



Amended Agenda

City Council Special Session

Monday, May 20, 2024 - 7:00 PM
Council Chambers

I. Call to Order

II. Proclamations

- A. EMERGENCY MEDICAL SERVICES WEEK PROCLAMATION
- B. NATIONAL GUN VIOLENCE AWARENESS DAY PROCLAMATION

III. Approve Minutes and Summaries

- A. REGULAR SESSION MINUTES OF APRIL 8, 2024

IV. Consent Agenda

- A. REGULAR SESSION MINUTES OF APRIL 22, 2024
- B. BOARDS AND COMMISSIONS APPOINTMENT
 - 1. LIBERTY HOUSING AUTHORITY
 - a. APPOINT TONY MEYERS TO A TERM EXPIRING 7/1/2026.

V. Public Hearings

- A. RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A 2.91-ACRE RECREATIONAL VEHICLE STORAGE FACILITY AT 1300 H HIGHWAY, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 24-10SUP)
- B. RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED SINGLE FAMILY IN THE RNC DISTRICT AT THE NW CORNER OF SUDDARTH ST. AND RICHFIELD RD. IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 24-12SUP)
- C. ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR PRAIRIE ESTATE IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI WITH PUBLIC HEARING FOR ASSOCIATED VARIANCES (P&Z CASE 24-11FP)

VI. Ordinances, Contracts and Resolutions

- A. ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS FOR THE PERIOD OF MAY 3, 2024 TO MAY 10, 2024
- B. ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR JOESBAR ESTATES IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 24-14FP)
- C. RESOLUTION ACCEPTING CITY OF LIBERTY PROJECT 24-001, 2024 CLAYVIEW DR. EMERGENCY STORM PIPE REPAIR AS CONSTRUCTED BY HOLTHOUSE CONSTRUCTION L.L.C.

VII. Other Business

VIII. Miscellaneous Matters from City Administrator

IX. Miscellaneous Matters from Mayor and City Council

X. Adjournment

For ADA access to City Hall, please use the Kansas Street entrance.

Proclamation

City of Liberty, Missouri

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, training members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

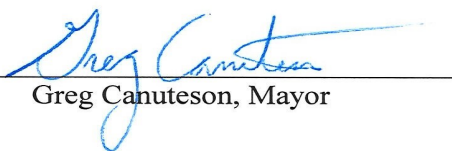
WHEREAS, the Mayor and City Council wish to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

NOW, THEREFORE, I, Greg Canuteson, Mayor of the City of Liberty, Clay County, Missouri, proclaim the week of May 19-25, 2024 as

EMERGENCY MEDICAL SERVICES WEEK

in the City of Liberty, Missouri, and with the theme, *Honoring Our Past. Forging Our Future*, I call upon all citizens to observe this week in honor of the men and women whose diligence and professionalism provide lifesaving services to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed the official seal of the City of Liberty, Clay County, Missouri
this 20th day of May, 2024.



Greg Canuteson, Mayor



Proclamation

City of Liberty, Missouri

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 17,000 gun homicides every year; and

WHEREAS, Americans are more likely to die by violence involving guns than people in other high-income countries, according to the Preventative Medicine journal; and

WHEREAS, cities across the nation, including in Liberty, Missouri are working to end the senseless violence with evidence-based solutions; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 7th, the first Friday in June in 2024, to help raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce violence involving guns and pledge to do all we can to encourage responsible gun ownership, to prosecute those using guns illegally, to keep firearms out of the wrong hands and to help keep all persons safe, especially children;

NOW, THEREFORE, I, Kelley Wrenn Pozel, Council Member Ward Two of the City of Liberty, Clay County, Missouri, do hereby proclaim June 7, 2024 as:

National Gun Violence Awareness Day

in the City of Liberty, and encourage all citizens to Wear Orange symbolizing support for efforts to prevent the tragic effects of violence involving guns and to honor and value human lives.

Kelley Wrenn Pozel, Council Member Ward Two





City Council Meeting

Regular Session Minutes

April 8, 2024

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 April 8, 2024 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Council Member Phillips, who then led the pledge of allegiance.

III. ROLL CALL

Council Members Present: Harold Phillips, Ward I
Kelley Wrenn Pozel and Adam Travis, Ward II
Kevin Graham and Jeff Watt, Ward III
Gene Gentrup, Ward IV

Council Members Absent: Shelton Ponder, Ward I
Michael Hagan, 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
Tom Garland, Parks and Recreation Assistant Director
Jim Martin, Police Chief
John Mills, Fire Chief
Katherine Sharp, Planning and Development Director
Sherri McIntyre, Public Works Director
Sarah Ranes, Deputy City Clerk

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

IV. APPROVE MINUTES AND SUMMARIES

V. CITIZENS' PARTICIPATION

A. NATIONAL TELECOMMUNICATOR'S WEEK PROCLAMATION

Mayor Canuteson read and presented the Proclamation to Dispatcher Jerri Clark.

B. NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK

Mayor Canuteson read and presented the Proclamation to Animal Control Officers Samantha Lehman, Alyssa Kelley and Taylor Bryant.

Gieselle Fest – 1407 Lynette Street – Ms. Fest thanked City Council for the opportunity to speak and stated with all due respect, I ask the City Council to withdraw the lawsuit against Block 174 and the dead that lay there. Ms. Fest stated this lawsuit is being sponsored by the City, Mayor, City Council and the citizens of Liberty. Ms. Fest stated she believes local history is complicated and some of the primary facts have been diluted if not falsified. Ms. Fest said the dead buried here are the local Clay County dead and shouldn't have to bear the burden of another man's story or life. Ms. Fest stated she has three main issues of concern and the main one being that Block 174 is private property and that the government sold it January of 1900 and once you sell a piece of private property, you are done with it.

David Langston – 1920 Carter Court, Mr. Langston stated there was a vote that 77% of the people didn't like the plan for the proposed \$60M Activity Center. Mr. Langston said there were talks and people don't want a basketball facility, what they would like is something similar to the Gladstone Community Center. Mr. Langston stated it costs less to go to the Gladstone Community Center and Liberty residents will go there because it does cost less. Mr. Langston stated the Gladstone Community Center is opening a private basketball facility in June that will be located at 68th and Broadway and he feels that it could be a possibility to use this facility to fill the void that the City of Liberty may have and the need for basketball. Mr. Langston stated he has been to Johnson County a lot to watch his grandson play sports and the facilities have been private facilities not public. Mr. Langston suggested the City look at private enterprises so that tax payers don't have to pay for it.

Carrie Lonsdale – 1320 Huntington Drive, Ms. Lonsdale wanted to thank everyone for coming out to vote. Ms. Lonsdale stated she would like to be able to educate people on where to find information, upcoming elections and what is on the ballot for those individuals to make an educated decision. Ms. Lonsdale stated people don't know the difference between a sales tax versus a property tax and she encourages everyone to go the City of Liberty website at libertymo.gov where you can see the recordings of the City Council meetings of those representing individuals who live in the City of Liberty.

Dwayne Holtzclaw – 113 Kevin Street, Excelsior Springs, Mr. Holtzclaw stated he has family members buried in privately owned Block 174. Mr. Holtzclaw stated his uncle, John Will Hall, sold Block 174 on January 6, 1900. Mr. Holtzclaw stated he descends from Liberty's first-born child and he is from Liberty. Mr. Holtzclaw stated that no Christian would ever attack the grave of the dead. Mr. Holtzclaw asks City Council to please stop the reversion lawsuit as this has been an attack on his family for the past four years.

Myron Neth – 1826 Surrey Street, Kansas City, Mr. Neth stated he wants to encourage the effort of doing something. Mr. Neth said that for the type of city that Liberty is, our current facilities are lacking and he hopes something continues from here. Mr. Neth stated about 10 years ago, he helped to get legislation passed in the House regarding the creation of a Parks District which incorporates Liberty School

District. Mr. Neth asked City Council to not let the outcome of the vote discourage the City of Liberty from moving forward with a new activity center.

Jim Moores – 908 Scott Drive, Mr. Moores stated he wanted to thank all of the voters who came out for the last election, the turnout was huge and the results were good. Mr. Moores stated the results of the election didn't give the appearance of City Council reading the room. Mr. Moores stated the money spent on the election could have been used for something better than for an educational advertising campaign. Mr. Moores stated he respects what the City Council was trying to do but he doesn't believe there has ever been a tax election with such a significant defeat as this one and he has lived in Liberty for over 35 years. Mr. Moores thanked City Council for the opportunity to speak.

Deb Loomis – 1019 Ashton Terrace, Ms. Loomis stated she is the current President of the Liberty Parks Board and she is here tonight to bring a message to City Council from the Board. Ms. Loomis stated the Board was hoping for a different outcome, the Board will remain committed in bringing a new community center to our town for the seniors, youth and for all. Ms. Loomis stated the Board is aware that they have outgrown the current community center and that the other programs and enrichment activities the Parks and Recreation Department provide, are maxed out. Ms. Loomis stated a bigger facility would allow the Parks and Recreation Department to better serve patrons as well as promote growth in the City of Liberty. Ms. Loomis stated she hopes Liberty citizens can work together with city staff and city officials to build a much-needed new facility.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. MOTION TO CERTIFY MUNICIPAL ELECTION RESULTS OF APRIL 2, 2024

The Election Board has provided the results of the April 2, 2024 election as shown on the attached document.

A. MOTION TO CERTIFY MUNICIPAL ELECTION RESULTS OF APRIL 2, 2024

Question on the Ballot:

Shall the City of Liberty, Missouri, issue its general obligation bonds in the amount of \$60,000,000 for the purposes of acquiring, constructing, renovating, improving, and equipping the parks and park property in the City, including without limitation (1) acquiring, constructing, and equipping an Activity Center and (2) renovating and improving the existing Community Center? The general obligation bonds will be paid with a debt levy.

The proposed debt levy will be \$0.46 per \$100 assessed valuation.

Votes

Yes	1,365
No	4,644

Action: Council Member Watt moved to approve accept the election results. Council Member Phillips seconded the motion.

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Graham, Travis, Watt and Gentrup

No: None

Abstain: None

B. MOTION TO AUTHORIZE THE PURCHASE OF WATER MAIN FITTINGS, VALVES & HYDRANTS FROM SCHULTE SUPPLY COMPANY FOR THE 16" WATERMAIN CONNECTION FROM NATCHEZ AVENUE TO SOUTH LIBERTY PARKWAY ALONG SOUTHVIEW DRIVE IN AN AMOUNT NOT TO EXCEED \$143,124.23

The Utilities Department Water Master Plan has identified and recommends a 16" watermain connection from Natchez Avenue to South Liberty Parkway along Southview Drive. This will complete a loop and create a redundant water supply feed to South Liberty Parkway. This will greatly aid in supplying the whole system with water, In the event the main 24" transmission line to the water towers is out of operation for repairs or rehab.

The materials that will be purchased for the construction of the 16" watermain connection are fittings, valves and hydrants. Additional purchases of bedding rock, asphalt and concrete will be expensed to the Water Capital Fund line item for this project as well. The Utilities Department-Construction Distribution Division will construct the improvements in Summer/Fall 2024.

Bids were solicited from three local material suppliers by the Utilities Department Construction Distribution Division. Schulte Supply (Independence, MO) had the lowest bid of \$143,124.23 for the required materials list. Staff recommends purchasing the needed Phase II materials from Schulte Supply (Independence, MO). Bid prices are based on the required materials list of valves, hydrants and fittings.

Funding for this project would come from the 2024 Capital Fund Construction line item budget. The expenses related to the design and construction of the 16" water main will be reimbursed by Clay County as the project is part of the ARPA allocation that the county has allocated to the City of Liberty.

Action: Council Member Watt moved to approve the purchase. Council Member Phillips seconded the motion.

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt and Gentrup
No: None
Abstain: None

VIII. PUBLIC HEARINGS

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS FOR THE PERIOD OF MARCH 15, 2024 TO MARCH 29, 2024

Document No. 9749 was read.

Action: Council Member Phillips moved to approve the vendor payments. Council Member Travis seconded the motion.

Roll Call

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt, and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11914.

B. ORDINANCE APPROVING A CONTRACT WITH TREMCO/WEATHERPROOFING TECHNOLOGIES CONSTRUCTION PRODUCTS GROUP FOR MAINTENANCE, REPAIRS AND A 5-YEAR WARRANTY RENEWAL ON THE ROOF AT THE LIBERTY COMMUNITY CENTER IN AN AMOUNT NOT TO EXCEED \$18,100.00

The Liberty Community Center opened in February 1992. The current roof was installed in 2009 by Tremco who has held the warranty and performed maintenance since installation. The roofing system is a 4-ply built-up roof with a cold asphalt flood coated with gravel. The current warranty on roofs A, B, D1, D2, E, F, & G will expire on April 27, 2024. Below is a description of the roof line sections:

- A – Theater Stage
- B – Theater
- C – Meeting Rooms (not included)
- D1 – Gymnasium
- D2 – Natatorium
- E – Conference Room
- F – Small Pool
- G – Hallway

Staff contacted Tremco in July 2023 requesting a quote for a warranty extension. Tremco performed an inspection on the roof sections with the warranty expiring in April 2024. Those sections included roofs A, B, D1, D2, E, F & G in the fall of 2023. Roof C was installed in 2018 and is under warranty until 2033. Upon the results of the inspection, Tremco found the roofs to be in a condition to renew the warranty for an additional 5 years. An updated quote was received from Tremco in January 2024. Cost for a 5-year warranty renewal is \$8,025.00.

Prior to renewal of the warranty, Tremco will need to perform an infrared analysis to confirm there are no areas of wet materials within the roofing system and perform preventative maintenance on the roof. The cost of performing the infrared scan and preventative maintenance is \$10,075.00.

Tremco anticipates a warranty extension will extend the life of the roofs another 5 years and potentially longer if proactive maintenance is continued. Additionally, Tremco estimates that without the warranty extension and preventative maintenance, they would recommend roof restoration on the roofs within the next 3 years or roof replacement within the next 5 years. The estimated cost for roof restoration is \$525,000.00. The estimated cost for roof replacement is \$1,125,000.00.

The original 15-year warranty document issued for the new roof in April 2009 is attached. This new contract will extend the original warranty for an additional 5 years at the same terms excluding any ongoing inspections, housekeeping and preventative maintenance that was included in the original warranty. Those tasks will be completed in-house by parks and recreation maintenance staff.

Document No. 9750 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Ponder, Pozel, Travis, Graham, Watt, Gentrup and Hagan

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11915.

C. ORDINANCE APPROVING A SAFE STREETS AND ROADS FOR ALL ("SS4A") GRANT AGREEMENT BETWEEN THE CITY OF LIBERTY, MISSOURI AND THE U.S. DEPARTMENT OF TRANSPORTATION TO PROVIDE FUNDING ASSISTANCE FOR THE DEVELOPMENT OF A SS4A ACTION PLAN, FEDERAL AWARD NO. 693JJ32440235 IN AN AMOUNT NOT TO EXCEED \$200,000.00

The City of Liberty applied for Safe Streets for All (SS4A) grant funding to support the development of an SS4A Action Plan. The City of Liberty has been awarded \$200,000.00 in SS4A funding for the development of an SS4A action plan.

The action plan will:

- Establish the commitment and goal of zero roadway fatalities from City Elected Officials and applicable Directorial Staff;

- Engage a dedicated oversight committee to develop, implement and monitor the final product;
- Conduct needed safety analysis of existing conditions and historical trends within locations of fatalities and other areas of concern;
- Engage and collaborate with the public and relevant stakeholders to allow for both community representation and feedback;
- Consider equity through an inclusive and representative process;
- Assess the current City policies, plans, guidelines, and standards to identify opportunities to improve how processes prioritize transportation safety;
- Identify a Capital Improvement Project list, shaped by data, as well as stakeholder input and equity considerations, that will address the safety problems identified within the Action Plan;
- Develop progress and transparency methods that measure progress over time.

The grant funds, which have been awarded, will be available as reimbursement for eligible plan development costs.

Document No. 9751 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11916.

D. ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF LIBERTY AND FEDERAL SIGNAL TO INSTALL ONE NEW OUTDOOR WARNING SIREN IN AN AMOUNT NOT TO EXCEED \$31,353.00

The City currently has 12 outdoor warning sirens. With the growth that has happened over the last few years, there is a need for more coverage of the warning system on the south end of the city. There will be a new siren that will be installed in the area of Homestead Hills Road and South Withers Road. This was determined to provide the most coverage for the needed area. This siren will interact with the new system installed last year.

The City's 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.

The price to purchase and install one warning siren is \$31,353.00.

Document No. 9752 was read.

Action: Council Member Pozel 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 Travis seconded the motion.

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11917.

E. **ORDINANCE APPROVING AN AGREEMENT WITH VEENSTRA & KIMM, INC. FOR ENGINEERING SERVICES RELATED TO THE REPLACEMENT OF THE FILTER MEDIA AT THE WATER TREATMENT FACILITY IN AN AMOUNT NOT TO EXCEED \$30,800.00**

There are 16 filters that are utilized in the drinking water production process at the water treatment facility. The filters are the last step in the production process before the drinking water is ready to be distributed to the community. The filters consist of sand of various sizes, under drains and a backwash system. the sand in the filter is referred to as media. The media has met the end of its useful life and needs to be replaced, which requires engineering drawings to be produced and approved by the Missouri Department of Natural Resources before the project can proceed.

Staff has completed the replacement of the filter media in one of the 16 filters as a test to determine the level of difficulty in removing the filter media and to also determine if the under drains in the filter would need repair or replacement. The first media replacement project revealed that the under drains are in good condition and only need cleaned, and replacement is unlikely. Staff is more confident that the media replacement can move forward with fewer potential issues that might arise during the construction process due to unknown existing conditions.

Document No. 9753 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11918.

F. ORDINANCE APPROVING A NINE-MONTH KANSAS CITY AREA TRANSPORTATION AUTHORITY (KCATA) CONTRACT FOR IRIS (ZTRIP) FLEX TRANSPORTATION SERVICE PILOT PROGRAM WITHIN THE CITY OF LIBERTY, EFFECTIVE APRIL 1, 2024 THROUGH DECEMBER 31, 2024 IN AN AMOUNT NOT TO EXCEED \$126,000.00

The IRIS service is an on-demand transportation solution with a service from 6 a.m. to 10 p.m. seven days a week. The service includes para-transit services. The contract is for a nine-month extension of the IRIS (zTrip) pilot program effective beginning April 1, 2024 through December 31, 2024, for \$14,000 monthly. During the nine-month pilot program extension, trips within the boundaries of the City of Liberty will have a fare of \$3. The entire City of Liberty will be included within the program during the additional one-month trial period. Trips leaving or coming from borders outside of Liberty will follow the IRIS pricing structure within Kansas City, MO. The KCATA will retain all fare revenues.

WHC (zTrip) contracts with KCATA to provide IRIS transportation services in the Kansas City region. According to WHC (zTrip), the IRIS service has steadily seen increasing ridership with a 25% + increase since the program was implemented; the average ride rating is 4.73 stars out of 5 stars; and IRIS drivers have a 95% average on-time performance. WHC (zTrip) has been servicing the Kansas City region since 1987 with trained, professional and courteous drivers; branded, clean and safe vehicles; with ADA-Compliant operators and vehicles.

The goals of the IRIS (zTrip) service are to expand access to public transportation within KCMO and surrounding communities in areas currently underserved by transit; and to create, deploy and operate an innovative mobility system that maximizes transit accessibility by incorporating dynamic, on-demand flex service to complement traditional transit services. Data will continue to be gathered during the nine-month pilot program and such data will be used to create an ongoing IRIS (zTrip) service for the City of Liberty, if approved by the City Council. The cost of an annual on-going contract for IRIS (zTrip) service with the KCATA will be dependent upon rider demand, service scope, ride fare structure, etc.

Riders can schedule trips through the "IRIS" App (RideCo, Inc.) which can be downloaded for free on Apple iOS and GooglePlay. The "IRIS" App enables riders to make on-demand and pre-scheduled ride reservations. Riders can pay electronically through the "IRIS" App. Riders not using smart phones can also call a traditional customer service center to schedule an IRIS (zTRip) ride, and arrange payment methods at that time.

Document No. 9754 was read.

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

Vote: Motion passed 6-0-0

Yes: Council Members Phillips, Pozel, Travis, Graham, Watt and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11919.

X. OTHER BUSINESS

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

Mayor

Attest:

Deputy City Clerk

City Council Meeting

Regular Session Minutes

April 22, 2024

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 April 22, 2024 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Council Member Gentrup, who then led the pledge of allegiance.

III. ROLL CALL

Council Members Present: Harold Phillips and Shelton Ponder, Ward I
Kelley Wrenn Pozel and Adam Travis, Ward II
Kevin Graham and Jeff Watt, Ward III
Gene Gentrup and Michael Hagan, Ward IV

Council Members Absent: None

Staff Present: Curt Wenson, City Administrator
Sara Cooke, Assistant City Administrator
Vicki McClure, Finance Director
Andy Noll, Utilities Director
Amy Blake, Human Resources Director
BJ Staab, Parks and Recreation Director
Jim Martin, Police Chief
Matt Kellogg, Police Captain
John Mills, Fire Chief
Chris Young, Assistant Fire Chief
Steve Epperson, Fire Division Chief
Katherine Sharp, Planning and Development Director
Wade Thomas, Technology and Logistics Director
Sherri McIntyre, Public Works Director
Sarah Ranes, Deputy City Clerk

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

IV. APPROVE MINUTES AND SUMMARIES

A. EXECUTIVE SESSION MINUTES OF DECEMBER 18, 2023

Council Member Hagan moved to approve the minutes as distributed. Council Member Travis seconded the motion, which carried 7-0-1. Council Member Watt abstained due to absence.

B. SPECIAL SESSION MINUTES OF DECEMBER 28, 2023

Council Member Hagan moved to approve the minutes as distributed. Council Member Pozel seconded the motion, which carried 6-0-2. Council Member Phillips and Council Member Ponder abstained due to absence.

C. EXECUTIVE SESSION MINUTES OF DECEMBER 28, 2023

Council Member Gentrup moved to approve the minutes as distributed. Council Member Travis seconded the motion, which carried 6-0-2. Council Member Phillips and Council Member Ponder abstained due to absence.

D. REGULAR SESSION MINUTES OF FEBRUARY 26, 2024

Council Member Gentrup moved to approve the minutes as distributed. Council Member Pozel seconded the motion, which carried 6-0-2. Council Member Phillips and Council Member Travis abstained due to absence.

V. SPECIAL PRESENTATION by Fire Chief John Mills

In 2019, the Liberty Fire Department, along with IAFF Local 42 and the Labor Management Committee, began requiring all members of the department to complete annual physicals.

- 2020: 170 Significant Findings in 52 members (Fire Department)
- 2021: 95 Significant Findings in 27 members (41 years and older)
- 2022: 111 Significant Findings in 43 members (31 years and older)
- 2023: 125 Significant Findings in 35 members (18-30 and 41+)

Life Scan Wellness Program Base Price: \$594.00
-Advance Cancer Markers: \$100.00
\$694.00 per employee

- 18-30 years old, every 3 years
- 31-40 years old, every 2 years
- 41 and older, every year

The harsh reality is, there are lots of things in this career that could kill a fire fighter, but hopefully these physicals help to ensure that staff is healthy and one step closer to going home to their families at the end of every shift.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. SPECIAL SESSION MINUTES OF NOVEMBER 13, 2023

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

B. EXECUTIVE SESSION MINUTES OF NOVEMBER 13, 2023

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

C. SPECIAL SESSION MINUTES OF JANUARY 16, 2024

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

D. EXECUTIVE SESSION MINUTES OF JANUARY 16, 2024

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

E. REGULAR SESSION MINUTES OF MARCH 11, 2024

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

F. REGULAR SESSION MINUTES OF MARCH 25, 2024

Council Member Hagan moved to approve the minutes as distributed. Council Member Phillips seconded the motion, which carried unanimously.

VIII. PUBLIC HEARINGS

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. Ordinance acknowledging vendor payments for the period of March 29, 2024 to April 12, 2024

Document No. 9755 was read.

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

Roll Call

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11920.

B. ORDINANCE APPROVING A SIDEWALK IMPROVEMENTS AGREEMENT BETWEEN THE CITY OF LIBERTY, MISSOURI AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE M-291/BUE JAY TRAFFIC SIGNAL AND STEWART/M-291 INTERSECTION PROJECT, FEDERAL AID PROJECT STBG-3392(407)

The City of Liberty M-291/BUE JAY TRAFFIC SIGNAL AND STEWART/M-291 INTERSECTION PROJECT includes installation of a public sidewalk along both sides

of Missouri Route 291 within Missouri Department of Transportation (MoDOT) right of way. This will effectively provide pedestrian connectivity from North Havens Commercial Center development to Kansas St.

In order for the sidewalk to be constructed, the Missouri Department of Transportation (MoDOT) requires that a Sidewalk Agreement be approved and executed between the City of Liberty and the Missouri State Highways and Transportation Commission. The agreement grants permission for the City to install and maintain a public sidewalk within the state's right of way. Entering into this agreement is at no cost to the City.

Document No. 9756 was read.

Action: Council Member Phillips moved to waive the rules and consider the ordinance on first reading. Council Member Pozel 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 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11921.

X. OTHER BUSINESS

XI. CITIZENS' PARTICIPATION

David Langston – 1920 Carter Court, Mr. Langston stated he did as the Mayor asked of him at the at the last meeting about private money to build a facility to be used for basketball and soccer. Mr. Langston thanked Mayor Canuteson for meeting with him and discussing the possibilities. Mr. Langston stated he talked with residents including those outside of the Liberty community and they all said that Liberty has a state of the art Performing Arts Center. Mr. Langston stated one thing he heard when talking with these people is, they wish the Performing Arts Center had better lighting and he wanted to pass that message along. Mr. Langston stated he also reviewed the rates at the current community center and an adult using the facility on a daily basis is \$12.50. Mr. Langston stated this is the same amount charged to Kansas City residents and we are subsidizing Kansas City by the way this is being done. Mr. Langston asked City Council to please review the rates being charged at the Community Center.

Gieselle Fest – 1407 Lynette Street, Ms. Fest thanked City Council for the opportunity to speak. Ms. Fest respectfully asked the Mayor, Liberty Council and Liberty taxpayers and citizens to withdraw the repossession lawsuit on Block 174 in the cemetery. Ms. Fest stated the cost is projected to be at \$100,000.00 which is also the estimate for costs on new lighting at the Performing Arts Center. Ms. Fest stated she learned a new trend this week about false equivalencies and to Ms. Fests people it's called apples and oranges. Ms. Fest stated false equivalencies to her are like referring to Christ and Hitler as the same because they both have mustaches but they have very different ideologies and they aren't the same. Ms. Fest

stated there are false equivalencies because we are taking things that have no business with the continued discussions. Ms. Fest stated there needs to be conversations and solutions that don't seek to divide people.

Dwayne Holtzclaw – 113 Kevin Street, Excelsior Springs, Mr. Holtzclaw stated he has family members buried in privately owned Block 174. Mr. Holtzclaw stated as Christians, they believe graves and grave markers are important and non-Christians don't care and they attack graves. Mr. Holtzclaw stated his uncle and Mayor John Will Hall sold Block 174 on January 6, 1900. Mr. Holtzclaw stated he has attended 89 City Council meetings to ask to stop the revestment lawsuit.

David Sallee – 9521 N. Laurel, Kansas City, Mr. Sallee stated he was told the soldier on top of the monument in Fairview Cemetery is a Northern Soldier and if how he is dressed changes the intent of the monument. Mr. Sallee stated the Confederate Monument Committee installed the monument and they placed a Confederate Battle flag on the east side of the monument, placed Nathan Bedford Forrest's name on the north side and referenced the Daughter's of the Confederacy on the west side leading one to believe they put a soldier of the Army of the United States of America not a Confederate soldier on top. Mr. Sallee stated that if all of this were true, it doesn't change the hate for which the monument was conceived, paid for and erected. Mr. Sallee stated the monument traumatized black citizens in 1904 and now 124 years later, the monument continues to traumatize. Mr. Sallee stated embracing this monument without apology for its message, is clear support of racism and people are what they stand up to defend.

XII. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XIII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIV. ADJOURNMENT

The meeting adjourned at 7:53 p.m.

Mayor

Attest:

Deputy City Clerk

The City of



To: City Council Members
From: Greg Canuteson, Mayor
Subject: Boards and Commissions Appointments
Date: May 20, 2024

I would like to recommend the following individual for appointment to the board/commission listed below:

1. Liberty Housing Authority

- a. Appoint Tony Meyers to a term expiring 7/1/2026.

Tony Meyers serves as the President of the Clay County Archives and Historical Library. He has conducted various public presentation on Liberty and Clay County history for HDLI, the City of Liberty, Historic Liberty Inc. Tony has business and financial management experience including 39 years in the Information Technology, Finance and HR Management areas at Hallmark Cards, Inc.



STAFF REPORT

Planning and Zoning Case 24-10SUP

Staff: Kyle McGinnis, Planner

Date: May 20, 2024

GENERAL INFORMATION

Application: **Special Use Permit for a recreational vehicle storage facility use in the M-1, Light Industrial District at 1300 H Highway.**

Applicant: Andy Greene, Crockett Engineering Consultants
1000 W. Nifong Boulevard, Building 1
Columbia, MO 65203

Owner: Liberty Hills Ventures LLC
P.O. Box 177
Liberty, MO 64069-0177

Location: 1300 H Highway

Site Acreage: 2.91 acres

Existing Land Use/Zoning: Vacant / M-1, Light Industrial District

Neighboring Land Use/Zoning: **North:** Vacant land / M-1, Light Industrial District
South: Vacant land / M-1, Light Industrial District
East: Telecommunications Contractor / M-1, Light Industrial District
West: Office / M-1, Light Industrial District

Public Notice: Legal Notice printed in Courier Tribune- April 25
Letter sent to property owners within 185 ft. on April 25
Sign Posted on site- April 25

File Date: April 2, 2024

APPLICANTS PROPOSAL

The applicant is requesting the approval of a Special Use Permit for an outdoor recreational vehicle (RV) and vehicular storage facility in the M-1, Light Industrial District (Section 30-68 of the Unified Development Ordinance), for which a project description has been provided as part of Exhibit B. The proposed storage area, which will be set back from the south property line along H Highway by approximately 245 feet, will encompass 2.91 acres of land as depicted in Exhibit C. The existing concrete access drive onto H Highway will be rehabilitated; though the storage area will not be paved, it will utilize gravel contained within a perimeter curb and gutter. All vehicles stored on-site will be parked beneath open-air canopy structures, of the same or similar design as shown in Exhibit D. The storage area will be enclosed within a six-foot perimeter privacy fence and the south edge of the facility, facing H Highway, will be landscaped to provide additional screening as viewed from public right-of-way.

SITE ANALYSIS

Use

The proposal is to construct a 2.91-acre outdoor storage facility with four open-air canopy structures of varying size, ranging from approximately 3,380 square feet to approximately 16,576 square feet, for the purpose of storing RVs and other vehicles for customers. These canopies are anticipated to be at least 14 feet tall.

Site Layout/Access/Parking

The site is currently comprised of three unplatted tracts totaling a land area of 5.88 acres, which the applicant intends to plat during the review of their Final Development Plan to be submitted at a later date. The proposed storage facility encompasses 2.91 acres within the northern half of the property. The storage facility would be accessed by a single concrete drive, approximately 29 feet wide, off of H Highway to the south. This concrete drive exists on the site today and would be rehabilitated to serve the property and the proposed storage facility located approximately 245 feet north of the widened H Highway right-of-way. Ingress and egress into and out of the storage area would be restricted by a double-gated entry located along its south edge.

The storage area itself would be laid with gravel contained within a perimeter concrete curb and gutter. The entirety of the storage facility would be enclosed within a six-foot privacy fence, all of which would be set back at least 10 feet from the east and west property lines, and 15 feet from the north property line. The facility would be further screened along its south edge with five small trees, 10 large deciduous shrubs, 10 perennials, and 40 ornamental grasses to help enhance the view of the site as seen from public right-of-way. Per the conceptual site plan provided by the applicant, 75 storage spaces have been proposed, all located beneath the four open-air canopy structures depicted.

PUBLIC INFRASTRUCTURE

Streets

The site has direct access to H Highway, a public Collector roadway. Improvements to H Highway will be required, including the widening of right-of-way from a 35-foot half-width to a 41-foot half-width along the property's frontage. In addition, the construction of a public sidewalk will be required. These improvements will be officially outlined within Public Improvement Plans to be submitted as part of a future Final Development Plan and Final Plat applications.

Sanitary Sewer

Sanitary sewer service would be extended from its current location across H Highway in order to serve the storage facility's RV waste station. This would be the facility's only use for sewer service. These improvements will be officially outlined within Public Improvement Plans to be submitted as part of a future Final Development Plan and Final Plat applications.

Water

Water service is available to the existing tracts along their southern property line abutting H Highway; however, a water main will be extended north to serve the proposed storage facility as a future plat would restrict its access to the existing service line along H Highway. These improvements will be officially outlined within Public Improvement Plans to be submitted as part of a future Final Development Plan and Final Plat applications.

Stormwater

Stormwater runoff will be directed by the concrete curb and gutter surrounding the facility into proposed stormwater inlets, which will convey the runoff into a proposed stormwater BMP treatment area located on-site to the south of the facility. As part of the Final Development Plan to be submitted at a future date, a Stormwater Study will be required to ensure that the stormwater BMP treatment area will be of appropriate size and design to meet the needs of this development.

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.

The proposed use is consistent with the intent of the City's Comprehensive Plan. The subject site has been provided the Rural Residential designation within the Comprehensive Plan's Future Land Use Framework; this designation is intended to encompass those uses commonly associated with rural settings, including detached single-family homes on large lots, and hobby or small-scale farms. However, these land use designations are not regulatory in the same fashion as zoning districts, and instead act as a guide to assist the City in achieving its long-term vision for development when considering current development proposals.

The property maintains the same zoning designation as was present when the Comprehensive Plan was drafted and approved - the M-1, Light Industrial District, which permits outdoor storage facilities with the approval of a Special Use Permit. Even should this Special Use Permit fail to receive approval, the site would remain available for development for certain non-residential uses permitted by right in this district, including light manufacturing, distribution, and warehousing facilities. Unless a rezoning is requested by the property owner, this site is likely to develop into non-residential uses despite the Future Land Use Framework's designation of Rural Residential. It is therefore more appropriate to consider the layout and design of a given non-residential development at this location than to strictly consider the Future Land Use designation.

In addition to the above, one of *Leading Liberty Forward's* core values is to foster and maintain a Vibrant Economy, including the pursuit of the revitalization of underutilized commercial corridors, such as this segment of H Highway. To encourage future commercial development along this site's frontage on H Highway, the proposed storage facility has been set back from public right-of-way by approximately 245 feet. The future platting of these lots is intended to encourage additional development along this corridor, which would also serve to further shield the storage facility from view while traversing the highway.

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 30-25.5, Special use permit, uses to be considered, which states that:

(47) Storage facilities in accordance with the following provisions:

- a. The business is in the C-3, M-1, or PD zoning district;*
- b. The business is not within 200 feet of a residentially zoned property; and*
- c. Parking may be determined on an as-needed basis*

The proposed business would be located on a property currently zoned M-1, Light Industrial District. The proposed business would not be located within 200 feet of a residentially zoned property. Based on the proposed use, staff has determined that no standard vehicular parking would be necessary.

3. The proposed use does not adversely impact the public health, safety, comfort or general welfare.

Staff feels the proposed storage facility does not have an adverse impact to the area. Per an Anticipated Peak Traffic Memo provided by the applicant, it is expected that this use would generate no more than five trips per hour.

4. The proposed use conforms to all conditions and performance standards as set forth herein.

Staff feels the proposed storage facility would be an appropriate use at this location and meets the standards of UDO Section 30-25.5 (47). This application requires no variances.

5. The proposed use does not adversely impact the public infrastructure system.

Staff believes the proposed use does not adversely impact the public infrastructure system. The proposed storage facility will require extensions of public sewer and water mains, the details of which will be outlined in a set of Public Improvement Plants to accompany the submission of a Final Development Plan. In addition, stormwater inlets will be constructed to convey the flow of runoff into a proposed stormwater BMP treatment area, for which a Stormwater Study will be submitted with the Final Development Plan.

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, many of which already contain non-residential land uses and structures.

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 24-10SUP.

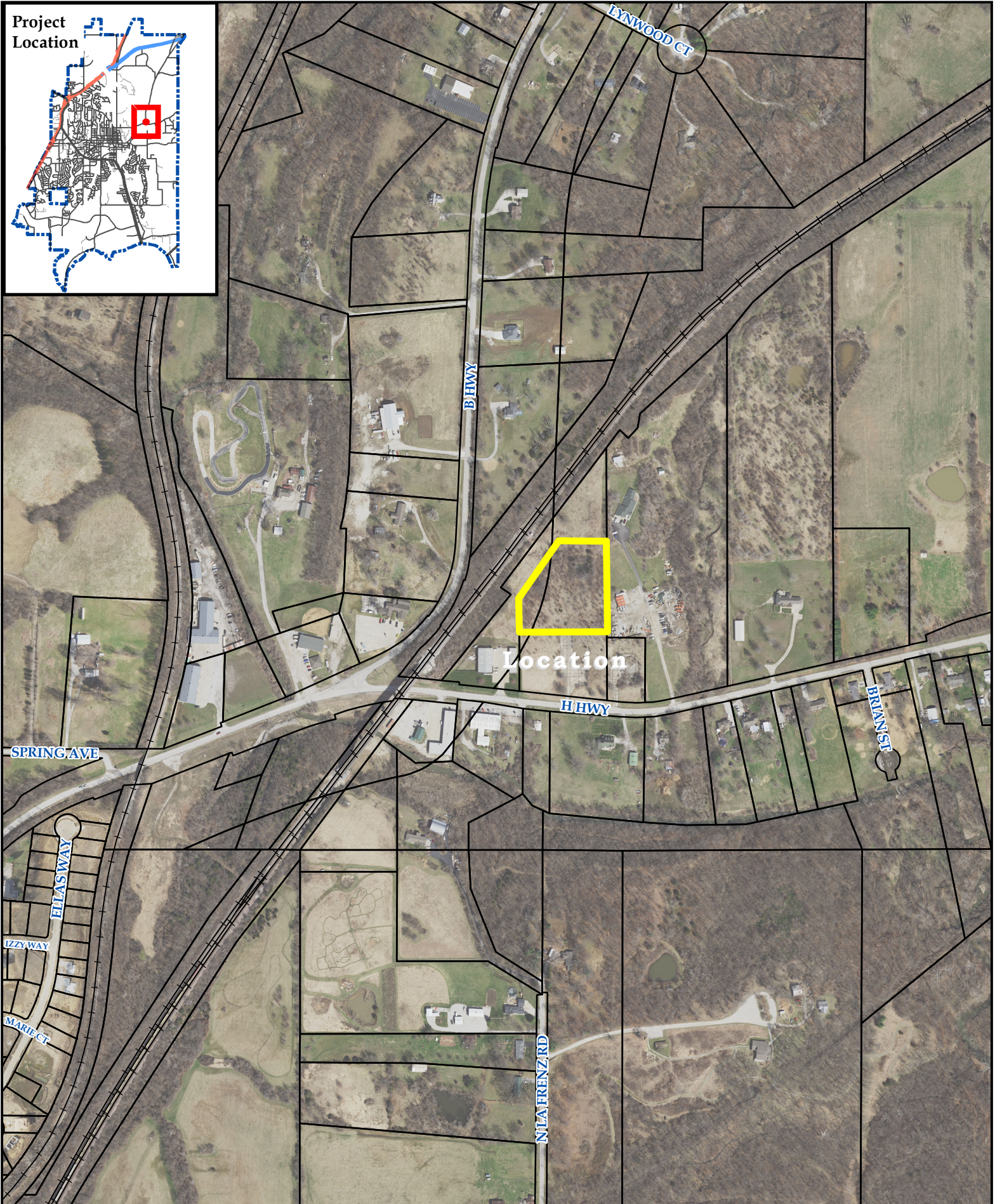
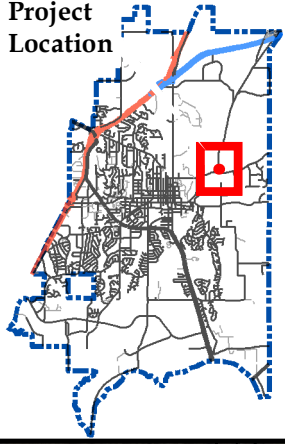
PZ RECOMMENDATION

At its May 14, 2024 meeting, the Planning Commission voted 6-0-0 to recommend approval of P&Z Case 24-10SUP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Proposal Description
Exhibit C:	Conceptual Site Plan
Exhibit D:	Example Canopy Structure
Exhibit E:	PZ Minutes Excerpt
Exhibit F:	Resolution

Project
Location





Project Description for Highway H Storage

The owner desires to construct an outdoor storage area for RV/vehicular storage on the north portion of the property, as depicted on the Preliminary Development Plan (PDP).

The north portion of the property being proposed for this use contains about 2.9 acres and lies on property zoned M-1. A concurrent special use permit for this use in this zoning district is submitted along with this PDP.

As shown on the PDP, the storage use area is not within 200 feet of a residentially zoned property.

Access to the storage area will come from a rebuilt existing driveway connection onto Highway H. From this driveway, users will travel on an existing concrete drive to the storage area. The proposed gravel storage area will be contained in a perimeter curb and gutter. This curb and gutter will direct stormwater runoff to proposed stormwater inlets which will convey the flow to the stormwater BMP treatment area.

Highway H has been identified as a D14-10 Rural Route which requires us to widen the road to 26' along our frontage plus the installation of sidewalk, both as shown on the PDP.

The parent property is currently described as 3 tracts and will require a subdivision plat prior to construction. While the exact proposed lot configuration is unknown at this time, it is anticipated that the storage area could be platted as a separate lot with an access easement along the driveway to Highway H. The remaining southern portion of the parent property may be developed in the future. The future platting will dedicate the required 41' half with for Highway H at that time.

The operation of the storage area will be generally protected from view from Highway H and adjacent properties by the installation of a perimeter privacy fence and vegetative screening placed between the storage area and Highway H, as shown on the PDP. With the perimeter fencing, the site will be secure. The duration of the storage use shall be in perpetuity.

Any lighting of the storage area will meet lighting requirements of the City of Liberty, specifically as it relates to spillage onto adjacent properties.

Within the gravel storage area, the owner may desire to construct covered structures to further enhance the storage options for the users.

Regarding utilities, the owner plans to extend public water for fire hydrants and public sewer for potential RV waste dumping. All extensions for public utilities will have construction plans prepared and approved prior to installation.

HIGHWAY H STORAGE

PRELIMINARY DEVELOPMENT PLAN

LOCATION MAP

NOT TO SCALE



GENERAL NOTES:

ANY PUBLIC STREET, STORM DRAIN, AND/OR SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF LIBERTY, MISSOURI.

THE SPECIAL USE PERMIT AREA CONTAINS APPROXIMATELY 2.91 ACRES.

THIS TRACT IS ZONED M-1.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MO DNR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

ALL SEWERLINES SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY, EDGE TO EDGE, FROM ANY WATERLINE AND AT LEAST 24 INCHES VERTICALLY BETWEEN THE OUTSIDE LIMITS OF THE SANITARY SEWER AND WATERLINE. FOR CONDITIONS OTHER THAN THOSE IDENTIFIED ABOVE, CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS.

TOTAL DISTURBED AREA ON SITE IS ANTICIPATED TO BE ABOUT 3 ACRES BUT SHALL BE DETERMINED BY THE FINAL GRADING PLAN AS PART OF THE FINAL CONSTRUCTION PLANS.

MISSOURI DNR LAND DISTURBANCE PERMIT TO BE OBTAINED PRIOR TO CONSTRUCTION.

THIS DEVELOPMENT IS SUBJECT TO THE CITY OF LIBERTY STORMWATER ORDINANCE, RULES AND REGULATIONS.

PHASING PLAN:

PHASE 1 OF THIS DEVELOPMENT SHALL BE THE OUTDOOR STORAGE AREA AS SHOWN ON THE PLAN VIEWS. THE COVERED CANOPIES WILL BE BUILT BASED ON MARKET DEMAND AND MAY BE BUILT AS NEEDED.

PHASE 2 OF THE DEVELOPMENT SHALL BE AREAS SOUTH OF THE OUTDOOR STORAGE AREA, EXCLUDING THE STORMWATER MANAGEMENT BASIN WHICH WILL BE CONSTRUCTED DURING PHASE 1. THE EXACT DETAILS OF PHASE 2 DEVELOPMENT ARE TO BE DETERMINED IN THE FUTURE.

Sheet List Table

Sheet Number	Sheet Title	ORIGINAL	REVISION 1 CITY COMMENTS 04/18/2024	REVISION 2	REVISION 3
CE 0	COVER SHEET	X	X		
CE 1	EXHIBIT OF ALTA SURVEY	X			
CE 2	EXISTING CONDITIONS PLAN	X	X		
CE 3	CONCEPTUAL SITE PLAN	X	X		
CE 4	CONCEPTUAL UTILITY PLAN	X	X		
CE 5	CONCEPTUAL GRADING PLAN	X	X		

LEGAL DESCRIPTION:

SEE EXHIBIT OF ALTA SURVEY FOR OVERALL TRACT DESCRIPTIONS.

PROJECT BENCHMARK:

TBM #1 - LOWER FLANGE BOLT OF EXISTING FIRE HYDRANT LOCATION NEAR THE SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION = 795.98'

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY CLAY COUNTY FIRM PANEL #29047C0144E DATED AUGUST 03, 2015.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483



WATER/SANITARY SEWER:

CITY OF LIBERTY
101 E KANSAS
WATER AND SEWER UTILITY DEPARTMENT
LIBERTY, MO 64068
816-439-4450

ELECTRIC:

EVERGY
816-471-5275

FIBER/TELE./T.V.:

AT&T DISTRIBUTION
9152 NE BARRY RD.
KANSAS CITY, MO 64157
816-781-2400

NATURAL GAS:

SPIRE MO WEST
800-582-1234

T.V.:

SPECTRUM
888-406-7063

LEGEND OF SYMBOLS:

----	EXISTING CURB	FF-XXXX	FINISHED FLOOR OF STRUCTURE
=====	PROPOSED CURB	XXXX.XX TC	PROPOSED TOP OF CURB ELEVATION
[Pattern]	RIP RAP	XXXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
[Symbol]	EXISTING STRUCTURE	XXXX.XX FG	PROPOSED FINISHED GRADE ELEVATION
~~~~~	EXISTING TREELINE	XXXX.XX TW	PROPOSED TOP OF WALL
=====	PROPOSED TREELINE	XX	LOT NUMBER
---o---o---	EDGE OF WATERWAY	[X]	STORM SEWER STRUCTURE LABEL
---W---	EXISTING WATERLINE	[X]	SANITARY SEWER STRUCTURE LABEL
---W---	PROPOSED WATERLINE	H.P.	HIGH POINT
---G---	EXISTING GAS LINE	L.P.	LOW POINT
---G---	PROPOSED GAS LINE	[Symbol]	EXISTING SIGNS
---T---	EXISTING TELEPHONE	[Symbol]	EXISTING POWER POLE
---FO---	EXISTING FIBER OPTIC	[Symbol]	EXISTING GAS VALVE
---OE---	EXISTING OVERHEAD ELECTRIC	[Symbol]	EXISTING WATER VALVE
---UE---	EXISTING UNDERGROUND ELECTRIC	[Symbol]	EXISTING GAS METER
---UE---	PROPOSED UNDERGROUND ELECTRIC	[Symbol]	EXISTING WATER METER
---OETV---	EXISTING OVERHEAD ELEC. & TV	[Symbol]	EXISTING FIRE HYDRANT
---OETV---	EXISTING OVERHEAD ELEC., TV & TELE.	[Symbol]	MANHOLE
---S---	EXISTING SANITARY SEWER	[Symbol]	EXISTING SANITARY SEWER LATERAL
---S---	PROPOSED SANITARY SEWER	[Symbol]	PROPOSED SANITARY SEWER LATERAL
.....XXX.....	EXISTING MINOR CONTOUR	[Symbol]	PROPOSED TRACER WIRE TEST STATION BOX
---XXX---	EXISTING MAJOR CONTOUR	[Symbol]	EXISTING AIR CONDITIONER
---XXX---	PROPOSED MINOR CONTOUR	[Symbol]	EXISTING TELEPHONE PEDESTAL
---XXX---	PROPOSED MAJOR CONTOUR	[Symbol]	EXISTING ELECTRICAL TRANSFORMER
=====	100 YEAR FLOOD PLAIN	[Symbol]	EXISTING ELECTRIC METER
TTTTTTTTTT	FLOODWAY	[Symbol]	EXISTING LIGHT POLE
---	ORDINARY HIGH WATER MARK	[Symbol]	EXISTING GUY WIRE
---	STREAM SIDE BUFFER	[Symbol]	PROPOSED CONCRETE/ASPHALT
-----	OUTER STREAM BUFFER	[Symbol]	PROPOSED GRAVEL
[Symbol]	EXISTING STORM SEWER	[Symbol]	PROPOSED DETENTION/WATER QUALITY AREA
[Symbol]	PROPOSED STORM SEWER	[Symbol]	BUILDING/YARD SETBACK
---	EASEMENT		
---	EXISTING FENCE		
---	PROPOSED FENCE		

### REVISIONS:

NO.	DATE
ORIGINAL	04/05/2024
1	04/19/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

ANDREW T. GREENE  
MO LICENSE: 2020000043

PREPARED BY:  
**CROCKETT**  
ENGINEERS & ARCHITECTS  
1000 W. N. Highway 100  
Columbia, Missouri 65203  
(314) 487-0500  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#000000001

OWNER:  
LIBERTY HILLS VENTURES, LLC.  
P.O. BOX 87  
LIBERTY, MO 65033

**HIGHWAY H STORAGE**  
PRELIMINARY DEVELOPMENT PLAN  
LIBERTY, CLAY COUNTY, MISSOURI

### DRAWING INCLUDES:

COVER SHEET

DESIGNED: ATG

DRAWN: NMD

PROJECT NO.: 2303339

SHEET:

CE 0



PROPERTY DESCRIPTIONS:  
TRACT I:  
PART OF THE SW 1/4, SEC. 4, T51W, R31W, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF SAID SEC. 4, GO NORTH ALONG THE WEST LINE OF SAID 4, 628.1 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 10 ("H"); THENCE S 82°51'02" E, (S 83°51'02" E, MEASURED) ALONG SAID R/W LINE 69.7 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 642.6 FEET; THENCE EAST 200 FEET, (200.75 FEET MEASURED); THENCE SOUTH 664.23 FEET, TO THE NORTHERLY R/W LINE OF SAID HWY. 10 ("H"); THENCE N 83°51'02" W, ALONG SAID R/W LINE, 200.2 FEET, (201.91 FEET MEASURED) TO THE POINT OF BEGINNING.

TRACT II:  
ALL THAT PART OF SECTION 4, TOWNSHIP 51, RANGE 31 AND ALL THAT PART OF SECTION 4, TOWNSHIP 51, RANGE 31, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 0 DEGREES 23 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 601.18 FEET TO A POINT ON THE CENTERLINE OF MISSOURI STATE ROUTE "H", ( 635.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROUTE "H" ); THENCE NORTH 83 DEGREES 51 MINUTES 02 SECONDS WEST ALONG SAID CENTERLINE, ( ALONG NORTH RIGHT-OF-WAY LINE), A DISTANCE OF 92.98 FEET, (93.37 FEET MEASURED) TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 0 DEGREES EAST, A DISTANCE OF 419.71 FEET, (384.17 FEET MEASURED); THENCE NORTH 33 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 290.36 FEET; THENCE SOUTH 0 DEGREES WEST, A DISTANCE OF 678.14 FEET TO A POINT ON THE CENTERLINE OF SAID MISSOURI STATE ROUTE "H" ( 642.60 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE); THENCE NORTH 83 DEGREES 51 MINUTES 02 SECONDS WEST, ALONG SAID CENTERLINE, ( ALONG SAID NORTH RIGHT-OF-WAY LINE), A DISTANCE OF 162.93 FEET TO THE POINT OF BEGINNING.

TRACT III:  
THE SOUTH 301.95 FEET, AS MEASURED ALONG THE EAST LINE THEREOF, OF THE FOLLOWING DESCRIBED TRACT, ( THE SOUTH 266.49 FEET, AS MEASURED ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 10, ("H"); ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 31 WEST IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 0°23'54" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 601.18 FEET TO A POINT ON THE CENTERLINE OF MISSOURI STATE ROUTE 10 ("H"); THENCE SOUTH 83°51'02" EAST ALONG SAID CENTERLINE, A DISTANCE OF 271.86 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 0° EAST, A DISTANCE OF 1085.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 37°39'47" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.76 FEET; THENCE SOUTH 52°20'13" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 37°39'47" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 31.00 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING THE LAST DESCRIBED COURSE AS A TANGENT, HAVING A RADIUS OF 3719.83 FEET, AN ARC DISTANCE OF 75.89 FEET; THENCE NORTH 54°35'46" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.97 FEET; THENCE SOUTH 0° EAST, A DISTANCE OF 1207.51 FEET TO A POINT ON THE CENTERLINE OF MISSOURI STATE ROUTE 10 ("H"); THENCE WESTERLY ALONG SAID CENTERLINE AND ALONG A CURVE TO THE RIGHT, THE INITIAL TANGENT HAVING A BEARING OF SOUTH 87°01'54" WEST, HAVING A RADIUS OF 860.34 FEET, AN ARC DISTANCE OF 136.91 FEET; THENCE NORTH 83°51'02" WEST ALONG SAID CENTERLINE, A DISTANCE OF 21.41 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACTS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, AND TO ALL EXISTING ROADS AND POWER LINES, WHETHER OF RECORD OR NOT.

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.

AS OF JANUARY 24, 2023 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: WEST LINE LINE, SOUTHWEST QUARTER, N00°00'00"E.

OWNERS POLICY OF TITLE INSURANCE ISSUED BY "THOMSON-AFFINITY TITLE, LLC".  
FILE NO: 230601-a, DATED: JUNE 16, 2022, AT 8:00 A.M.

THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MISSOURI.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THOMSON-AFFINITY TITLE, LLC  
FILE NO: 230601-a WITH AN EFFECTIVE DATE OF JUNE 16, 2022.

AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SUBJECT PROPERTIES ADDRESSES, 1300 H HWY, LIBERTY, MO 64068, 1302 H HIGHWAY, LIBERTY, MO 64068, H HIGHWAY, LIBERTY, MO 64068.

SUBJECT PROPERTIES LOCATED IN FLOOD ZONE X PER. FIRM MAP NUMBER 29047C0144E, DATED: AUGUST 3, 2015.

CERTIFICATION:  
TO: THOMSON-AFFINITY TITLE, LLC  
AND TO DARLING, LLC, A MISSOURI LIMITED LIABILITY COMPANY.  
ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE FEBRUARY 23, 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,8,13, AND 16 OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED ON 01/20/2023.

DATE OF PLAT OR MAP: 01/26/2023

#### 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

# ALTA/NSPS LAND TITLE SURVEY

0 50 100 150

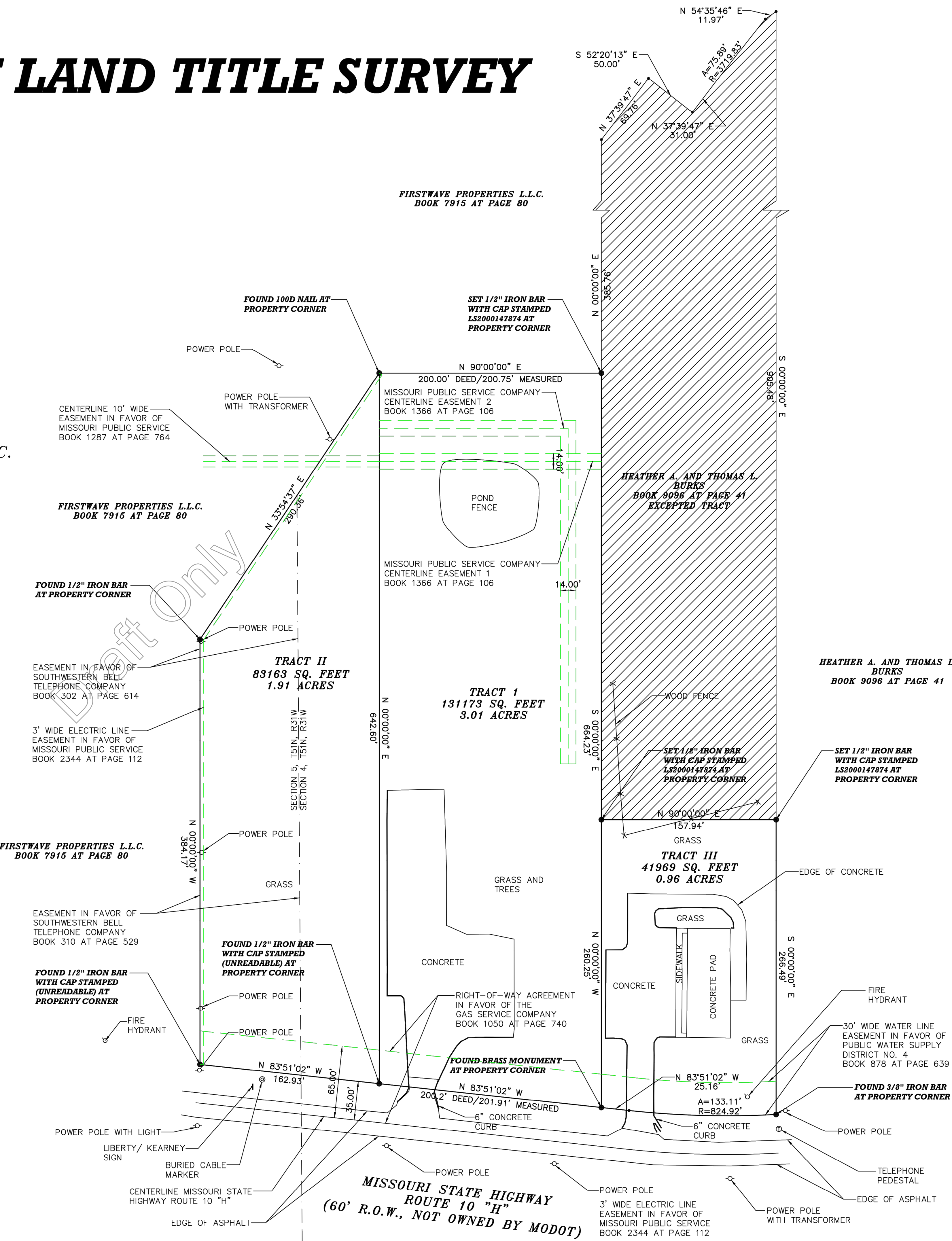
Prepared By

**NELSON LAND SURVEYING INC.**  
100 SOUTH JEFFERSON, 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.

ALTA/NSPS		
DRAWN	DATE	FOR:
MAN	01/23/23	SCOTT
APPROVED	DATE	DARLING
NLS	01/26/23	
SCALE	SHEET	PROJECT NO.
1" = 50'	1	2022151

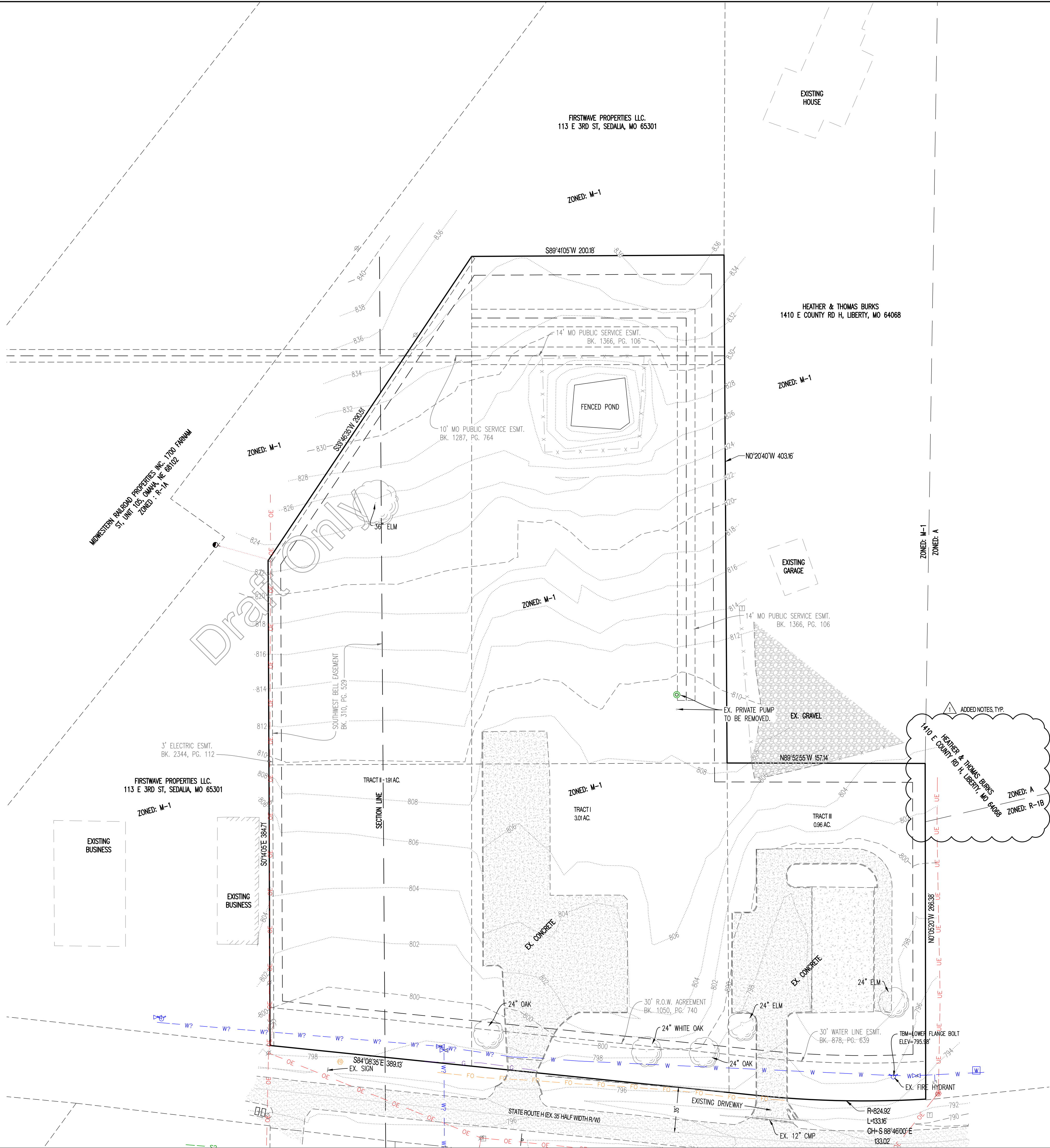
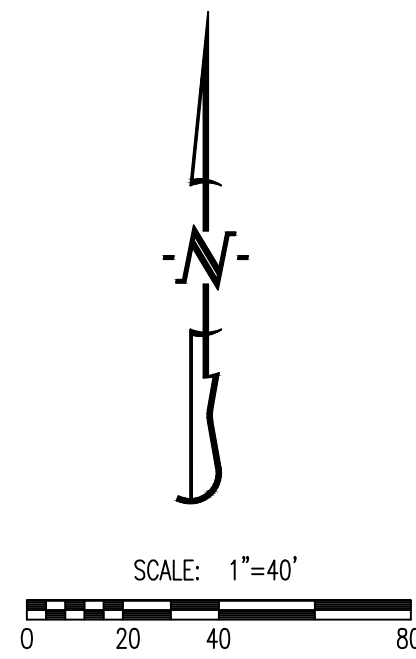


REVISIONS:	
NO.	DATE
ORIGINAL	04/05/2024
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
ANDREW T. GREENE MO LICENSE: 2020000043	
PREPARED BY: <b>CROCKETT</b> ENGINEERS & SURVEYORS 1000 W. Illinois Blvd., Suite 100 Columbia, Missouri 65203 (314) 487-0592 www.crockettingeering.com Crockett Engineering Consultants, LLC Missouri Certificate of Authority #000000001	
OWNER:	LIBERTY HILLS VENTURES, LLC. P.O. BOX 87 LIBERTY, MO 65033
HIGHWAY H STORAGE PRELIMINARY DEVELOPMENT PLAN LIBERTY, CLAY COUNTY, MISSOURI	
DRAWING INCLUDES:	
EXHIBIT OF ALTA SURVEY	
DESIGNED:	ATG
DRAWN:	NMD
PROJECT NO:	230339
SHEET:	CE1



SITE ASSESSMENT SURVEY:

THIS PLAN SHALL ACT AS THE SITE ASSESSMENT SURVEY.



REVISIONS:

NO.	DATE
ORIGINAL	04/05/2024
1	04/19/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

ANDREW T. GREENE  
MO LICENSE: 2020000043

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS  
100 W. Wilson Blvd., Ste. 100  
Columbia, Missouri 65203  
(314) 447-0592  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#000000001

OWNER:

LIBERTY HILLS VENTURES, LLC.  
P.O. BOX 477  
LIBERTY, MO 65203

# HIGHWAY H STORAGE

## PRELIMINARY DEVELOPMENT PLAN

### LIBERTY, CLAY COUNTY, MISSOURI

DRAWING INCLUDES:

EXISTING CONDITIONS PLAN

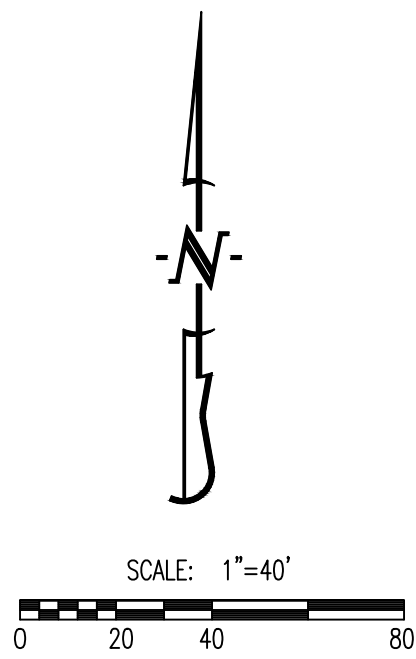
DESIGNED: ATG

DRAWN: NMD

PROJECT NO: 230339

SHEET: CE 2



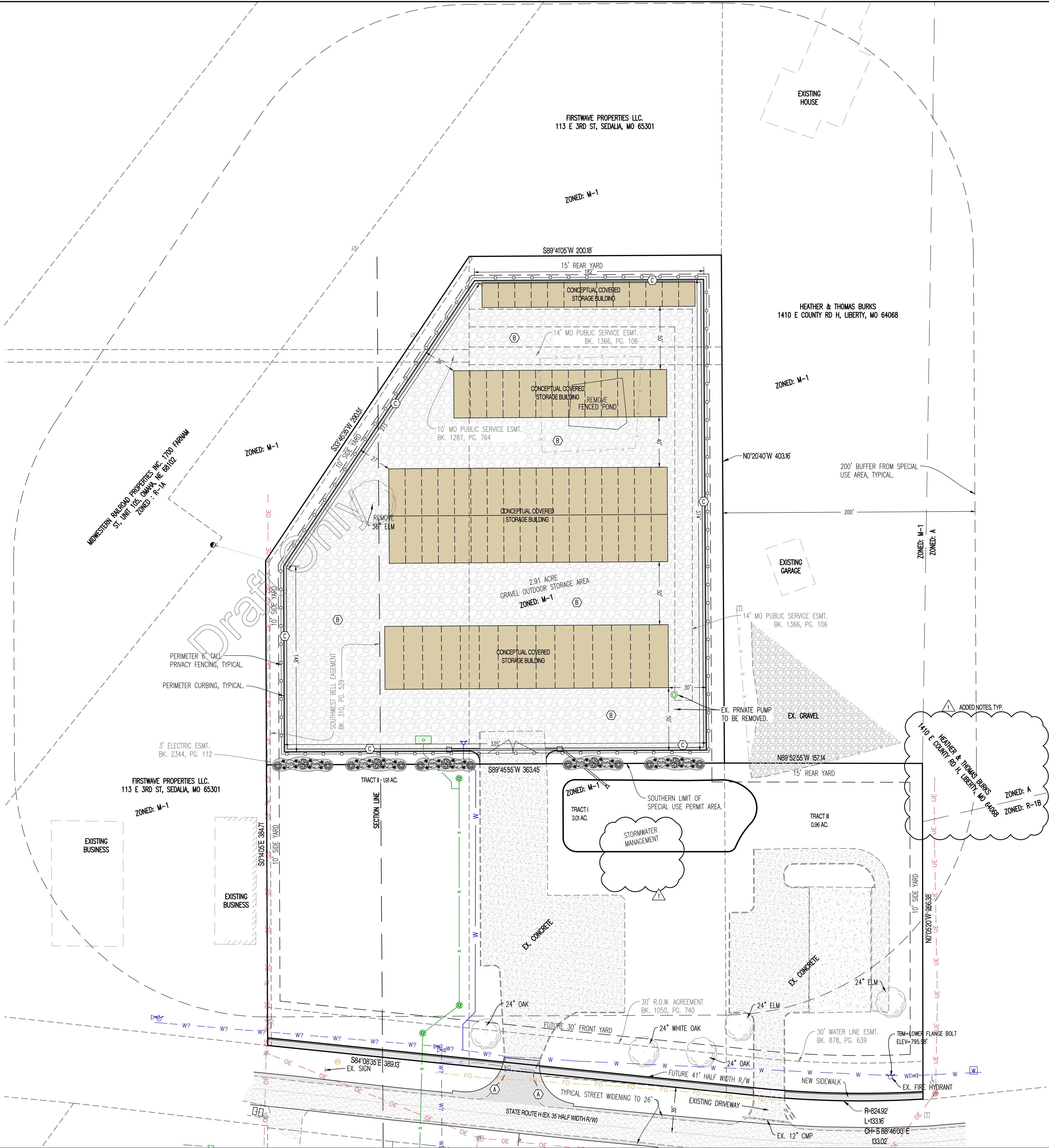


LEGEND OF LABELS:	
(A)	REBUILD AND WIDEN EXISTING DRIVEWAY CONNECTION.
(B)	PROPOSED GRAVEL OUTDOOR STORAGE AREA.
(C)	PROPOSED PERIMETER CONCRETE CURBING.

CONCEPTUAL SCREENING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	5	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
	40	FEATHER REED GRASS	CALAMAGROSIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	2 GALLON
	10	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
	10	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	2 GALLON
TYPICAL SCREENING BED PLANTING DETAIL					
					

- FIRE CODE NOTES:**
- FIRE ACCESS IS REQUIRED FOR ALL STRUCTURES.
  - FIRE ACCESS/DRIVEWAY SUBJECT TO FIRE CODE OFFICIAL APPROVAL.

- ANTICIPATED PEAK TRAFFIC MEMO:**
- THE ANTICIPATED PEAK TRAFFIC GENERATED COULD BE 5 TRIPS PER HOUR.



REVISIONS:

NO.	DATE
ORIGINAL	04/05/2024
1	04/19/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

ANDREW T. GREENE  
MO LICENSE: 2020000043

PREPARED BY:



CROCKETT  
ENGINEERING CONSULTANTS  
1000 W. Kings Blvd., Ste. 100  
Columbia, Missouri 65203  
(314) 447-0592  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#000000001

OWNER:

LIBERTY HILLS VENTURES, LLC.  
P.O. BOX 877  
LIBERTY, MO 65033

HIGHWAY H STORAGE

PRELIMINARY DEVELOPMENT PLAN

LIBERTY, CLAY COUNTY, MISSOURI

DRAWING INCLUDES:

CONCEPTUAL SITE PLAN

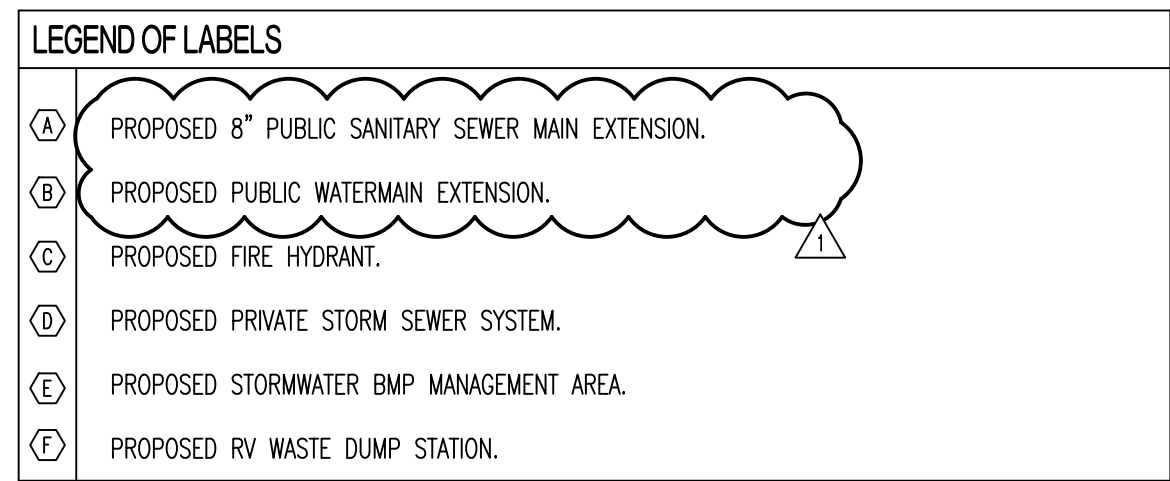
DESIGNED: ATG

DRAWN: NMD

PROJECT NO: 230339

SHEET: CE 3

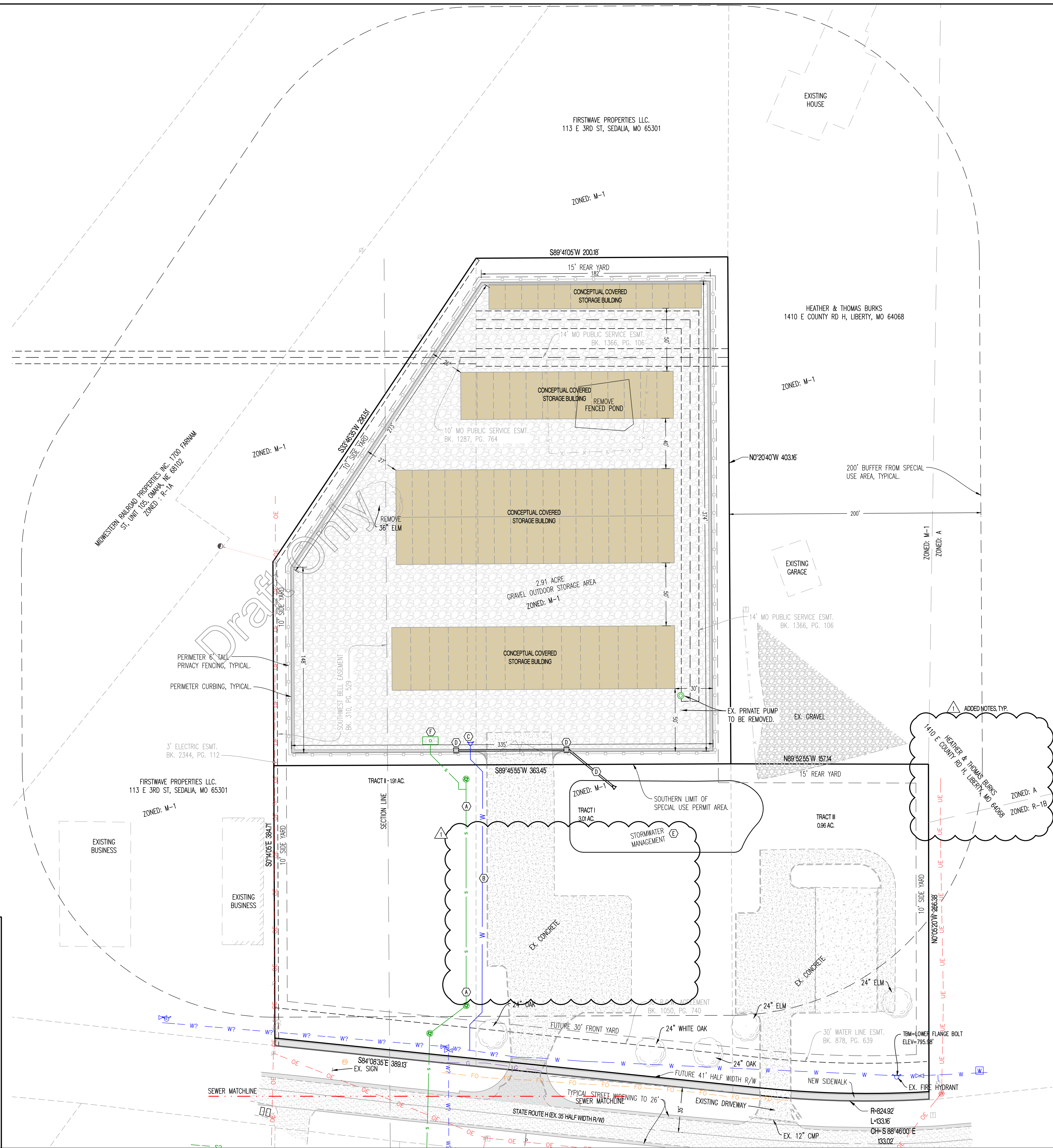
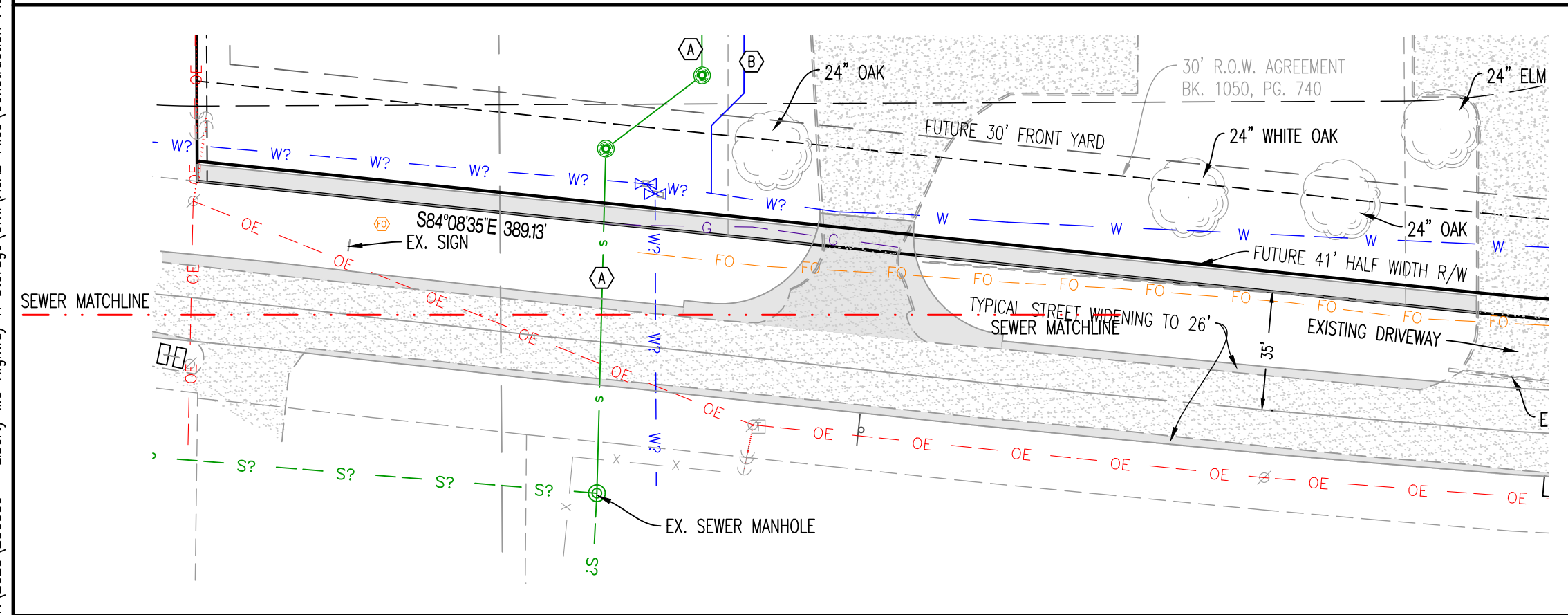




**UTILITY NOTES:**

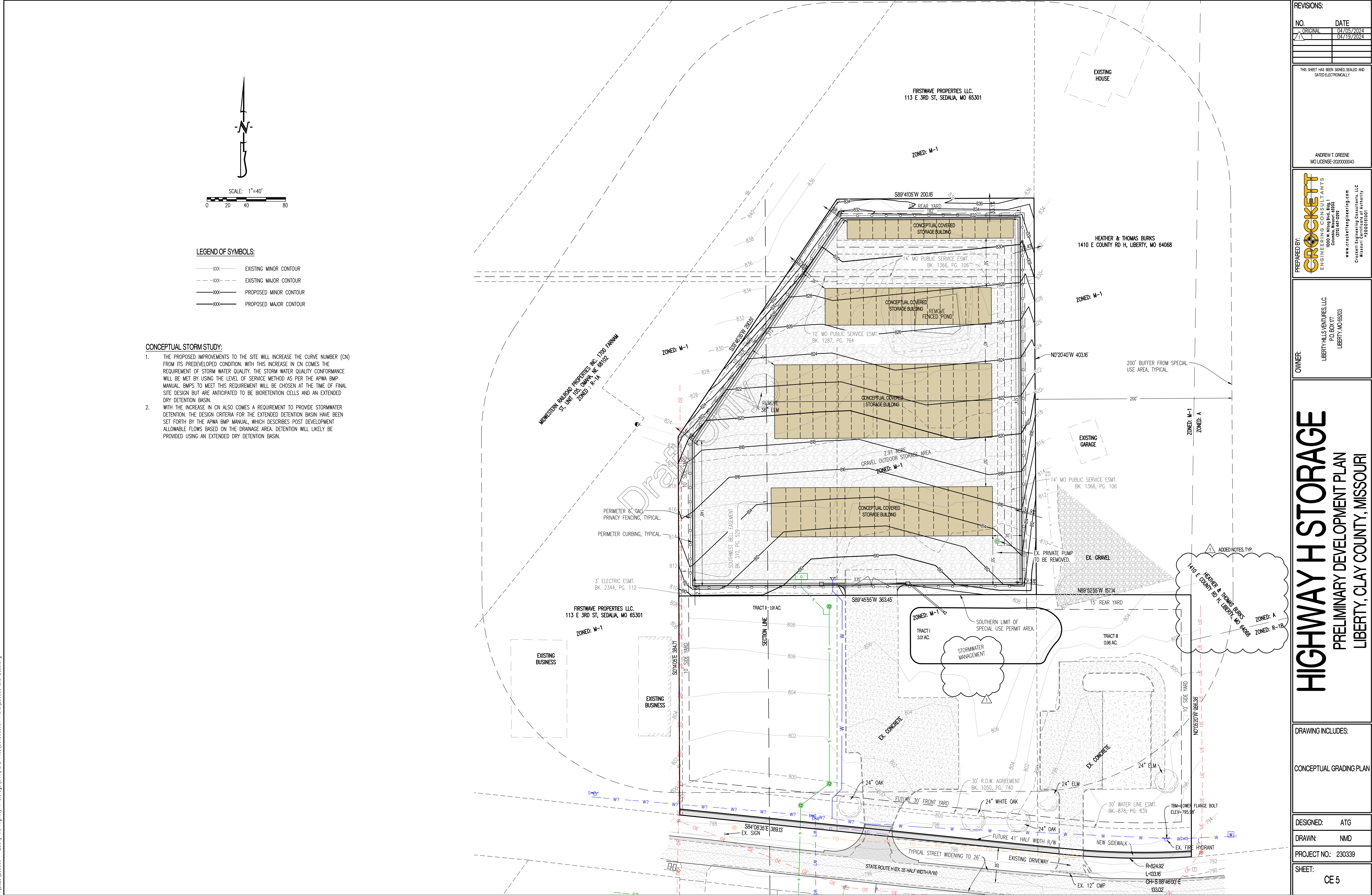
1) UTILITIES SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO REVISIONS/UPDATES PENDING FINAL ENGINEERING DESIGN.

2) ANY SITE LIGHTING/LIGHT POLES SHALL MEET CITY OF LIBERTY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPILLAGE ONTO ADJACENT PROPERTIES.



REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td>ORIGINAL</td> <td>04/05/2024</td> </tr> <tr> <td>1</td> <td>04/19/2024</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		NO.	DATE	ORIGINAL	04/05/2024	1	04/19/2024						
NO.	DATE												
ORIGINAL	04/05/2024												
1	04/19/2024												
THIS SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY   ANDREW T. GREENE MO LICENSE 2020000045													
PREPARED BY:  ENGINEERING CONSULTANTS 1000 W. Illinois Blvd. Bldg. 1 Columbia, Missouri 65203 (314) 441-0024 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri Professional Engineering #2000091801	OWNER:  LIBERTY HILLS VENTURES, LLC P.O. BOX 177 LIBERTY, MO 65203												
HIGHWAY H STORAGE   PRELIMINARY DEVELOPMENT PLAN   LIBERTY, CLAY COUNTY, MISSOURI													
DRAWING INCLUDES:  CONCEPTUAL UTILITY PLAN													
DESIGNED:	ATG												
DRAWN:	NMD												
PROJECT NO:	230339												
SHEET:	CE 4												









**A. PZ CASE 24-10SUP: A Special Use Permit for a 2.91-acre outdoor storage facility at 1300 H Highway.**

Mr. McGinnis presented the case to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions.

Commissioner Reinier asked Mr. Findlay if he anticipated that this development would produce very much stormwater runoff. Mr. Findlay noted that the topography generally runs downgrade from north to south, and that all runoff would be collected by the curb and gutter to stormwater inlets leading to a proposed stormwater BMP treatment area.

Commissioner Dilts asked if consideration had been given to the vehicular fluids which may drain from the property, as she is concerned for the impact that might have on Rush Creek to the south of H Highway. Mr. Findlay stated that the plans provided at this point are only a Preliminary Plan, and that such details would be more closely scrutinized should the project proceed to the Final Development Plan stage. Mr. Findlay agreed that this would be of concern to Public Works, that certain stormwater quality standards may apply to this development, and that an oil/grease separator may be warranted.

Commissioner Personett asked for further details regarding the facility's lighting. Mr. McGinnis noted that the applicant's narrative states they will comply with all City of Liberty lighting standards and limitations. Ms. Sharp added that the Unified Development Ordinance does limit light levels at shared property lines, and that a photometric site plan would be required with the Final Development Plan to confirm compliance with these regulations.

Chairman Rosekrans asked to clarify whether some answers to the Commission's questions would come at a later date should the applicant submit a Final Development Plan application. Ms. Sharp confirmed that a Final Development Plan package would provide greater detail pertaining to the structures, fencing, landscaping, photometrics, stormwater, and more.

Chairman Rosekrans requested that the applicant step forward.

Andy Greene of Crockett Engineering based in Columbia, MO introduced himself as a representative of the property owner and described the history of the property and its existing conditions today. Mr. Greene stated that the applicant believes this is a low-impact use for the site compared to those uses permitted by right with its current zoning of M-1, Light Industrial District. Mr. Greene confirmed that the finer details of the plans would be dealt with if and when the Special Use Permit is approved, and that the plans submitted at this stage are only preliminary.

Commissioner Dilts asked how many vehicles would be stored within the facility. Mr. McGinnis noted that the conceptual site plan shows 75 storage spaces beneath the canopy structures. Commissioner Dilts suggested that the applicant explore the potential to install solar panels on the roofs of the canopies.

Chairman Rosekrans asked for the applicant to clarify the pros and cons of the

proposed open-air structures versus a closed storage building. Mr. Greene noted that RVs can be difficult to store during the off-season, making this a valuable service, and that the property owner did not desire to construct a closed structure.

Chairman Rosekrans opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the requested Special Use Permit.

Cheryl Ann Novick of 1301 H Highway introduced herself and presented her concerns as described in a letter of protest addressed to the Commission, including: how visible the development may be from her property south of H Highway; the maintenance and appearance of the development given the lack of maintenance the property has received since the prior building was destroyed; the proposal's impact on the environment, particularly stormwater runoff onto other properties and into Rush Creek; and its impact on the property values of those residences in the area; the quality and appearance of signage advertising the facility; the intensity of lighting; and the proposed level of security, and how it may impact the quality of the neighborhood. Ms. Novick noted she is opposed to the development as a whole and would prefer to see something family-oriented be built instead.

Allison Shadrack (Hoover) of 1405 H Highway introduced herself and presented her concerns as described in her own letter of protest addressed to the Commission, including the development's impact on the environment, as well as her property and those nearby. Ms. Shadrack has noticed a trend of commercialization along this segment of H Highway, some of which does not set a good precedent for the quality of development she would expect. She shared concerns about the property to the east of this site which looks like a junk yard. Ms. Shadrack is concerned that chemicals from the vehicles will drain with the stormwater runoff onto her property where she and her family live, garden, and keep livestock. Ms. Shadrack concluded that she is not against a storage facility generally, but would support an indoor storage facility as opposed to an outdoor facility.

Luana Compton Paulsen of 1319 H Highway introduced herself and presented five concerns to the Commission, including: the speed limit on H Highway in this area and the inconsistency of speed limit signage, which she feels contributes to dangerous driving conditions; the lack of shoulder and turn lanes available for use when accessing the proposed development; the proposed six-foot privacy fence's inability to screen the RVs; the location of existing water and sewer lines; and the impact additional heavy vehicles may have on the pavement of H Highway.

Chairman Rosekrans asked if the Commissioners had any questions. Seeing none, he closed the public hearing.

Chairman Rosekrans requested staff's input regarding the concerns presented by the public.

Mr. Findlay noted that a full stormwater analysis will not occur until the project reaches the Final Development Plan stage, but that, generally, the runoff produced by this development will not be permitted to exceed its pre-development rates, and that detention/retention facilities are built to ensure this does not occur.



Mr. Findlay noted that both sanitary sewer and water extensions will be built from the existing lines south of the property; the exact details of these extensions will be included in a set of Public Improvement Plans to be included within the Final Development Plan package.

Regarding H Highway, Mr. Findlay noted that the anticipated trips generated by the proposed use would not activate a requirement to improve the street. Mr. Findlay added that H Highway was built as a state route, the standards for which exceed the requirements for streets built by the City; as a result, H Highway should be able to adequately serve the use. As for the speed limit on H Highway, staff can look into the inconsistent signage mentioned by Ms. Compton Paulsen, which may be a remnant sign from when the City acquired the right-of-way from the state, before the City reduced the speed limit there.

Mr. Findlay stated that the City only regulates the minimum and maximum widths of driveways and does not analyze turn radiuses, but that this information can be requested from the developer to simulate the anticipated traffic flow into and out of the property. This level of detail will be included in the Final Development Plan analysis.

Ms. Sharp notified the Commission that the nearby non-residential property with Code violations was reported to the City's Nuisance Officer, and encouraged the public to report similar issues to the City staff so that they can be corrected.

Mr. Findlay added that H Highway has open ditches on both sides of the roadway which convey water to culverts or to Rush Creek. There are currently no plans to fully enclose the stormwater system in this area at this time.

Chairman Rosekrans asked for clarification whether this project would return for more public hearings should it move forward with a Final Development Plan application. Ms. Sharp answered that public hearings are not the standard for Final Development Plans unless they include a variance request; however, in such an instance, the public hearing only applies to the variance in question and not the use itself.

Commissioner Personett encouraged the applicant to explore their ability to grade the site such that stormwater runoff would avoid flowing beneath the vehicles and mingling with any fluids they may leak. He also stated that he feels the proposed landscaping should be enhanced with fast-growing canopy trees and large evergreens for additional screening.

Commissioner Holt asked whether the City regulates vehicular signage. Ms. Sharp stated that the City does not currently regulate such signage, but that such vehicles must be parked in a legal parking space, and must be licensed and operable per the Nuisance Code.

Commissioner Holt asked whether the six-foot privacy fence could be taller. Ms. Sharp stated that fences are limited to six feet by the Unified Development Ordinance, but that landscaping can exceed such height limitations.

Commissioner Holt asked whether the stormwater runoff would differ between an enclosed structure and the proposed outdoor facility. Mr. Findlay stated that yes,

there would be alternative stormwater strategies that could be employed should the applicant choose to alter their plans.

Commissioner Holt stated that more screening would benefit the project on the chance the front portion of the property does not develop.

Chairman Rosekrans asked for the Commissions final thoughts on the matter.

Commissioner Holt stated that he would be voting in favor of the proposal. This area of H Highway acts as a transition between existing non-residential uses and single-family residences to the east, which can complicate their review.

Commissioner Dilts stated she would be voting in favor of the proposal; however, she maintains her concerns regarding the proposal's impact on the environment due to its proximity to Rush Creek and noted that additional details will be necessary should they advance to the Final Development Plan stage.

Commissioner Personett stated he would be voting in favor of the proposal, but maintains his concerns regarding the site's lighting, landscaping, and stormwater details, all of which should be reviewed carefully with the Final Development Plan.

Chairman Rosekrans stated he would be voting in favor of the proposal, and encouraged coordination between the residents of the area and the developers.

Seeing no additional comments, Chairman Rosekrans asked for a motion.

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

Vote: Motion passed 6-0-0

Yes: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, May 20, 2024.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A 2.91-ACRE RECREATIONAL  
VEHICLE STORAGE FACILITY AT 1300 H HIGHWAY, IN LIBERTY, CLAY COUNTY,  
MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission on  
May 14, 2024 and City Council on May 20, 2024; 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 a 2.91-acre recreational vehicle  
storage facility at 1300 H Highway 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 _____, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK





## STAFF REPORT

### **Planning and Zoning Case 24-12SUP**

**Staff: Michael Peterman, Asst. Director of Planning & Development**

**Date: May 20, 2024**

## **GENERAL INFORMATION**

Application:	<b>Special Use Permit to allow Attached Single Family in the RNC district at 440 N. Prairie St.</b>
Applicant:	Michelle Travers A3G Architects 110 N Main Street Liberty, MO 64068
Owner:	Greg Stervinou Construction Company, INC 10207 NE 100TH ST Kansas City, MO 64157
Location:	Between N. Grover and N. Prairie Streets, south of Corbin St.
Site Acreage:	.46 acres
Existing Land Use/Zoning:	Vacant Lot/ RNC, "Residential Neighborhood Conservation District"
Future Land Use Map:	Single Family Residential
Neighboring Land Use/Zoning:	<b>North:</b> Single Family home/ RNC, "Residential Neighborhood Conservation District" <b>South:</b> Single Family home/ RNC <b>East:</b> Single Family home/ RNC <b>West:</b> Single Family home/ RNC
Public Notice:	Legal Notice printed in Courier Tribune- April 25 Letter sent to property owners within 185 ft. on April 25 Sign Posted on site- April 25
File Date:	April 5, 2024

## **PREVIOUS CASES/SITE HISTORY**

**P&Z Case 24-11FP** – A Final Plat of three lots on .46 acres into six lots at 440 N. Prairie Street with a variance is running concurrently with this application.

## PROJECT DESCRIPTION

This application is for a Special Use Permit to allow 3 attached single-family buildings in the RNC as allowed in the Unified Development Ordinance, Sec. 30-25.5.(1) – “Special use permit, uses to be considered”. Each building is proposed as a two-story, two-family home that will have 3 bedrooms, 2+ baths per unit. A detailed description is attached in the applicant proposal as Exhibit C.

## SITE ANALYSIS

### Use

The zoning on the property is RNC. City Code section 30-50 describes the RNC:

*The residential neighborhood conservation district is to conserve the residential character of existing neighborhoods in the downtown area. It is intended to promote the preservation and maintenance of older single-family dwellings, while also allowing a variety of uses and density as was originally intended within the downtown area.*

*The neighborhood residential district is retained within this UDO to maintain existing areas of quality residential neighborhoods that are compact and walkable, provide public gathering spaces and encourage a mix of residential designs, styles and sizes, thus creating a unique, yet cohesive neighborhood.*

*Buildings and sites shall be designed and constructed in accordance with the following principles:*

- (1) New construction shall maintain the visual style and character of the surrounding neighborhood; and*
- (2) New construction and additions shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.*

The proposal is to allow for three two-family homes on three infill lots. Multifamily homes are allowed in the RNC by Special Use Permit and must maintain the visual character of the neighborhood and complement the setbacks, building scale, parking, building and garage orientation of the neighborhood. Additionally, these homes are intended to emulate the appearance of single-family homes because of the single-family land use designation in the City’s future land use map.

### Site Design/Parking

The total property is .46 acres and will have 3 structures on 6 different lots. Each structure will have two separate entrances and driveways. The proposed buildings maintain the setbacks of the RNC zoning district. One building will face N. Grover Street and two buildings will face N. Prairie Street. The code requirement of 2 spaces per unit for parking is met with this application. The alley will be utilized for driveway entrances for 1 unit on N. Grover Street and 1 unit on N. Prairie Street.

### Building Design

The design of each building is slightly different to provide visual interest. Each unit shows front porches and appears as one large home. The building elevations indicate a mix of horizontal LP Smart lap siding, shaker siding, and stone accents.

## PUBLIC INFRASTRUCTURE

### Streets

The site has direct access to N. Grover Street and N. Prairie Street.

### **Sanitary Sewer**

The property is proposing to connect to the public sanitary sewer along N. Grover and N. Prairie Streets.

### **Water**

The property is proposing to connect to the public water main along N. Grover and N. Prairie Streets.

### **Stormwater**

This proposal does not trigger stormwater requirements.

## **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, Leading Liberty Forward (2023) in the section on Strong Neighborhoods:

*Existing neighborhoods, especially within historic areas, should be maintained in a way that preserves their character for generations to come. As Liberty continues to grow, it will be important to reinvest in the existing neighborhoods while continuing to expand the supply of housing options to appeal to- and are affordable to- young families, single professionals, first-time homebuyers, and older citizens who are ready to downsize. Providing more opportunities for higher density, single-family homes and smaller units will also ensure that long-time residents who wish to stay in Liberty as they age, retire, and experience other life changes will have that opportunity.*

Encouraging higher densities is also mentioned in the Resilient Community section of the Comprehensive Plan:

*Liberty's efforts to ensure balanced growth and development shows a commitment to fostering sustainability. Sustainable development equally considers environmental, equitable, and economic factors in decision-making, aiming to meet the needs of the current population and potential needs of future generations. Continued revitalization and preservation efforts also show that Liberty values its historic character and wants to protect it. Preservation plays a large role in resiliency as it encourages day to day maintenance and upkeep to potentially avoid larger infrastructure failures. As Liberty looks to the future, the environmental, economic, and social needs of the community must be continually considered. Achieving this objective will require an expanded focus on sustainable development practices, infill and redevelopment, and higher-density and mixed-use development in targeted locations.*

The Future Land Use designation for the site is Single Family Residential. Staff believes the design of the structures to look like a single-family home, as opposed to traditional duplexes, meets the intent of the Future Land Use designation while also allowing for a slightly higher density as recommended in the Comprehensive Plan.



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 allowed by Section 30-25.(1), Special use permit, uses to be considered,

*Attached single-family dwellings on in-fill lots; or attached single-family or low-density multi-family structures in the RN, neighborhood residential district and RNC, neighborhood conservation residential district.*

3. **The proposed use does not adversely impact the public health, safety, comfort or general welfare.**  
Staff feels the proposed two-family homes are designed to blend into the neighborhood, and do not have an adverse impact to the area. The use is low impact with low daily trips.

4. **The proposed use conforms to all conditions and performance standards as set forth herein.**

*The Special Use Permit lists out the following provisions:*

- a. The structure shall maintain the visual style and character of the surrounding neighborhood;*
- b. The structure shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.*
- c. The site design shall respect the natural topography of the site and promote the preservation of existing trees and vegetation.*

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 buildings do 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 24-12SUP.

#### **PZ RECOMMENDATION**

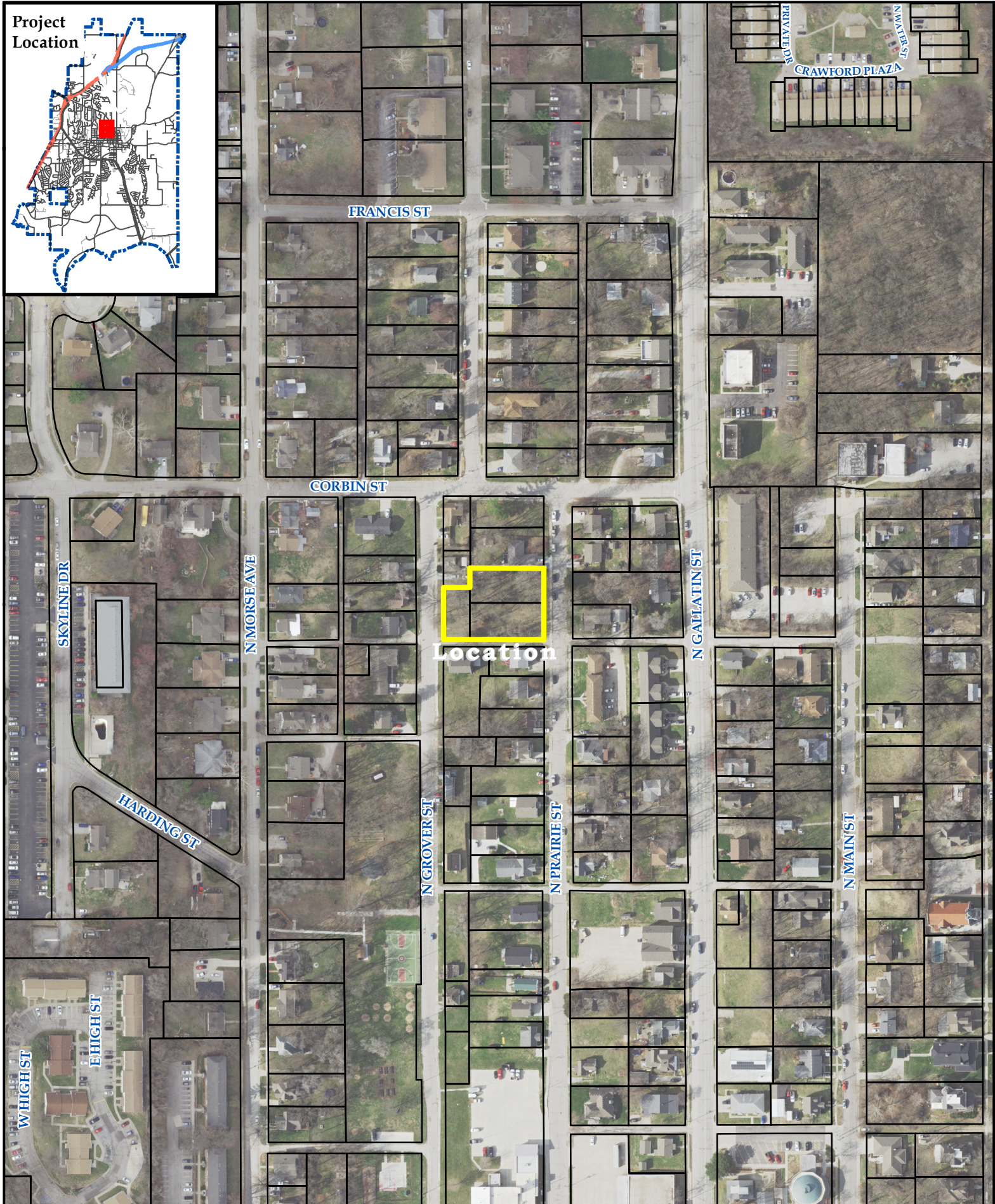
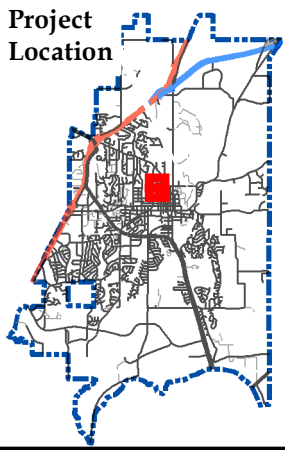
At its May 14, 2024 meeting, the Planning Commission voted 4-2-0 to recommend approval of P&Z Case 24-12SUP as presented in the staff report.

## ATTACHMENTS

<b>Exhibit A:</b>	Vicinity Map
<b>Exhibit B:</b>	Site Plan & Elevations
<b>Exhibit C:</b>	Applicant's Proposal
<b>Exhibit D:</b>	PZ Minutes Excerpt
<b>Exhibit E:</b>	Ordinance



Project  
Location



City of



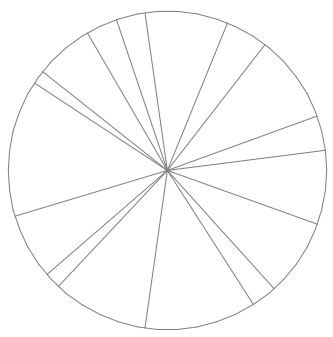
**P&Z Case 24-12SUP**  
**Special Use Permit**  
**440 N Prairie**

**EXHIBIT A:**  
**VICINITY MAP**

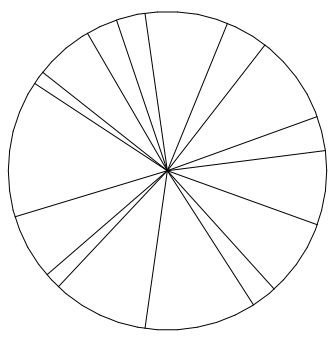




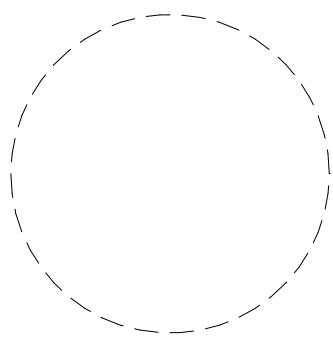
# Legend



Existing Tree to Remain



New Tree Added



Existing Tree to be Removed







Front 3D View



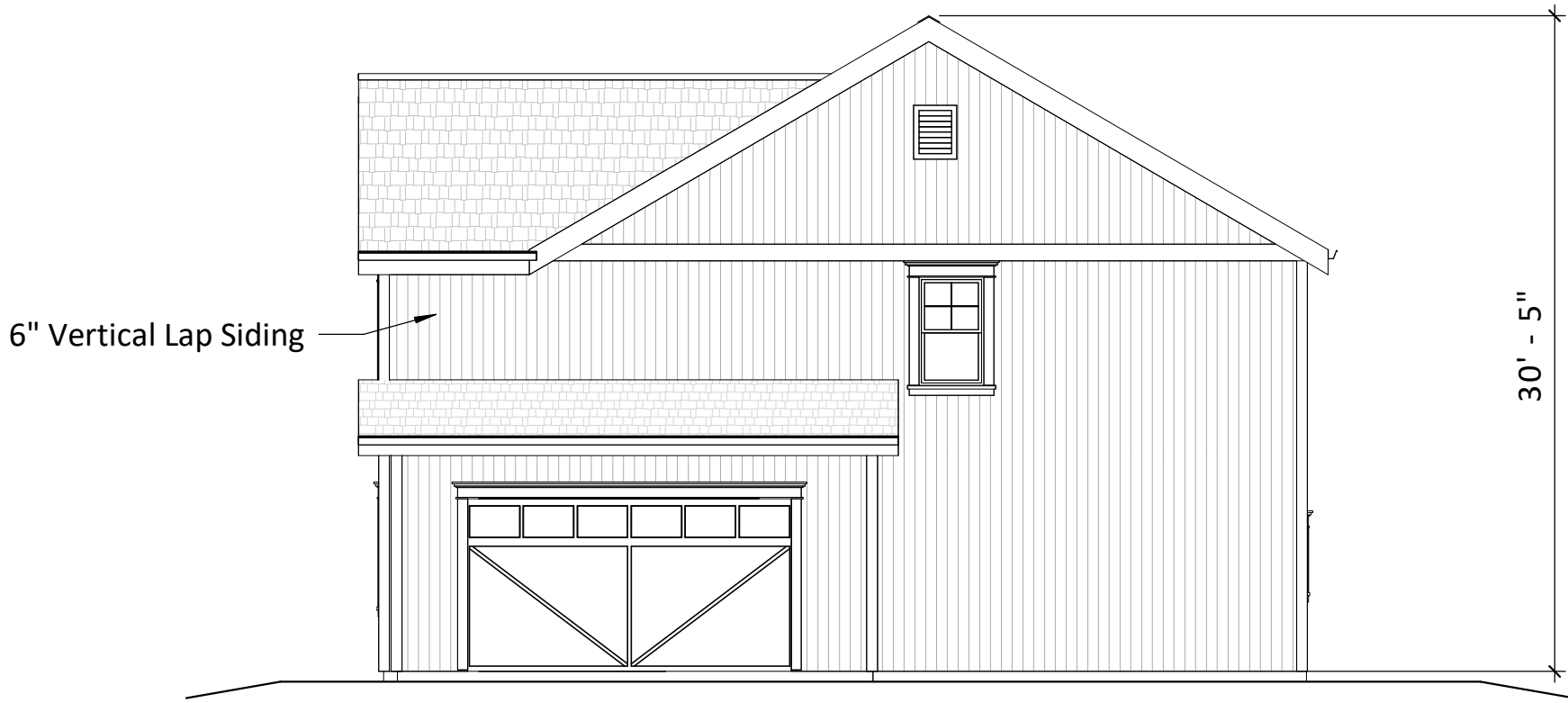
Back 3D View



West Elevation



North Elevation



South Elevation



East Elevation

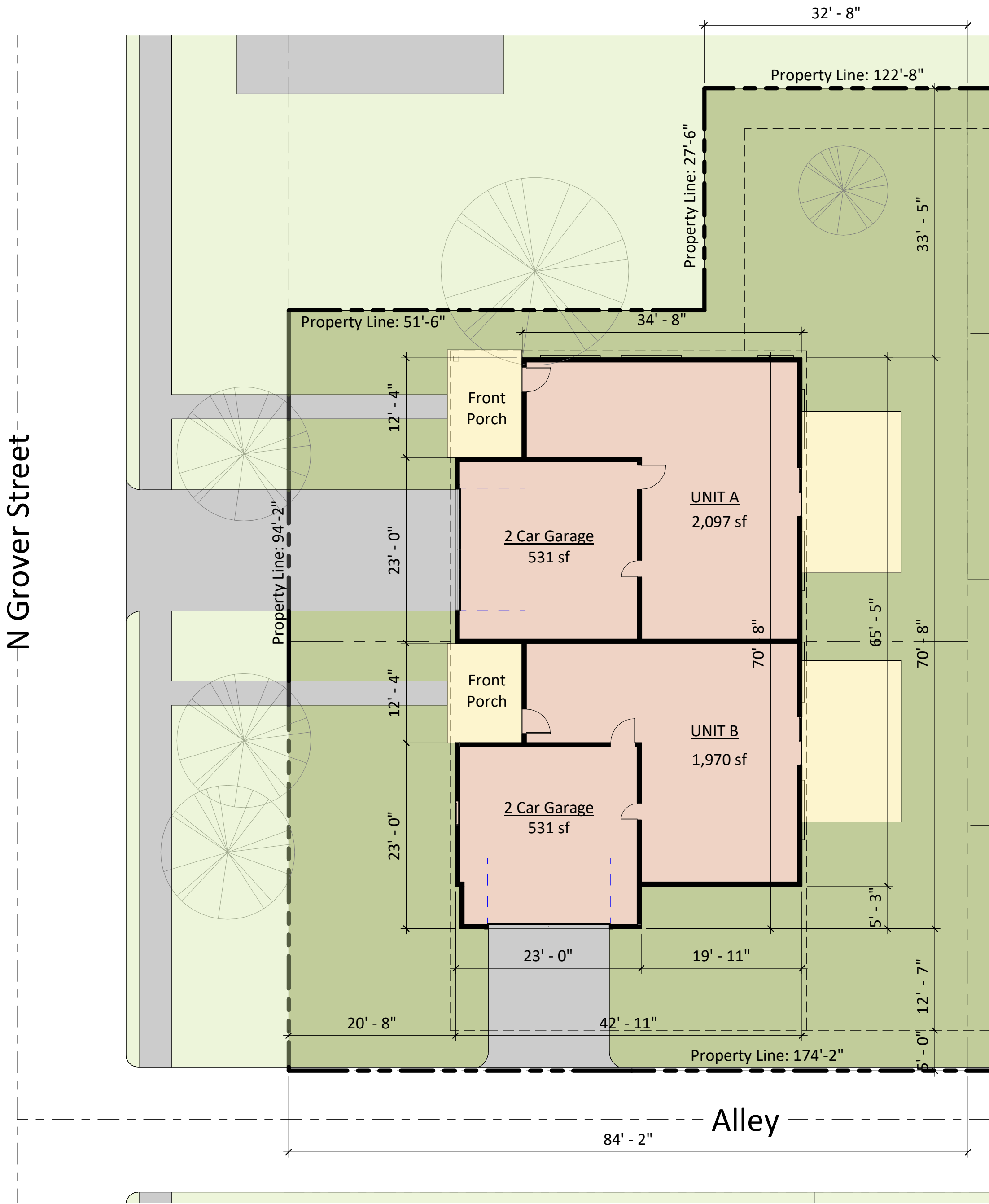
**LOT**  
Total lot size: 8,824 sf  
Buildable area: 3,717 sf

**BUILDING**  
Building footprint: 2,725 sf

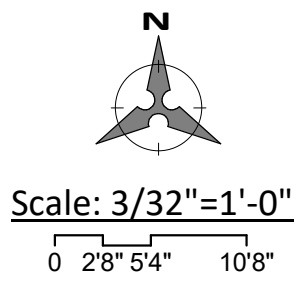
**UNITS**  
2 story: 3 bed, 2.5 bath  
2 car garage

Total Unit A square footage: 2,628 sf  
First floor: 884 sf  
Second floor: 1,213 sf  
Garage: 531 sf

Total Unit B square footage: 2,501 sf  
First floor: 780 sf  
Second floor: 1,190 sf  
Garage: 531 sf



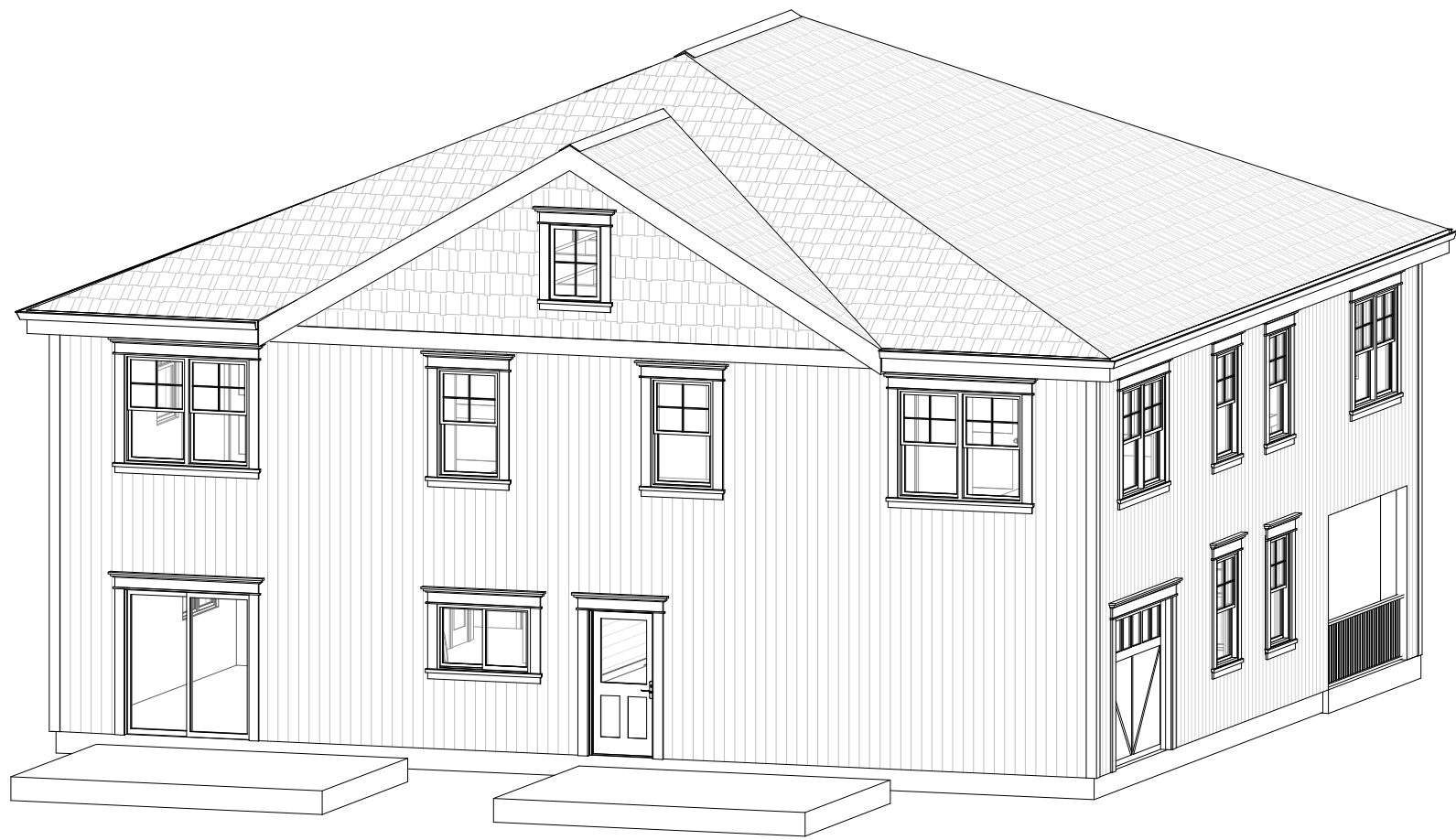
Site Plan - A & B Units







Front 3D View



Back 3D View



East Elevation



North Elevation



South Elevation



West Elevation

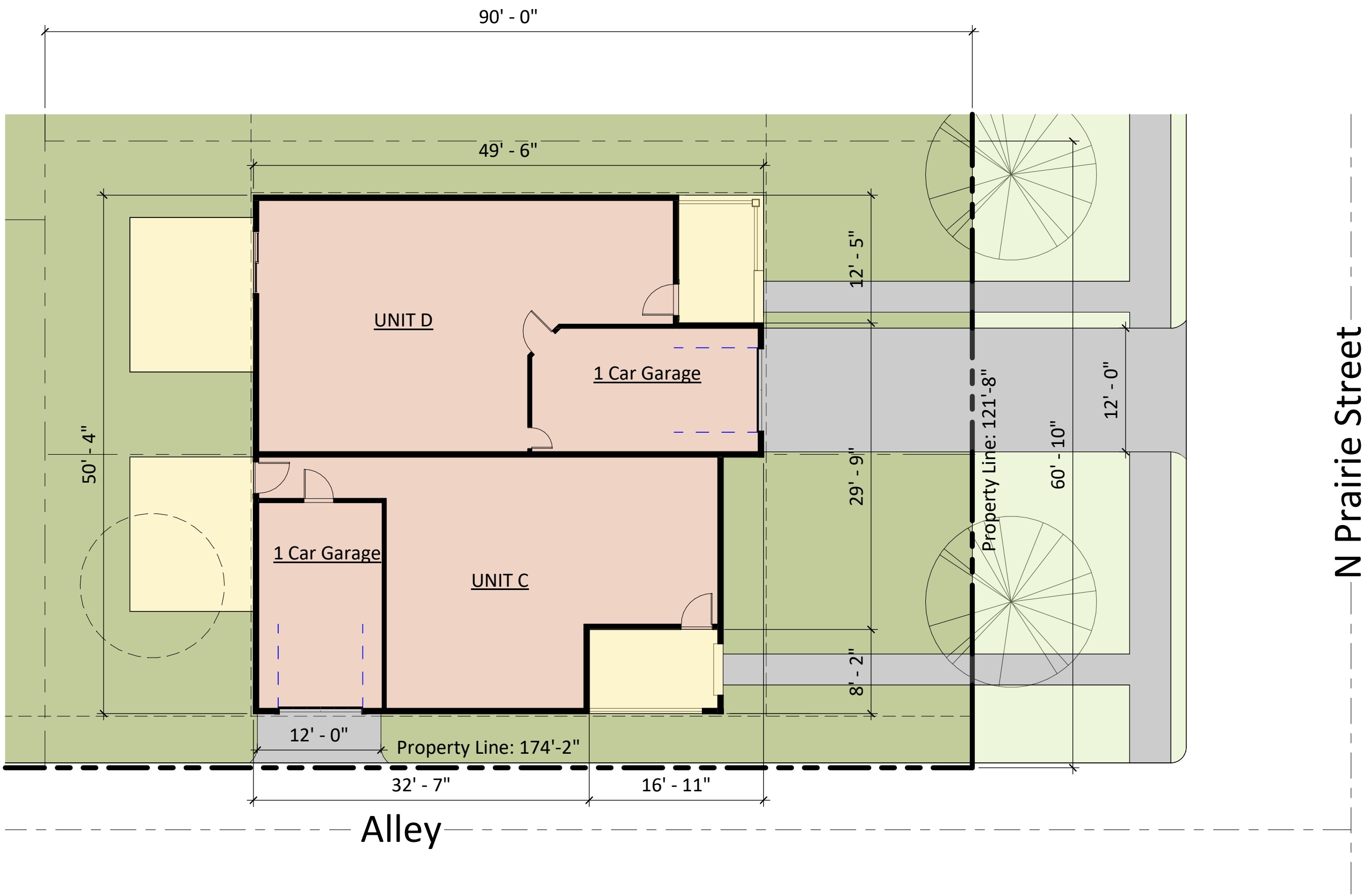
**LOT**  
Total lot size: 5,475 sf  
Buildable area: 2,542 sf

**BUILDING**  
Building footprint: 2,394

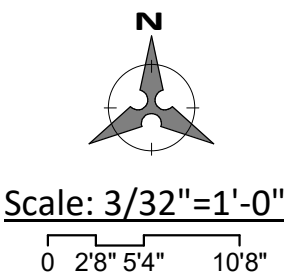
**UNITS**  
2 story: 3 bed, 2.5 bath  
1 car garage

Total Unit C square footage: 2,188 sf  
First floor: 772 sf  
Second floor: 1,147 sf  
Garage: 269 sf

Total Unit D square footage: 2,391 sf  
First floor: 857 sf  
Second floor: 1,249 sf  
Garage: 285 sf



Site Plan - C & D Units







Front 3D View



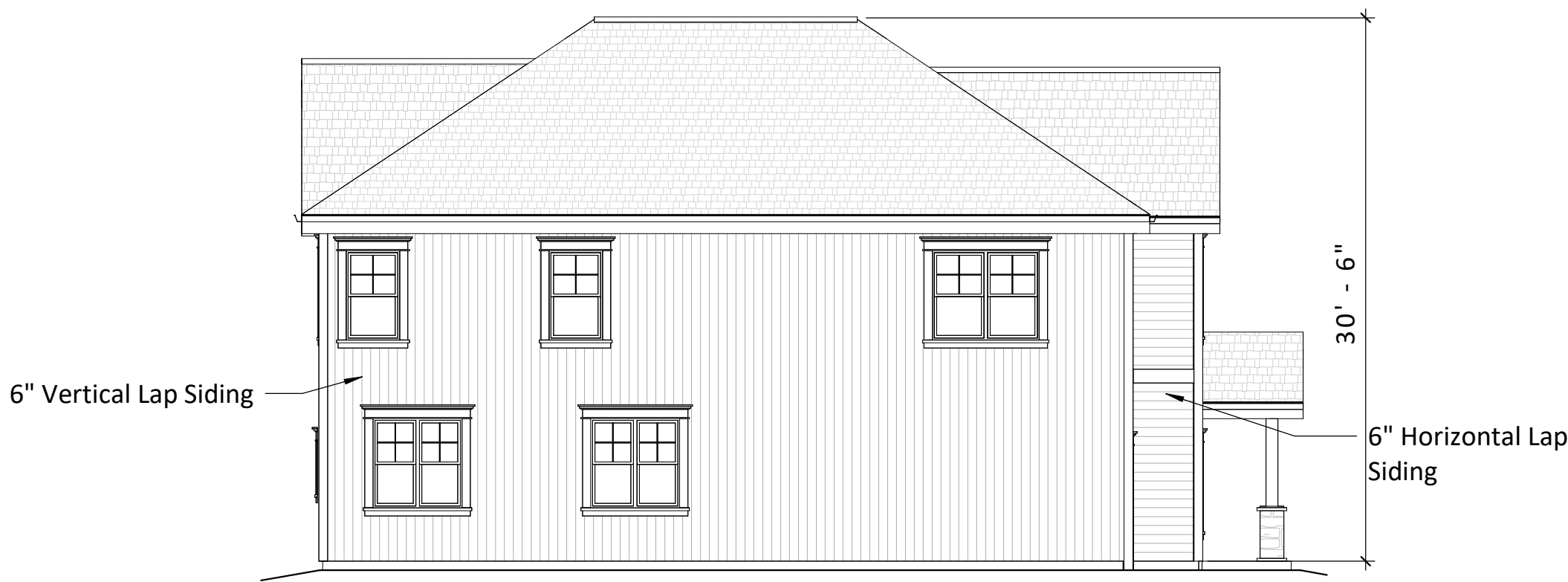
Back 3D View



East Elevation



North Elevation



South Elevation



West Elevation

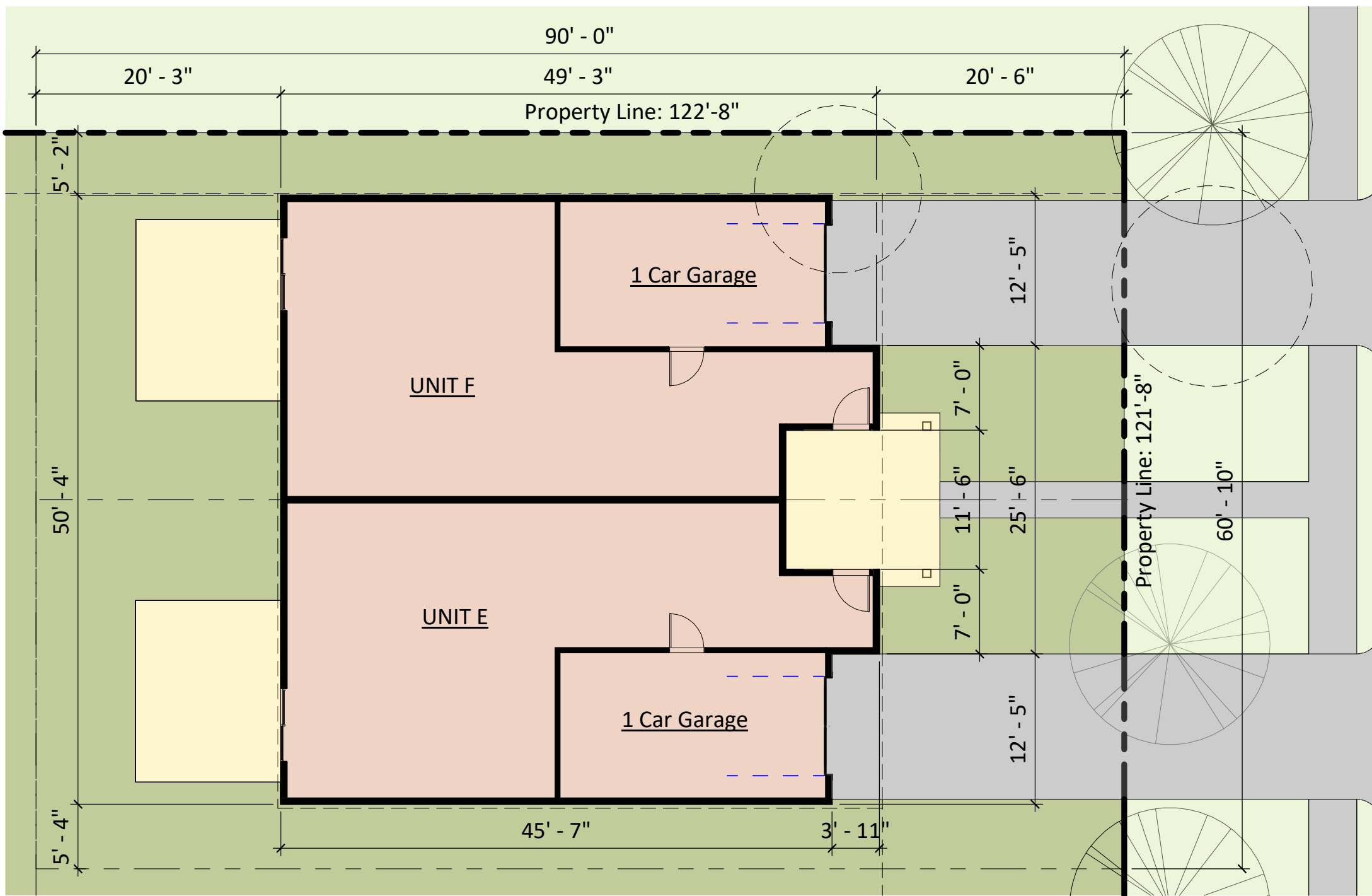
**LOT**  
Total lot size: 5,475 sf  
Buildable area: 2,542 sf

**BUILDING**  
Building footprint: 2,402

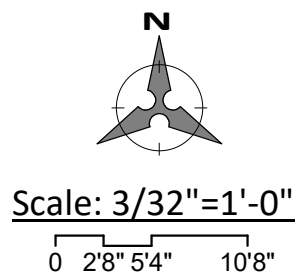
**UNITS**  
2 story: 3 bed, 2.5 bath  
1 car garage

Total Unit E square footage: 2,351 sf  
First floor: 862 sf  
Second floor: 1,198 sf  
Garage: 291 sf

Total Unit F square footage: 2,351 sf  
First floor: 862 sf  
Second floor: 1,198 sf  
Garage: 291 sf



Site Plan - E & F Units





**Project Location:** Prairie & Grover Lots

**Owner/Builder:** Greg Stervinou Construction Company

**Architect:** A3G Architects

### **Special Use Permit Request**

Special Use request is for two family homes in single family zoning.

#### **Description**

Building 1 (444 N Grover Street) - The proposed design for Building 1 is a two-story, two-family home that will have 3 bedrooms, 2.5 bathrooms and a two-car garage per unit. The garages have been split, so that one is from the front of the home, and one is from the side of the home to minimize the number of garage doors from the street.

Building 2 (440 N Prairie Street) - The proposed design for Building 2 is a two-story, two-family home that will have 3 bedrooms, at least 2 bathrooms and a one-car garage per unit. Both garages will be oriented to N Prairie Street.

Building 3 (444 N Prairie Street) - The proposed design for Building 3 is a two-story, two-family home that will have 3 bedrooms, at least 2 bathrooms and a one-car garage per unit. The garages have been split, so that one is from the front of the home, and one is from the side of the home to minimize the number of garage doors from the street.

Each building will have two separate entrances. Building 1 will have separate driveways, one oriented to N Grover Street and one oriented to the adjacent alley. Building 2 will have two driveways oriented to N Prairie Street. Building 3 will have separate driveways, one oriented to N Prairie Street and one oriented to the adjacent alley. The homes will have a two-story height which is common throughout the neighborhood.

#### **Builder Scale**

Consistent with the Comprehensive Plan, the dwellings will be cohesive with the surrounding neighborhood in size and style. The use will not adversely impact the public and conform to the standards of the UDO. The intent for these homes is to look and feel like a large single-family historical home. There are numerous large homes within the surrounding historical district that were converted to multi-family homes. It is common in historical neighborhoods to have varying home sizes and mixed-use dwellings. The construction of these multi-family homes provides a great opportunity to infill housing developments within the adjacent downtown area neighborhoods and provide young families, singles, and others to reside in the Liberty area.

Greg Stervinou has built other homes in the surrounding neighborhoods in Liberty that have superb quality and style and these new multi-family homes at the Prairie & Grover Lots will be no different. The units are each expected to sell for around \$325,000. Other homes in the neighborhood sold for a comparable \$319,000-\$345,000.

### Public Awareness

In January, we held a meeting to receive feedback from neighbors of the Prairie and Grover lots on the designs we are proposing for the multi-family homes. Only one of the neighbors was able to attend the meeting, but they gave positive feedback on the designs and were excited to hear the future benefits that these multi-family homes can provide for the community. We are hoping this neighbor will spread her excitement to the other neighbors of the Prairie and Grover lots.

### Examples of Greg Stervinou Construction Company Homes in Liberty



### Examples of Multi-Family Homes in Neighborhood - In the same scope as our project





## Size and context of the building footprint on the site



**B. PZ CASE 24-12SUP: A Special Use Permit for duplexes in the RNC District at 440 N. Prairie Street.**

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

Chairman Rosekrans asked if the commission had any questions.

Commissioner Summers noticed that the narrative provided describes the south Prairie units both taking access from the street, while the plans show one access off the street and the other off the alley. Mr. Peterman stated that the original proposal was for both units to take access off of Prairie, but that staff requested that they shift one to the alleyway to help reduce the appearance as a duplex. He said he would have that amended in the narrative included in the staff report going to City Council.

Commissioner Reinier stated that most families have two cars and asked whether the single-car garages would be sufficient for the average buyer. Mr. Peterman noted that one of the structures does provide a two-car garage, and that the others provide a single-car garage with an additional parking space in the driveway, which is acceptable per Code.

Commissioner Personett asked after the condition of the alleyway, and who would be responsible for the maintenance of it. Mr. Findlay replied that alleyway has deteriorated and that the applicant will be required to make improvements to it, but that long-term maintenance will be the City's responsibility. The alleyway will be required to meet the City's minimum 16-foot width standard.

Chairman Rosekrans requested that the applicant step forward.

Aimee Gray of A3G Architects, 110 N. Main Street, introduced herself as a representative for the applicant and made herself available for questions.

Commissioner Personett noted that the standard garage door width is 16 feet while the plans showed 15 feet. Ms. Gray stated the plans would be updated to reflect the standard as these doors will not be custom.

Chairman Rosekrans opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the requested Special Use Permit.

Sterling Hicok of 446 N. Grover Street introduced himself and shared his concerns regarding the appearance of the duplexes, which he feels do not properly reflect a detached single-family residence. He also noted the presence of a red-tailed hawk, which nests in a tree on the property that would be taken down to accommodate the proposal. He stated he would like for an environmental assessment to be performed, and that he submitted documentation to the Department of Natural Resources regarding this concern.

Chairman Rosekrans asked if the Commissioners had any questions. Seeing none, he closed the public hearing.

Mr. Findlay stated that the City does not regulate the protection of wildlife, and that a

full environmental impact study may not be practical for a development of this size. Ms. Sharp stated she would follow up with the Department of Natural Resources and the Department of Conservation prior to City Council's public hearing on the matter on Monday, May 20, 2024. Mr. Peterman requested an email follow-up from Mr. Hicok detailing his concerns and questions.

Commissioner Personett noted that he has been impressed by the developer's past work in the community and that he has high expectations for this project.

Seeing no additional questions or comments, Chairman Rosekrans asked for a motion.

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

Vote: Motion passed 4-0-2

Yes: Holt, Reinier, Rosekrans, Personett

No: None

Abstain: Dilts, Summers

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, May 20, 2024.



RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED SINGLE FAMILY IN THE RNC DISTRICT AT THE NW CORNER OF SUDDARTH ST. AND RICHFIELD RD. IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission May 14, 2024 and the City Council on May 20, 2024; 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 Attached Single Family in the RNC district at 440 N. Prairie Street. 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 _____, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK



## STAFF REPORT

### Planning and Zoning Case 24-11FP

Staff: Michael Peterman, Asst. Director of Planning & Development

Date: May 20, 2024

## GENERAL INFORMATION

Application: **Final Plat for Prairie Estate. A Final Plat of three lots on .46 acres into six lots at 440 N. Prairie Street with a variance from Unified Development Ordinance Section 30-50.2 "District RNC, height and area regulations".**

Applicant: Michelle Travers  
A3G Architects  
110 N Main Street  
Liberty, MO 64068

Owner: Greg Stervinou  
Construction Company, INC  
10207 NE 100TH ST  
Kansas City, MO 64157

Location: Between N Grover and N Prairie Streets, south of Corbin St.

Site Acreage: .46 acres

Existing Land Use/Zoning: Vacant Lot / RNC, "Residential Neighborhood Conservation District"

Future Land Use Map: Single Family Residential

Neighboring Land Use/Zoning: **North:** Single Family home/ RNC, "Residential Neighborhood Conservation District"  
**South:** Single Family home/ RNC  
**East:** Single Family home/ RNC  
**West:** Single Family home/ RNC

Public Notice: Legal Notice printed in Courier Tribune- April 25  
Letter sent to property owners within 185 ft. on April 25  
Sign Posted on site- April 25

File Date: April 5, 2024

## PREVIOUS CASES/SITE HISTORY

**P&Z Case 24-12SUP** – Special Use Permit to allow Attached Single Family in the RNC district at 440 N. Prairie St. is running concurrently with this application.

## DESCRIPTION OF PROPOSAL

### Technical Information

This is a proposal for a Final Plat of Prairie Estate, a six lot subdivision. This plat contains 6 lots on .46+/- acres. This is a plat to accommodate a 3 new residential structures.

## VARIANCE REQUEST

The applicant is requesting variances to the Unified Development Ordinance, Section 30-50.2, "District RNC, height and area regulations" for setbacks, lot size and required lot depth. This variance is being requested based on the two family structure being split along the dividing wall. Additionally, the lots on Grover will be 84'6" which 5'6" less than the required 90 feet deep. The applicant's variance request is attached to this report as Exhibit C.

## PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The site has direct access to N. Grover Street and N Prairie Street.
Sanitary Sewer	Direct, gravity flow connection	The property is proposing to connect to the public sanitary sewer along N. Grover and N. Prairie Streets.
Water	Direct connection to City water services	The property is proposing to connect to the public water main along N. Grover and N. Prairie Streets.
Storm Water	Storm water must be released at an acceptable rate	This proposal does not trigger stormwater requirements.

## STAFF ANALYSIS

A final plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and this UDO and to provide a complete and exact subdivision plat, prepared for the official public record to define property boundaries and public improvements. Staff's analysis of a final plat application is guided by Section 30-28.14. Final plat, approval criteria:

- 1. The final 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 in that the future land use map shows single-family residential at this location and these homes have been designed to emulate the appearance of single-family homes.
- 2. The final plat complies with the provisions of this UDO;**  
The proposed plat complies with all standards of the UDO for this site except for the reduced setbacks and smaller lot sizes requested in the variance.
- 3. The final plat substantially complies with approved city development standards and policies;**  
The proposed plat has direct access to water, sewer, and the public street network and substantially complies with City standards and policies.



4. **The final plat substantially conforms to the approved preliminary plat;**  
There is no previously approved preliminary plat on file.
5. **All public works elements have been designed to city specifications and certified by the city engineer;**  
Any proposed public utility extensions will conform to city specifications and will be certified by the City Engineer in the Public Improvement Plans. Improvements will be made by the applicant to the alleyway adjacent to the south property line of the site.
6. **All necessary easements, dedications, vacations, and other agreements have been accepted or approved.**  
All easements and dedications have been reviewed by the City Engineer and will be accepted with the approval of the Public Improvement Plans and/or recordation of this plat.

#### **STAFF RECOMMENDATION**

Staff finds the application meets the standards of review for a Final Plat in Section 30-28.14 of the UDO and if the variance is accepted, recommends approval of P&Z Case 24-11FP.

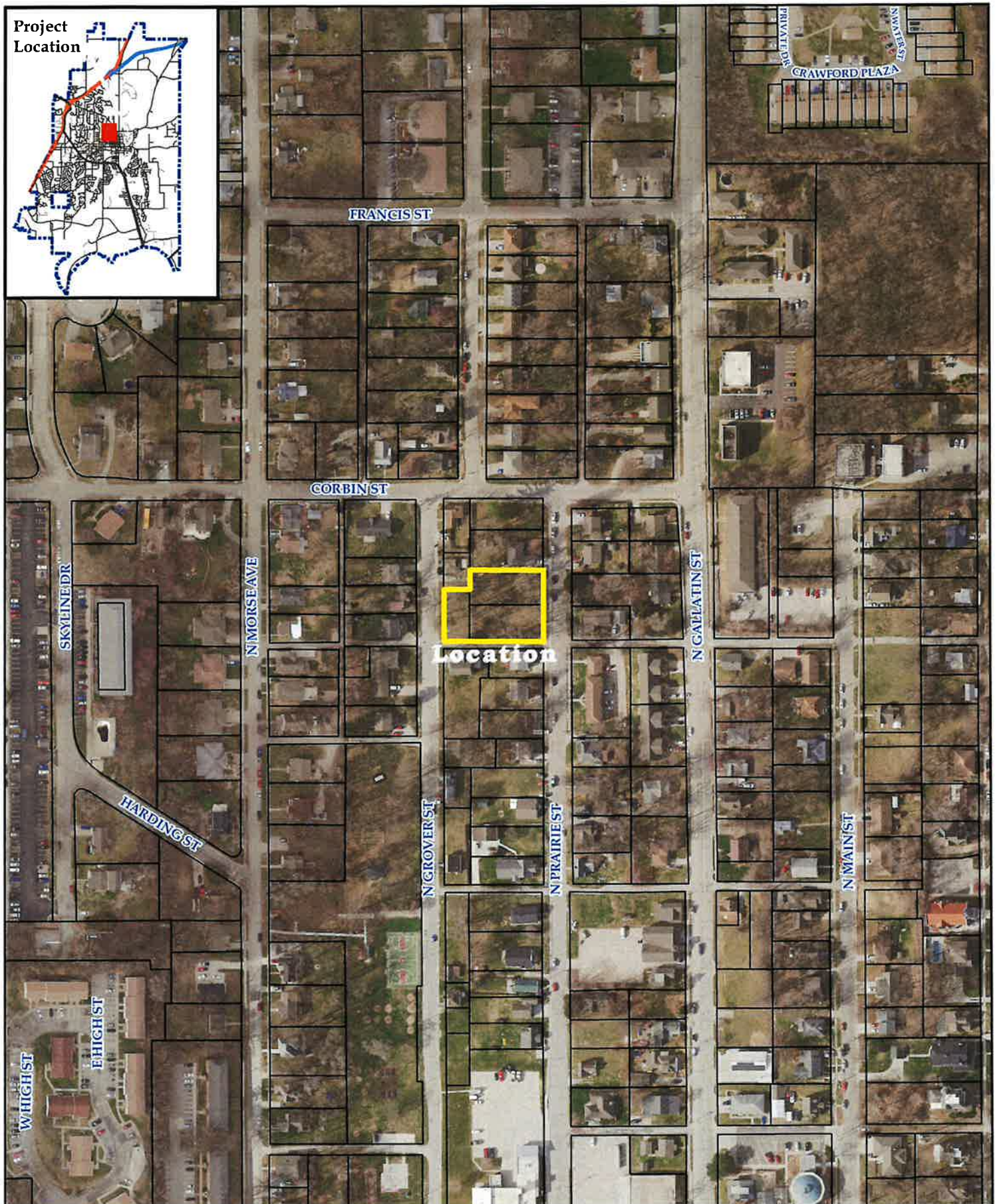
#### **PZ RECOMMENDATION**

At its May 14, 2024 meeting, the Planning Commission voted 6-0-0 to recommend approval of P&Z Case 24-11FP with the variances as presented in the staff report.

#### **ATTACHMENTS**

- |                   |                    |
|-------------------|--------------------|
| <b>Exhibit A:</b> | Vicinity Map       |
| <b>Exhibit B:</b> | Final Plat         |
| <b>Exhibit C:</b> | Variance Request   |
| <b>Exhibit D:</b> | PZ Minutes Excerpt |
| <b>Exhibit E:</b> | Ordinance          |

Project  
Location



Location



**P&Z Case 24-11FP**  
**Final Plat**  
**440 N Prairie**

**EXHIBIT A:**  
**VICINITY MAP**



Date: 5/8/2024









**Project Location:** Prairie & Grover Lots

**Owner/Builder:** Greg Stervinou Construction Company

**Architect:** A3G Architects

**Variance Request**

There are two variance items proposed for this project for non-conforming lot dimensions.

1. Non-Conforming Lot

The first is to replat the lots so that Grover lot is closer to conforming to current standards and makes the lot buildable. Minimum lot depth is 90' and this lot is 84'-6" in depth so we request a variance of 5'6" in lot depth for this lot.

2. East/West Dimension

The second requested variance from the setback requirements for a zero-setback from the proposed central lot line. As proposed the two-family home will have a shared, fire-rated demising wall that sits on the property line so there is no setback from this property line, as required by the RNC zoning. All other front, side, and rear setbacks required in the district are met.

**Size and context of the building footprint on the site**



**C. PZ CASE 24-11FP:** A Final Plat of three lots into six lots at 440 N. Prairie Street with a variance for lot dimensions.

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

Chairman Rosekrans asked if the commission had any questions.

Commissioner Holt asked for an explanation as to why the lots are so short when the standard lot depth is 90 feet in this zoning district. Mr. Peterman explained that the platting of these lots maintains the same depth they were originally platted with; as such, their depth is not changing.

Chairman Rosekrans asked that the applicant step forward.

Greg Stervinou, 10207 NE 100th Street, Kansas City, MO, introduced himself. He explained that they intend to subdivide these lots so that each duplex can be sold to individual buyers, not to a singular investor who would then rent them.

Commissioner Holt asked Mr. Stervinou who his typical buyers have been for past projects. Mr. Stervinou stated that his prior projects have mostly been bought by young, single professionals.

Chairman Rosekrans opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the requested variance related to this Final Plat. Seeing none, he closed the public hearing.

Commissioner Dilts noted that her prior vote on the Special Use Permit reflected her concern for the red-tailed hawk, but that she intended to vote in favor of the Final Plat.

Seeing no additional questions or comments, Chairman Rosekrans asked for a motion.

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

Vote: Motion passed 6-0-0

Yes: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, May 20, 2024.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR PRAIRIE ESTATE  
IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI WITH PUBLIC HEARING  
FOR ASSOCIATED VARIANCES

WHEREAS, a final plat for Prairie Estate in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on May 14, 2024 and the City Council on May 20, 2024; and

WHEREAS, pursuant to Section 30-28.14 of the Unified Development Ordinance of the City of Liberty, the City Council finds that the plat described duly conforms to the standards and requirements of ordinances in place at the time of the application Except for the following variance;

A reduction in lot size and yard setbacks in the RNC zoning District.

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

SECTION I

The City Council hereby accepts and approves a final plat for Prairie Estate in the City of Liberty, Clay County, Missouri the legal description of which follows:

TRACT 1:

THE NORTH 112 TRACT C, OUTLOTS 12, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI.

TRACT II:

THE SOUTH 1/2 OF TRACT C, OUTLOTS 12, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI.

TRACT III:

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51, RANGE 31, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 12; THENCE 115 FEET MORE OR LESS TO THE SOUTHEAST CORNER CORNER OF TRACT CONVEYED TO JOHN F HENDERSON BY RUTH STEVENON BY RECORDED IN BOOK 277 AT PAGE 161, DEED RECORDS OF CLAY COUNTY, MISSOURI; THENCE WEST IN HENDERSON'S SOUTH LINE TO MILLER (NOW GOVER STREET); THENCE SOUTH IN EAST LINE OF SAID STREET TO A POINT WEST OF POINT OF BEGINNING; THENCE EAST TO BEGINNING AND EXPECT ANY PART IN ROADWAY. ALSO KNOWN AND DESIGNATED AS TRACT D, WEST PART OF LOT 12 DESIGNATED AS AN OUT LOT IN LIBERTY, MISSOURI, EXCEPT THE NORTH 20 FEET PREVIOUSLY CONVEYED TO JOHNNIE F HENDERSON AND WIFE IN BOOK 1055 AT PAGE 738,

ORDINANCE NO. _____ (CONT.)

SECTION II

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

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 _____, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2024.

_____  
MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS  
FOR THE PERIOD OF May 3, 2024 TO May 10, 2024

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	\$ 273,242.30
TRANSPORTATION SALES TAX FUND	52	\$ 1,536.50
ECO/DEVO SALES TAX FUND	56	\$ 25,000.00
PARKS FUND	60	\$ 653.88
SPORTS COMPLEX FUND	61	\$ 14,885.15
COMMUNITY CENTER FUND	65	\$ 14,762.61
TRANSIENT GUEST TAX FUND	67	\$ 4,868.33
CEMETERY MAINTENANCE FUND	73	\$ 2,100.00
WATER OPERATING FUND	90	\$ 47,059.91
WASTEWATER OPERATING FUND	92	\$ 19,213.57
WATER CAPITAL FUND	94	\$ 75,368.01
TOTAL APPROPRIATIONS		<u><u>\$ 478,690.26</u></u>

PASSED by the Council this 20th day of May, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK

APPROVED by the Mayor this 20th day of May, 2024.

_____  
MAYOR



## 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

MAY 10th CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
ALL COPY PRODUCTS, INC. 000492		186009	05/10/24	PKS POSTAGE LEASE	255.63	047625	36482846		P - W OFFICE EQUIPMENT	60.60.415.14.5551
ALTERATIONS & CUSTOM SEW 005482		186010	05/10/24	POL UNIFORMS	47.00	047626	4835		P N W CLOTHING EXPENSE	10.40.500.38.5812
		186010	05/10/24	POL UNIFORMS	96.00	047627	4741		P N W CLOTHING EXPENSE	10.40.500.38.5812
		186010	05/10/24	POL UNIFORMS	64.49	047628	4719		P N W CLOTHING EXPENSE	10.40.500.38.5812
		186010	05/10/24	POL UNIFORMS	181.48	047629	4690		P N W CLOTHING EXPENSE	10.40.500.38.5812
					388.97	*CHECK TOTAL				
VENDOR TOTAL					388.97					
AXON ENTERPRISES INC 005393		186011	05/10/24	POL TASER PURCHASE	4,957.00	047609	INUS246157		240005 P - W CAPITAL EQUIPMEN	10.40.500.36.7201
BRADY INDUSTRIES OF KANS 000081		186012	05/10/24	2024 CITYWIDE CUSTODIAL	214.52	047610	8711752		240015 P N W MAINTENANCE MATE	10.95.140.04.5009
		186012	05/10/24	2024 CITYWIDE CUSTODIAL	1,184.51	047611	8843906		240015 P N W MAINTENANCE MATE	10.95.140.04.5009
					1,399.03	*CHECK TOTAL				
VENDOR TOTAL					1,399.03					
BRYANT/COLE CHRISTOPHER 000616		186013	05/10/24	CCTR SWIM INSTR	120.00	047630	5/1-5/4		P N W PRIVATE SWIMMING	65.60.417.08.8125
CAPPS/THOMAS 005746		186014	05/10/24	MMACJA CONF	178.50	047581	5/21-5/24		P - W TRAINING TRAVEL	10.20.131.06.5210
CENTRALSQUARE TECHNOLOGI 000236		186015	05/10/24	POL BODYWORN INTERFACE	1,038.29	047631	408840		P - W SOFTWARE MAINTEN	10.40.512.14.5591
CHECKFREE CORPORATION .12858		186016	05/10/24	REFUND ELEC PMT	190.00	047632	20001150263		P - W A/R REIMBURSEABL	10.1405
CHERRYROAD MEDIA INC 000728		186017	05/10/24	MAKE MUSIC AD	535.00	047582	170924		P - W MAKE MUSIC DAY-S	67.20.061.04.5072
		186017	05/10/24	P&Z HEARING NOTICE	44.16	047583	169650		P - W LEGAL ADS	10.80.151.08.5379
					579.16	*CHECK TOTAL				
VENDOR TOTAL					579.16					
CHUCK ANDERSON FORD INC 006320		186018	05/10/24	POL #218 AWD CONVERTER	2,246.24	047633	FOCS177995		P - W VEHICLE MAINTENA	10.40.500.14.5541
CITY OF NORTH KANSAS CIT 001236		186058	05/10/24	POL RANGE USE	350.00	047634	INV 00010458		P - W ARMORY SUPPLIES	10.40.501.04.5051
CLAY CO DETENTION CENTER 000105		186019	05/10/24	POL PRISONER HOUSING	2,254.92	047635	MAR 24		P - W PRISONER HOUSING	10.40.511.08.5373
COBB REFRIGERATION 000642		186020	05/10/24	WTR HVAC MAINT	875.15	047636	185963		P N W WATER PLANT MAIN	90.70.802.14.5534

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CONSTRUCTION MATERIAL TR 001216											
186021 05/10/24 TRUCKING SERVICE-SOUTHVI					1,590.00		047637 05246998			P - W CONST CNTRCT-CLA	94.70.801.36.7510
186021 05/10/24 WWT BIOSOLIDS REMOVAL					1,950.00		047638 05246999			P - W FEES-BIOSOLID DI	92.70.902.08.5370
					3,540.00		*CHECK TOTAL				
VENDOR TOTAL					3,540.00						
COURTNEY RIDGE RDF 000885											
186022 05/10/24 WWT BIOSOLIDS REMOVAL					10,693.69		047639 4138-000030497			P - W FEES-BIOSOLID DI	92.70.902.08.5370
CUSTOM GRAPHICS LLC 006668											
186023 05/10/24 PKS BASEBALL SOFTBALL VB					1,723.10		047612 1808		240013	P N W RECREATION SUPPL	61.60.458.04.5004
DANA SAFETY SUPPLY, INC. 000774											
186024 05/10/24 POL VEHICLE CHANGEOVER					9,681.80		047613 899392		240038	F - W VEHICLE CHANGEOV	10.40.500.18.5606
DREXEL TECHNOLOGIES 002272											
186025 05/10/24 PLOTTER MAINT					120.00		047640 INV132453			P - W MAINT-OFFICE EQU	10.90.132.14.5551
DSG EQUIPMENT AND SUPPLI 004943											
186026 05/10/24 PRESSURE WASHER RPRS					190.34		047641 5920			P - W MISC EQUIPMENT M	90.70.801.14.5559
186026 05/10/24 PRESSURE WASHER RPRS					190.33		047641 5920			P - W MISC EQUIPMENT M	92.70.901.14.5559
186026 05/10/24 PRESSURE WASHER RPRS					190.33		047641 5920			P - W MINOR EQUIPMENT	92.70.902.18.5601
					571.00		*CHECK TOTAL				
VENDOR TOTAL					571.00						
EIDE BAILLY LLP 000811											
186027 05/10/24 BATTERY BACKUPS					7,271.00		047642 S100030983			P N W IT MAINTENANCE &	10.90.132.14.5555
FOSTER BROS WOOD PRODUCT 005203											
186028 05/10/24 PKS MULCH					1,536.50		047584 27830			P - W LANDSCAPING	52.60.420.14.5583
HASTY AWARDS 004458											
186029 05/10/24 PKS SOCCER MEDALS					1,055.18		047585 4240485			P - W RECREATION SUPPL	61.60.458.04.5004
HEARTLAND COCA-COLA 000076											
186030 05/10/24 PKS PRODUCTS AT CFSC					2,233.04		047614 41091701020		240018	P N W CONCESSION	61.60.458.04.5007
HILL/DAVID 000528											
186031 05/10/24 CCTR SWIM INSTR					432.00		047643 5/4-5/5			P N W PRIVATE SWIMMING	65.60.417.08.8125
HILL'S PET NUTRITION INC 005135											
186032 05/10/24 ACTL SHELTER FOOD					374.85		047644 249395834			P - W FOOD	10.20.051.04.5013
HISTORIC DOWNTOWN LIBERT 004528											
186033 05/10/24 UTIL BOX ARTWORK WRAPS					1,000.00		047586 2024			P - W OTHER FEES-ARTS	67.20.061.08.5389
186033 05/10/24 2024 HDLI CONTRACT					3,333.33		047615 5/3/24		240011	P - W HDLI CONTRACT	67.20.061.38.5823
					4,333.33		*CHECK TOTAL				
VENDOR TOTAL					4,333.33						



Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
HORN/MARISAH .14913								
186034	05/10/24	CCTR REFUND MEMBERSHIP	346.00		047645 2107872		P - W REFUNDS PAYABLE	65.2265
INDEPENDENT DOOR & GATE 006296								
186035	05/10/24	GATE SERVICE CALL	100.83		047646 514851		P - W BUILDING MAINTEN	90.70.801.14.5571
186035	05/10/24	GATE SERVICE CALL	100.84		047646 514851		P - W BUILDING MAINTEN	92.70.901.14.5571
186035	05/10/24	GATE SERVICE CALL	100.83		047646 514851		P - W BUILDING MAINTEN	92.70.902.14.5571
186035	05/10/24	GATE REPAIRS	603.34		047647 515183		P - W BUILDING MAINTEN	90.70.801.14.5571
186035	05/10/24	GATE REPAIRS	603.33		047647 515183		P - W BUILDING MAINTEN	92.70.901.14.5571
186035	05/10/24	GATE REPAIRS	603.33		047647 515183		P - W BUILDING MAINTEN	92.70.902.14.5571
			2,112.50		*CHECK TOTAL			
		VENDOR TOTAL	2,112.50					
INNOVATIVE CONCESSIONS 005719								
186036	05/10/24	PKS CONCESSION SUPPLIES	518.40		047648 305000576		P - W CONCESSION	61.60.458.04.5007
JOEL REINOEHL MARKETING 000012								
186037	05/10/24	FIELD SPONSORSHIP	529.38		047587 RP007		P N W MISCELLANEOUS FE	61.60.458.08.5399
186037	05/10/24	FIELD SPONSORSHIP	259.87		047587 RP007		P N W SPONSORSHIPS	65.60.491.08.5398
186037	05/10/24	FIELD SPONSORSHIP	173.25		047587 RP007		P N W CONTRACT LABOR	60.60.415.08.5397
186037	05/10/24	FIELD SPONSORSHIP	99.90		047588 RR035		P N W MISCELLANEOUS FE	61.60.458.08.5399
			1,062.40		*CHECK TOTAL			
		VENDOR TOTAL	1,062.40					
JOHNSON FITNESS & WELLNE 006351								
186038	05/10/24	CCTR FITNESS EQUIP	3,648.50		047649 22-042918		P - W MINOR EQUIPMENT	65.60.491.18.5601
186038	05/10/24	CCTR FITNESS EQUIP	7,438.60		047650 22-042919		P - W MINOR EQUIPMENT	65.60.491.18.5601
			11,087.10		*CHECK TOTAL			
		VENDOR TOTAL	11,087.10					
JONES/NATHAN 005257								
186039	05/10/24	CCTR SWIM INSTR	144.00		047651 5/5		P N W PRIVATE SWIMMING	65.60.417.08.8125
186039	05/10/24	CCTR SWIM INSTR	52.00		047651 5/5		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
			196.00		*CHECK TOTAL			
		VENDOR TOTAL	196.00					
K C AREA DEVELOPMENT COU 003740								
186040	05/10/24	MEMBERSHIP PLEDGE	25,000.00		047652 110864000		P - W OTHER MISC FEES	56.20.001.08.5365
K C MO WATER SERVICES 003552								
186041	05/10/24	WWT SERVICES	2,315.82		047589 527657-320655		P - W SEWAGE TREATMENT	92.70.902.08.5394
KITCHS LAWCARE & LANDSC 006136								
186042	05/10/24	2024 MOWING CONTRACT	2,100.00		047616 1659	240009	P - W MOWING CONTRACT	73.70.226.14.5577
KOHL WHOLESALE INC 000713								
186043	05/10/24	PKS CONCESSION FOOD	3,822.65		047617 619202	240026	P - W CONCESSION	61.60.458.04.5007
LANDMARK DODGE INC 000757								
186044	05/10/24	POL VEHICLE PURCHASE	173,694.00		047618 3 VEHICLES	240024	F - W VEHICLES	10.40.500.36.7101

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
LIBERTY AGGREGATES LLC 004693		186045	05/10/24	ROCK-SOUTHVIEW RD PROJ	269.10	047653	26353		P - W	CONST CNTRCT-CLA	94.70.801.36.7510
LIBERTY SOLAR, LLC 006703		186046	05/10/24	SOLAR SERVICES	2,881.96	047654	58		P N W	ELECTRIC	61.60.458.12.5401
		186046	05/10/24	SOLAR SERVICES	7,335.33	047654	58		P N W	ELECTRIC	90.70.802.12.5401
		186046	05/10/24	SOLAR SERVICES	819.71	047654	58		P N W	ELECTRIC	92.70.902.12.5401
					11,037.00	*CHECK TOTAL					
VENDOR TOTAL					11,037.00						
LOOMIS/DEBORAH .14912		186047	05/10/24	REIMB MEMBERSHIP	1,375.00	047655	2107953		P - W	REFUNDS PAYABLE	65.2265
MEALS ON WHEELS 003134		186048	05/10/24	AGING SUBSIDIZED MEALS	3,800.00	047590	10		P - W	MEALS ON WHEELS	10.60.481.04.5064
METROPOLITAN CONCRETE 005651		186049	05/10/24	CONCRETE PU-SOUTHVIEW RD	5,335.00	047656	22778		P N W	CONST CNTRCT-CLA	94.70.801.36.7510
MID-AMERICA REGIONAL COU 000073		186050	05/10/24	MEMBERSHIP DUES	3,590.00	047657	D-I-0004884		P - W	MEMBERSHIP DUES	10.10.101.38.5811
		186050	05/10/24	MEMBERSHIP DUES	8,080.00	047657	D-I-0004884		P - W	MEMBERSHIP DUES	10.20.001.38.5811
					11,670.00	*CHECK TOTAL					
VENDOR TOTAL					11,670.00						
MIDWEST DIESEL PERFORMAN 000533		186051	05/10/24	WTR #181 AC SERVICE	342.47	047658	3227		P N W	VEHICLE MAINTENA	90.70.801.14.5541
		186051	05/10/24	WWT #181 AC SERVICE	342.46	047658	3227		P N W	VEHICLE MAINTENA	92.70.901.14.5541
					684.93	*CHECK TOTAL					
VENDOR TOTAL					684.93						
MIDWEST OFFICE TECHNOLOG 008612		186052	05/10/24	COPIER USAGE	105.08	047591	INST409985		P - W	COPIER LEASE & U	10.20.001.04.5110
MILLS/SHANNON 006669		186053	05/10/24	MACA CONF	459.02	047592	5/20-5/24		P - W	TRAINING TRAVEL	10.20.131.06.5210
MISSISSIPPI LIME CO INC 005761		186054	05/10/24	WTR HYDRATED LIME	9,231.51	047619	1724222	240048	P - W	CHEMICALS	90.70.802.04.5010
MO DEPT OF LABOR & INDUS 000272		186055	05/10/24	REIMB BENEFIT	2,191.56	047593	5/31/24		P - W	UNEMPLOYMENT CLA	10.2208
MO DEPT OF NATURAL RESOU 005229		186056	05/10/24	LEE CHEMICAL OVERSIGHT	4,820.13	047659	34771		P - W	MISCELLANEOUS FE	90.70.802.08.5345
MO ONE CALL SYSTEM INC 004393		186057	05/10/24	UTIL LOCATES-APRIL	604.80	047660	40440220		P - W	MISSOURI ONE CAL	90.70.801.08.5305
		186057	05/10/24	UTIL LOCATES-APRIL	604.80	047660	40440220		P - W	MISSOURI ONE CAL	92.70.901.08.5305
					1,209.60	*CHECK TOTAL					
VENDOR TOTAL					1,209.60						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
OUTDOOR RESTROOMS LLC 003763		186059	05/10/24	PKS PORT A POTS	205.00	047594	807093		P - W	RECREATION SUPPL	61.60.458.04.5004
		186059	05/10/24	PKS PORT A POTS	225.00	047595	807094		P - W	RENTAL	60.60.420.18.5611
					430.00		*CHECK TOTAL				
VENDOR TOTAL					430.00						
PACE ANALYTICAL SERVICES 005664		186060	05/10/24	WTR LEE CHEMICAL	1,272.00	047620	2460205299	240036	P - W	LEE CHEMICAL OPE	90.70.802.08.5343
PERSONAL TOUCH ENGRAVING 005909		186061	05/10/24	CENTURY HOUSE PLAQUE	167.50	047596	39430		P N W	OUTSIDE PRINTING	10.80.151.04.5120
PRINTING UNLIMITED 004763		186062	05/10/24	BUSINESS CARDS	121.55	047661	70852		P - W	OUTSIDE PRINTING	10.10.101.04.5120
PUBLIC WATER DIST #5 002759		186063	05/10/24	WTR SERVICE	173.20	047597	0215		P - W	WATER PURCHASES-	90.70.802.08.5390
		186063	05/10/24	WTR SERVICE	40.00	047598	0369		P - W	LIFT STATION MAI	92.70.902.14.5525
					213.20		*CHECK TOTAL				
VENDOR TOTAL					213.20						
REJIS COMMISSION 006030		186064	05/10/24	COURT FEES	32.55	047599	529460		P - W	MISCELLANEOUS FE	10.20.131.08.5399
RICOH USA, INC 000314		186065	05/10/24	COURT COPIER LEASE	105.53	047600	39215899		P - W	COPIER LEASE & U	10.20.131.04.5110
RICOH USA, INC 007683		186066	05/10/24	POL COPIER LEASE	153.81	047662	108225509		P - W	COPIER LEASE & U	10.40.512.04.5110
ROHAUS/KESSLER 000680		186067	05/10/24	CCTR SWIM INSTR	150.00	047663	5/4-5/6		P N W	PRIVATE SWIMMING	65.60.417.08.8125
RUGGED NOTEBOOKS 000545		186076	05/10/24	ACTL TOUGHBOOKS	3,550.00	047670	79246		P N W	MINOR EQUIPMENT	10.20.051.18.5601
SAMS CLUB DISCOVER-GEGRS 003621		2025	05/08/24	OFFICE SUPPLIES	36.37	047624	APRIL 2024		P - H	GENERAL SUPPLIES	10.30.130.04.5001
		2025	05/08/24	OFFICE SUPPLIES	384.89	047624	APRIL 2024		P - H	MEETING EXPENSE	10.40.500.38.5803
		2025	05/08/24	OFFICE SUPPLIES	634.21	047624	APRIL 2024		P - H	STATION SUPPLIES	10.50.301.04.5020
		2025	05/08/24	OFFICE SUPPLIES	1,816.54	047624	APRIL 2024		P - H	CONCESSION	61.60.458.04.5007
		2025	05/08/24	OFFICE SUPPLIES	12.32	047624	APRIL 2024		P - H	CHILD CARE PROGR	65.60.417.08.8701
		2025	05/08/24	OFFICE SUPPLIES	57.90	047624	APRIL 2024		P - H	GENERAL SUPPLIES	65.60.491.04.5001
		2025	05/08/24	OFFICE SUPPLIES	53.42	047624	APRIL 2024		P - H	GENERAL SUPPLIES	65.60.491.04.5001
		2025	05/08/24	OFFICE SUPPLIES	36.37	047624	APRIL 2024		P - H	GENERAL SUPPLIES	90.30.133.04.5001
					3,032.02		*CHECK TOTAL				
VENDOR TOTAL					3,032.02						
SCHULTE SUPPLY INC 005774		186068	05/10/24	WTR MAIN FITTING, VALVE	62,123.91	047621	S1212022.005	240083	P - W	CONST CNTRCT-COA	94.70.801.36.7510

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
SCHULTE SUPPLY INC 005774									
186068	05/10/24	WTR SUPPLIES	800.00	047664	S1213749.001		P - W	MINOR EQUIPMENT	90.70.801.18.5601
186068	05/10/24	WTR SUPPLIES	75.00	047665	S1213812.001		P - W	MINOR EQUIPMENT	90.70.801.18.5601
186068	05/10/24	WTR SUPPLIES	2,822.18	047666	S1213403.001		P - W	MINOR EQUIPMENT	90.70.801.18.5601
			65,821.09	*CHECK TOTAL					
		VENDOR TOTAL	65,821.09						
SHOGER/LAUREL 005680									
186069	05/10/24	CCTR SWIM INSTR	270.00	047667	5/4-5/5		P N W	PRIVATE SWIMMING	65.60.417.08.8125
186069	05/10/24	CCTR SWIM INSTR	52.00	047667	5/4-5/5		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
			322.00	*CHECK TOTAL					
		VENDOR TOTAL	322.00						
STIFF/SAVANNAH 000813									
186070	05/10/24	MACA CONF	459.02	047601	5/20-5/24		P - W	TRAINING TRAVEL	10.20.131.06.5210
STOCKWELL/DEBRA .14911									
186071	05/10/24	WTR REFUND OVERPMT	559.12	047602	238 0720 00 02		P - W	WATER REFUNDS	90.2495
SUTTON/KATELYN DANIELLE 000327									
186072	05/10/24	CCTR SWIM INSTR	144.00	047668	5/1-5/6		P N W	PRIVATE SWIMMING	65.60.417.08.8125
186072	05/10/24	CCTR SWIM INSTR	22.00	047668	5/1-5/6		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
186072	05/10/24	CCTR SWIM INSTR	50.00	047668	5/1-5/6		P N W	SWIM TEAM BASICS	65.60.417.08.8121
186072	05/10/24	CCTR SWIM INSTR	60.00	047668	5/1-5/6		P N W	SWIM TEAM BASICS	65.60.417.08.8121
186072	05/10/24	CCTR SWIM INSTR	75.00	047668	5/1-5/6		P N W	SWIM TEAM COMPET	65.60.417.08.8113
			351.00	*CHECK TOTAL					
		VENDOR TOTAL	351.00						
SYNERGY SERVICES INC 005964									
186073	05/10/24	DOMESTIC VIOLENCE FUND	796.00	047603	APRIL		P - W	DOMESTIC VIOLENC	10.2472
TEKLAB, INC. 000781									
186074	05/10/24	WWT LAB SERVICES	460.60	047622	306189	240051	P - W	LAB FEES	92.70.902.08.5365
TG TECHNICAL SERVICE 005194									
186075	05/10/24	CALIBRATIONS	98.75	047669	05102		P - W	BUILDING MAINTEN	90.70.801.14.5571
186075	05/10/24	CALIBRATIONS	98.75	047669	05102		P - W	BUILDING MAINTEN	92.70.901.14.5571
186075	05/10/24	CALIBRATIONS	98.75	047669	05102		P - W	MAINS & LINES MA	90.70.801.14.5532
186075	05/10/24	CALIBRATIONS	98.75	047669	05102		P - W	MAINS & LINES MA	92.70.901.14.5532
			395.00	*CHECK TOTAL					
		VENDOR TOTAL	395.00						
TRAVELERS INDEMNITY COMP 000432									
186077	05/10/24	POL DEDUCTIBLE	2,477.00	047604	F0F7852		P - W	MISCELLANEOUS FE	10.40.500.08.5399
VALVOLINE LLC 005460									
186078	05/10/24	POL #205 OIL CHANGE	34.99	047671	76809		P - W	VEHICLE MAINTENA	10.40.500.14.5541
VEENSTRA & KIMM INC 006045									
186079	05/10/24	SOUTHVIEW DR BRIDGE INV	6,050.00	047672	47414-1		P - W	CONST CNTRCT-CLA	94.70.801.36.7510



Payments by Vendor

VENDOR NAME AND NUMBER											
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	9	S	ACCOUNT NAME	ACCOUNT
VETERINARY CENTER OF LIB 004817											
186080	05/10/24	ACTL VET SERVICES	65.00	047605	22523		P	-	W	VETERINARY SERVI	10.20.051.08.5358
186080	05/10/24	ACTL VET SERVICES	65.00	047606	22564		P	-	W	VETERINARY SERVI	10.20.051.08.5358
186080	05/10/24	ACTL VET SERVICES	45.00	047607	22600		P	-	W	VETERINARY SERVI	10.20.051.08.5358
186080	05/10/24	ACTL VET SERVICES	65.00	047673	22590		P	-	W	VETERINARY SERVI	10.20.051.08.5358
			240.00	*CHECK TOTAL							
VENDOR TOTAL			240.00								
WATER SOLUTIONS UNLIMITE 000442											
186081	05/10/24	WTR POTASSIUM	17,020.64	047623	123475	240088	P	-	W	CHEMICALS	90.70.802.04.5010
WEATHER TECH RENOVATIONS 000653											
186082	05/10/24	ROOF REPAIRS	449.56	047608	6434		P	-	W	BUILDING MAINTEN	10.20.051.14.5571
WEX BANK 005626											
186083	05/10/24	FUEL-APRIL	41,184.90	047674	96899354		P	-	W	INVENTORY-GASOLI	10.1720



## **STAFF REPORT**

### **Planning and Zoning Case 24-14FP**

**Staff: Mike Peterman, Assistant Director of Planning & Development**

**Date: May 20, 2024**

## **GENERAL INFORMATION**

Application:	<b>Final Plat for Joesbar Estates. 1 lot on 7.23 acres located at 1101 Richfield Rd.</b>
Applicant:	Anne Gillette 270 Hillcrest Rd. W Lake Quivira, KS 66217
Owner:	SHEILA UPP-BERGMAN 311 NW 16th St Blue Springs, MO 64015
Location:	1101 Richfield Rd.
Site Acreage:	+/- 7.23 acres
Existing Land Use / Zoning:	Undeveloped / R-1A, "Suburban Residential District"
Future Land Use Map:	Single-Family Residential
Surrounding Land Use / Zoning:	North: Single-Family Residential / R-1A, "Suburban Residential District" South: School / R-1C, "Standard Single-Family" East: Single Family / R-1A, "Suburban Residential District" West: Single Family/ R-1C, "Standard Single-Family District"
Public Notice:	None Required
File Date:	April 11, 2024

## **DESCRIPTION OF PROPOSAL**

### **Technical Information**

This is a proposal for a Final Plat for Joesbar Estates at 1101 Richfield Rd. This plat contains 1 lot on 7.23 acres. The platting of this lot has been proposed in preparation for the construction of a single-family home. Platting is required prior to any development with exception to single-family lots exceeding 15 acres.

## PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The proposed Lot has direct access to Richfield Rd. to the north.
Sanitary Sewer	Direct, gravity flow connection	An 8" public sewer line is located at the south property line.
Water	Direct connection to City water services	The proposed lot connects to a 12" public water line located on the north on Richfield Rd.
Storm Water	Storm water must be released at an acceptable rate	This proposal does not trigger stormwater requirements. Stormwater runoff will drain to the south, which has the capacity to receive any increase in runoff from this site.

## STAFF ANALYSIS

A final plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and this UDO and to provide a complete and exact subdivision plat, prepared for the official public record to define property boundaries and public improvements. Staff's analysis of a final plat application is guided by Section 30-28.14. Final plat, approval criteria:

- 1. The final plat substantially complies with the intent of the comprehensive plan;**  
The Future Land Use Map designation in this area is Single-family Residential.
- 2. The final plat complies with the provisions of this UDO;**  
The proposed plat complies with all standards of the UDO for this site and requires no variances.
- 3. The final plat substantially complies with approved city development standards and policies;**  
The proposed plat has direct access to water, sewer, and the public street network and substantially complies with City standards and policies.
- 4. The final plat substantially conforms to the approved preliminary plat;**  
There is no previously approved preliminary plat on file.
- 5. All public works elements have been designed to city specifications and certified by the city engineer;**  
No extensions of public utilities are required as part of this proposal as all services are currently available to the subject property.

**6. All necessary easements, dedications, vacations, and other agreements have been accepted or approved.**

All easements and dedications have been reviewed by the City Engineer and will be accepted with the approval and recordation of this plat.

### **STAFF RECOMMENDATION**

Staff finds the application meets the standards of review for a Final Plat in Section 30-28.14 of the UDO and recommends approval of P&Z Case 24-14FP.

### **PZ RECOMMENDATION**

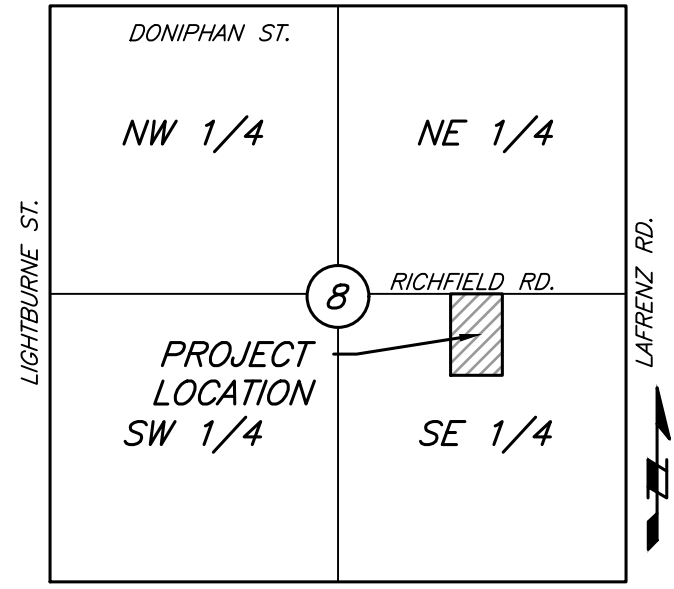
At its May 14, 2024 meeting, the Planning Commission voted 6-0-0 to recommend approval of P&Z Case 24-14FP as presented in the staff report.

### **ATTACHMENTS**

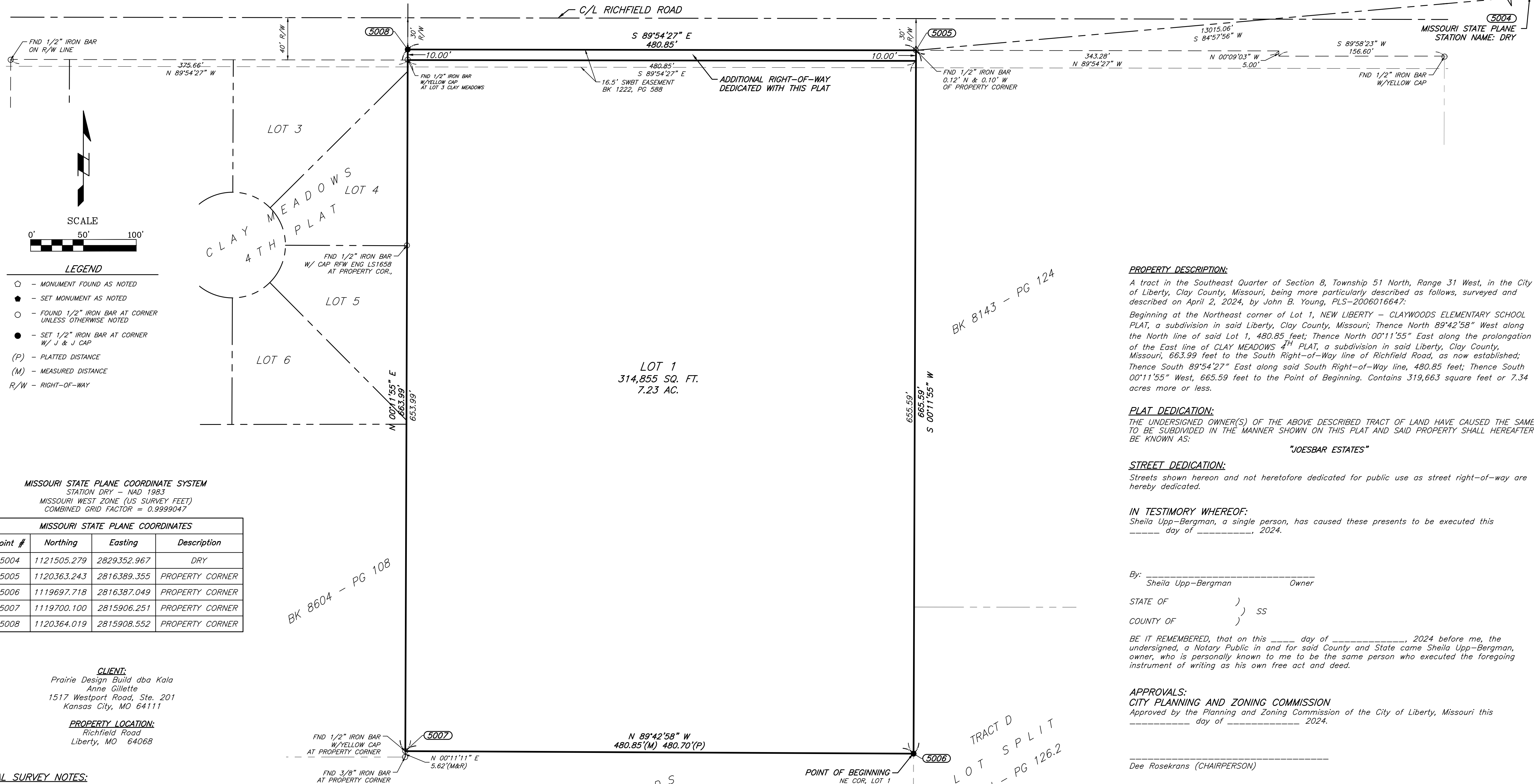
- |                   |                    |
|-------------------|--------------------|
| <b>Exhibit A:</b> | Vicinity Map       |
| <b>Exhibit B:</b> | Final Plat         |
| <b>Exhibit C:</b> | PZ Minutes Excerpt |
| <b>Exhibit D:</b> | Ordinance          |



FINAL PLAT  
JOESBAR ESTATES  
SE 1/4, SECTION 8, TOWNSHIP 51 NORTH, RANGE 31 WEST  
CITY OF LIBERTY, CLAY COUNTY, MISSOURI

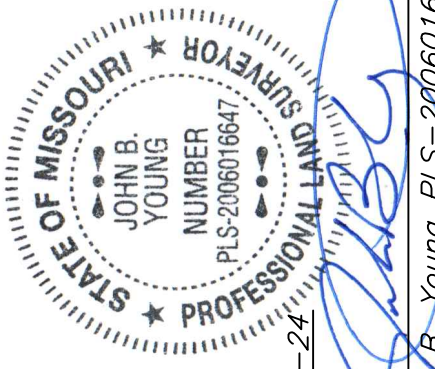


VICINITY MAP  
SEC. 8-51-31  
N.T.S.



CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 22nd day of July, 2022, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

PROPERTY DESCRIPTION:

A tract in the Southeast Quarter of Section 8, Township 51 North, Range 31 West, in the City of Liberty, Clay County, Missouri, being more particularly described as follows, surveyed and described on April 2, 2024, by John B. Young, PLS-2006016647:  
Beginning at the Northeast corner of Lot 1, NEW LIBERTY - CLAYWOODS ELEMENTARY SCHOOL PLAT, a subdivision in said Liberty, Clay County, Missouri; Thence North 89°42'58" West along the North line of said Lot 1, 480.85 feet; Thence North 00°11'55" East along the prolongation of the East line of CLAY MEADOWS 4TH PLAT, a subdivision in said Liberty, Clay County, Missouri, 663.99 feet to the South Right-of-Way line of Richfield Road, as now established; Thence South 89°54'27" East along said South Right-of-Way line, 480.85 feet; Thence South 00°11'55" West, 665.59 feet to the Point of Beginning. Contains 319,663 square feet or 7.34 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"JOESBAR ESTATES"

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

IN TESTIMONY WHEREOF:

Sheila Upp-Bergman, a single person, has caused these presents to be executed this _____ day of _____, 2024.

By: _____  
Sheila Upp-Bergman Owner

STATE OF _____ )  
COUNTY OF _____ ) SS

BE IT REMEMBERED, that on this _____ day of _____, 2024 before me, the undersigned, a Notary Public in and for said County and State came Sheila Upp-Bergman, owner, who is personally known to me to be the same person who executed the foregoing instrument of writing as his own free act and deed.

APPROVALS:

CITY PLANNING AND ZONING COMMISSION  
Approved by the Planning and Zoning Commission of the City of Liberty, Missouri this _____ day of _____ 2024.

Dee Rosekrans (CHAIRPERSON)

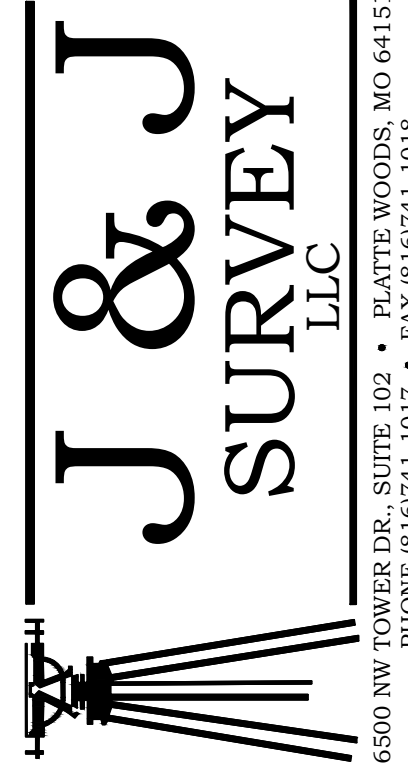
CITY COUNCIL  
Approved by the City Council of the City of Liberty, Missouri this _____ day of _____ 2024.

Greg Canuteson (MAYOR)

Sarah Ranes (DEPUTY CITY CLERK)

Sherri McIntyre (PUBLIC WORKS DIRECTOR)

Location: S:\22.279 - 7.33 Acres on Richfield Rd\DRAWINGS\2024.04.19-FINAL PLAT REV2\22.279FPLAT.dwg-Apr. 19, 2024-11:20am



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151  
PHONE (816) 41-1017 • FAX (816) 41-1018

GENERAL SURVEY NOTES:

- 1.) The plat of NEW LIBERTY - CLAYWOODS ELEMENTARY SCHOOL PLAT, is recorded in Plat Book E at Page 90 in the Recorder of Deeds Office in Clay County, Missouri.
- 2.) The survey of a LOT SPLIT, recorded in Book I at Page 126.2 in the Recorder of Deeds Office in Clay County, Missouri.
- 3.) Deed for subject property was recorded in Book 9429 at Page 21, dated 08/16/2022, in the Recorder of Deeds Office, Clay County, Missouri.
- 4.) Title Report # 1771712, dated July 26, 2022 at 8:00 AM provided by Stewart Title Guaranty Company, was provided by client.
- 5.) Basis of Bearings was established by the Missouri State Plane Coordinate System from GPS Observation.
- 6.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29047C0232E, effective August 3, 2015.

LOT 1 - CLAYWOODS  
ELEMENTARY SCHOOL PLAT

TRACT D  
LOT SPLIT  
BK 1 - PG 126.2

BK 8604 - PG 108

BK 8143 - PG 124

1	2	3	4	5	6	7	8	9	10
INITIAL SUBMITTAL	04-09-24	04-17-24	04-19-24						
REVISED PER CITY COMMENTS									
REVISED PER CITY COMMENTS									

SHEET 1 OF 1

**A. PZ CASE 24-14FP:** A Final Plat for 1 lot at 1101 Richfield Road.

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

Chairman Rosekrans asked if the commission had any questions. None were presented.

Chairman Rosekrans asked for the applicant to step forward; however, the applicant was not present.

Seeing no additional questions or comments, Chairman Rosekrans 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 6-0-0

Yes: All

No: None

Abstain: None

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR  
JOESBAR ESTATES IN THE  
CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final plat for Joesbar Estates in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on May 14, 2024 and the City Council on May 20, 2024; and

WHEREAS, pursuant to Section 30-28.14 of the Unified Development Ordinance of the City of Liberty, the City Council finds that the plat described duly conforms to the standards and requirements of ordinances in place at the time of the application;

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

SECTION I

The City Council hereby accepts and approves a final plat for Joesbar Estates in the City of Liberty, Clay County, Missouri the legal description of which follows:

BEG SL RICHFIELD RD 1141.8'W OF EL SEC, S670, W478.83, N680, E478.83. TO POB

SECTION II

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

ORDINANCE NO. _____ (CONT.)

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 _____, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2024.

_____  
MAYOR





**CITY COUNCIL  
ACTION REPORT**  
**Meeting Date:** May 20, 2024  
**A/R No.:** 2024-100

**Department:** Public Works

**Submitted By:** Joshua Martinez, Capital  
Projects Engineer

**Subject:** RESOLUTION ACCEPTING CITY OF LIBERTY PROJECT 24-001, 2024  
CLAYVIEW DR. EMERGENCY STORM PIPE REPAIR AS CONSTRUCTED BY  
HOLTHOUSE CONSTRUCTION L.L.C.

**Summary:**

- Resolution accepting City of Liberty Project 24-001, 2024 Clayview Dr.  
Emergency Storm Pipe Repair
- Authorize final payment to Holthouse Construction L.L.C

**Background:**

Ordinance 11877 was passed by City Council on January 22, 2024. Ordinance 11877 approved a contract with Holthouse Construction L.L.C. for the emergency excavation, removal and replacement of an existing CMP with a new 84" diameter Reinforced Concrete Pipe (RCP) under Clayview Dr.

All contract work has been completed by Holthouse Construction L.L.C. in accordance with City standards, specifications and contract requirements. A Resolution accepting the project is required to allow final payment, including retainage, to Holthouse Construction L.L.C. This Resolution accepts City Project 24-001, 2024 Clayview Dr. Emergency Storm Pipe Repair thereby authorizing release of final payment, including any retention, to Holthouse Construction L.L.C.

Staff recommends acceptance of a Resolution accepting City Project 24-001, 2024 Clayview Dr. Emergency Storm Pipe Repair as constructed by Holthouse Construction L.L.C.

**Previous Action (if applicable):**

- Memo issued to Mayor and City Administrator
- Contract signed on 12-26-2023.
- Citizen Sales Tax Oversight Committee reviewed the project at the January 11, 2024 meeting and determined it meets voter intent.
- Ordinance 11877 approved on January 22, 2024

**Policy/Committee Review:**

X Citizen Sales Tax Oversight Committee	Completed/Recommended: Recommended 01-11-2024
Public Safety Sales Tax Oversight Committee	Completed/Recommended:

Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

**Financial Considerations:**

X	<b>Budgeted:</b>	Line Item: 50.77.653.36.7510	Amount: \$219,926.00
		Line Item:	Amount:
		Revenue Line (if applicable):	Amount:
	<b>Non-Budgeted</b>	Line Item:	Amount:
		Line Item:	
		Funding Source:	Amount:

**Attachments:**

1. Resolution to Accept Clayview Project

RESOLUTION NO. _____

A RESOLUTION ACCEPTING CITY OF LIBERTY PROJECT 24-001, 2024 CLAYVIEW  
DR. EMERGENCY STORM PIPE REPAIR AS CONSTRUCTED BY HOLTHOUSE  
CONSTRUCTION L.L.C.

WHEREAS, the project has been completed by Holthouse Construction L.L.C. and

WHEREAS, the project has been constructed in accordance with the plans and  
specifications of the City of Liberty;

NOW, THEREFORE, BE IT RESOLVED that the City of Liberty does hereby  
accept Project 24-001, 2024 Clayview Dr. Emergency Storm Pipe Repair;

PASSED by the City Council of Liberty, Clay County, Missouri, this _____ day  
of _____, 2024.

_____  
MAYOR

ATTEST:

_____  
DEPUTY CITY CLERK