20.021.08.5399	
179149	10/07/22	SHREDDING SERVICE	27.58	036446	8002394013			P - W MISCELLANEOUS FE 10.30.130.08.5399	
			203.23	*CHECK TOTAL					
		VENDOR TOTAL	203.23						
SPECTRUM BUSINESS 004364									
179150	10/07/22	POL CABLE SERVICE	101.50	036447	0333316091722			P N W REGIONAL ALERT S 10.40.512.08.5393	
STEVES AUTO REPAIR INC 005649									
179151	10/07/22	POL #210 BLOWER	827.87	036449	59284			P - W VEHICLE MAINTENA 10.40.500.14.5541	
STRATHMAN/AMY E 006050									
179152	10/07/22	CCTR SWIM INSTR	18.00	036399	10/1			P N W PRIVATE SWIMMING 65.60.417.08.8125	
STRATUS BUILDING SOLUTIO 000460									
179153	10/07/22	CCTR- 3RD SHIFT CLEANING	3,682.00	036448	5559353	220027	P N W CONTRACT LABOR	65.60.491.08.5397	
SUDMANN/ASHLEY ELIZABETH 006541									
179154	10/07/22	CCTR SWIM INSTR	119.00	036400	10/2			P N W PRIVATE SWIMMING 65.60.417.08.8125	
SUMNERONE INC 005662									
179155	10/07/22	TONER CARTRIDGE	13.33	036332	3347993			P - W GENERAL SUPPLIES 10.30.130.04.5001	
179155	10/07/22	TONER CARTRIDGE	13.33	036332	3347993			P - W GENERAL SUPPLIES 90.30.133.04.5001	
179155	10/07/22	TONER CARTRIDGE	13.34	036332	3347993			P - WGENERAL SUPPLIES 92.30.134.04.5001	

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
SUMNERONE INC 005662			40.00		*CHECK TOTAL			
VENDOR TOTAL			40.00					
SUTTON/KATELYN DANIELLE 000327			42.00	036401	9/28-10/3		P N W PRIVATE SWIMMING	65.60.417.08.8125
179156	10/07/22	CCTR SWIM INSTR	50.00	036401	9/28-10/3		P N W SWIM TEAM BASICS	65.60.417.08.8121
179156	10/07/22	CCTR SWIM INSTR	40.00	036401	9/28-10/3		P N W SWIM TEAM BASICS	65.60.417.08.8121
VENDOR TOTAL			132.00		*CHECK TOTAL			
TOWN AND COUNTRY BUILDIN 007143			2,380.00	036450	146757	220001	P - W CONTRACT LABOR	10.70.221.08.5397
TRANSAP CORPORATION 006475			4,788.00	036451	2982005	220046	P - W OVERLAY PROGRAM	50.75.604.36.7515
VALIDITY SCREENING SOLUT 004846			660.50	036333	222629		P - W MISCELLANEOUS FE	10.25.011.08.5399
VENDOR TOTAL			967.00		*CHECK TOTAL			
VALVOLINE LLC 005460			24.99	036452	41619		P - W VEHICLE MAINTENA	10.40.500.14.5541
VENDOR TOTAL			99.96		*CHECK TOTAL			
VECTOR SOLUTIONS 006324			286.32	036351	INV55569		P - W TRAINING COSTS	10.50.315.06.5259
VETERINARY CENTER OF LIB 004817			47.95	036402	451980		P - W RESERVE-ANIMAL S	10.2408
VENDOR TOTAL			385.45		*CHECK TOTAL			
VOSS LIGHTING INC 005809			202.44	036361	17258654-00		P - W MAINTENANCE MATE	65.60.491.04.5009
WITMER PUBLIC SAFETY GRO 005250			109.49	036456	INV107899		P - W CLOTHING EXPENSE	10.40.500.38.5812

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
WITMER PUBLIC SAFETY GRO 005250								
179164	10/07/22	POL NAME TAGS	142.65	036457	INV98440		P - W CLOTHING EXPENSE	10.40.500.38.5812
			252.14	*CHECK TOTAL				
		VENDOR TOTAL	252.14					
WORTH HARLEY-DAVIDSON-NO 005232								
179165	10/07/22	POL #221 BRAKE PADS,OIL	604.51	036458	510615		P - W VEHICLE MAINTENA	10.40.500.14.5541
ZOH0 CORPORATION 000283								
179166	10/07/22	T&L OPMANAGER	446.00	036367	2349661		P - W MINOR SOFTWARE	10.90.132.18.5603
179166	10/07/22	T&L OPMANAGER	1,784.00	036367	2349661		P - W OTHER PREPAYMENT	10.1810
			2,230.00	*CHECK TOTAL				
		VENDOR TOTAL	2,230.00					

OCTOBER 14TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
A. W. SCHULTZ INC 005526								
179167	10/14/22	WWT SLUDGE MONITORING	4,225.00	036497	26343		P - W WWTR PLANT MAINT	92.70.902.14.5534
179167	10/14/22	WWT CLARIFIER SLUDGE	20,800.00	036569	26340	220093	F - W PLANT CAPITAL RE	96.70.902.36.7218
			25,025.00	*CHECK TOTAL				
		VENDOR TOTAL	25,025.00					
AMERIGLASS CLEANING INC 006196								
179168	10/14/22	FIRE WINDOW CLEANING	80.00	036459	178248		P - W BUILDING MAINTEN	10.50.300.14.5571
AMOR/NATHAN 006511								
179169	10/14/22	CCTR SWIM INSTR	90.00	036498	10/5-10/10		P N W PRIVATE SWIMMING	65.60.417.08.8125
ARC PHYSICAL THERAPY PLU 006467								
179170	10/14/22	PRE EMPLOY TESTING	300.00	036460	1004222149		P N W EMPLOYMENT TESTI	10.40.500.08.5392
179170	10/14/22	PRE EMPLOY TESTING	150.00	036460	1004222149		P N W MISCELLANEOUS EX	10.70.225.38.5989
			450.00	*CHECK TOTAL				
		VENDOR TOTAL	450.00					
BLAKE/AMY 005043								
179171	10/14/22	MPR CONF	403.25	036461	10/26-10/28		P - W TRAINING TRAVEL	10.25.011.06.5210
BRADY INDUSTRIES OF KANS 000081								
179172	10/14/22	CUSTODIAL SUPPLIES	749.45	036570	7579774	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
CE WATER MANAGEMENT INC 006384								
179173	10/14/22	PWK BOILER LOOP MAINT	272.00	036499	C62145		P - W FACILITIES MAINT	10.70.221.14.5572
CENTRAL JACKSON CO FPD 008355								
179174	10/14/22	FIRE CPR CARDS	630.00	036462	TC22-182		P - W CPR TRAINING SUP	10.50.315.04.5025
179174	10/14/22	CONTINUING EDUCATION	2,500.00	036571	TC22-190	220047	P - W TRAINING COSTS	10.50.315.06.5259
			3,130.00	*CHECK TOTAL				
		VENDOR TOTAL	3,130.00					
CIVIC PLUS INC 008846								
179175	10/14/22	T&L WEBSITE SW	145.18	036463	241935		P - W INTERNET SERVICE	10.90.132.08.5304
179175	10/14/22	T&L WEBSITE SW	725.88	036463	241935		P - W OTHER PREPAYMENT	10.1810
			871.06	*CHECK TOTAL				
		VENDOR TOTAL	871.06					
CLAYTON HOLDINGS, LLC 000319								
1805	10/12/22	SO BONDS 2020	686.25	036560	SO BONDS 2020		P N H LEASE INTEREST	10.40.500.24.6013
1805	10/12/22	SO BONDS 2020	457.50	036560	SO BONDS 2020		P N H INTEREST-SPECIAL	10.40.500.24.6018
1805	10/12/22	SO BONDS 2020	2,783.12	036560	SO BONDS 2020		P N H LEASE-INTEREST	10.90.132.24.6011
1805	10/12/22	SO BONDS 2020	800.63	036560	SO BONDS 2020		P N H LEASE-INTEREST	10.90.132.24.6011
			4,727.50	*CHECK TOTAL				
1806	10/12/22	SRS 2021 LEASE	28,000.00	036559	SRS 2021		P N H LEASE PRINCIPAL	10.40.500.24.6003
1806	10/12/22	SRS 2021 LEASE	90,000.00	036559	SRS 2021		P N H LEASE-PRINCIPAL	10.90.132.24.6001
1806	10/12/22	SRS 2021 LEASE	1,017.45	036559	SRS 2021		P N H LEASE INTEREST	10.40.500.24.6013
1806	10/12/22	SRS 2021 LEASE	3,491.25	036559	SRS 2021		P N H LEASE-INTEREST	10.90.132.24.6011
			122,508.70	*CHECK TOTAL				

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VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CLAYTON HOLDINGS, LLC				000319							
				VENDOR TOTAL	127,236.20						
COOPER/PAULINE				.14185							
179176		10/14/22		CCTR REFUND MEMBERSHIP	112.50	036464	1679719		P - W	REFUNDS PAYABLE	65.2265
CORBIN THEATRE COMPANY				009003							
179177		10/14/22		TOURISM GRANT	2,500.00	036465	2022 GRANT		P - W	CONTRIBUTIONS TO	67.20.061.38.5807
CUMMINS SALES AND SERVIC				004424							
179178		10/14/22		WWT LIFTSTATIONS	329.76	036572	H9-23210	220083	P - W	CONTRACT LABOR	92.70.902.08.5397
DIEGEL/ABBY				.14186							
179179		10/14/22		CCTR REFUND ENROLLMENT	220.00	036466	1679953		P - W	REFUNDS PAYABLE	65.2265
EDWARDS CHEMICALS				006547							
179180		10/14/22		CCTR POOL CHEMICALS	2,115.38	036467	IN93849		P - W	CHEMICALS	65.60.491.04.5010
FLOTTWEG SEPARATION TECH				006525							
179182		10/14/22		WWT PARTS FOR CENTRIFUGE	1,750.00	036573	63596	220111	P - W	ENGINEERING DESI	96.70.901.36.7501
FOLEY EQUIPMENT CO INC				006120							
179183		10/14/22		ST #143 PARTS	85.79	036500	PS400439393		P - W	VEHICLE MAINTENA	10.70.225.14.5541
FP MAILING SOLUTIONS INC				004739							
1808		10/12/22		POSTAGE	1,000.00	036561	116		P - H	POSTAGE	10.95.140.38.5808
GABRIEL, ROEDER, SMITH &				007244							
179184		10/14/22		ACTUARIAL SERVICES	660.00	036468	473997		P - W	OTHER FEES	10.95.140.08.5389
GALL'S INC				005394							
179185		10/14/22		FIRE UNIFORMS	102.56	036469	021889493		P - W	CLOTHING EXPENSE	10.50.301.38.5812
179185		10/14/22		FIRE UNIFORMS	62.79	036470	022077812		P - W	CLOTHING EXPENSE	10.50.301.38.5812
179185		10/14/22		FIRE UNIFORMS	9.05	036471	022292986		P - W	CLOTHING EXPENSE	10.50.301.38.5812
					174.40	*CHECK TOTAL					
				VENDOR TOTAL	174.40						
GUILD CONTENT				000147							
179186		10/14/22		VISIT LIB ADS	1,820.85	036472	2652		P N W	ADVERTISING	67.20.061.08.5371
HASTY AWARDS				004458							
179187		10/14/22		PKS SPORT MEDALS	76.00	036501	09221885		P - W	RECREATION SUPPL	61.60.458.04.5004
HDR ENGINEERING INC				006018							
179188		10/14/22		PW WITHER& HOLT TRAFFIC	895.00	036574	1200468301	210008	P - W	OVERLAY PROGRAM	52.75.607.14.5501
HEARTLAND COCA-COLA				000076							
179189		10/14/22		COCA COLA PRODUCTS	912.30	036575	5783215795	220056	P N W	CONCESSION	61.60.458.04.5007

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
HEARTLAND MECHANICAL SER 005408		179190	10/14/22	PWK AC RPRS	430.56	036502	14571		P - W FACILITIES MAINT	10.70.221.14.5572
		179190	10/14/22	PWK MAINT CONTRACT	88.60	036503	14578		P - W FACILITIES MAINT	10.70.221.14.5572
					519.16	*CHECK TOTAL				
VENDOR TOTAL					519.16					
HELGET GAS PRODUCTS 006305		179191	10/14/22	FIRE OXYGEN	29.19	036504	02515734		P - W CHEMICALS	10.50.311.04.5010
HILL/DAVID 000528		179192	10/14/22	CCTR SWIM INSTR	90.00	036505	10/8-10/9		P N W PRIVATE SWIMMING	65.60.417.08.8125
HISTORIC DOWNTOWN LIBERT 004528		179193	10/14/22	HDLI STAFF SALARY	1,250.00	036473	221015		P - W HDLI CONTRACT	67.20.061.38.5823
HOFFMAN/DR BRADFORD V 005904		179194	10/14/22	2022 MEDICAL DIRECTOR	1,000.00	036576	OCT	220003	P M W MEDICAL FEES	10.50.311.08.5356
IDEKER INC 005268		179195	10/14/22	ST ASPHALT	719.95	036506	20952		P - W ASPHALT-STREET R	50.75.607.14.5621
		179195	10/14/22	ST ASPHALT	247.18	036507	20958		P - W ASPHALT-STREET R	50.75.607.14.5621
		179195	10/14/22	ST ASPHALT	194.15	036508	20994		P - W ASPHALT-STREET R	50.75.607.14.5621
					1,161.28	*CHECK TOTAL				
VENDOR TOTAL					1,161.28					
INDUSTRIAL ELECTRIC COMP 000455		179196	10/14/22	ELEC WORK-ADMIN CONF	677.63	036474	12452		P - W MISCELLANEOUS EX	12.95.140.38.5989
JOEL REINOEHL MARKETING 000012		179197	10/14/22	SPONSORSHIP INSTANT AUTO	412.50	036577	IA007		P N W MISCELLANEOUS FE	61.60.458.08.5399
		179197	10/14/22	SPONSORSHIP INSTANT AUTO	202.50	036577	IA007		P N W SPONSORSHIPS	65.60.491.08.5398
		179197	10/14/22	SPONSORSHIP INSTANT AUTO	135.00	036577	IA007		P N W CONTRACT LABOR	60.60.415.08.5397
		179197	10/14/22	SPONSORSHIP-KANNING ORTH	120.00	036578	KNG002		P N W CONTRACT LABOR	60.60.415.08.5397
		179197	10/14/22	SPONSORSHIP-REDWOOD PED	635.25	036579	RP004		P N W MISCELLANEOUS FE	61.60.458.08.5399
		179197	10/14/22	SPONSORSHIP-REDWOOD PED	311.85	036579	RP004		P N W SPONSORSHIPS	65.60.491.08.5398
		179197	10/14/22	SPONSORSHIP-REDWOOD PED	207.90	036579	RP004		P N W CONTRACT LABOR	60.60.415.08.5397
					2,025.00	*CHECK TOTAL				
VENDOR TOTAL					2,025.00					
JONES/NATHAN 005257		179198	10/14/22	CCTR SWIM INSTR	180.00	036509	10/9		P N W PRIVATE SWIMMING	65.60.417.08.8125
		179198	10/14/22	CCTR SWIM INSTR	78.00	036509	10/9		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
					258.00	*CHECK TOTAL				
VENDOR TOTAL					258.00					
K C WINWATER WORKS CO 002767		179199	10/14/22	WTR INVENTORY	1,830.00	036510	300214 01		P - W INVENTORY-MATERI	90.1700
		179199	10/14/22	WTR SUPPLIES	225.00	036511	300214 01		P - W MAINS & LINES MA	90.70.801.14.5532
		179199	10/14/22	WTR SUPPLIES	1,442.00	036512	300645 01		P - W MAINS & LINES MA	90.70.801.14.5532

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
K C WINWATER WORKS CO 002767								
179199	10/14/22	WTR INVENTORY	4,164.00	036513	300214 02		P - W INVENTORY-MATERI	90.1700
179199	10/14/22	WTR SUPPLIES	350.00	036514	300959 01		P - W MISC EQUIPMENT M	90.70.801.14.5559
179199	10/14/22	WTR SUPPLIES	250.00	036515	300688 01		P - W MAINS & LINES MA	90.70.801.14.5532
179199	10/14/22	WTR INVENTORY	358.00	036516	301064 01		P - W INVENTORY-MATERI	90.1700
179199	10/14/22	WTR SUPPLIES	365.00	036517	301064 01		P - W MAINS & LINES MA	90.70.801.14.5532
			8,984.00	*CHECK TOTAL				
		VENDOR TOTAL	8,984.00					
KAPKE & WILLERTH LLC 007509								
179200	10/14/22	LEGAL FEES	1,720.50	036475	66102		P N W LEGAL FEES	10.20.021.08.5311
179200	10/14/22	LEGAL FEES	277.50	036475	66102		P N W LEGAL FEES	31.70.611.08.5311
			1,998.00	*CHECK TOTAL				
		VENDOR TOTAL	1,998.00					
KIMBALL MIDWEST INC 1 006275								
179201	10/14/22	MISC SUPPLIES	79.23	036476	100342299		P - W MAINS & LINES MA	90.70.801.14.5532
179201	10/14/22	MISC SUPPLIES	79.22	036476	100342299		P - W MAINS & LINES MA	92.70.901.14.5532
			158.45	*CHECK TOTAL				
		VENDOR TOTAL	158.45					
KITCHS LAWNCARE & LANDSC 006136								
179202	10/14/22	CEMETERY MOWING	2,100.00	036580	192022	220095	P - W MOWING CONTRACT	73.70.226.14.5577
KOHL WHOLESALE INC 000713								
179203	10/14/22	PKS- CONCESSIONS	1,477.04	036581	474287	220026	P - W CONCESSION	61.60.458.04.5007
KONE ELEVATOR INC 001743								
179204	10/14/22	CCTR SERVICE AGREEMENT	723.39	036477	962337136		P - W BUILDING MAINTEN	65.60.491.14.5571
LEINTZ LAWN & CONSTRUCTI 000566								
179205	10/14/22	CEM OPEN/CLOSINGS	2,850.00	036518	1786		P N W CONTRACT LABOR	73.70.226.08.5397
LIBERTY AGGREGATES LLC 004693								
179206	10/14/22	ROCK	375.86	036478	19538		P - W MAINS & LINES MA	90.70.801.14.5532
179206	10/14/22	ROCK	375.85	036478	19538		P - W MAINS & LINES MA	92.70.901.14.5532
179206	10/14/22	ROCK-VALVE REPL PROJ	225.88	036478	19538		P - W CONSTRUCTION CON	94.70.802.36.7510
			977.59	*CHECK TOTAL				
		VENDOR TOTAL	977.59					
LIBERTY HOSPITAL URGENT 000690								
179207	10/14/22	HR TESTING FEES	2,412.00	036479	00116080-00		P M W MISCELLANEOUS FE	10.25.011.08.5399
LIBERTY SOLAR, LLC 006703								
179208	10/14/22	SOLAR SERVICES	2,881.96	036519	39		P N W ELECTRIC	61.60.458.12.5401
179208	10/14/22	SOLAR SERVICES	7,335.33	036519	39		P N W ELECTRIC	90.70.802.12.5401
179208	10/14/22	SOLAR SERVICES	819.71	036519	39		P N W ELECTRIC	92.70.902.12.5401
			11,037.00	*CHECK TOTAL				
		VENDOR TOTAL	11,037.00					

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VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
LIBERTY SPORTS OFFICIALS 009209		179209	10/14/22	2022 OFFICIATING SERVICE	136.00	036582	FALL 10-SB22	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
MADDEN MEDIA 006202		179210	10/14/22	VISIT LIB SEM	251.26	036483	2022-014458		P N W	ADVERTISING	67.20.061.08.5371
MCKESSON MEDICAL-SURGICA 006532		179213	10/14/22	FIRE EMS SUPPLIES	53.22	036520	19889986		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
		179213	10/14/22	FIRE EMS SUPPLIES	37.83	036521	19890244		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
					91.05	*CHECK TOTAL					
VENDOR TOTAL					91.05						
MISSISSIPPI LIME CO INC 005761		179211	10/14/22	WTR LIME DRINKING WATER	7,494.61	036583	1636010	220015	P - W	CHEMICALS	90.70.802.04.5010
MISSOURI LIFE INC 006385		179212	10/14/22	VISIT LIB ADVERTISING	1,670.00	036484	2022-6043		P - W	ADVERTISING	67.20.061.08.5371
MO DEPT OF NATURAL RESOU 005123		179214	10/14/22	WTR PERMIT	200.00	036480	34602302186		P - W	MISCELLANEOUS FE	90.70.802.08.5399
MOAZ CONSTRUCTION INC 006100		179215	10/14/22	WTR CONCRETE	924.00	036481	85		P - W	MAINS & LINES MA	90.70.801.14.5532
MSEC FINANCIAL SERVICES 006167		179216	10/14/22	PKS POSTAGE LEASE	370.20	036482	32553322		P - W	OFFICE EQUIPMENT	60.60.415.14.5551
NEOGOV 000404		179217	10/14/22	HR SUBSCRIPTION	577.19	036485	INV-27286		P - W	MISCELLANEOUS FE	10.25.011.08.5399
		179217	10/14/22	HR SUBSCRIPTION	1,154.32	036485	INV-27286		P - W	OTHER PREPAYMENT	10.1810
					1,731.51	*CHECK TOTAL					
VENDOR TOTAL					1,731.51						
NPG NEWSPAPERS INC 000221		179218	10/14/22	FIN SUBSCRIPTION	51.00	036522	335158		P - W	GENERAL SUPPLIES	10.30.130.04.5001
		179218	10/14/22	CCTR AD BID	14.08	036584	313024-100322		P - W	ADVERTISING	65.60.491.08.5371
					65.08	*CHECK TOTAL					
VENDOR TOTAL					65.08						
ONE BEAT MEDICAL 000534		179219	10/14/22	FIRE EMS SUPPLIES	240.80	036486	INV211427		P N W	MEDICAL SUPPLIES	10.50.311.04.5003
OVERHEAD DOOR CO 001573		179220	10/14/22	WTR DOOR PANEL	450.00	036487	SVC/900966		P - W	BUILDING MAINTEN	90.70.801.14.5571
		179220	10/14/22	WTR DOOR PANEL	450.00	036487	SVC/900966		P - W	BUILDING MAINTEN	92.70.901.14.5571
					900.00	*CHECK TOTAL					
VENDOR TOTAL					900.00						
PACE ANALYTICAL SERVICES 005664		179221	10/14/22	WWTP LABORATORY SERVICES	69.50	036585	2260163388	220036	P - W	LAB FEES	92.70.902.08.5365

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
PACE ANALYTICAL SERVICES 005664									
179221	10/14/22	WWTP LABORATORY SERVICES	439.83	036586	2260163389	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	412.68	036587	2260163825	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	586.44	036588	2260164293	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	727.62	036589	2260164878	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	586.44	036590	2260165878	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	981.74	036591	2260165876	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	1,809.28	036592	2260165877	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	452.86	036593	2260166042	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	446.35	036594	2260166500	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	586.44	036595	2260166498	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	1,040.39	036596	2260166499	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	1,092.52	036597	2260166711	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	999.12	036598	2260166896	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WWTP LABORATORY SERVICES	1,028.44	036599	2260166895	220036	P - W	LAB FEES	92.70.902.08.5365
179221	10/14/22	WTR LEE CHEMICAL TESTING	1,080.57	036600	2260168250	220071	P - W	LAB FEES	90.70.802.08.5365
			12,340.22	*CHECK TOTAL					
VENDOR TOTAL			12,340.22						
PENA/JESSICA .12088									
161456	10/12/22	VOIDED CHECK	89.75	CR	036562 14000500018		P - H	ACCOUNTS PAYABLE	90.2491
179222	10/14/22	WTR REFUND	89.75	036601	14000500018		P - W	ACCOUNTS PAYABLE	90.2491
VENDOR TOTAL			0.00						
PETTY CASH/CITY OF LIBER 000204									
179223	10/14/22	RAPID LUNCHEON/MILEAGE	39.84	036602	PETTY CASH		P - W	MEETING EXPENSE	10.20.031.38.5803
179223	10/14/22	ACTL MACA CONF	403.50	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.20.051.06.5210
179223	10/14/22	HR NTL CONF-PARKING	62.00	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.25.011.06.5210
179223	10/14/22	HR MPR CONF	119.50	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.25.011.06.5210
179223	10/14/22	HR LAGERS MEETING	132.50	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.25.011.06.5210
179223	10/14/22	POL MACN CONF	130.00	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.40.500.06.5210
179223	10/14/22	POL MACN CONF	130.00	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.40.500.06.5210
179223	10/14/22	POL MACN CONF	130.00	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.40.500.06.5210
179223	10/14/22	POL MACN CONF	130.00	036602	PETTY CASH		P - W	TRAINING TRAVEL	10.40.500.06.5210
179223	10/14/22	FIRE PFFIA CONF	132.50	036602	PETTY CASH		P - W	REGISTRATION FEE	10.50.321.06.5251
			1,409.84	*CHECK TOTAL					
VENDOR TOTAL			1,409.84						
PHILLIPS CONSTRUCTION 000346									
179224	10/14/22	PWK FURNITURE MOVE	440.00	036523	10522		P N W	FACILITIES MAINT	10.70.221.14.5572
PRINTING UNLIMITED 004763									
179225	10/14/22	WTR BUSINESS CARDS	89.16	036488	68076		P - W	GENERAL SUPPLIES	90.70.801.04.5001
PROFESSIONAL PEST SOLUTI 006333									
179226	10/14/22	PWK PEST CONTROL	43.00	036524	11451		P - W	BUILDING MAINTEN	10.70.225.14.5571
179226	10/14/22	PWK PEST CONTROL	40.00	036525	11454		P - W	FACILITIES MAINT	10.70.221.14.5572
			83.00	*CHECK TOTAL					
VENDOR TOTAL			83.00						

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REJIS COMMISSION 006030									
179227	10/14/22	COURT FEES	32.55	036489	492622		P - W	MISCELLANEOUS FE	10.20.131.08.5399
179227	10/14/22	COURT FEES	60.00	036489	492622		P - W	MISCELLANEOUS FE	10.20.131.08.5399
			92.55	*CHECK TOTAL					
		VENDOR TOTAL	92.55						
REPUBLIC SERVICES #468 008397									
179228	10/14/22	DUMPSTER SERVICE	2,119.63	036490	0468-003880952		P - W	MISCELLANEOUS FE	92.70.902.08.5399
179228	10/14/22	DUMPSTER SERVICE	258.95	036490	0468-003880952		P - W	CONTRACT LABOR	90.70.801.08.5397
179228	10/14/22	DUMPSTER SERVICE	258.95	036490	0468-003880952		P - W	CONTRACT LABOR	92.70.901.08.5397
179228	10/14/22	DUMPSTER SERVICE	78.30	036491	0468-003881160		P - W	MISCELLANEOUS FE	92.70.902.08.5399
179228	10/14/22	DUMPSTER SERVICE	78.29	036491	0468-003881160		P - W	CONTRACT LABOR	90.70.801.08.5397
179228	10/14/22	DUMPSTER SERVICE	78.29	036491	0468-003881160		P - W	CONTRACT LABOR	92.70.901.08.5397
			2,872.41	*CHECK TOTAL					
		VENDOR TOTAL	2,872.41						
RICOH USA, INC 000314									
179229	10/14/22	COPIER LEASE	105.53	036492	37060361		P - W	COPIER LEASE & U	10.20.131.04.5110
SALLEE/DAPHNE 005780									
163038	10/12/22	VOIDED CHECK	50.00	CR	036563	4/27	P N H	ACCOUNTS PAYABLE	65.2100
179230	10/14/22	CCTR SWIM INSTR	50.00	036603	4/27		P N W	ACCOUNTS PAYABLE	65.2100
		VENDOR TOTAL	0.00						
SAMS CLUB DISCOVER-GEGRS 003621									
1807	10/12/22	COURT SUPPLIES	38.23	036564	SEPT 2022		P - H	GENERAL SUPPLIES	10.20.131.04.5001
1807	10/12/22	FIN SUPPLIES	29.06	036564	SEPT 2022		P - H	GENERAL SUPPLIES	65.60.491.04.5001
1807	10/12/22	PKS CONCESSION SUPPLIES	185.44	036564	SEPT 2022		P - H	CONCESSION	61.60.458.04.5007
1807	10/12/22	CCTR SUPPLIES	21.80	036564	SEPT 2022		P - H	CHILD CARE PROGR	65.60.417.08.8701
1807	10/12/22	CCTR SUPPLIES	38.92	036564	SEPT 2022		P - H	GENERAL SUPPLIES	65.60.491.04.5001
1807	10/12/22	CCTR SUPPLIES	24.35	036564	SEPT 2022		P - H	MAINTENANCE MATE	65.60.491.04.5009
1807	10/12/22	WTR SUPPLIES	67.29	036564	SEPT 2022		P - H	GENERAL SUPPLIES	90.30.133.04.5001
			405.09	*CHECK TOTAL					
		VENDOR TOTAL	405.09						
SCHMITTER/TARA 000401									
179231	10/14/22	MPR CONF	403.25	036493	10/26-10/28		P - W	TRAINING TRAVEL	10.25.011.06.5210
SEBA/ELISE 000509									
179232	10/14/22	CCTR SWIM INSTR	14.00	036526	10/8		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SERVATIUS/JENA .14188									
179233	10/14/22	CCTR SWIM INSTR	110.00	036604	1683751		P - W	ACCOUNTS PAYABLE	65.2100
SHOGER/LAUREL 005680									
179234	10/14/22	CCTR SWIM INSTR	198.00	036527	10/9-10/10		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SNOW/MADISON .14187									
179235	10/14/22	ACTL REFUND ADOPTION	80.00	036494	10277		P - W	DOG CARE	10.40.3202

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STACO ELECTRIC CONSTRUCT 006013								
179236	10/14/22	T&L CABINET ELEC/UPS	1,744.90		036528 35384		P - W IT MAINTENANCE &	10.90.132.14.5555
179236	10/14/22	T&L CABINET ELEC/UPS	872.45		036528 35384		P - W COMPUTER EQUIPME	92.70.903.36.7202
179236	10/14/22	T&L CABINET ELEC/UPS	872.45		036528 35384		P - W COMPUTER EQUIPME	90.70.803.36.7202
			3,489.80		*CHECK TOTAL			
		VENDOR TOTAL	3,489.80					
STRATHMAN/AMY E 006050								
179237	10/14/22	CCTR SWIM INSTR	54.00		036529 10/8-10/9		P N W PRIVATE SWIMMING	65.60.417.08.8125
SUTTON/KATELYN DANIELLE 000327								
179238	10/14/22	CCTR SWIM INSTR	42.00		036530 10/5-10/10		P N W PRIVATE SWIMMING	65.60.417.08.8125
179238	10/14/22	CCTR SWIM INSTR	40.00		036530 10/5-10/10		P N W SWIM TEAM BASICS	65.60.417.08.8121
179238	10/14/22	CCTR SWIM INSTR	50.00		036530 10/5-10/10		P N W SWIM TEAM BASICS	65.60.417.08.8121
			132.00		*CHECK TOTAL			
		VENDOR TOTAL	132.00					
SYNERGY SERVICES INC 005964								
179239	10/14/22	DOMESTIC VIOLENCE FUND	672.00		036495 SEPT 2022		P - W DOMESTIC VIOLENC	10.2472
TRAVELERS INDEMNITY COMP 000432								
179240	10/14/22	POL DEDUCTIBLE	139.00		036496 617417		P - W MISCELLANEOUS FE	10.40.500.08.5399
UMB BANK N A 004100								
1809	10/12/22	SO BONDS 2015	11,271.89		036568 LIB6		P - H INTEREST-SPECIAL	54.60.415.24.6018
1809	10/12/22	SO BONDS 2015	112,918.75		036568 LIB6		P - H INTEREST-SO BOND	56.96.601.24.6012
1809	10/12/22	SO BONDS 2015	54,753.13		036568 LIB6		P - H INTEREST-SO BOND	56.96.601.24.6018
			178,943.77		*CHECK TOTAL			
1810	10/12/22	SO BONDS 2018	1,500.00		036567 LS08		P - H INTEREST-SPECIAL	10.40.500.24.6018
1810	10/12/22	SO BONDS 2018	2,375.00		036567 LS08		P - H LEASE-INTEREST	10.90.132.24.6011
1810	10/12/22	SO BONDS 2018	42,485.47		036567 LS08		P - H INTEREST	10.95.051.24.6011
1810	10/12/22	SO BONDS 2018	53,856.25		036567 LS08		P - H INTEREST	10.95.415.24.6011
1810	10/12/22	SO BONDS 2018	745.41		036567 LS08		P - H INTEREST-SO BOND	50.96.601.24.6012
1810	10/12/22	SO BONDS 2018	7,759.66		036567 LS08		P - H INTEREST	54.60.432.24.6011
1810	10/12/22	SO BONDS 2018	64,903.22		036567 LS08		P - H INTEREST	56.76.613.24.6011
1810	10/12/22	SO BONDS 2018	28,104.96		036567 LS08		P - H ACCRUED BOND INT	90.2500
1810	10/12/22	SO BONDS 2018	47,854.41		036567 LS08		P - H ACCRUED INTEREST	92.2500
			249,584.38		*CHECK TOTAL			
1811	10/12/22	SO BONDS 2019A	10,375.00		036566 LSOA		P - H INT 2019 SO BOND	61.60.458.24.6018
1812	10/12/22	SO BONDS 2019B	2,600.00		036565 LSOB		P - H INTEREST-SPECIAL	10.40.500.24.6018
1812	10/12/22	SO BONDS 2019B	4,500.00		036565 LSOB		P - H LEASE-INTEREST	10.90.132.24.6011
1812	10/12/22	SO BONDS 2019B	16,934.38		036565 LSOB		P - H INT 2019 SO BOND	61.60.458.24.6011
1812	10/12/22	SO BONDS 2019B	17,800.00		036565 LSOB		P - H INT 2019 SO BOND	61.60.458.24.6011
			41,834.38		*CHECK TOTAL			
179241	10/14/22	ESCROW AGENT FEES	530.00		036531 929387-1565381		P - W MISCELLANEOUS EX	10.95.140.38.5989
		VENDOR TOTAL	481,267.53					

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
UNIFIRST CORPORATION 002825		179242	10/14/22	CCTR MATS	119.56	036532	229 0086725		P - W	MISC EQUIPMENT M	65.60.491.14.5559
UNITE PRIVATE NETWORKS L 005621		179181	10/14/22	TELECOMMUNICATIONS	8,572.00	036533	SI-22-025716		P N W	TELECOMMUNICATIO	10.90.132.12.5455
		179181	10/14/22	TELECOMMUNICATIONS	8,572.00	036534	SI-22-029069		P N W	TELECOMMUNICATIO	10.90.132.12.5455
				VENDOR TOTAL	17,144.00		*CHECK TOTAL				
					17,144.00						
USIC LOCATING SERVICES I 006076		179243	10/14/22	WTR 2022 LOCATES	7,472.06	036605	539254	220038	P - W	CONTRACT LABOR	90.70.801.08.5397
		179243	10/14/22	WWT 2022 LOCATES	7,472.06	036606	539254	220038	P - W	CONTRACT LABOR	92.70.901.08.5397
				VENDOR TOTAL	14,944.12		*CHECK TOTAL				
					14,944.12						
VALIDITY SCREENING SOLUT 004846		179244	10/14/22	HR BACKGROUND CHECKS	315.50	036535	223588		P - W	MISCELLANEOUS FE	10.25.011.08.5399
VANCE BROTHERS INC 000957		179245	10/14/22	ST EMULSION	170.10	036536	ZH00026674		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	745.24	036537	IG00016834		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	372.00	036538	IG00016872		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	744.62	036539	IG00016938		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	294.00	036540	IG00016973		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	519.56	036541	IG00017109		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	744.62	036542	IG00017140		P - W	ASPHALT-STREET R	50.75.607.14.5621
		179245	10/14/22	ST ASPHALT	755.78	036543	IG00017185		P - W	ASPHALT-STREET R	50.75.607.14.5621
				VENDOR TOTAL	4,345.92		*CHECK TOTAL				
					4,345.92						
VERMONT SYSTEMS INC 006063		179246	10/14/22	PKS WEBTRAC TRAINING	437.50	036544	VS005814		P - W	OFFICE EQUIPMENT	60.60.415.14.5551
VETERINARY CENTER OF LIB 004817		179247	10/14/22	ACTL VET SERVICES	65.00	036545	20973		P - W	DOG CARE	10.40.3202
		179247	10/14/22	ACTL VET SERVICES	45.00	036546	21060		P - W	DOG CARE	10.40.3202
		179247	10/14/22	ACTL VET SERVICES	45.00	036547	21062		P - W	DOG CARE	10.40.3202
		179247	10/14/22	ACTL VET SERVICES	45.00	036548	21173		P - W	DOG CARE	10.40.3202
		179247	10/14/22	ACTL VET SERVICES	45.00	036549	21183		P - W	DOG CARE	10.40.3202
		179247	10/14/22	ACTL VET SERVICES	65.00	036550	21208		P - W	DOG CARE	10.40.3202
				VENDOR TOTAL	310.00		*CHECK TOTAL				
					310.00						
WEX BANK 005626		179248	10/14/22	FUEL	41,101.96	036551	84086401		P - W	INVENTORY-GASOLI	10.1720
WORK ZONE INC/THE 008901		179249	10/14/22	ST SIGN MATERIALS	87.60	036552	63487		P - W	STREET SIGNS	50.75.607.14.5641
		179249	10/14/22	ST SIGN MATERIALS	232.90	036553	63488		P - W	STREET SIGNS	50.75.607.14.5641

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
WORK ZONE INC/THE 008901								
179249	10/14/22	ST SIGN MATERIALS	21.90	036554	63594		P - W STREET SIGNS	50.75.607.14.5641
179249	10/14/22	ST SIGN MATERIALS	50.25	036555	63570		P - W STREET SIGNS	50.75.607.14.5641
179249	10/14/22	ST SIGN MATERIALS	62.00	036556	63605		P - W STREET SIGNS	50.75.607.14.5641
			454.65	*CHECK TOTAL				
VENDOR TOTAL			454.65					
ZOLL MEDICAL CORPORATION 006014								
179250	10/14/22	FIRE EMS SUPPLIES	1,124.98	036557	3573981		P - W MEDICAL SUPPLIES	10.50.311.04.5003
179250	10/14/22	FIRE EMS SUPPLIES	238.00	036558	3575515		P - W MEDICAL SUPPLIES	10.50.311.04.5003
			1,362.98	*CHECK TOTAL				
VENDOR TOTAL			1,362.98					



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-244

Department: Public Works

Submitted By: Sherri McIntyre, Director
Public Works

Subject: ORDINANCE APPROVING A COMMUNITY INVESTMENT AND
SETTLEMENT AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY IN
THE AMOUNT OF \$250,000.00 (second reading)

Summary:

- The ordinance is to accept an Agreement to address a community investment offer from the Canadian Pacific Railway for \$250,000.00.
- Canadian Pacific Railway has a proposed merger with Kansas City Southern Railway and will increase train traffic in the City.
- There is currently an at-grade crossing at Old Birmingham Roadway, just south of Holt Drive.
- The merger is proposing a 376 percent increase in train traffic through the intersection, going from less than 4 trains per day to about 18 trains a day.
- The Mayor, on behalf of the City, submitted a letter of concern to the Surface of Transportation Board dated December 31, 2021, regarding concerns created by the increase in train traffic and mitigation concerns.

Background:

The Mayor submitted a letter on behalf of the City addressing concerns about the proposed Canadian Pacific Railway merger with Kansas City Southern Railway. The merger is proposing an increase of 14.4 trains daily through the community. There are several neighborhoods adjacent to the line, with many homes in close proximity to the line and the at-grade crossing located at Old Birmingham Roadway just south of Holt Drive. The City expressed our concerns regarding the environmental impacts to the residents already affected by the sound of horns and the vibration of trains crossing at increased frequency. The city requested consideration of the following items:

- Replacement of the at-grade crossing with a new crossing with grade separation.
- Installation of barriers along residential areas that border the tracks between South Liberty Parkway and the intersection of B and H Highways to increase safety measures and mitigate noise.
- Lowering the speed of trains along residential areas.
- Implementing reasonable hours of operation and idling times that minimize disruption between 9 p.m. and 7 a.m.

These were items that were asked for to mitigate the effects that safety, environmental and quality of life impacts the proposed acquisition would have on Liberty.

The current Draft Environmental Impact Study has identified the impacts to address the noise, vibration and time delays that have been posted, and it continues to address issues associated with the merger, and reflects minimal impacts to the time delays to Old Birmingham due to the current low traffic volume of traffic on Old Birmingham Road. Access to the study is located at <https://www.cp-kcsmergereis.com/draft-eis.htm>

The staff met with the Governmental Affairs representative from Canadian Pacific Railway to discuss the City's concerns regarding the merger and the above-noted concerns. There was acknowledgment regarding the noise impact from the horns and the quality of life for those along the corridor. The railway has proposed a Community Investment and Settlement Agreement to be executed between the City and Canadian Pacific Railway Company. The merger is proceeding before the Surface Transportation Board (STB) Docket No. FD 36500, and the settlement Agreement sets out terms and commitments by both parties in resolution of any objections or demands in connection with the docket proceedings.

The Community Investment in the railway is a voluntary contribution of \$250,000.00 to the City of Liberty. We would be agreeing to not seek any further mitigation conditions as part of the STB Docket No. FD 36500.

The cost of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00) was based on the estimated cost of upgrading the existing at-grade crossing on Old Birmingham to a "Quiet-Zone" designation. A quiet-zone is such that the horns would not have to be sounded in advance of the at-grade intersection because there is a higher level of barriers that prevent vehicles from crossing the tracks as trains approach.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

x Budgeted:	Line Item:52.75.607.14.5627	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount: \$250,000.00
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-227 Approve Agreement with Canadian Pacific Railroad

ORDINANCE NO. _____

AN ORDINANCE APPROVING A COMMUNITY INVESTMENT AND SETTLEMENT
AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a Community Investment and Settlement agreement by and between the City of Liberty, Clay County, Missouri and the Canadian Pacific Railway Company in the amount of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) pertaining to the Surface Transportation Board Docket No. FD 36500.

SECTION II

The City Council hereby authorizes the Mayor to sign the agreement as described in Section I of this Ordinance.

SECTION III

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this ____ day of _____, 2022.

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-247

Department: Planning & Development

Submitted By:

Subject: RESOLUTION APPROVING A PRELIMINARY PLAT FOR NORTH LIBERTY COMMERCIAL, 50.47 ACRES BETWEEN INTERSTATE 35 AND US 69 HWY, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 22-50PP)

Summary:

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR NORTH LIBERTY COMMERCIAL, 50.47 ACRES BETWEEN INTERSTATE 35 AND US 69 HWY, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 22-50PP Staff Report CC packet



STAFF REPORT

Planning and Zoning Case 22-50PP

Staff: Michael Peterman, City Planner

Date: October 24, 2022

GENERAL INFORMATION

Application: **Preliminary Plat for North Liberty Commercial, 9 Lots on 50.47 +/- acres north of US 69 Hwy and east of I-35**

Applicant: Grant Polley
Northpoint Development, LLC
3315 N. Oak Trafficway
Kansas City, MO 64116

Owner: North Liberty Commerce Center. LLC
3315 N. Oak Trafficway
Kansas City, MO 64116

Location: North of US 69 Hwy and east of I-35

Site Acreage: 50.47 +/- Acres

Existing Land Use/Zoning: Undeveloped / R-1A, "Suburban Residential District"

Future Land Use Map: Business and Conservation Lands

Surrounding Land Uses/Zoning: **North:** Future North Liberty Logistics Park/ M-1, Light Industrial
South: US 69 Hwy, Undeveloped/ R-1A, Suburban Residential, and
West: I-35 Interstate
East: Undeveloped / R-1A, Suburban Residential and Heartland Meadows Industrial Park/ M-1, Light Industrial

Public Notice: None required

File Date: September 2, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-49R&PDP: Rezoning and Preliminary Development Plan for North Liberty Commercial. Rezoning from R-1A "Suburban Residential" to C-2 "General Business". 9 lots on 50.5 +/- acres for commercial development running concurrently with this application.

PZ Case 22-14FP: Final Plat for North Liberty Logistics Park, Lots 1-3 & Tracts A, B, C on 118 +/- ac. was approved by the City Council in April of 2022

PZ Case 22-15FDP: A Final Development Plan North Liberty Logistics Park, Building 1, a 386,619 sq. ft.

industrial/warehouse building on 24.3 ac. on Lot 1 of North Liberty Logistics Park was approved by the City Council in April of 2022

PZ Case 22-16FDP: A Final Development Plan North Liberty Logistics Park, Building 2, a 480,050 sq. ft. industrial/warehousing building on 29.2 ac. on Lot 2 of North Liberty Logistics Park was approved by the City Council in April of 2022

PZ Case 21-50PP Preliminary Plat for North Liberty Logistics Park was approved by the City Council in December 2021.

PZ Case 21-49R&PDP: Rezoning and Preliminary Development Plan for North Liberty Logistics Park. Rezoning from R-1A “Suburban Residential” and “Agricultural” to M-1 “Light Industrial” was approved by the City Council in December 2021.

DESCRIPTION OF PROPOSAL

Technical Information

This is a proposal for a commercial center with approximately 223,000 square feet of space in 9 buildings. There are 9 lots proposed on 50.47+/- acres. The buildings are proposed to be utilized for automotive sales and accompanying uses. The project is located between I-35 and US 69 Hwy. The project is located between I-35 and US 69 Hwy. The intersection of Edgar Petty Road and US 69 Hwy was approved to be relocated to the north away from the I-35/US 69 intersection with the approval of the industrial project adjacent to the north of this proposal.

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The property has access to US 69 Hwy via Edgar Petty Road.
Sanitary Sewer	Direct, gravity flow connection	Sanitary sewer service will be provided via an existing sanitary sewer main on the south side of the US 69 Hwy. The development will be required to construct on-site sanitary sewer extensions.
Water	Direct connection to City water services	Water service will be provided via a loop through the property from connection to a public main on the south side of the US 69 Hwy and from the north along Edgar Petty Rd.
Storm Water	Storm water must be released at an acceptable rate	Storm water will be collected on the property and directed into a combination of storm water quality best management practices and storm water detention basins. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

A preliminary plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and the UDO. Staff’s analysis of a preliminary plat application is guided by Section 30-28.10. Preliminary plat, approval criteria:

- 1. The preliminary plat substantially complies with the intent of the comprehensive plan;**
Staff believes this proposal satisfies the intent of the comprehensive plan, future land use map. Commercial development is appropriate in this location. Principle eleven of the Comprehensive Plan states development of vacant or underutilized parcels within the City should be encouraged. Principle twelve also encourages development where municipal services are readily available.
- 2. The preliminary plat complies with the provisions of this UDO; and**
Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.
- 3. The preliminary plat substantially complies with approved city development standards and policies.**
Staff finds that this Preliminary Plat complies with the intent of city development standards and policies.

STAFF RECOMMENDATION

Staff finds this application meets the standards of review for a Preliminary Plat in Section 30-28.10 of the UDO and recommends approval of P&Z Case 22-50PP.

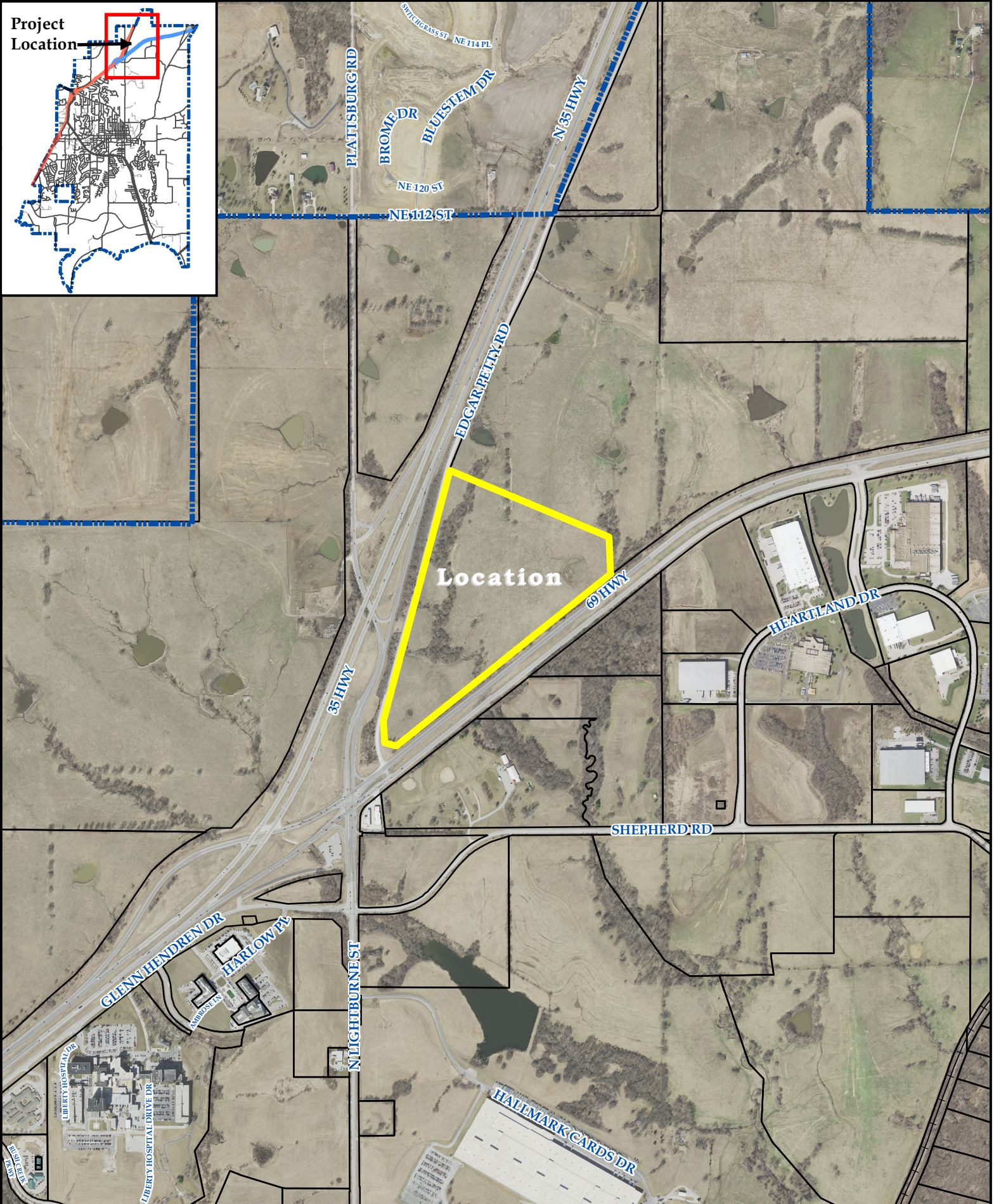
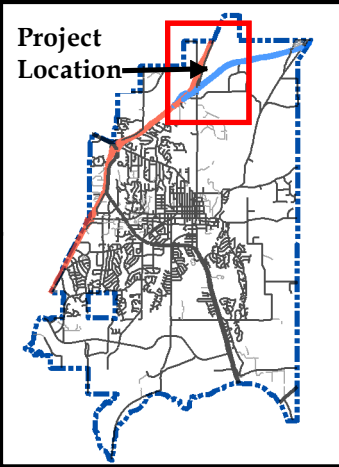
PZ RECOMMENDATION

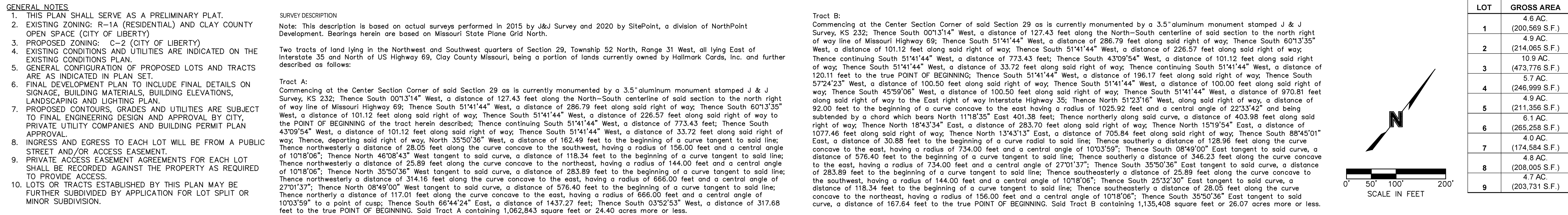
At its October 11, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-50PP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Preliminary Plat
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Resolution

Project
Location





 **SITEPOINT**
A Division of NorthPoint Development

4825 NW 41st Street, Suite 500
Riverside, MO 64150

816.888.7380
sitepoint@northpointkc.com

22-50PP: Preliminary Plat for North Liberty Commercial, 9 lots on 50.47 ac for commercial development.

Mr. Peterman presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Holt moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

Yes: Dilts, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, October 24, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR NORTH LIBERTY COMMERCIAL,
50.47 ACRES BETWEEN INTERSTATE 35 AND US 69 HWY, A SUBDIVISION OF LAND IN
LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a preliminary plat for North Liberty Commercial, a subdivision of land in
Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and
Zoning Commission on October 11, 2022 and City Council on October 24, 2022; and

WHEREAS, the City Council finds that the preliminary plat described duly conforms to
the standards and requirements of section 30-28.10 of the Unified Development Ordinance:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty,
Missouri, that the preliminary plat for North Liberty Commercial, a subdivision of land in Liberty,
Clay County, Missouri, is hereby approved and made apart hereof as though more fully set out
herein;

BE IT FURTHER RESOLVED, that any and all development within the above-described
preliminary plat shall be allowed only after a final plat which substantially conforms to this
preliminary plat is approved and recorded, and shall comply with all other applicable standards
and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-251

Department: Planning & Development

Submitted By: Katherine Sharp, Director
Planning & Development

Subject: AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT WITH STAR DEVELOPMENT FOR THE WHITEHORSE RESIDENTIAL SUBDIVISION, LIBERTY, MISSOURI

Summary:

- This is a development agreement with Star Development regarding the Whitehorse Subdivision, a new 326 lot single family subdivision proposed on Birmingham Road north of Ruth Ewing.

Background:

At the October 24, 2022 regular session, the City Council will hear a request for rezoning and preliminary plat approval for Whitehorse, a 326-lot single-family subdivision along Birmingham Road. Three variances are also requested with this application as well as a contribution by the developer, Star Development, towards a bridge over the existing at-grade railroad crossing at Birmingham.

Discussion

The developer approached staff with interest in developing the 153-acre site into a single-family residential subdivision. Soon after the conversation with the developer about Whitehorse, staff was made aware of a railroad merger which would add additional trains onto the existing line at the location of the proposed Whitehorse development. City staff and the developer discussed the potential for a bridge at Birmingham which would remove the need for the existing at-grade crossing. The developer redesigned the portion of the subdivision nearest the railroad crossing to allow a bridge over the crossing. To achieve the required grades needed for the bridge height, Birmingham would need to be realigned further east. In lieu of making road improvements along the area of Birmingham that will not be used when the bridge is constructed, the developer is contributing \$100,000 to the design of the bridge, and right-of-way for the roadway re-alignment. This design will allow City staff to apply for future Federal Railroad Administration (FRA) funding to provide help with the cost of the grade-separation. The City is moving forward to procure a consultant to assist in the bridge design and grant application with support from the Canadian Pacific Railway. Grant funding will be applied for in 2023. Future roadway and bridge construction could start as early as summer of 2024 if funding and grant applications are successful.

The complete variance requests are discussed in detail in the rezoning staff report and listed below:

- **Sec. 30-35.2. - Street capacity requirements; required improvements**, which requires the developer to improve all collector or arterial streets that abut the proposed development along the entire limits of the development site to City improvement standards. The developer requests a variance from improving Birmingham north of Creekwood Drive and south of lot 316, along the portion of Birmingham that will be realigned. The developer will be required to build all other required road improvements.
- **Sec. 30-93.3. - Design specifications, streets and alleys**, which states that five-foot wide sidewalks are required on both sides of the street on all road improvements. The developer requests a variance from building the sidewalk on the west side of Birmingham north of Phase 1, approximately 460 feet of sidewalk. The developer shall build all other required sidewalks.
- **Sec. 30-36.1. - Sanitary sewer facilities; required connection**, which states that all development shall be required to provide a direct gravity flow sewer connection to the public sewer system. The developer requests to install a sewer lift station and force main in the area shown as Phase 5, which lies north of the tracks and east of Birmingham Road. The developer will build the gravity line south and under the railroad, placing the lift station on the south side of the railroad and east of Birmingham. The City will provide future maintenance for the lift station.

Previous Action (if applicable):

The required Legal Notice for the Rezoning and Variance Hearing was posted in the Courier Tribune on September 22, 2022.

The Planning & Zoning Commission voted unanimously in favor of the application with variance requests as outlined in the staff report.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
X Other: Planning & Zoning Commission	Completed/Recommended: 10/11/2022

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. Whitehorse Development Agreement ORDINANCE

2. Dev Agreement FINAL

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT WITH STAR
DEVELOPMENT FOR THE WHITEHORSE RESIDENTIAL SUBDIVISION, LIBERTY,
MISSOURI

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the
mayor to execute a development agreement with Star Development for the Whitehorse
Residential Subdivision, Liberty, Missouri. A copy of said agreement being incorporated
herein by reference and available for review as required by law.

SECTION II

This Ordinance shall be in full force and effect from and after its passage by the City
Council and approval by the Mayor according to law.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

MAYOR

DEVELOPMENT AGREEMENT

Whitehorse Residential Development

This Development Agreement made and entered into this 24th day of October, 2022, by and between the **MAYOR, CITY COUNCIL, AND CITIZENS OF THE CITY OF LIBERTY**, a Municipal Corporation, hereinafter referred to as "**CITY**", and **STAR DEVELOPMENT, LLC**, hereinafter referred to as "**DEVELOPER**".

WITNESSETH:

1. Subject Property: The subject of this agreement is the proposed development of the land identified and referred to as the Whitehorse Residential Subdivision, attached hereto as Exhibit "A", by ACG Engineers, dated September 2, 2022, and approved by the CITY as Planning and Zoning Case No. 22-42R&PDP on October 24, 2022, and inscribed as Ordinance No._____.
2. Impact of Development: Both parties agree and recognize that the proposed development will have a substantial impact on the surrounding area and the cost to the public of providing adequate facilities to serve the new development, and the parties further agree that the development and additional impact created thereby could not be supported without the agreements of the DEVELOPER provided herein.
3. Sewer Lift Station: The DEVELOPER requests to install a sewer lift station and force main in the area shown as Phase 5, which lies north of the tracks and east of Birmingham Road. The CITY shall allow a variance from Sec. 30-36.1. - Sanitary sewer facilities; required connection, which states that all development shall be required to provide a direct gravity flow sewer connection to the public sewer system. The DEVELOPER shall build the gravity line south and under the rail road placing the lift station on the south side of the railroad and east of Birmingham. The CITY shall provide maintenance for the lift station.

Whitehorse Residential Development Agreement:

4. Sidewalk Variance: The DEVELOPER requests a variance from building the sidewalk on the west side of Birmingham north of Phase 1, approximately 460 feet of sidewalk. The CITY shall allow a variance from Sec. 30-93.3. - Design specifications, streets and alleys, which states that five-foot wide sidewalks are required on both sides of the street on all road improvements. The DEVELOPER shall build all other required sidewalk.
5. Future Realignment of Birmingham: To allow for a bridge over the existing railroad corridor, the DEVELOPER agrees to dedicate the necessary right-of-way for the realignment of Birmingham Road.
6. Variance from Road Improvements: The DEVELOPER requests a variance from improving Birmingham north of Creekwood Drive and south of lot 316. The CITY shall allow a variance from Sec. 30-35.2. - Street capacity requirements; required improvements, which requires the developer to improve all collector or arterial streets that abut the proposed development along the entire limits of the development site to city improvement standards. The DEVELOPER shall build all other required road improvements. This is illustrated and attached hereto as Exhibit "B", by ACG Engineers, dated October 4, 2022.
7. Contribution for Bridge over Rail Crossing: The DEVELOPER agrees to contribute \$100,000 in connection with Phase 1 of the proposed development to assist in funding the design or build of a bridge to cross over the existing at grade crossing. The CITY shall withhold approval of subsequent plats or development plans until the payment has been made. The CITY shall be responsible for all other funding of the bridge construction.
8. Development Obligation: The DEVELOPER acknowledges and agrees that any requirements or contributions set forth herein would be in addition to any other fees, requirements, or contributions as is required by City ordinance.
9. Complete Agreement: Both parties agree that this Development Agreement represents a

complete agreement between the parties and that there are no promises of representations or understandings not expressly set out herein. This agreement may only be modified by writing, signed by both parties, and approved by the CITY with the same formalities as this agreement.

10. Binding Effect: Both parties agree that this agreement shall be binding upon the parties hereto, their heirs, successors, and assigns.

11. This agreement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Development Agreement on the day and year first above written.

THE MAYOR, COUNCILMEN AND CITIZENS OF THE
CITY OF LIBERTY, A MUNICIPAL CORPORATION

By: _____
Lyndell Brenton, Mayor

ATTEST:

Deputy City Clerk

By: _____

ATTEST:

Secretary

ACKNOWLEDGMENTS

STATE OF MISSOURI)

) SS

Whitehorse Residential Development Agreement:

PROPERTY DESCRIPTION

SOUTH LIBERTY INVESTMENTS

PROPERTY DESCRIPTION TRACT 1

A tract of land being part of the West half of Section 19, Township 51 North, Range 31 West, in Liberty, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section 19; Thence North 89°38'36" West, along the North line of said Southwest Quarter, 40.00 feet to point on the West Right-of-Way line of Birmingham Road, as now established; Thence along said East Right-of-Way line of Chicago, Milwaukee, Saint Paul, and Pacific Railroad, the following line courses: Thence on a curve to the right, having an initial tangent bearing of South 50°30'07" West, a radius of 11,943.19 feet, an arc length of 450.89 feet; Thence North 86°30'35" West, 35.00 feet; Thence on a curve to the right, having an initial tangent bearing of South 33°22'11" West, a radius of 11,943.19 feet, an arc length of 298.29 feet; Thence South 50°18'39" East, 80.00 feet; Thence on a curve to the left, having an initial tangent bearing of South 34°41'21" West, a radius of 11,289.19 feet, an arc length of 138.39 feet; Thence North 87°17'58" East, 53.00 feet; Thence North 87°32'02" East, 104.00 feet; Thence North 86°09'00" East, 57.00 feet; Thence North 84°24'00" East, 41.00 feet; Thence North 84°09'00" East, 22.22 feet; Thence South 82°31'10" East, 71.02 feet; Thence North 60°10'41" East, 74.77 feet; Thence North 65°40'21" East, 42.63 feet; Thence North 86°30'20" East, 108.50 feet; Thence North 83°42'00" East, 102.54 feet; Thence North 83°42'20" East, 102.54 feet; Thence North 79°50'30" East, 89.34 feet; Thence South 50°47'20" East, 27.88 feet; Thence North 87°17'44" East, 54.47 feet; Thence South 77°29'30" East, 61.10 feet; Thence North 81°46'40" East, 44.87 feet; Thence South 10°12'22" East, 26.52 feet; Thence South 89°17'38" East, 1.00 feet; Thence North 80°12'22" West, 172.00 feet; Thence North 89°17'38" East, 40.00 feet, to the Center line of Birmingham Road; Thence South 00°12'22" West, along said Birmingham Road, 514.44 feet, to the Point of Beginning.

SUSAN BELL LAWLER TRACTS

Tract 2: All that part of the following described tract of land lying East of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's (now Midwestern Railroad Properties, Inc.) Railroad Right-of-Way as now exists: A strip of land described as follows: Beginning at a point on the East line of Section 18, Township 51, Range 31, which point is 643 feet South of the North east corner of the SE 1/4 of said Section 18; Thence West 30 feet; Thence South 10 feet to the NE 1/4 of said Section 18; Thence East 30 feet to the East line of said Section 18; Thence North in said East line of said Section 18 to the point of beginning.

AND

All of the SE 1/4 of said Section 18, Township 51, Range 31, except the Right-of-Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said Right-of-Way containing 7.79 acres, more or less, of land and being a strip of land of 200 feet in width, being 100 feet on the Southeastern side and 100 feet wide on the Northeastern side of the center line between the two main tracks of the Railroad Company as there now located and established, all in Clay County, Missouri, and the land conveyed containing 64 acres, more or less.

Tract 3: All that part of the following described tract of land lying West of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's (now Midwestern Railroad Properties, Inc.) Railroad Right-of-Way as now exists: All of the SE 1/4 of said Section 18, Township 51, Range 31, except the Right-of-Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said Right-of-Way containing 7.79 acres, more or less, of land and being a strip of land of 200 feet in width, being 100 feet on the Southeastern side and 100 feet wide on the Northeastern side of the center line between the two main tracks of the Railroad Company as there now located and established, all in Clay County, Missouri, and the land conveyed containing 64 acres, more or less; and EXCEPT: All that part of the South One-half of the Southeast Quarter of said Section 18, Township 51 North, Range 31 West in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of the Southwest Quarter of said Section 18; Thence South 0 degrees 12 minutes 25 seconds East, along said East line, 30.00 feet from the Southeast corner of said Northeast Quarter; Thence South 89 degrees 57 minutes 11 seconds West, along the North right-of-way line of said Ruth Ewing Road, parallel with and 30.00 feet from the South line of said Northeast Quarter, 1339.78 feet to a point that is North 89 degrees 57 minutes 11 seconds East, along said line, 450.00 feet to the East line of said Section 18; Thence North 10 degrees 12 minutes 25 seconds East, along the South 40.00 acres of said Northeast Quarter; Thence North 00 degrees 12 minutes 25 seconds East, parallel with the West line of said Northeast Quarter, 272.50 feet; Thence North 20 degrees 12 minutes 25 seconds East, 272.50 feet; Thence North 00 degrees 12 minutes 25 seconds East, parallel with the West line of said Northeast Quarter, 872.00 feet; Thence North 20 degrees 12 minutes 25 seconds East, 872.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, parallel with the West line of said Northeast Quarter, 887.00 feet; Thence South 89 degrees 57 minutes 11 seconds West, parallel with the South line of said Northeast Quarter, 447.59 feet; Thence South 00 degrees 12 minutes 25 seconds West, parallel with the West line of said Northeast Quarter, 1339.78 feet to the North line of the South 40.00 acres of said Northeast Quarter; Thence South 89 degrees 57 minutes 11 seconds West, along said line and parallel with the South line of said Northeast Quarter, 1113.08 feet to the West line of said Northeast Quarter; Thence North 00 degrees 12 minutes 25 seconds East, along said line, 3.06 feet to the Southeast corner of a tract of land conveyed for right-of-way of Birmingham Road as recorded in Book 1653 of Page 236 in the Recorder's Office of said Clay County; Thence South 89 degrees 57 minutes 11 seconds East, along the South line of said tract, 40.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, along the Eastern line of said tract and parallel with the West line of said Northeast Quarter, 33.44 feet; Thence South 89 degrees 57 minutes 11 seconds West, along said line, 7.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, continuing along said line, 152.00 feet; Thence North 89 degrees 57 minutes 11 seconds West, continuing along said line, 40.00 feet to the West line of said Northeast Quarter; Thence North 00 degrees 12 minutes 25 seconds East, along said line, 1240.13 feet to the Southeastern right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; Thence North 20 degrees 12 minutes 25 seconds East, along said line, parallel with and 60.00 feet from the center line thereof, 555.12 feet to the North line of said Northeast Quarter; Thence North 89 degrees 57 minutes 11 seconds West, along said line, 2307.94 feet to the Northeast corner of said Northeast Quarter; Thence South 00 degrees 12 minutes 25 seconds West, along the East line of said Northeast Quarter, 200.00 feet to the Point of Beginning. Subject to the part on the West now being used for public right-of-way, Birmingham Road.

TITLE DESCRIPTION HERITAGE AREAS:

A tract of land situated in the Southeast Quarter of Section 18, Township 51, Range 31, Liberty, Clay County, Missouri, described as follows: Beginning at the point of intersection of the East line of said Northeast Quarter and the West line of said Northeast Quarter, 872.00 feet; Thence North 20 degrees 12 minutes 25 seconds East, 272.50 feet; Thence North 00 degrees 12 minutes 25 seconds East, parallel with the West line of said Northeast Quarter, 872.00 feet; Thence North 20 degrees 12 minutes 25 seconds East, 872.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, parallel with the West line of said Northeast Quarter, 887.00 feet; Thence South 89 degrees 57 minutes 11 seconds West, parallel with the South line of said Northeast Quarter, 447.59 feet; Thence South 00 degrees 12 minutes 25 seconds West, parallel with the West line of said Northeast Quarter, 1339.78 feet to the North line of the South 40.00 acres of said Northeast Quarter; Thence South 89 degrees 57 minutes 11 seconds West, along said line and parallel with the South line of said Northeast Quarter, 1113.08 feet to the West line of said Northeast Quarter; Thence North 00 degrees 12 minutes 25 seconds East, along said line, 3.06 feet to the Southeast corner of a tract of land conveyed for right-of-way of Birmingham Road as recorded in Book 1653 of Page 236 in the Recorder's Office of said Clay County; Thence South 89 degrees 57 minutes 11 seconds East, along the South line of said tract, 40.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, along the Eastern line of said tract and parallel with the West line of said Northeast Quarter, 33.44 feet; Thence South 89 degrees 57 minutes 11 seconds West, along said line, 7.00 feet; Thence North 00 degrees 12 minutes 25 seconds East, continuing along said line, 152.00 feet; Thence North 89 degrees 57 minutes 11 seconds West, continuing along said line, 40.00 feet to the West line of said Northeast Quarter; Thence North 00 degrees 12 minutes 25 seconds East, along said line, 1240.13 feet to the Southeastern right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; Thence North 20 degrees 12 minutes 25 seconds East, along said line, parallel with and 60.00 feet from the center line thereof, 555.12 feet to the North line of said Northeast Quarter; Thence North 89 degrees 57 minutes 11 seconds West, along said line, 2307.94 feet to the Northeast corner of said Northeast Quarter; Thence South 00 degrees 12 minutes 25 seconds West, along the East line of said Northeast Quarter, 200.00 feet to the Point of Beginning. Subject to the part on the West now being used for public right-of-way, Birmingham Road.

DEVELOPMENT DATA

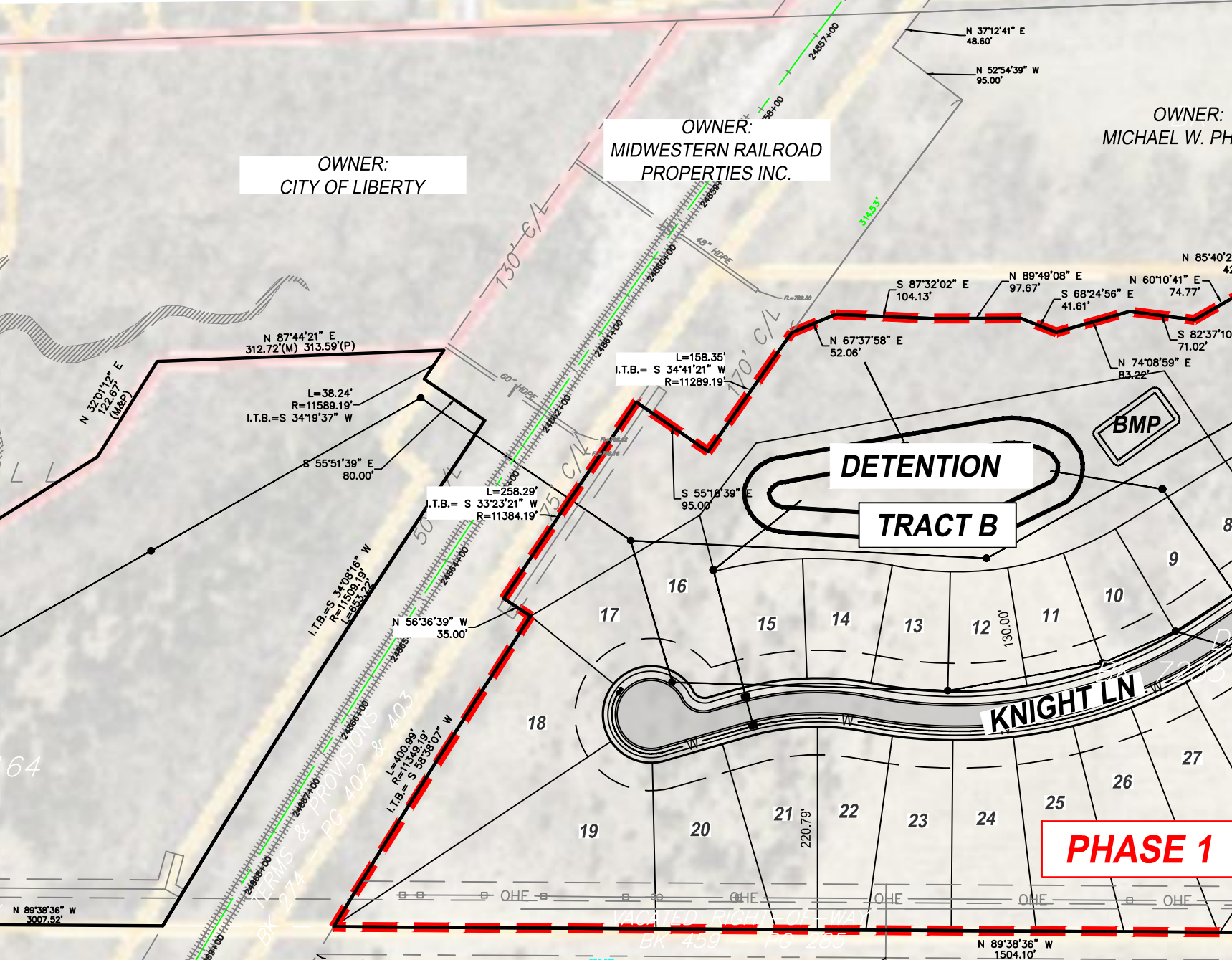
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE DESCRIPTION	COMMENCE DATE	COMPLETION DATE	GROSS ACRES	STREET R/W DEDICATION (ACRES)	HOA - TRACTS (TOTAL ACRES)	NET ACRES	DWELLING UNITS	NET DENSITY
1	R-1A	R-1C	SINGLE-FAMILY	2023	2023-2024	20.52	2.34	8.0 - 4.86	13.32	44	3.30
2	R-1C	R-1C	SINGLE-FAMILY	2023	2023-2024	44.27	4.29	0.15/0.16 - 22.28	16.97	58	3.05
3	R-1C	R-1C	SINGLE-FAMILY	2024	2024-2025	33.72	6.14	1 - 1.27	25.31	83	3.67
4	R-1C	R-1C	SINGLE-FAMILY	2025	2025-2026	41.84	6.22	JKL - 9.31	26.31	103	3.91
5	R-1C	R-1C	SINGLE-FAMILY	2026	2026-2027	13.98	1.52	N.O.P - 4.32	8.14	28	3.43
Totals:						153.43	20.51	42.02	92.05	326	3.52

GENERAL NOTES

- Plan scales are as indicated.
- Meters and bounds are as shown on drawing. Legal Description is as described on plan.
- Number of Lots: 323
- Development schedule and phasing is proposed as indicated in the Development Data.
- Layout of streets and pedestrian areas is as indicated on plan. All public sidewalks are to be located within right-of-way.
- General configuration of lots shown on plan.
- Land coverage is as indicated in Development Data.
- Residential lot types are single family homes.
- Setbacks are as follows: R-1C: Front yard: 30 ft. min. Side yard: 7 ft. min. Rear yard: 10 ft. min. Minimum width of 75 feet each. Buildings on corner lots shall show a minimum of fifteen (15) feet on the side abutting a local street and twenty (20) feet on the side abutting a collector or arterial street.
- Ingress and egress to each lot will be from a dedicated public street. No access will be allowed from Residential lot directly to Buckingham Road (specifically lots 1, 34, 289, 303, 304 and 323).
- Existing topography shown on attached grading plan.
- Existing and proposed right-of-ways are shown on plan and labeled with dimensions.
- All R-1C lots shall have a minimum width of 70 ft. at the building line.
- Minimum lot area for R-1C is 8,000 Sq. Ft.
- Streets 1 through 13 shall be CO-2 curb and gutter.
- Flood Zone: The subject property is not located in FEMA designated Flood Zone.
- Only single family residential and accessory uses and structures as defined by RS-320 "Accessory Uses and Structures" are allowed.
- Boundary and topographic survey provided by J&J Survey LLC, June 21, 2022.
- Sidewalk shall be constructed at the time of roadway construction on both sides of all public streets, except that the construction of sidewalks along streets that are accessed by residential lots may be deferred until building permits are issued for each lot. After three (3) years from the date of acceptance of the streets in the development by the city, the owner of any undeveloped lot within the subject development shall be required, upon notification by the city, to construct the sidewalk in accordance with city standards within sixty (60) days. Should any sidewalk not be completed within the provided time period, the city may proceed with constructing the sidewalk and may a special assessment against the property owner for the costs thereof as provided in Section 88.880, RSMo. This agreement shall be recorded on the final plat and shall be binding upon all heirs, successors, and assigns of the original parties.
- Residential lots shall contain within the front yard a minimum of one tree, which may be large- or small-growing; two (2) perennials; and three (3) shrubs per dwelling unit.
- All power, phone and other utility lines are to be installed underground.
- No structures, including fences, are allowed within the 100 ft. landscape easement.
- Bridgeway Lane to be built from Whitehorse Drive to the rear lot line of Lots 86 and 87 with Phase II. If with Phase II the Birmingham Road realignment is not built or underway, the City may require Bridgeway Lane to be extended to connect to the existing Birmingham Road. Public Access Easement to be provided for that portion across Tracts G, H and M.

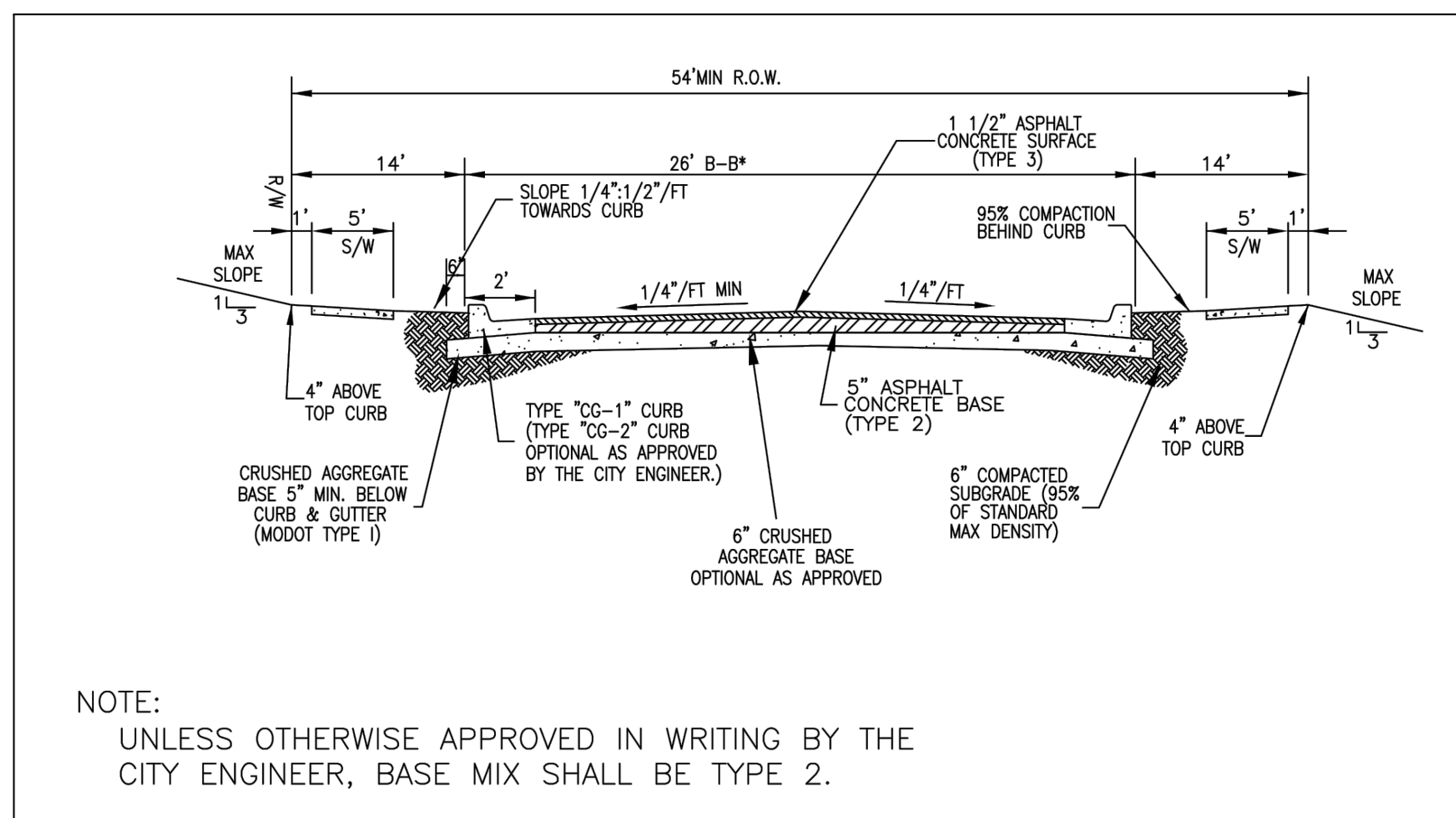
HOA - TRACTS (ACRES)

TRACT USE	TRACT USE
A	NOT USED
B	DETENTION / WATER QUALITY
C	CONSERVATION AREA
D	CONSERVATION AREA
E	DETENTION / WATER QUALITY
F	LANDSCAPE AREA
G	PUBLIC LIFT STATION
H	PRIVATE OPEN SPACE
I	DETENTION / WATER QUALITY
J	DETENTION / WATER QUALITY
K	CONSERVATION AREA
L	DETENTION / WATER QUALITY
M	FUTURE RIGHT OF WAY
N	FUTURE RIGHT OF WAY
O	DETENTION / WATER QUALITY
P	FUTURE RIGHT OF WAY



FUTURE BIRMINGHAM ROAD REALIGNMENT

REQUEST VARIANCE TO ELIMINATE SIDEWALK ON WEST SIDE



LOCAL STREET TYPICAL SECTION

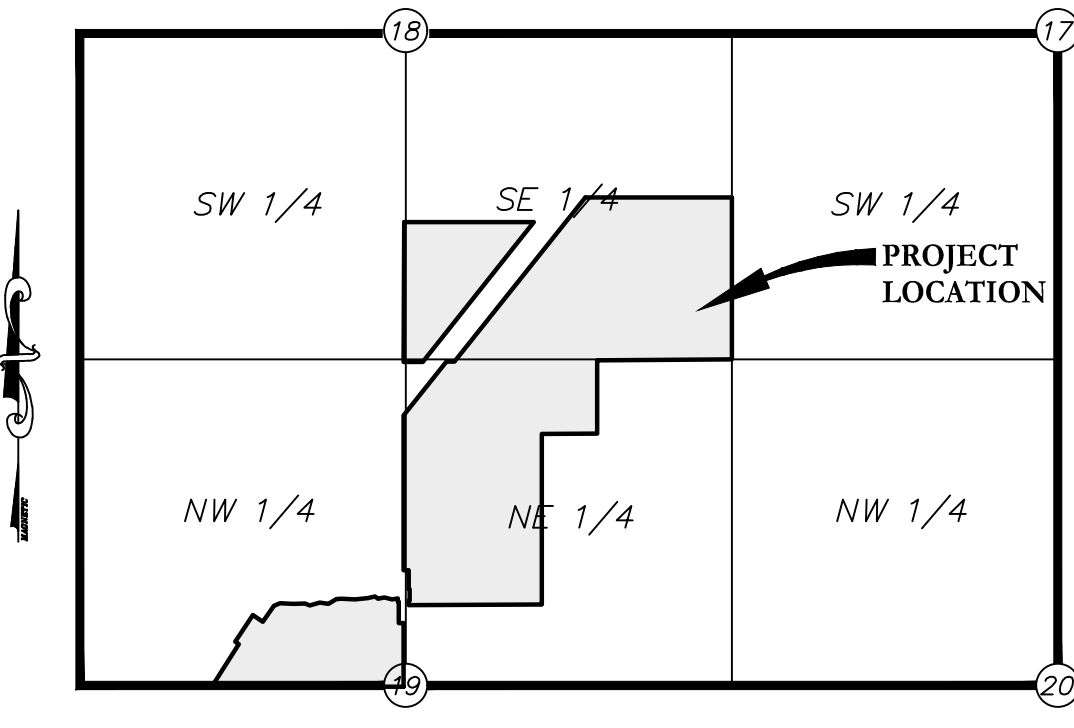
NOT TO SCALE

PRELIMINARY PLAT

Whitehorse

A Subdivision in Liberty, Clay County, Missouri

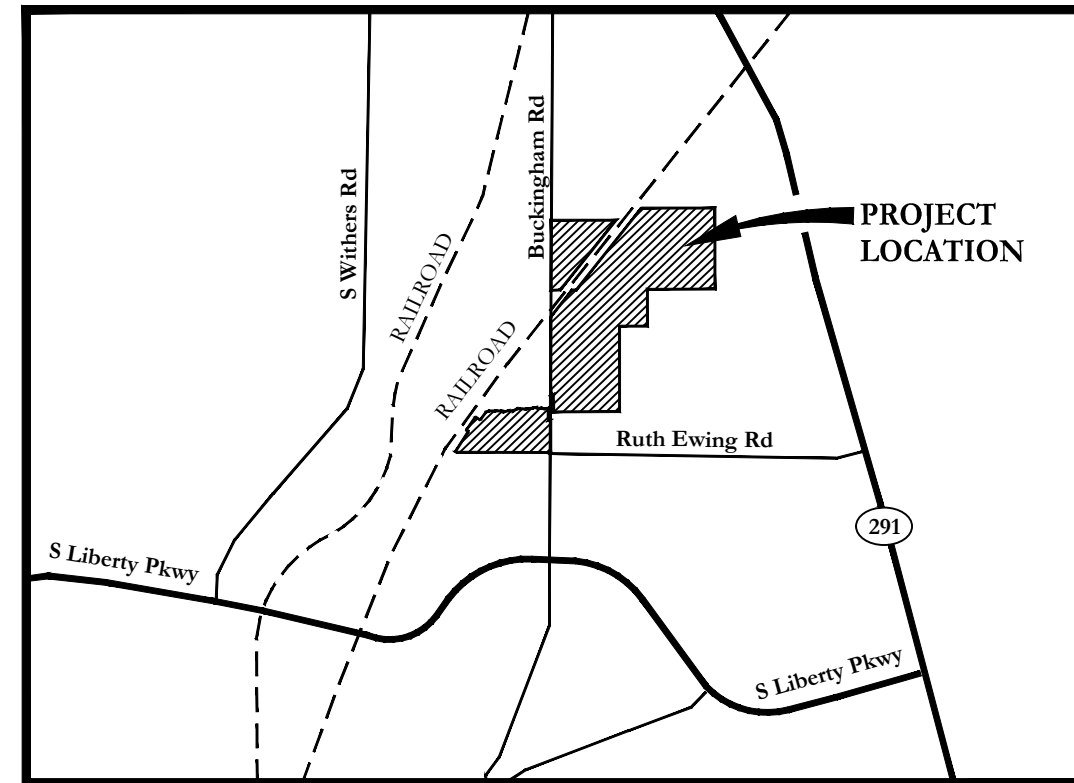
SE 1/4 SECTION 18, TOWNSHIP 51 NORTH, RANGE 31 WEST NE 1/4, & NW 1/4, SECTION 19, TOWNSHIP 51 NORTH, RANGE 31 WEST



Sec. 17, 18, 19 & 20, Twp. 51 N., Rge. 31 W.

SECTION LOCATOR

NOT TO SCALE

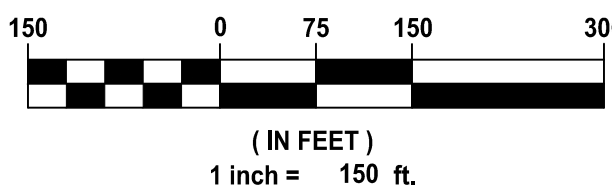


LOCATION MAP

NOT TO SCALE

LEGEND

- EXISTING TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GAS VALVE
- GAS PIPELINE MARKER
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- BOLLARD
- MAILBOX
- SIGN AS NOTED
- FIBER OPTIC MARKER
- CHAIN LINK FENCE
- WIRE FENCE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- GAS LINE
- FIBER OPTIC LINE
- TREE LINE
- CREEK



DEVELOPER

Star Development Corporation
244 West Mill St. Ste 101
Liberty, Missouri 64068
(816) 781-3322

AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

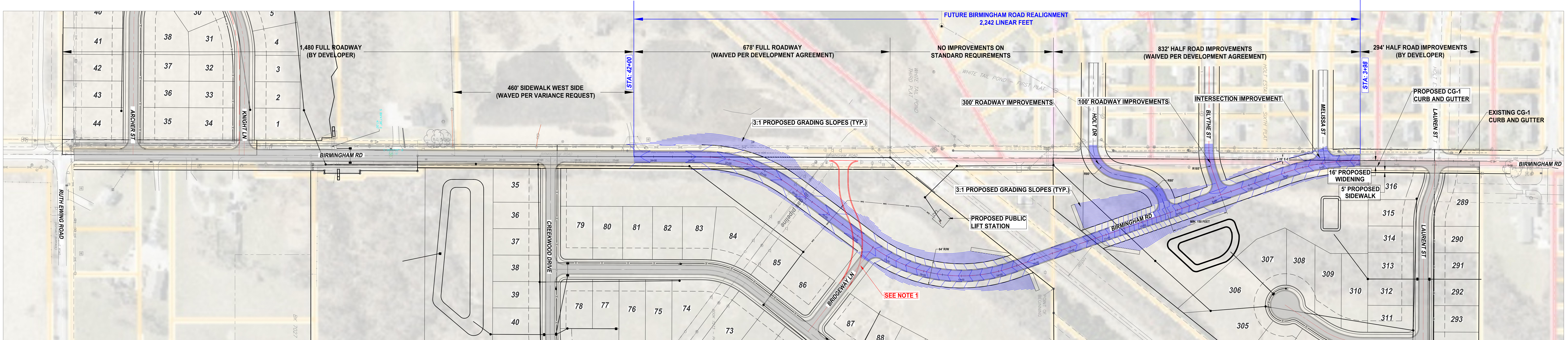
816.781.4200
fax 792.3666

www.agcengineers.com

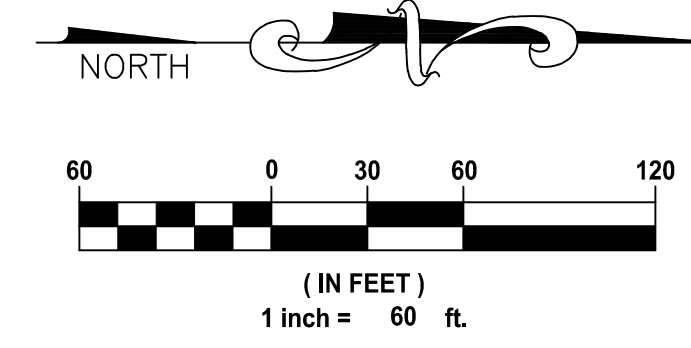
BY	REVISION	DATE:	
AA/ACA	Submittal to City	9-2-22	1 of 5
AA/ACA	Submittal to City	7-28-22	

PRELIMINARY PLAT
Whitehorse
A Subdivision in Liberty,
Clay County, Missouri
(Future Birmingham Road Improvements)

CITY IMPROVEMENTS
DEVELOPMENT IMPROVEMENTS



Note
1. Developer shall connect Bridgeway Lane to the existing Birmingham Road if developed lots on the east side of Birmingham exceed 120 and the alternate alignment for Birmingham Road is not constructed or planned to be constructed before the expected occupancy of the 120 homes. City project would then remove the temporary portion of Bridgeway Lane and connect to new alignment. If alternate alignment is constructed before Bridgeway Lane, Developer will connect Bridgeway Lane to the new alignment.



AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200
fax 792.3666
www.agcengineers.com

BY	REVISION	DATE
AA/ACA	Submittal to City	10-4-22

1 of 1



CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-240

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: ORDINANCE GRANTING A UTILITY EASEMENT FOR EVERGY METRO,
INC

Summary:

- City of Liberty granting an utility easement to Evergy

Background:

Evergy is requesting a permanent utility easement for the installation of electric and communication transmission and distribution lines and their appurtenances. The easement is a 10'-0" wide strip either on City property or within City ROW which follows the City Wastewater Treatment Plant's northern property line and then hugs the outside property line of the adjacent Property Reserve Inc. property. The easement is necessary to provide power for the Canadian Pacific Railroad.

City staff recommends granting of a utility easement for Evergy.

Previous Action (if applicable):

NA

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-240 Grant Evergy Utility Ease ORD
2. Evergy Municipal Easement

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A UTILITY EASEMENT FOR
EVERGY METRO, INC

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby grants to Evergy Metro, Inc, a utility easement. Copies of said utility easements are attached hereto and made a part hereof as though more fully set out herein.

SECTION III

The City Council of the City of Liberty, Clay County, Missouri, hereby directs utility easement to be filed with this ordinance after being recorded with the Office of the Recorder of Deeds of Clay County, Missouri.

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

PASSED by the City Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

MAYOR

S		/	QQ/Q
T			County
R			State

EASEMENT CONVEYANCE

THIS **EASEMENT** made and entered into this 23rd day of September 2022, by and between The Mayor, City Councilmen and The Citizens of the City of Liberty , a political subdivision of the State of MO , "**GRANTOR**" and **Evergy Metro, Inc., a Missouri Corporation** whose mailing address is PO Box 418679, Kansas City, MO. 64141-9679, and their affiliates, lessees, licensees, designees, successors, and assigns, of Jackson County, Missouri "**GRANTEE**".

After recording mail to: **Evergy**
 Carlos Diaz
 PO Box 418679
 Kansas City, MO 64141-9679

Legal Description: See Exhibit A

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its lessees, successors and assigns, the right, privilege and perpetual non-exclusive easement to enter upon the "Grantor Real Property" as described below, to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace electric and communication transmission and distribution lines and their appurtenances under varying conditions of operation, including the poles, towers, anchors, guys, crossarms, insulators, conductors, conduit, ducts, cables, and other fixtures and equipment appurtenant thereto for the transmission and/or distribution of electric energy and communications in, along, under, across, and over the Grantor Real Property, and in and upon all streets, roadways or highways abutting said lands, as described ("Easement Tract") in Exhibit "A" attached hereto and incorporated by reference herein (individually and in any combination referred to as the "Rights"), together with the right of ingress to and egress to and from the Easement Tract on the Grantor Real Property and contiguous land owned by Grantor for the purpose of Grantee exercising the Rights ("Access Rights"). Grantee shall exercise the Rights and Access Rights in a reasonable and appropriate manner as

determined in its good faith and when practicable, use existing roads and lanes. The "Grantor Real Property" is that certain real property owned by Grantor and described in Book_____at Page_____in the _____ County Recorder of Deeds office.

In the exercise of the Rights and Access Rights, Grantee shall have the further right to erect and use gates in all fences that cross or obstruct the Access Rights or that shall hereafter cross or obstruct the Access Rights on the Grantor Real Property or contiguous land owned by Grantor, and also have the right to trim, remove, eradicate, cut and clear away any trees, limbs, brush and vines ("Woody Vegetation") on or adjoining the Easement Tract or on routes exercised as Access Rights now or at any future time whenever in its judgment such Woody Vegetation will interfere with or endanger the exercise of the Rights or the Access Rights. All such Woody Vegetation shall be removed by Grantee unless otherwise mutually agreed to by Grantor and Grantee. In the event Grantee causes damage to Grantor or the Grantor Real Property from the exercise of the Rights or Access Rights, Grantee shall either cause the physical, material damage to be repaired or pay Grantor the reasonable cost of such work.

Grantor, its heirs, successors, assigns and lessees, may cultivate, use, and enjoy the Easement Tract, provided such use shall not, in the judgment of Grantee, interfere with or endanger the Rights, and provided further that no improvements, buildings or structures shall be located, constructed or otherwise placed on the Easement Tract.

LANDSCAPE CLAUSE

Grantee agrees to plant, install, and maintain any and all landscaping required by city ordinance to screen utility structures located on the property.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

TO HAVE AND TO HOLD said easement and rights aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in anyway appertaining unto Grantee its lessees, licensee, successors or assigns forever. This easement conveyance shall run with the land and shall be binding upon Grantor and Grantor's heirs, administrators, executors, successors, and assigns. Grantor hereby covenants that Grantor is the owner(s) of the above-described land, subject to existing liens and right-of-way easements of record.

SIGNATURES ON FOLLOWING PAGE

IN TESTIMONY WHEREOF, Grantor has hereunto executed this Easement on the date first above written.

Insert Entity Name

By: _____

ATTEST: _____

CLERK

Print Name: _____

Title: _____

SEAL _____

ACKNOWLEDGEMENT

State of _____)
) SS.
County of _____)

On this _____ day of _____, Insert Year, before me a Notary Public, appeared _____
_____ to me personally known, (or proved to me on the basis of satisfactory evidence) to be the
person(s) described in and who executed the foregoing instrument, and acknowledged that he/she is the _
_____ of _____, and that seal affixed to the forgoing
instrument is the corporate seal of said municipality and that said instrument was signed and sealed on
behalf of said municipality by authority of its board pursuant to Ordinance No. _____ duly adopted
and passed on _____ and the said _____ acknowledged said
instrument to be the free act and deed of said municipality, executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year
aforesaid.

My Commission Expires: _____

Notary Public _____

WR#: Insert WR #

Validation by: Insert Name or Initials

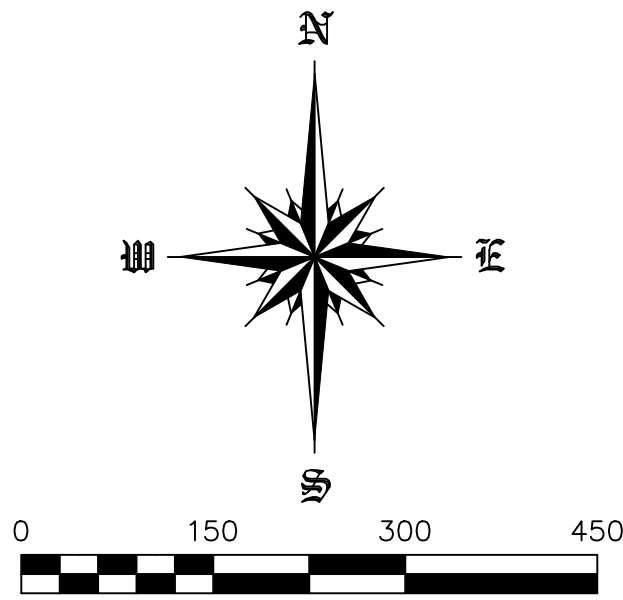
Exhibit A

UTILITY EASEMENT DESCRIPTION,

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 31 WEST, IN LIBERTY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

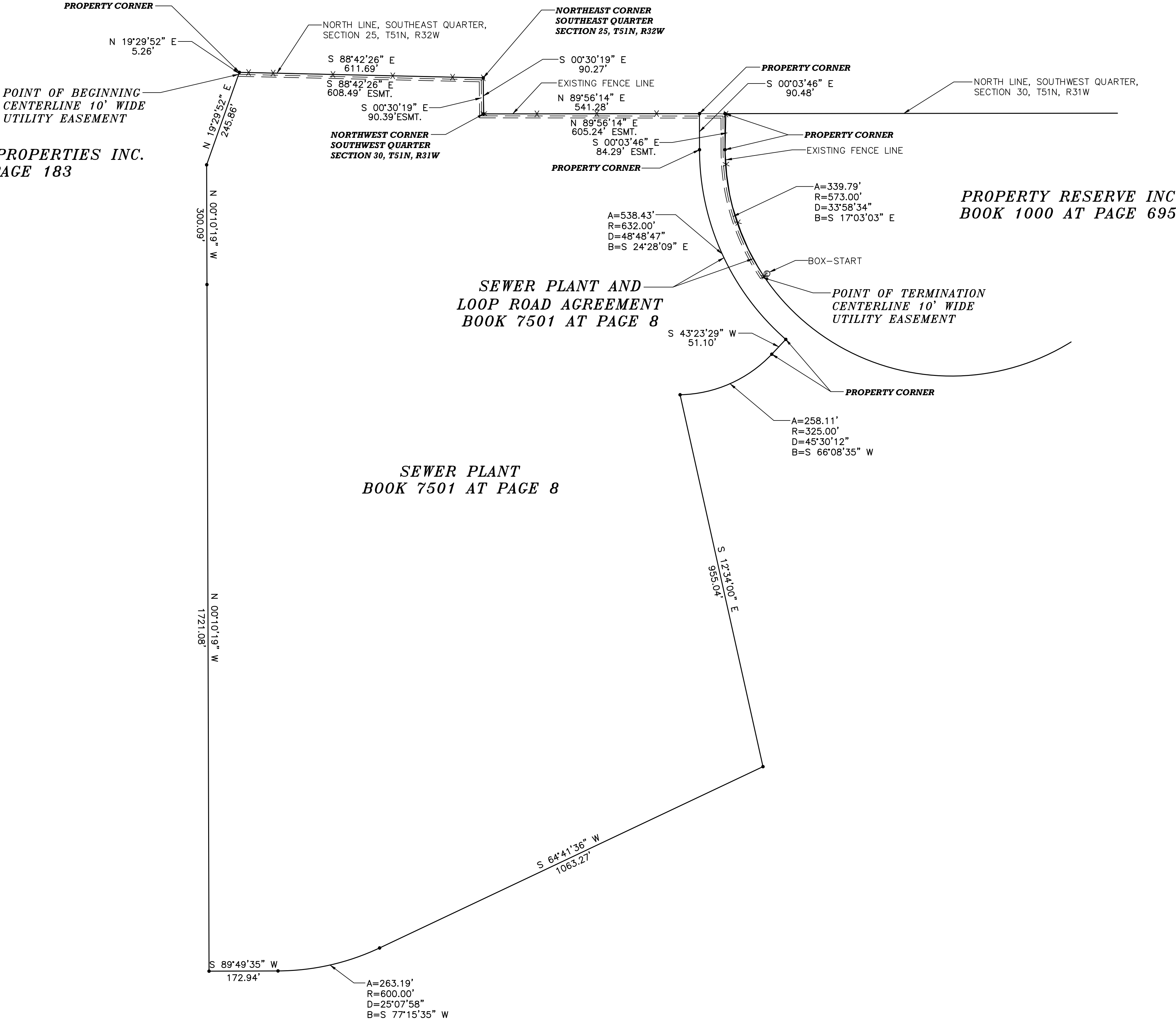
BEGINNING AT A POINT NORTH 88°42'26" WEST, A DISTANCE OF 611.69 AND SOUTH 19°29'52" WEST, A DISTANCE OF 5.26 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 10 FEET WIDE UTILITY EASEMENT; THENCE SOUTH 88°42'26" EAST, A DISTANCE OF 608.49 FEET; THENCE SOUTH 00°30'19" EAST, A DISTANCE OF 90.39 FEET; THENCE NORTH 89°56'14" EAST, A DISTANCE OF 605.24 FEET TO A POINT 5.00 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF SEWER PLANT AND LOOP ROAD AGREEMENT LOCATED IN BOOK 7501 AT PAGE 8; THENCE SOUTH 00°03'46" EAST, A DISTANCE OF 84.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 573.00 FEET, AN ARC LENGTH OF 339.79 FEET AND A CHORD BEARING OF SOUTH 17°03'03" EAST TO THE POINT OF TERMINATION OF SAID CENTERLINE OF A 10 FEET WIDE UTILITY EASEMENT.

Exhibit B



EASEMENT SURVEY

TAPP FARM ASSOC
BOOK 8037 AT PAGE 5



UTILITY EASEMENT DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 31 WEST, IN LIBERTY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A BEGINNING AT A POINT NORTH 88°42'26" WEST, A DISTANCE OF 611.69 AND SOUTH 19°29'52" WEST, A DISTANCE OF 5.26 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 10 FEET WIDE UTILITY EASEMENT; THENCE SOUTH 88°42'26" EAST, A DISTANCE OF 608.49 FEET; THENCE SOUTH 00°30'19" EAST, A DISTANCE OF 90.39 FEET; THENCE NORTH 89°56'14" EAST, A DISTANCE OF 605.24 FEET TO A POINT 5.00 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF SEWER PLANT AND LOOP ROAD AGREEMENT LOCATED IN BOOK 7501 AT PAGE 8; THENCE SOUTH 00°03'46" EAST, A DISTANCE OF 84.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 573.00 FEET, AN ARC LENGTH OF 339.79 FEET AND A CHORD BEARING OF SOUTH 17°03'03" EAST TO THE POINT OF TERMINATION OF SAID CENTERLINE OF A 10 FEET WIDE UTILITY EASEMENT.

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

AS OF JULY 15, 2022 WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS.

ALL INFORMATION PROVIDED BY THE CLIENT.
BASIS OF BEARINGS: NORTH LINE, SOUTHWEST QUARTER, N89°56'14"E.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 20 CSR 2030-16.040

Prepared By

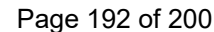
NELSON LAND SURVEYING INC.
100 S. JEFFERSON STREET, KEARNEY, MISSOURI
Email address: mike@nelsonlandsurveying.com

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

EASEMENT SURVEY

DRAWN MAN	DATE 07/10/22	FOR: STACO ELECTRIC CONSTRUCTION
APPROVED NLS	DATE 09/08/22	
SCALE 1" = 150'	SHEET 1	PROJECT NO. 2022078





CITY COUNCIL ACTION REPORT

Meeting Date: October 24, 2022

A/R No.: 2022-239

Department: Fire

Submitted By: John Mills, Fire Chief

Subject: ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF LIBERTY AND FEDERAL SIGNAL TO INSTALL FOUR NEW OUTDOOR WARNING SIRENS AND UPGRADE THE REMAINING EIGHT IN AN AMOUNT NOT TO EXCEED \$173,620.94

Summary:

- Purchase four Outdoor Warning Sirens and upgrade Communications on the remaining eight sirens.

Background:

The city currently has 12 outdoor warning sirens. In the past few years, several of the sirens have experienced maintenance issues. Upon review, it was found that 4 of the sirens are outdated and will need replacement to ensure reliability and replacement parts when needed. Out of these 4 sirens, one was installed before 1980 and the other 3 were installed before 1990. After reviewing the age of all 12 of the City's sirens, we have created a replacement program to take place over the next few years. We have also included in this purchase the needed upgrades to all sirens to replace the radios and alerting components. This will allow us to test the sirens without having to sound the siren to ensure it is working.

The City's twelve (12) sirens are manufactured by Federal Signal Corporation. The sole provider, in the metropolitan area, of the Federal Signal siren is Blue Valley Public Safety, Inc. in Grain Valley, Missouri. Blue Valley Public Safety also currently provides the maintenance of our outdoor warning sirens.

Price to replace 4 warning sirens and upgrade the remaining 8 sirens

- 4 new sirens \$126,841.10
- Radio and communication upgrades \$46,779.84

Total = \$173,620.94

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight	Completed/Recommended:

Committee	
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
x Non-Budgeted	Line Item:	Amount: \$173,620.94
	Line Item:10.50.300.14.5553	
	Funding Source:	Amount:

Attachments:

1. 10.24.22 OUTDOOR (1)
2. Federal signal (1)
3. Siren quote

DOCUMENT NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AGREEMENT BETWEEN
THE CITY OF LIBERTY AND of FEDERAL SIGNAL TO INSTALL FOUR NEW
OUTDOOR WARNING SIRENS AND UPGRADE THE REMAINING EIGHT.

BE IT ORDAINED by the City Council of the City of Liberty, Clay County,
Missouri as follows:

SECTION I

That the City Council approves an agreement between the City of Liberty and of
Federal Signal of University Park, IL, in an amount not to exceed ONE HUNDRED
SEVENTY-THREE THOUSAND, SIX HUNDRED TWENTY DOLLARS AND 94/100
[\$173,620.94], a copy of said agreement being incorporated herein by reference and
available for review as required by law.

SECTION II

The City Council hereby authorizes the Mayor to execute the Agreement more
particularly described in Section I of this ordinance.

SECTION III

This ordinance shall be in full force and effect from and after its passage by the
City Council and approval by the Mayor.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

Deputy City Clerk

APPROVED by the Mayor this ____ day of _____, 2022.

MAYOR

AGREEMENT FOR SERVICES

This agreement is made and entered into this 24th day of October 2022, by and between the Mayor, Councilmen, and Citizens of the City of Liberty, Clay County, Missouri, a municipal corporation hereinafter referred to as CITY, and Federal Signal of University Park, IL., as CONTRACTOR, for the Purchase and Installation of four outdoor warning sirens and upgrades to the remaining eight, as follows:

WITNESSETH: CITY and CONTRACTOR hereby agree that CONTRACTOR shall perform all services included in the project description provided by the CONTRACTOR, shall furnish all materials, and will perform the work at the location as specified in the project description (Exhibit A). CONTRACTOR agrees to pay all taxes necessary to perform the work, shall secure all necessary permits, shall provide proof of workers' compensation coverage, shall provide a certificate of insurance indicating general liability insurance coverage in an amount of at least \$2,000,000 per occurrence, shall name the CITY as additional insured for general liability insurance coverage, and shall provide proof CONTRACTOR has a valid business/occupation license that entitles CONTRACTOR to do business within the corporate limits of CITY.

CITY agrees to pay CONTRACTOR for services performed a sum not to exceed ONE HUNDRED SEVENTY-THREE THOUSAND, SIX HUNDRED TWENTY DOLLARS AND 94/100 AND 94/100 dollars (\$173,620.94), payable on completion of all work specified in the project description.

CONTRACTOR agrees to perform all work in accordance with CITY specifications, following all CITY code requirements, with all work to be performed in a work like manner acceptable to CITY, and to complete all work within 30 days of receipt of notice to proceed with the work.

IN WITNESS WHEREOF, CITY and CONTRACTOR accept the terms and conditions of this contract through their respective signatures below, as officially approved by the Liberty City Council and attested to by the Deputy City Clerk on the date and year noted:

Approved this ____ day of _____, 2022.

CITY OF LIBERTY, MISSOURI

BY

MAYOR

ATTEST:

DEPUTY CITY CLERK

CONTRACTOR

BY

AUTHORIZED OFFICIAL

Contact Name: Fire Chief John Mills
Customer: City of Liberty
Address: 200 W. Mississippi
City: Liberty
State: MO
Zip: 64068
Phone: 816-439-4311
Cell: *
Fax: *
Email: jnmills@libertymo.gov

Notes: Upon receipt of your order and acceptance by Federal Signal Corporation, the equipment herein will be supplied at the quoted prices below. Delivery schedule cannot be established until radio information is supplied, if applicable.

Quotation No.: ANS
922221534
Please reference quote
no. on your order
Date Quoted: 9/22/22

Item No.	Qty.	Model/Part No.	Description	Unit Price	Total
Electro-Mechanical Siren Equipment					
1	4	2001-130	ELECTRO-MECHANICAL ROTATING SIREN, 130 DB(C) 800HZ	\$ 10,143.00	\$ 40,572.00
2	4	DCFCTBDH	DIGITAL CONTROLLER, HIGH BAND	\$ 9,198.00	\$ 36,792.00
3	4	SMV-FP	Include Faceplate on Kenwood Radios	\$ 300.00	\$ 1,200.00
4	4	AMB-P	ANTENNA MOUNTING BRACKET, POLE	\$ 154.00	\$ 616.00
Total Equipment				\$	79,180.00

Shipping					
5	1	ES-FREIGHT - Z1	Shipping Fees		\$ 3,563.10

Services					
6	4	TK-I-2001DC-Z2	2001 / Equinox / 508 / Eclipse DC Only Standard Installation 4 Standard Batteries 50' Class 2 Wood Pole	\$ 7,285.00	\$ 29,140.00
7	4	TK-IO-CUSREMOV	Removal Services, Custom	\$ 945.00	\$ 3,780.00
8	4	OMNI-5	ANTENNA, 156-162MHZ VHF	\$ 457.00	\$ 1,828.00
Total Services				\$	34,748.00

Total of Project \$ 117,491.10

Options					
9	4	BV-TRAFFIC	Traffic Control, if required	\$ 750.00	\$ 3,000.00
10	4	BV-Permit	Cost associated with electrical inspections / permits, if required	\$ 1,250.00	\$ 5,000.00
11	1	TK-IO-CRTPAY-CU	Prevailing Wage/Certified Payroll/Davis-Bacon Act Fee	\$ 1,350.00	\$ 1,350.00

Prices are firm for 90 days from the date of quotation unless shown otherwise. Upon acceptance, prices are firm for 6 months. This quotation is expressly subject to acceptance by Buyer of all Terms stated in the attached Terms document, and any exception to or modification of such Terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or Officer of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of the Terms. Any such order shall be subject to acceptance by Seller in its discretion. If the total price for the items set forth above exceeds \$50,000 then this quotation IS ONLY VALID if countersigned below by a Regional Manager of the Safety & Security Systems Group, Federal Signal Corporation. Installation is not included unless specifically quoted as a line item above. Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment. Trenching is additional. Power Clause, bringing power to the equipment is the responsibility of the purchaser. Permit Clause, any special permits, licenses or fees will be additional. See attached Terms sheet.

Site Restoration is not included in this quote unless specifically called out above. As the site has typically not been determined at the time of quoting we cannot forecast what landscaping, seeding or backfilling will be required to restore a site. It is recommended to keep sites within 15' of a paved surface so as to avoid damage to landscaping at the time of installation and for future service.

Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment.

Power Clause: Bringing power to the siren equipment is the responsibility of the purchaser. Trenching is additional.

Traffic Control Clause: Traffic control, if required, will be an additional \$250.00 per site.

Permit Clause: Any special permits, licenses or fees will be additional.

FCC Licensing Clause: The buyer is responsible for maintaining any FCC licensing requirements associated with the use of this equipment.

Classified Location Clause: No equipment or services are designed or installed to meet the requirements of a classified location installation unless noted.

Sales Tax: Sales Tax will be additional unless an Exemption Certificate is provided.

Proposed By: Dee A. Wieduwilt
Company: Blue Valley Public Safety Inc.
Address: P.O. Box 363 - 509 James Rollo Dr.
City, State, Zip: Grain Valley, MO 64029
Country: USA
Work Phone: 1-800-288-5120
Fax: 816-847-7513

Delivery: 12-16 weeks
Freight Terms: FOB University Park
Terms:
Equipment, Net 30 Days upon receipt
Services, Net 30 Days as completed,
billed monthly. Net 30 will not be held
for installations.



FEDERAL SIGNAL
Safety and Security Systems

Advancing security and well being.

2645 Federal Signal Drive
University Park, Illinois 60484-0975
800.548.7229
www.fedsig.com

Approved By: Brian Cates

Brian Cates

Title: General Manager

Signature

Contact Name: Fire Chief John Mills

Customer: City of Liberty

Address: 200 W. Mississippi

City: Liberty

State: MO

Zip 64068

Phone: 816-439-4311

Cell: *

Fax: *

Email: jmills@libertymo.gov

Notes: Delivery schedule cannot be established until radio information is supplied, if applicable.

Quotation No.: FWS

922221534

Please reference quote
no. on your order

Date Quoted: 9/22/22

I hereby agree to the Terms stated on this quotation and in the attached Terms document on behalf of the above mentioned Company or Government Entity.

Signature:

Title:

*** Purchase Order MUST be made out to: ***

Federal Signal Corporation, 2645 Federal Signal Drive, University Park, IL 60484

Purchase Order MUST be e-mailed, mailed or faxed to:

Blue Valley Public Safety, Inc., PO Box 363, Grain Valley, MO 64029 Fax: 816-847-7513

dee@bvpsonline.com

Contact Name: Fire Chief John Mills
Customer: City of Liberty
Address: 200 W. Mississippi
City: Liberty
State: MO
Zip: 64068
Phone: 816-439-4311
Cell: *
Fax: *
Email: jmills@libertymo.gov

Quotation No.: ANS
922221617
Please reference quote
no. on your order
Date Quoted: 9/22/22

Notes: Upon receipt of your order and acceptance by Federal Signal Corporation, the equipment herein will be supplied at the quoted prices below. Delivery schedule cannot be established until radio information is supplied, if applicable.

Item No.	Qty.	Model/Part No.	Description	Unit Price	Total
Electro-Mechanical Siren Equipment					
1	1	DCFCTBDH	DIGITAL CONTROLLER, HIGH BAND	\$ 9,198.00	\$ 9,198.00
2	1	SMV-FP	Include Faceplate on Kenwood Radios	\$ 300.00	\$ 300.00
3	1	2001TRBP-KIT	2001TRBP LESS TRANSFORMER	\$ 513.00	\$ 513.00
4	1	AMB-P	ANTENNA MOUNTING BRACKET, POLE	\$ 154.00	\$ 154.00
Activation Equipment					
5	1	SS2000+	DIGITAL DTMF CONTROLLER, DESK MOUNT	\$ 4,290.00	\$ 4,290.00
6	1	B5H	BASE STN. RADIO, VHF	\$ 4,088.00	\$ 4,088.00
7	1	AMB-W	ANTENNA MOUNTING BRACKET, WALL	\$ 204.00	\$ 204.00
8	1	X-PCD1	DESKTOP COMPUTER WITH MONITOR	\$ 4,265.00	\$ 4,265.00
9	1	SFCD25	COMMANDER SOFTWARE, PRGMNG, 25 SITES	\$ 6,740.00	\$ 6,740.00
				Total Equipment	\$ 29,752.00
Shipping					
10	1	ES-FREIGHT - Z1	Shipping Fees		\$ 1,338.84
Services					
11	12	TK-S-CPSYSOP-CU	System Optimization of 1 Activation-Control Pt, CUSTOM	\$ 600.00	\$ 7,200.00
12	1	TK-I-DCCTR-Z2	DCFC/UV Controller Install 4 Standard Batteries	\$ 2,965.00	\$ 2,965.00
13	1	TK-I-ENCODER-Z2	Encoder Install SS2000/SE3000	\$ 1,700.00	\$ 1,700.00
14	1	TK-I-BRADIO-Z2	Base Radio Install	\$ 1,070.00	\$ 1,070.00
15	1	TK-I-BASANT-Z2	Base Antenna Install	\$ 1,840.00	\$ 1,840.00
16	2	OMNI-5	ANTENNA, 156-162MHZ VHF	\$ 457.00	\$ 914.00
				Total Services	\$ 15,689.00
				Total of Project	\$ 46,779.84

Prices are firm for 90 days from the date of quotation unless shown otherwise. Upon acceptance, prices are firm for 6 months. This quotation is expressly subject to acceptance by Buyer of all Terms stated in the attached Terms document, and any exception to or modification of such Terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or Officer of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of the Terms. Any such order shall be subject to acceptance by Seller in its discretion. If the total price for the items set forth above exceeds \$50,000 then this quotation IS ONLY VALID if countersigned below by a Regional Manager of the Safety & Security Systems Group, Federal Signal Corporation. Installation is not included unless specifically quoted as a line item above. Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment. Trenching is additional. Power Clause, bringing power to the equipment is the responsibility of the purchaser. Permit Clause, any special permits, licenses or fees will be additional. See attached Terms sheet.

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Proposed By: Dee A. Wieduwilt
Company: Blue Valley Public Safety Inc.

Delivery: 12-16 weeks
Freight Terms: FOB University Park



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Fax: 816-847-7513
Approved By: Brian Cates

Terms:
Equipment, Net 30 Days upon receipt
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Brian Cates

Title: General Manager

Signature

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Customer: City of Liberty
Address: 200 W. Mississippi
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Email: jmills@libertymo.gov
Notes: Delivery schedule cannot be established until radio information is supplied, if applicable.

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922221617
Please reference quote
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Blue Valley Public Safety, Inc., PO Box 363, Grain Valley, MO 64029 Fax: 816-847-7513

dee@bvpsonline.com