



Agenda

City Council Regular Session

Monday, September 8, 2025 - 7:00 PM
Council Chambers

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
 - A. Council Member Harold Phillips
- III. Roll Call**
- IV. Proclamations**
- V. Approve Minutes and Summaries**
- VI. Meeting Schedule**
- VII. Consent Agenda**
 - A. Boards and Commissions Reappointment
 - 1. Tourism Committee
 - a. Reappoint Bobbie Ford as the Attraction or Museum Representative to a term expiring 5/1/2030.
- VIII. Public Hearings**
 - A. Ordinance establishing the 2025 Ad Valorem Tax Levies for City Operations for the 2026 budget year
 - B. Ordinance adopting and approving the amended development plan for the Downtown Area Redevelopment Project (including a thirty seventh amendment for the 104 E. Franklin project) submitted by the Liberty Municipal Redevelopment Corporation
 - C. Resolution granting a certificate of appropriateness for the construction of a new single-family home at 118 N. Prairie Street, Dougherty Historic District
- IX. Ordinances, Contracts and Resolutions**
 - A. Ordinance acknowledging vendor payments for the period of August 15, 2025 to August 29, 2025
 - B. Ordinance amending Ordinance No. 12109 approving a final change order with The Havens Construction Co., Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project by decreasing the contract amount by \$11,358.00 from an amount of \$192,900.00 to \$181,542.00

- C. Ordinance amending Ordinance No. 11999 approving a change order with Gardner Construction Co., Inc. for the design build construction of 427 Mill St. City Records & Storage Facility Project 24-021 by increasing the contract amount by \$40,111.00 from an amount of \$1,197,829.00 to \$1,237,940.00
- D. Ordinance amending Ordinance No. 11802 approving an amendment with HDR Engineering, Inc. for City of Liberty Project 23-009, City of Liberty transportation master plan by increasing the contract amount by \$4,800.00 from an amount of \$428,310.00 to \$433,110.00
- E. Ordinance of the City of Liberty, Clay County, Missouri, adding a fee for Animal Control Services to the City's Schedule of Fees
- F. Resolution to provide direct funding for consulting services with CFS Engineers for work performed on a Planning Sustainable Places Program Project along Leonard/Lightburne St. in an amount not to exceed \$7,781.00
- G. Resolution accepting the N. Church Rd. & Camille St. storm sewer repair project (25-011) with The Havens Construction Co., Inc.
- H. Resolution granting a certificate of appropriateness for exterior improvements at 104 E. Franklin Street Liberty Square Historic District
- I. Resolution granting a certificate of appropriateness for exterior improvements at 316 E. Franklin

X. Other Business

XI. Citizens' Participation

XII. Miscellaneous Matters from City Administrator

XIII. Miscellaneous Matters from Mayor and City Council

XIV. Adjournment



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-289

Department: Finance

Submitted By: Vicki McClure, Director
Finance

Subject: Ordinance establishing the 2025 Ad Valorem Tax Levies for City Operations for the 2026 budget year

Summary:

- State law requires Special Charter taxing jurisdictions to take certain actions to establish their applicable property tax levies by October 1. Failure to do so can expose the taxing jurisdictions to not having a levy. The levy rate must be filed with Clay County by October 1.
- Coordination is made with the State Auditor's Office to ensure local calculations are consistent with State law.
- The City has complied with all State law noticing/posting requirements and coordinated with the Auditor's office.
- The posted Public Hearing notice was based on preliminary assessments and the maximum allowable 2025 levy rate.
- Staff analyzed levy options that focus on the revenue and residential real estate tax impacts on existing preliminary property assessed values and have made those calculations which will be the basis of the 2025 Levy Public Hearing to be held on September 8, 2025.
- The City Council has options for establishing the 2025 levy at the maximum allowed or lower rates.
- A discussion with the Budget Committee on the 2025 Levy was held on August 6, 2025.
- Staff presented a couple of different options to the Budget Committee.
- In a 2 to 1 vote, the budget committee was in favor of setting the 2025 Levy at the Hancock Maximum. This rate is \$0.7929 based on preliminary assessments.
- The Hancock Maximum for 2025 establishes a Levy Rate of \$0.7929 and would generate \$403,933 in additional revenue split between the General Fund and Parks Fund.
- The 1 vote from the budget committee was in favor of the Tax Neutral option, which would have established a levy rate of \$0.7870 and would generate \$349,627 in additional revenue split between the General Fund and Parks Fund.
- Preliminary Assessments are \$111.8M or 13.3% higher when compared to 2024 final assessed values.
- The estimated impact of SB190 on revenues is \$25,000 - \$115,000; this range is due to different approaches in the methodology in the calculation.
- The Budget Committee recommended setting aside \$100,000 as a reserve for this impact.
- Final Assessed valuations should be available by mid-September.
- The 2025 recommended levy rate of \$0.7929 is the lowest levy rate since 1989.

Background:**NOTICE OF PUBLIC HEARING**

The Liberty City Council will conduct a public hearing at 7:00 p.m. on Monday, September 8, 2025, in the Council Chambers of City Hall, 101 E. Kansas Street, Liberty, Missouri, in compliance with Section 67.110 RSMo. Liberty citizens may be heard concerning the proposed property tax rates to be set by the City of Liberty, Missouri in 2025. The tax rate will be expressed per \$100 of assessed valuation. The proposed tax rate is based on aggregate valuations currently available to the City of Liberty.

Note: This Notice was posted in three public places.

NOTICE OF PUBLIC HEARING

AGGREGATE VALUATIONS BY CATEGORY	TAX YEAR 2024	TAX YEAR 2025		
Real Estate	\$ 635,556,450	\$ 779,268,030		
Personal Property	168,933,431	152,843,516		
Railroad & Utility	31,089,258	31,220,176		
Less TIF	26,972,350	28,119,370		
Adjusted Valuation	\$ 808,606,789	\$ 935,212,352		
New Construction and Improvement	8,504,950	16,856,760		
FUND	2024 BILLED TAX RATES	2025 PROPOSED TAX RATES	2025 TAX REVENUE	
General	\$ 0.7218	\$ 0.6712	\$ 6,277,145	
Parks & Recreation	0.1308	0.1217	1,138,153	
Total	\$ 0.8526	\$ 0.7929	\$ 7,415,299	
Increase in tax revenue due to an increase in assessed value as a result of new construction and improvement, if proposed tax rate is adopted.			\$ 133,657	
Increase/(decrease), both in dollar value and percentage, in tax revenue as a result of reassessment if the proposed tax rate is adopted.			\$ 205,208 2.77%	
Maximum Legal Rate to Comply with Missouri Laws:				
General	\$ 0.6712			
Parks & Recreation	0.1217			
Total	\$ 0.7929			

The City of Liberty property tax is a vital component of the City's budget that helps to support police, fire /emergency medical services, street maintenance, building and project inspections, planning, senior citizen programs, park maintenance, recreation programs and more. Of the City's property tax levy, 85% supports general operations and 15% supports Parks & Rec. When compared to sales taxes, property taxes typically provide a more consistent and stable funding source for budget planning, especially for ongoing operational costs.

Each year, the City Council has options when setting the Ad Valorem Levy Rate. According to the State of Missouri's Hancock Amendment, the City of Liberty is required to follow an established formula when calculating its maximum levy. Beyond small inflationary adjustments allowed by the formula, increases in revenue from the property tax are a result of new construction and/or increases in personal property in Liberty. Because property taxes provide a more stable and consistent funding source for ongoing City operations, staff typically recommend setting the annual levy rate based on the maximum allowed by the Hancock Amendment. The Hancock Maximum is the highest levy rate you can set in any given year based on the current year's assessed valuations and the prior year's levy rate. For the City of Liberty, this option allows revenue growth within the general fund and parks fund based on the Hancock Amendment.

Looking to the future, beyond current funding needs, property taxes will be vital as continued residential and commercial growth increases the demand for City services across all departments.

Levy Calculations

The County has provided the City with preliminary June 2025 assessments for all categories of property exclusive of state-assessed railroad and utilities. State-assessed railroad and utility values are obtained from the State of Missouri. The Public Hearing notice was published using preliminary assessments and is as follows:

Impact of City Operating and Parks Funds and Illustration of Impact on bills

Based on the average individual real estate property assessment value of \$325,000 for 2025. Individual property assessments will vary from average, some higher and some lower.

Residential Impact - Hancock Maximum	Current 2025 Levy 0.8526	Proposed Levy 0.7929	Annual Difference
		325,000	
Home Value	300,000		
		61,750	
19% Assessment Factor	57,000		
		489.62	
Taxes	485.98		3.64

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE 2025 AD VALOREM TAX LEVIES FOR CITY
OPERATIONS FOR THE 2026 BUDGET YEAR

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

SECTION I

For the purpose of providing funds to meet operating needs for the 2026 budget
year, in addition to revenue received from other sources, it is hereby determined that the
2025 tax levies required for the General Fund and the Parks & Recreation Fund are as
follows:

<u>Fund</u>	<u>Levy Per \$100 of Value</u>
General Fund	\$0.6712
Parks & Recreation Fund	<u>\$0.1217</u>
TOTAL	\$0.7929

SECTION II

The City Administrator for the City of Liberty, Clay County, Missouri is hereby
authorized to provide these levy rates to Clay County, Missouri so to allow for billing and
tax statements issuance on the combined Clay County tax bill.

SECTION III

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

PASSED by the Council this _____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2025.

GREG CANUTESON, MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-287

Department: Administration

Submitted By: Brandon Smith, Economic
& Business Development Manager

Subject: Ordinance adopting and approving the amended development plan for the Downtown Area Redevelopment Project (including a thirty seventh amendment for the 104 E. Franklin project) submitted by the Liberty Municipal Redevelopment Corporation

Summary:

- This amendment to the Redevelopment Plan consists of one parcel (2024 Clay County Parcel 15114000302500).
- Owners: Old Farm Holdings LLC.
- This amendment to the Redevelopment Plan consists of new windows, tuckpoint, HVAC, sidewalk improvements, landscape, drains and a new roof and joists.
- The interior work will include HVAC, plumbing remodeling, demo of drywall and ceilings and electrical replacements.
- The total cost of the project is estimated to be \$349,000.00.
- The improvements meet the guidelines that 50% of the improvement cost eligible for abatement is exterior as required.

Background:

- Estimated taxes currently paid - \$2,771.00
- Estimated taxes paid as a result of 353 program (PILOT) - \$847/year for 10 years. 4,384/years 11-15.
- Benefit (savings) to the Project as a result of 353 tax abatement with improvements: Approximately \$7,078.00/year for 10 years. \$4,375.00/years 11-15.
- Total abatement amount over the 15-year abatement period: \$97,243.00 unless investment amount is reached.
- It is estimated that the abatement will end in 15 years.

Previous Action (if applicable):

The project was recommended for approval by the LMRC Board at a meeting held on Tuesday, August 26th.

This is the 37th project for the Downtown Redevelopment Plan.

Policy/Committee Review:

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

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

Financial Considerations:

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

Attachments:

1. Ordinance approving 37th Amended Downtown Liberty 353 Plan
2. Redevelopment Plan Amendment 37
3. 104 E Franklin map
4. 15 yr Tax Impact analysis 104 E Franklin

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND APPROVING THE AMENDED DEVELOPMENT
PLAN FOR THE DOWNTOWN AREA REDEVELOPMENT PROJECT (INCLUDING A
THIRTY SEVENTH AMENDMENT FOR THE 104 E. FRANKLIN PROJECT)
SUBMITTED BY THE LIBERTY MUNICIPAL REDEVELOPMENT CORPORATION

WHEREAS, reaffirming the finding that the property within said amended development plan is a blighted area in need of development and redevelopment as determined in Ordinance No. 9794 and Ordinance No. 10820, authorizing certain tax abatement within the redevelopment area described within the amended development plan; authorizing execution of a 353-development agreement for implementation of the 104 E Franklin Street redevelopment project; and providing for expiration of development rights.

WHEREAS, the Liberty Municipal Redevelopment Corporation ("Redevelopment Corporation"), an Urban Redevelopment Corporation organized under and pursuant to the Urban Redevelopment Corporations Law, as amended, RSMo § 353.010 et seq. ("Chapter 353"), did file with the City of Liberty, Missouri ("City"), an Amended Development Plan (including Thirty-Seventh Amendment hereinafter referred to as the "Amended Development Plan") for approval which contemplates the development and redevelopment of an area described therein as the "Redevelopment Area"; and

WHEREAS, in accordance with Chapter 353 (i) notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area, and (ii) the Liberty City Council ("Council") conducted on September 08, 2025 a public hearing regarding the Amended Development Plan, at which hearing the above-described political subdivisions were given the right to be heard; and

WHEREAS, in connection with the public hearing on the Amended Development Plan, the Council also reaffirmed the 353 Blight Analysis for the Redevelopment Area described within the Amended Development Plan, the means by which the Amended Development Plan would be implemented and the granting of tax abatement with the Redevelopment Area as authorized by law; and

WHEREAS, the Council has made a study and investigation of the proposed Amended Development Plan.

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

SECTION II

That the Council finds and declares that the Council has reviewed, considered and taken evidence on the Amended Development Plan (including Thirty-Seventh Amendment) of the Liberty Municipal Redevelopment Corporation for the redevelopment of the City of Liberty of the Downtown Area, which is attached hereto as Exhibit A and incorporated herein by reference as though fully set out.

SECTION III

That the Council reaffirms the finding of Ordinance No. 12150, passed August 25, that found and declared that the Redevelopment Area described in the Amended Development Plan is a blighted area as defined by RSMo § 353.020(2), and that the redevelopment thereof is necessary to effectuate the purposes of Chapter 353, and for the public convenience and necessity.

SECTION IV

That the Council finds and declares that the approval of the Amended Development Plan (including Thirty-Seventh Amendment for the 104 E Franklin St Project) and the construction of the contemplated redevelopment projects described therein are necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare.

SECTION V

That the Council finds and declares that the Amended Development Plan (including Thirty-Seventh Amendment), a copy of which plan is attached hereto as Exhibit A, is hereby adopted and approved.

SECTION VI

That Liberty Municipal Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement that shall apply to LMRC or its successors and assigns, as more particularly described with the Amended Development Plan.

SECTION VII

That the Mayor is hereby authorized to execute a 353 Development Agreement with the Liberty Municipal Redevelopment Corporation and Mathes Investments (owner of 104 E Franklin) for implementation of the 104 E Franklin St Redevelopment Project. A copy of the Agreement, in substantial form, is on file with the Office of the City Clerk.

SECTION VIII

That the Liberty Municipal Redevelopment Corporation shall acquire title to the properties encompassing 104 E Franklin St Redevelopment Project to initiate the tax abatement no later than twenty-four months following passage of this Ordinance. The development rights provided hereunder, including the right of tax abatement, shall

ORDINANCE NO. _____(CONT.)

automatically expire if the Liberty Municipal Redevelopment Corporation fails to obtain title to the properties encompassing the 104 E Franklin St Redevelopment Project within twenty-four months following passage of this Ordinance.

SECTION IX

That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION X

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

PASSED by the Council this ____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this ____ day of _____, 2025.

GREG CANUTESON, MAYOR

ORDINANCE NO. _____(CONT.)

Exhibit A

Liberty Municipal Redevelopment Corporation Amended Development Plan for
the Redevelopment of the Downtown Area (including Thirty-Seventh
Amendment)

(See following pages)

**LIBERTY
MUNICIPAL
REDEVELOPMENT CORPORATION
(LMRC)**

**AMENDMENT 37
Addition of 104 E Franklin**

**DEVELOPMENT PLAN
FOR THE REDEVELOPMENT
OF
THE DOWNTOWN AREA
REDEVELOPMENT PROJECT**

Approved August 25, 2025
By Ordinance No.

SUBSEQUENT AMENDMENTS

- First Amendment Approved June 10, 2013
By Ordinance No. 10068**
- Second Amendment Approved January 13, 2014
By Ordinance No. 10149**
- Third Amendment Approved May 12, 2014
By Ordinance No. 10214**
- Fourth Amendment Approved May 12, 2014
By Ordinance No. 10214**
- Fifth Amendment Approved October 27, 2014
By Ordinance No. 10279**
- Sixth Amendment Approved April 13, 2015
By Ordinance No. 10361**
- Seventh Amendment Approved April 13, 2015
By Ordinance No. 10362**
- Eighth Amendment Approved April 27, 2015
By Ordinance No. 10376**
- Ninth Amendment Approved May 11, 2015
By Ordinance No. 10382, 2015
(Included repeal of Eighth Amendment)**
- Tenth Amendment Approved February 8, 2016
By Ordinance No. 10517**
- Eleventh Amendment Approved March 14, 2016
By Ordinance No. 10535**
- Twelfth Amendment Approved October 24, 2016
By Ordinance No. 10635**
- Thirteenth Amendment Approved November 28, 2016
By Ordinance No. 10648**
- Fourteenth Amendment Approved June 26, 2017
By Ordinance No. 10747**
- Fifteenth Amendment Approved November 13, 2017
By Ordinance No. 10810**
- Sixteenth Amendment Approved November 27, 2017
By Ordinance No. 10820**
- Seventeenth Amendment Approved November 27, 2017
By Ordinance No. 10821**
- Eighteenth Amendment Approved November 27, 2017
By Ordinance No. 10822**
- Nineteenth Amendment Approved November 27, 2017
By Ordinance No. 10823**
- Twentieth Amendment Approved June 11, 2018
By Ordinance No. 10929**

**Twenty-First Amendment Approved July 30, 2018
By Ordinance No. 10942**

**Twenty-Second Amendment Approved September 10, 2018
By Ordinance No. 10959**

**Twenty-Third Amendment Approved July 8, 2019
By Ordinance No. 11118**

**Twenty-Fourth Amendment Approved August 12, 2019
By Ordinance No. 11126**

**Twenty-Fifth Amendment Approved August 12, 2019
By Ordinance No. 11127**

**Twenty-Sixth Amendment Approved November 12, 2019
By Ordinance No. 11159**

**Twenty-Seventh Amendment Approved October 26, 2020
By Ordinance No. 11306**

**Twenty-Eighth Amendment Approved August 9, 2021
By Ordinance No. 11442**

**Twenty-Ninth Amendment Approved March 28, 2022
By Ordinance No. 11564**

**Thirtieth Amendment Approved May 23, 2022
By Ordinance No. 11596**

**Thirty-First Amendment Approved June 27, 2022
By Ordinance No. 11608**

**Thirty-Second Amendment Approved March 13, 2023
By Ordinance No. 11726**

**Thirty-Third Amendment Approved March 13, 2023
By Ordinance No. 11727**

**Thirty-Fourth Amendment Approved November 27, 2023
By Ordinance No. 11831**

**Thirty-Fifth Amendment Approved January 16, 2024
By Ordinance No. 11865**

**Thirty-Sixth Amendment Approved December____, 2024
By Ordinance No. _____**

Thirty-Seventh Amendment Approved August____, 2025
By Ordinance No. _____

THIRTY-SEVENTH AMENDED DEVELOPMENT PLAN

A. Introduction

The Liberty Municipal Redevelopment Corporation ("LMRC") was formed on October 1, 2011 to serve as a tool to bring about the revitalization of property within the downtown area of Liberty. Stock in the corporation is owned wholly by the City of Liberty and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial real property tax abatement on their downtown properties in return for making improvements.

The LMRC desires the availability of partial real property tax abatement for the Redevelopment Area, as described herein, for the purpose of stimulating reinvestment, both economic and otherwise, into Liberty's downtown through redevelopment within the Redevelopment Area. It is anticipated that the LMRC will (i) work with the current owners of property within the Redevelopment Area to promote and encourage their reinvestment in their property in exchange for partial real property tax abatement as authorized under The Urban Redevelopment Corporations Law, R.S.Mo. §§ 353.010 et seq. ("Chapter 353"), and (ii) work with prospective new owners to encourage new investment in existing or new buildings in the Redevelopment Area in exchange for such partial real property tax abatement. It is further anticipated that the LMRC will briefly acquire real property from property owners seeking to implement a redevelopment project under this Development Plan so as to qualify such redevelopment project for the partial real property tax abatement authorized under Chapter 353. The LMRC will then assign such partial real property tax abatement and redevelopment rights to the property owner implementing the redevelopment project.

Each redevelopment project will require an amendment to this Development Plan and the approval of the City Council in order to secure the benefits available under Chapter 353, including the partial real property tax abatement described therein. In order to trigger Chapter 353 partial real property tax abatement rights for any redevelopment project, the real property which is the subject of a redevelopment project will be conveyed to the LMRC and then immediately conveyed back to the original property owner.

B. Redevelopment Area

The Redevelopment Area is depicted on the map attached hereto as **Exhibit A**, and the properties located within and comprising the Redevelopment Area (described by street address and 2024 Clay County Tax ID Number) are identified on **Exhibit B** attached hereto. The Redevelopment Area currently includes commercial, retail, some residential, office and public uses. The

Redevelopment Area consists of the area which is historically considered part of Liberty's downtown, and includes approximately nine square blocks within the existing Downtown Historic District and an additional 25 blocks surrounding the Downtown Historic District. Approximately 18 of the properties within the Redevelopment Area are zoned neighborhood residential, but several of these have been converted into commercial uses.

The Redevelopment Area is unique in its history, and the heart of Liberty. The historic buildings and maturity of the Redevelopment Area bring both charm as well as challenge, as many of the buildings do not conform to current building and fire standards or the historic guidelines developed for the downtown area. A substantial number of the improvements within the Redevelopment Area are over 100 years old with many between 50 to 80 years old. As such, many of the properties in the Redevelopment Area have lost their vitality and some have fallen into various states of disrepair, losing functionality in the market. Although several property owners have upgraded their buildings, many of the properties in the Redevelopment Area still require modernization in order to retain reasonable and competitive utility and viability in comparison to other downtowns areas throughout the metropolitan region.

Attached hereto as **Exhibit C** is the Existing Conditions Blight Study dated August 4, 2011, prepared by Development Initiatives, which concluded that the Redevelopment Area is a blighted area as such term is defined in R.S.Mo. § 353.020(2) of Chapter 353. At the time of the adoption of the original Development Plan, the City Council found and determined that the Redevelopment Area was a blighted area as defined by R.S.Mo. § 353.020(2). Such conditions still exist and the LMRC requests that the City Council reaffirm this finding.

C. Redevelopment Projects

This Development Plan provides that the redevelopment projects to occur within the Redevelopment Area, including their number, location, scope of construction, reconstruction or rehabilitation, and amount of investment, will be determined as property owners within the Redevelopment Area propose redevelopment projects. As stated above, all such redevelopment projects and attendant partial real property tax abatement shall require an amendment to this Development Plan in accordance with Chapter 353. All redevelopment projects shall occur within the Redevelopment Area. The LMRC respectfully requests that the City Council find and determine that (i) the clearance, redevelopment, re-planning, rehabilitation or reconstruction of the Redevelopment Area is necessary for the public convenience and necessity, and (ii) that the approval of this Development Plan and the construction of the redevelopment projects are necessary for the preservation of the public peace, property, health, safety, morals and welfare.

The following project, completed in March 2011, was utilized as a pilot Chapter 353 redevelopment project. Although this project is located within the Redevelopment Area, because it occurred prior to this Development Plan, it was

implemented pursuant to a separate Development Plan, approved by the City Council on December 13, 2010 by Ordinance No. 9650. It is described herein for informational purposes and to illustrate the types of redevelopment projects anticipated to occur pursuant to this Development Plan.

1. Redevelopment Project (Pilot) 12 West Kansas. 14 West Kansas Ave (2010 Clay County Parcel No.15-114-00-05-030.00). Owners: 12 West Kansas, LLC. This project consisted of the construction of a new front façade and back wall, new roof, a handicapped restroom, new plumbing and wiring, new air intake and filter system on HVAC, and the leveling of floors and new flooring for the subject property. The renovation cost was approximately \$53,272.

The Amended Development Plan proposes the redevelopment of the following properties located within the Redevelopment Area. The Amended Development Plan proposes the following:

1. Redevelopment Project 15 West Franklin. 15 West Franklin (2012 Clay County Parcel No. 15-114-00-05-028.00). Owners: William M. Chapman, Beverly Chapman, Ann C. Waterman, James D. Waterman, Patricia L. Knauss, Samuel C. Chapman Jr. and Katherine Degler. This project consists of installation of handicapped ramp and railing improvements, parking lot reconstruction, sidewalk reconstruction, reconfiguration of bathroom, installation of ADA compliant fixtures, installation of new windows, and installation of new flooring. The renovation cost is estimated to be approximately \$68,000.
2. Redevelopment Project 14 East Franklin. 14 East Franklin (2012 Clay County Parcel No. 15-114-00-04-038.00). Owner: Historic Liberty Square LLC. This project consists of demolition and construction of a new front façade, a new roof, fire escape replacement, and improvements to courtyard in rear of building. The renovation cost is estimated to be approximately \$121,104.
3. Redevelopment Project 112 N. Water. 112 N. Water (2013 Clay County Parcel No. 15114000404100). Owner: Historic Liberty Square, LLC. This project consists of a new roof, repairs including sewer, sidewalk, and windows on the exterior and new ceiling tiles, floor and paint on the interior. The renovation cost is estimated to be approximately \$52,650.
4. Redevelopment Project 17 E. Kansas. 17 E. Kansas (2013 Clay County Parcel No. 15114000403500). Owner: Curry Investment Co. This project consists of replacing windows, exterior handrails, refinish and paint entrance door, windows, and fascia board, replace sidewalk, repair brick and replace stucco. The renovation cost is estimated to be approximately \$142,748. (proposal includes \$5,370 for attic clean up and \$5,066 for

general conditions that will not impact the value of the property, but qualify for abatement).

5. Redevelopment Project 1 E Kansas. 1 E Kansas (2013 Clay County Parcel No. 15114000403100). Owner: Restoration 1894, LLC. This project consists of 4 separate addresses; 1 E Kansas, 3 S Main, 9 S Main and 15 S Main. The project consists of a new store front, additional new windows and replacement of old windows, removal of existing stucco, awnings will be added, addition of a concrete handicap ramp, new interior restrooms, upgraded sewer line, sprinkler system installation, new drywall, insulation, countertops, trim and walls and new flooring. New HVAC units will be installed. The renovation cost is estimated to be approximately \$243,440. The cost of the project meets the guidelines that 50% of the improvement cost eligible for abatement is exterior.
6. Redevelopment Project 100 W Kansas. 100 W Kansas (2014 Clay County Parcel No. 15114000603300). Owner: Carannson Properties LLC. This project consists of conversion of a dance studio to an office use. The improvements include demolition and reframing the front façade of building, addition of garage doors to replace windows, the demolition of the front walkway, replacement of drive apron entrance to parking lot, addition of landscaping, remove and replace asphalt shingles, paint exterior, install new windows along the rear elevation, remove and rebuild interior walls, install new carpet and tile, built-in counters. The renovation cost is estimated to be approximately \$109,908.87. The cost of the project meets the guidelines that 50% of the improvement cost eligible for abatement is exterior.
7. Redevelopment Project 6 E Franklin. 6 E Franklin (2014 Clay County Parcel No. 15114000402500). Owner: Curry Investment Company. This project consists of exterior work including replacement of the roof, replacement of patio doors and windows, replacement of front doors. Interior work includes the addition of a new kitchen, demolition of one restroom, construction of new walls, new electrical work, rework plumbing and HVAC and new ceiling. The renovation work cost is estimated to be approximately \$ 40,879. The cost of the project meets the guidelines that 50% of the improvement cost eligible for abatement is exterior.
8. Expansion of Redevelopment Area and Redevelopment Project 201 W Mississippi. 225 W Mississippi and 231 W Mississippi (2014 Clay County Parcel No. 15114001200200 and 15114001200300). Owner: Liberty Land Company LLC. This amendment to the Redevelopment Plan consists of adding two parcels (currently located with the Chapter 353 Downtown Liberty Residential Area) to the Chapter 353 Downtown Area Redevelopment Project and includes 201 W Mississippi Project. 201/225/231 W Mississippi and 124 N Prairie (2014 Clay County Parcel No.

15114001200100, 15114001201400, 15114001200200 and 15114001200300). Owner: Liberty Land Company LLC. This project consists of demolition of existing improvements and construction of a 45-unit two and three-story senior independent living complex which includes garages, carports, a clubhouse, pool and fitness center. The construction cost of this project is estimated to be approximately \$10.98 million. (REPEALED as part of Ninth Amendment)

9. Redevelopment Project 110 N Main. 110 N Main (Clay County Parcel No. 15114000505700). Owners: Lonna Bissonnette and Rhonda Allen. This project consists of repair, removal and replacement of various windows, remove, replace and repair stucco in several locations on the building, paint exterior and remove awnings. This building is a unoccupied residential unit being converted into a commercial use; 2 Dames Decorating. The construction cost of this project is estimated to be approximately \$18,366 and meets the requirements of Level A-1, "Minimum Exterior" requirement of 100% of improvement cost must be exterior.
10. Redevelopment Project 1 & 5 N Water. This project consists of two parcels (Clay County Parcel No. 15114000303101 & 15114000303100). Owner: Downtown Liberty Investments LLC. This project consists of removal and replacement of the exterior systems; a new roof; exterior brick will be restored and painted; new HVAC equipment will be placed on the roof; electrical system will be upgraded; all windows will be replaced and reopened where closed. Interior work includes new supports will be installed with steel beams and columns; flooring and ceiling joists will be reinforced; new HVAC, plumbing, and electrical system installed; fire sprinklers will be installed; new tile, hardwood, stained carpet, interior paint trim and doors. The construction cost of this project is estimated to be approximately \$576,524.11 but only \$515,352 will qualify to meet the guidelines which require 50% of cost is exterior.
11. Redevelopment Project 112 Franklin. This project consists of one parcel (Clay County Parcel No. 15114000303900). Owner: Jeffries Development LLC. This project consists of replacement of windows, new roof and guttering, removal and replacement of porch concrete, repair concrete sidewalk, resurface asphalt in parking area and construct new trash enclosure, with replacement of windows, a high efficiency HVAC system will be installed (units to be screened). Interior work includes replacement of flooring and restoration of any hardwoods found, new paint on all common areas and units as needed, new plumbing fixtures installed, electrical outlets, light switches and fixtures will be replaced as needed. Replacement or repair of kitchen and bathroom cabinets and new locks for each door and surveillance system on common areas and entrances. This building is on the historic register and will remain a multi-family building. The construction cost of this project is estimated to be approximately \$360,000 and meets

the requirements of Level C (15-year abatement) and includes 50% of the construction cost is exterior improvements.

12. Redevelopment Project 16 N Main. This project consists of one parcel (Clay County Parcel No. 15114000505100). Owner: Gail Dugdale. This project consists of replacement of roof and repainting the front and rear of the building. The construction cost of this building is estimated to be approximately \$21,793 and meets the requirements of Level A-1 which requires that 100% of the construction costs must be for exterior improvements.
13. Redevelopment Project 7 E Kansas. This project consists of one parcel (Clay County Parcel No. 15114000402900). Owner: Small Properties LLC. This project consists of replacement, tuck pointing and waterproofing several locations where brick exists. Replacement of flashing on roof and installing new gutter. Installation of a new roof and insulation and making repairs to the metal designs on the façade. All improvements are to the exterior of the building. The construction cost of this building improvement is estimated to be approximately \$46,213 and meets the requirements of Level A-2 which requires that at least 50% of the construction costs must be for exterior improvements.
14. Redevelopment Project 117 N Water. This project consists of one parcel (Clay County Parcel No. 15114000302300). Owner: Sophia House, LLC. This project consists of replacing the existing roof, new insulation, installing a new gutter system, painting, and replacing the ceiling of the porch. All improvements are to the exterior of the building. The construction cost of this building improvement is estimated to be approximately \$17,390 and meets the requirements of Level A-1 which requires that 100% of the construction costs must be for exterior improvements.
15. Redevelopment Project 119 W Kansas. This project consists of one parcel (Clay County parcel No. 15114000602000). Owner: Heritage Auction Co. Inc. This project consists of remove and replace front window with thermal units, remove doors and frames and furnish 5 new door frames, prime and paint exterior trims, windows and soffits, apply reflective silver coating on roof. Interior improvements include moving HVAC, installing new spiral ductwork, new supply, return and flu. The construction cost of this building improvement is estimated to be approximately \$38,156 and meets the requirement of level A-2 which required that 50% of the construction costs must be for exterior improvements.
16. Expansion of Redevelopment Area. 225 W Mississippi and 231 W Mississippi (2016 Clay County Parcel No. 15114001200200 and 15114001200300). Owner: Senior Living Developments Holdings LLC. This amendment to the Redevelopment Plan consists of adding two parcels

(currently located with the Chapter 353 Downtown Liberty Residential Area) to the Chapter 353 Downtown Area Redevelopment Project.

17. Redevelopment Project 201 Mississippi. 201 W Mississippi consists of four parcels (2016 Clay County Parcel No. 15114001200300; 15114001200200; 15114001200100; 15114001201400) Owner: Senior Living Developments Holdings LLC. This amendment to the Redevelopment Plan consists of redeveloping the land to add 38 units of rental property in 7 buildings. This project relates to P & Z Case 17-21R&PDP. The construction cost of these building improvements are estimated to be approximately \$5,018,285 including site improvements. The construction cost excluding site improvements equal \$4,232,889. The project will pay a PILOT payment equal to the land value plus 50% of improvement value.
18. Redevelopment Project 246 Mill. 246 Mill consists of one parcel (2016 Clay County Parcel No. 15114001402200) Owner: Mill Street Properties, LLC. This amendment to the Redevelopment Plan consists of removal and replacement of fascia and doors, repaint block, brick and exterior fascia, remove and replace roofing material, repair roof vent, gutter and downspout. Mill asphalt, repair to fill all pot holes, and stripe parking lot. Install standing seam metal awning, new wall lanterns and new sign. Interior improvements include new bi-fold doors, framing, drywall, removal of popcorn texture, rough in plumbing, paint baseboard, door and window trim, install track lighting, add new walls, wiring, cabinetry and counter top. The construction cost are estimated to be \$59,763 and meets the requirement of A-2 which requires 50% of the improvements be exterior.
19. Redevelopment Project 105 E Mill. 105 E Mill consists of one parcel (2016 Clay County Parcel No. 15118000100401). Owner: Meliora, LLC. This amendment to the Redevelopment Plan consists of reconstruction of parking lot, demolish, remove and replace section of sidewalk, new ADA ramp in sidewalk, new wall sign, and new storefront work. Interior work includes adding a new bathroom and remodeling office. The construction costs are estimated to be \$98,056 and meets the requirement of A-2 which requires 50% of the improvements be exterior.
20. Redevelopment Project 131 S Water. 131 S Water consists of one parcel (2017 Clay County Parcel No. 15118000100400). Owner: Corbin Mills, LLC. This amendment to the Redevelopment Plan consists of rehabilitation of the property known as Corbin Mill. It includes adding a restaurant, shared co-work space, an event space, retail space and landscape. Total construction cost is \$401,231 of which 204,608 is exterior. The project meets the requirements of Level C.
21. Redevelopment Project 2 N Main. 2 N Main consists of two parcels (2017 Clay County Parcel No. 15114000504500 and 15114000504501). Owner:

- Hubert and Norma Altis. This amendment to the Redevelopment Plan consists of rehabilitation of the property to include removing wood shingles from front of building, replacing windows, repairing brick and tuck point as needed. Replacing windows on Kansas side of building and repairing window openings as needed (depending upon budget). Total construction cost is \$74,000. All of the improvements are exterior. The project meets the requirement of Level A-2.
22. Redevelopment Project 104 W Kansas. 104 W Kansas consists of one parcel (2017 Clay County Parcel No. 15114000603301). Owner: Granco Investments 104 LLC. This amendment to the Redevelopment Plan consists of rehabilitation of this property to include a new façade, landscaping, new doors and fencing. Interior improvements include new flooring, reconfigure the space with new framing and drywall. Total construction cost is \$150,825. The project meets the requirement of Level B.
23. Redevelopment Project 110/112 E Kansas. 110/112 E Kansas consists of one parcel (2018 Clay County Parcel No. 15114000303102). Owner: Hatcher Investments LLC. This amendment to the Redevelopment Plan consists of rehabilitation of this property in include a new HVAC unit, new signs, awnings gutter and stucco repair. Interior improvements include new flooring, lights, bar top electrical and plumbing. Total construction cost is \$56,956. The project meets the requirement of Level A-2.
24. Redevelopment Project 2 S Main. 2 S Main consists of one parcel (2018 Clay County Parcel No. 15114000504400). Owners: Jerome E Brant and Lorraine J Brant, Ronald C Mullennix and Kathy Mullennix, Rodney A Ames and Kimberlee N Ames, and Ward K Brown and Michelle Spence Brown. This amendment to the Redevelopment Plan consists of cleaning and painting all metal trim and wood windows throughout. Repairing cracked and water damaged stucco. Repairing and painting exterior walls, seal coating and striping parking lot. Retile copy room and break area, new counter tops, repaint walls/shelves. Paint two offices, entryway and conference area, add chair rail and re-carpet lower level. Total construction cost is \$47,550. The project meets the requirement of Level A-2.
25. Redevelopment Project 124 Gallatin. 124 Gallatin consists of one parcel (2018 Clay County Parcel No. 15114000604000). Owners: Capstone Homes, LLC. This amendment to the Redevelopment Plan consists of demolition of north addition, rear deck and rebuild upper rear addition, new roof, repaint exterior, replace windows, repair 3 chimneys, tuck-pointing various locations, move doors, and repair bulge in wall. Interior improvements include replacement of all plumbing, replacement of electrical, new HVAC system, and replace cabinets and vanities. Total

construction cost is \$217,578. The project meets the requirement of Level B.

26. Redevelopment Project 17 W Kansas. 17 W Kansas consists of one parcel (2018 Clay County Parcel 15114000503100). Owners: Off The Square LLC. This amendment to the Redevelopment Plan consists of painting the exterior, repair and refinish bottom plaster around building, and install new roof. Total construction cost is \$47,751. The project meets the requirement of Level A-2.
27. Redevelopment Project 118 N Main. 118 N Main consists of one parcel (2019 Clay County Parcel 15114000505800). Owners: 118 BUILDING LLC. This amendment to the Redevelopment Plan consists of upgrading the electrical, building new interior walls replacing exterior doors and windows, rerouting the gas meter, remove, upgrade and reroute duct work for HVAC system and upgrade exterior with new stucco. Total construction cost is \$69,702. The project meets the requirement of Level A-2.
28. Redevelopment Project 22 N Main. 22 N Main consists of one parcel (2020 Clay County Parcel 15114000505400). Owners: Liberty Town Square, LLC. This amendment to the Redevelopment Plan consists of replacing the windows, weather stripping and framing around windows, electrical service upgrade, and hardwood floors. Total constructions cost is \$103,167. The project meets the requirements of Level A-2.
29. Redevelopment Project 12 N Main. 12 N Main consists of one parcel (2021 Clay County Parcel 15114000504900). Owners: Mathes Investments LLC. This amendments to the Redevelopment Plan consist of replacing windows, exterior door, tuckpoint, paint, seal and replacing sills. Totals construction cost is \$122,000. The project meets the requirement of Level A-2.
30. Redevelopment Project 117 W Kansas Street. 117 W Kansas Street consists of one parcel (2021 Clay County Parcel 15114000602000). Owners: Heritage Auction Co., Inc. This amendment to the Redevelopment Plan consists of windows and doors, roof, concrete and landscape, and paint on the exterior of the building. Replacement of windows, exterior finish around windows, door, concrete, HVAC and painting the exterior. Interior finishes include bathroom demo and repair, drywall repair, floor coverings and interior lighting.
31. Redevelopment Project 18 N Main Street. 18 N Main St consists of one parcel (2021 Clay County Parcel 15114000505200). Owners: Hubert D & Norma D Altis. This amendment to the Redevelopment Plan consists removal of the front of the existing building and replace. Leaded glass door will be restored and replaced. Removal of windows and façade and installation of new windows. Removal of shingles and replace with new.

32. Redevelopment Project 20 N Main Street. 20 N Main St consists of one parcel (2021 Clay County Parcel 15114000505300). Owners: Daryl A Mace. This amendment to the Redevelopment Plan consists removal of the rotted and weathered wood from 2nd story window and replace as needed. Paint new wood, apply sealant around windows. Remove scaling stucco and apply new stucco to match the rest of the front of the building. Caulk and seal around windows. Repaint front of building with paint and repaint sign on building (Mace Shoe Repair) remove damaged entry step to apartments and replace.
33. Redevelopment Project 20 E Franklin Street. 20 E Franklin St consists of one parcel (2021 Clay County Parcel 15114000404000). Owners: The Canuteson Group, Inc. This amendment to the Redevelopment Plan consists of in-kind repairs to the stucco. Replacement of the lower (non-original) six windows with six Andersen A-Series Double Hung Windows. 54X58 to match existing. South Elevation/ Front Façade: Like in kind replacement of the front deteriorated wood band. Like in kind replacement of the planter box. Replacement of the three (non-original) windows with Andersen A-Series double-hung windows. 34X70 +/- each. (see exhibit D). Replace the front door with a Masonite fiberglass two panel half lite door (see exhibit E) and wood trim around the entry door, remove the colonial trim and install appropriate casing. Like in kind replacement of the base wood trim. Repair the trim band above the three storefront windows. Replace existing lantern and install a second lantern on right side of door (see exhibit F). Add new fabric wedge awning.
34. Redevelopment Project 16 E Franklin Street. 16 E Franklin St consists of one parcel (2022 Clay County Parcel 15114000403900) encompassing 4 addresses 16 E Franklin, 18 E Franklin, 108 N Water and 110 N Water. Owners: Historic Liberty Square, LLC. This amendment to the Redevelopment Plan consists of new awnings, cracked lintel replacement, roof, sidewalk replacement, and stucco repair. Interior improvements include stucco repair, bathroom updates, carpeting, and window repair.
35. Redevelopment Project 8 N Main Street. 8 N Main St consists of one parcel (2022 Clay County Parcel 15114000504700). Owners: Mathes Investments, LLC. This amendment to the Redevelopment Plan consists of new paint on the exterior of the building. Replacement of window trim (no new windows installed), repair rotting above back door, roof repair, back deck repair and steps, seal back door and new basement door.
36. Redevelopment Project 26 S Main Street. 26 S Main St consists of one parcel (2022 Clay County Parcel 15114000503200). Owners: P&P Development, LLC. This amendment to the Redevelopment Plan consists of one parcel (2022 Clay County Parcel 15114000503200). Owners: P&P

Development LLC. This amendment to the Redevelopment Plan consists of landscaping improvements, concrete work, masonry replacement, deck, skylight replacement, and a new roof. The building will also get new facade, doors, and paint. Total cost of the project is estimated to be \$116,945. The improvements meet the guidelines that 50% of the improvement cost eligible for abatement is exterior as required.

37. Redevelopment Project 104 E Franklin. 104 E Franklin consists of one parcel (2024 Clay County Parcel 15114000302500). Owners: Old Farm Holdings, LLC. This amendment to the Redevelopment Plan consists of new windows, tuckpoint, HVAC, sidewalk improvements, landscape, drains and a new roof and joists. The interior work will include HVAC, plumbing remodel, demo of drywall and ceilings and electrical replacements. Total cost of the project is estimated to be \$349,000. The improvements meet the guidelines that 50% of the improvement cost eligible for abatement is exterior as required.

D. Partial Real Property Tax Abatement

For the real property which is the subject of a redevelopment project approved by the City Council pursuant to an amendment to this Development Plan, this Development Plan proposes that partial real property tax abatement be granted to such real property in accordance with Chapter 353 and subject to the terms of and limitations under the City's Chapter 353 Tax Abatement Redevelopment Incentive Policy, as amended from time to time ("353 Policy"), and the City's Chapter 353 Property Tax Abatement Liberty Downtown Area Program Guidelines, as amended from time to time ("Downtown Guidelines") attached hereto as **Exhibit D**. The granting of such partial real property tax abatements are subject to and conditioned upon (i) the subject redevelopment project being in compliance with the 353 Policy and Downtown Guidelines, (ii) the subject real property owners executing a Development Agreement between the City, the LMRC and the owner for the implementation of the subject redevelopment project, and (iii) approval of the City Council as described below.

In accordance with Chapter 353, no partial real property tax abatement for any redevelopment project approved by an amendment to this Development Plan shall become effective until the City Council: (1) furnishes each political subdivision whose boundaries for ad valorem taxation purposes include any portion of the real property to be affected by such tax abatement or exemption ("Taxing Districts") with a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on such political subdivisions ("Tax Impact Analysis") and written notice of the hearing to be held in accordance with R.S.Mo. § 353.110.2; (2) conducts a public hearing regarding such tax abatement or exemption, at which hearing all Taxing Districts shall have the right to be heard on

such grant of tax abatement or exemption; and (3) enacts an ordinance which provides for expiration of development rights, including the rights of eminent domain and tax abatement, in the event of failure of the LMRC to acquire ownership of property within the Redevelopment Area. Such ordinance shall provide for a duration of time within which such property must be acquired, and may allow for acquisition of property under the plan in phases. A copy of each Tax Impact Analysis provided for a redevelopment project added to this Development Plan by amendment shall be attached hereto as **Exhibit E**.

- A. For informational purposes only, the Redevelopment Project (Pilot) 12 West Kansas, was granted the following partial real property tax abatement:

Redevelopment Project (Pilot) 12 West Kansas was granted partial real property tax abatement for 10 years based on the taxation of the assessed value of the property's land only, as determined in the year prior to activation, as described in R.S.Mo. § 353.110.1.

- B. The Amended Development Plan proposes the following tax abatement for properties within the Redevelopment Project:

AMENDMENT 1. The 15 West Franklin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 2. The 14 East Franklin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 3. The 112 N. Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not

provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 4. The 17 E Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 5. The 1 E Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 3553.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next three (3) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon.

AMENDMENT 6. The 100 W Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 7. The 6 E Franklin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 8. The expansion of the Redevelopment Area by including 225 and 231 W Mississippi will add two parcels to the Downtown Area Redevelopment Project. These two parcels are currently included within the Chapter 353 Downtown Liberty Residential Area which was found and determined to be a blighted area by Ordinance No. 10236.

The 201 W Mississippi Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements and increased land value only) and then five (5) years of tax abatement at 50% of the true value of such real property, including and improvements thereon in accordance with Section 353.110.1, RSMo.
(REPEALED as part of Ninth Amendment)

AMENDMENT 9. The 110 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

AMENDMENT 10. The 1 & 5 N Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next five (5) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 3534.110.1, RSMo.

AMENDMENT 11. The 112 Franklin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next five (5) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 3534.110.1, RSMo.

AMENDMENT 12. The 16 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 13. The 7 E Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 14. The 117 N Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the

abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 15. The 117 W Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 16. The expansion of the Redevelopment Area by including 225 and 231 W Mississippi will add two parcels to the Downtown Area Redevelopment Project. These two parcels are currently included within the Chapter 353 Downtown Liberty Residential Area which was found and determined to be a blighted area by Ordinance No. 10236.

AMENDMENT 17. The 201 W Mississippi Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). The developer will provide a PILOT payment in the amount of 50% of the assessed valuation of the improvements assessed by the Assessor of Clay County. Land is still taxed in accordance with the statute.

AMENDMENT 18. The 246 Mill Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 19. The 105 E Mill Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 20. The 131 S Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not

provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next five (5) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 353.110.1, RSMo.

AMENDMENT 21. The 2 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 22. The 104 W Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next three (3) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 353.110.1, RSMo.

AMENDMENT 23. The 110/112 E Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 24. The 2 S Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 25. The 124 Gallatin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next three (3) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 353.110.1, RSMo.

AMENDMENT 26. The 17 W Kansas Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 27. The 118 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisitions by the LMRC.

AMENDMENT 28. The 22 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of

abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 29. The 12 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 30. The 117 W Kansas Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 31. The 18 N Main Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 32. The 20 N Main Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 33. The 20 E Franklin Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 34. The 16 E Franklin Street Redevelopment Project will be granted ten (10) years of tax abatement at 100%

(improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 35. The 8 N Main Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

AMENDMENT 36. The 26 S Main Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next three (3) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 3534.110.1, RSMo.

AMENDMENT 37. The 104 E Franklin Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

After the ten (10) year period above-described, and for the next five (5) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 3534.110.1, RSMo.

E. Relocation Policy

The LMRC will comply with all requirements concerning the provision of relocation assistance as provided for by Chapter 523, RSMo.

Exhibits to LMRC Downtown Development Plan

- A. Redevelopment Area Map
- B. Parcels Located within Redevelopment Area
- C. 353 Blight Analysis
- D. Liberty Downtown Area Program Guidelines
- E. Tax Impact Analyses and Redevelopment Project Applications
 - i. To be attached for each Redevelopment Project

EXHIBIT A Redevelopment Area Map

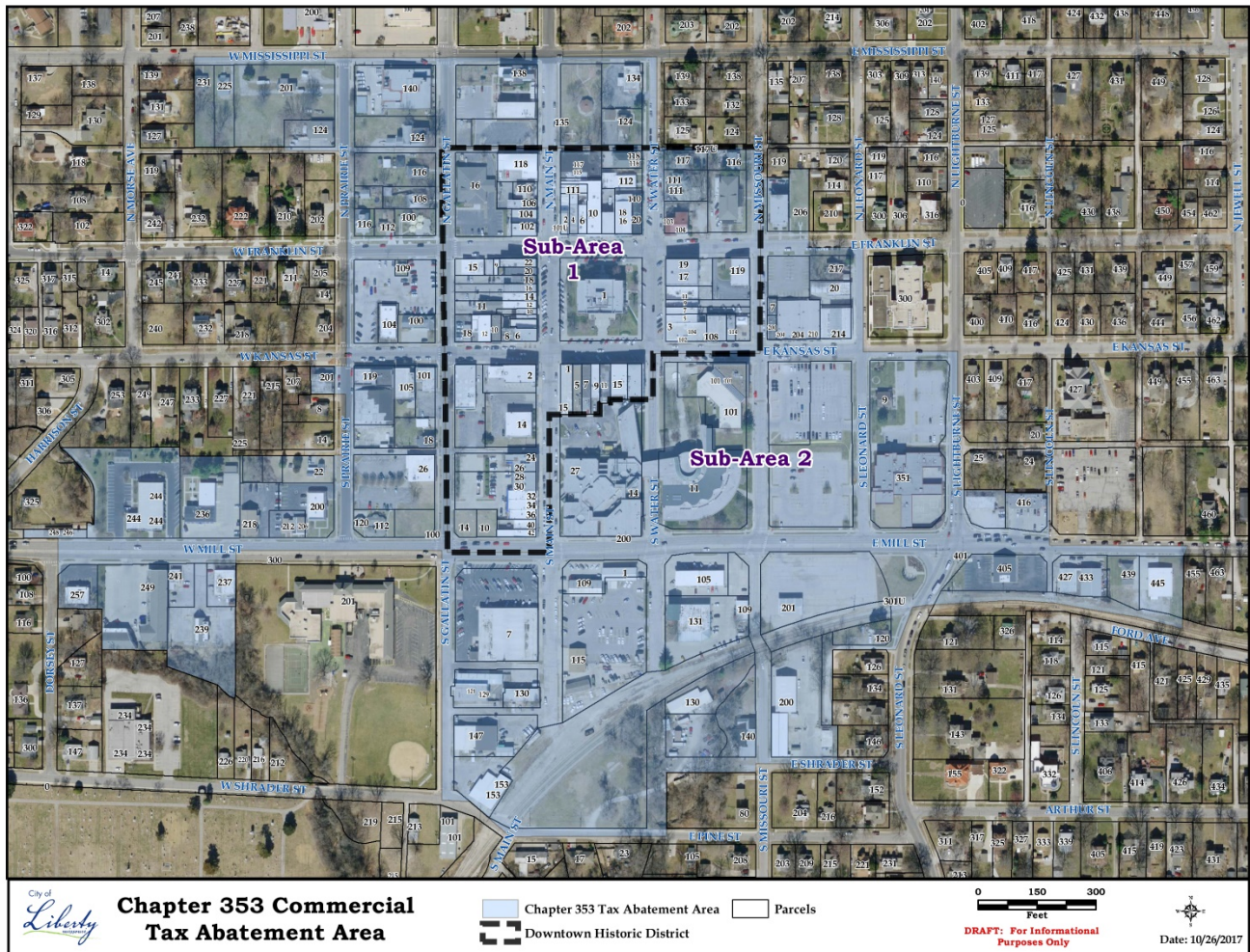


EXHIBIT B
Parcels located within the Redevelopment Area

County Parcel ID	Site Address
15114001402400	000236 W MILL ST
15114001402200	000246 W MILL ST
15114000504500	000002 N MAIN ST
15118000200200	000237 W MILL ST
15114001403000	000200 W MILL ST
15114000603300	000100 W KANSAS ST
15114000504900	000012 N MAIN ST
15114000303900	000112 E FRANKLIN ST
15118000100700	000007 W MILL ST
15114000604000	000124 N GALLATIN ST
15114000602100	000000 S PRAIRIE ST
15114001403200	000000 S PRAIRIE ST
15114000404300	000124 N WATER ST
15114000505100	000016 N MAIN ST
15114000602000	000119 W KANSAS ST
15114000302400	000111 N WATER ST
15114000502400	000000 N GALLATIN ST
15114001403100	000022 S PRAIRIE ST
15114000504700	000008 N MAIN ST
15114000203600	000020 N LEONARD ST
15114000302300	000117 N WATER ST
15118000200300	000249 W MILL ST
15114000302600	000019 N WATER ST
15114000505900	000124 N MAIN ST
15114000404400	000134 N WATER ST
15114000404100	000112 N WATER ST
15114000601400	000116 W FRANKLIN ST
15114000303800	000119 E FRANKLIN ST
15114000403000	000005 E KANSAS ST
15114000504400	000002 S MAIN ST
15114000505700	000110 N MAIN ST
15114000403600	000015 E KANSAS ST
15114000505500	000100 N MAIN ST
15118000100400	000131 S WATER ST
15114000304000	000116 N MISSOURI ST
15114000503700	000040 S MAIN ST
15114000505200	000018 N MAIN ST
15114000502600	000009 W FRANKLIN ST
15114000503600	000042 S MAIN ST

15118000100401	000105 E MILL ST
15114000402700	000001 COURTHOUSE SQUARE
15114000102100	000351 E KANSAS ST
15115000800300	000427 E MILL ST
15114000402100	000117 N MAIN ST
15114000202600	000007 N MISSOURI ST
15114000302700	000011 N WATER ST
15114000603900	000116 N GALLATIN ST
15114000603200	000105 W KANSAS ST
15114000402500	000006 E FRANKLIN ST
15114000402400	000004 E FRANKLIN ST
15114000505600	000104 N MAIN ST
15114000403800	000014 E FRANKLIN ST
15114000601500	000116 W FRANKLIN ST
15114000601600	000112 W FRANKLIN ST
15114000503100	000017 W KANSAS ST
15114000402800	000009 E KANSAS ST
15114000402300	000002 E FRANKLIN ST
15114000402600	000010 E FRANKLIN ST
15114000302800	000009 N WATER ST
15118000200202	000241 W MILL ST
15115000800600	000445 E MILL ST
15114000403500	000017 E KANSAS ST
15115000701600	000416 E MILL ST
15114000203400	000214 E KANSAS ST
15118000501400	000120 S LEONARD ST
15114000202500	000000 E FRANKLIN ST
15114000303300	000101 E KANSAS ST
15114001201400	000124 N PRAIRIE ST
15118000100500	000109 S MAIN ST
15114000302900	000007 N WATER ST
15114000505000	000014 N MAIN ST
15114000602300	000112 W MILL ST
15115000701500	000400 E MILL ST
15114000602900	000018 S GALLATIN ST
15114000503500	000010 W MILL ST
15114000504200	000028 S MAIN ST
15114000404200	000116 N WATER ST
15114000502900	000018 W KANSAS ST
15114001200100	000201 W MISSISSIPPI ST
15114000402401	000111 N MAIN ST
15114000603700	000100 W FRANKLIN ST
15114000402900	000007 E KANSAS ST

15114000502500	000016 W FRANKLIN ST
15114000504300	000014 S MAIN ST
15118000101100	000147 S GALLATIN ST
15114000604100	000140 N GALLATIN ST
15118000200201	000239 W MILL ST
15114000603100	000101 W KANSAS ST
15114000601700	000000 W FRANKLIN ST
15114000503400	000014 W MILL ST
15114001402900	000208 W MILL ST
15114000502800	000015 W FRANKLIN ST
15114001400100	000201 W KANSAS ST
15114000603301	000104 W KANSAS ST
15114000202900	000000 N MISSOURI ST
15114000505400	000022 N MAIN ST
15114000202300	000204 E FRANKLIN ST
15114000403200	000014 S WATER ST
15114000603800	000108 N GALLATIN ST
15114000302500	000104 E FRANKLIN ST
15114000404000	000020 E FRANKLIN ST
15114000403900	000016 E FRANKLIN ST
15114000505800	000118 N MAIN ST
15114000603600	000109 W FRANKLIN ST
15114000202700	000200 E KANSAS ST
15114000403100	000001 E KANSAS ST
15115000800500	000439 E MILL ST
15115000800200	000405 E MILL ST
15114000203300	000000 S LEONARD ST
15118000100100	000201 E MILL ST
15118000500200	000000 S WATER ST
15114001403300	000000 S PRAIRIE ST
15114001402500	000218 W MILL ST
15118000500300	000140 S MISSOURI ST
15114000602500	000000 S GALLATIN ST
15114000506000	000138 N MAIN ST
15114000505300	000020 N MAIN ST
15114000203700	000217 E FRANKLIN ST
15114000502700	000011 W FRANKLIN ST
15114000504600	000004 N MAIN ST
15118000100600	000115 S MAIN ST
15114000503001	000010 W KANSAS ST
15114000503200	000026 S Main ST
15118000100402	000000 S MISSOURI ST
15114000401700	000000 N MAIN ST

15114000403700	000011 E KANSAS ST
15114001402300	000244 W MILL ST
15114000303200	000011 S WATER ST
15118000500900	000200 E SHRADER ST
15114000602700	000026 S GALLATIN ST
15114000504800	000010 N MAIN ST
15118000101200	000153 S GALLATIN ST
15114000202800	000204 E KANSAS ST
15114000503000	000012 W KANSAS ST
15118000200400	000257 W MILL ST
15118000100800	000121 S GALLATIN ST
15114000303100	000001 N WATER ST
15118000101000	000130 S MAIN ST
15114000202400	000206 E FRANKLIN ST
15118000500100	000130 S MISSOURI ST
15114001200300	000231 W MISSISSIPPI
15114001200200	000225 W MISSISSIPPI
15114000303102	000110 E KANSAS

EXHIBIT C

353 BLIGHT ANALYSIS

**(ON FILE – CITY OF LIBERTY
ADMINISTRATION OFFICE)**

EXHIBIT D

LIBERTY DOWNTOWN AREA GUIDELINES

**(ON FILE – CITY OF LIBERTY
ADMINISTRATION OFFICE)**

EXHIBIT E

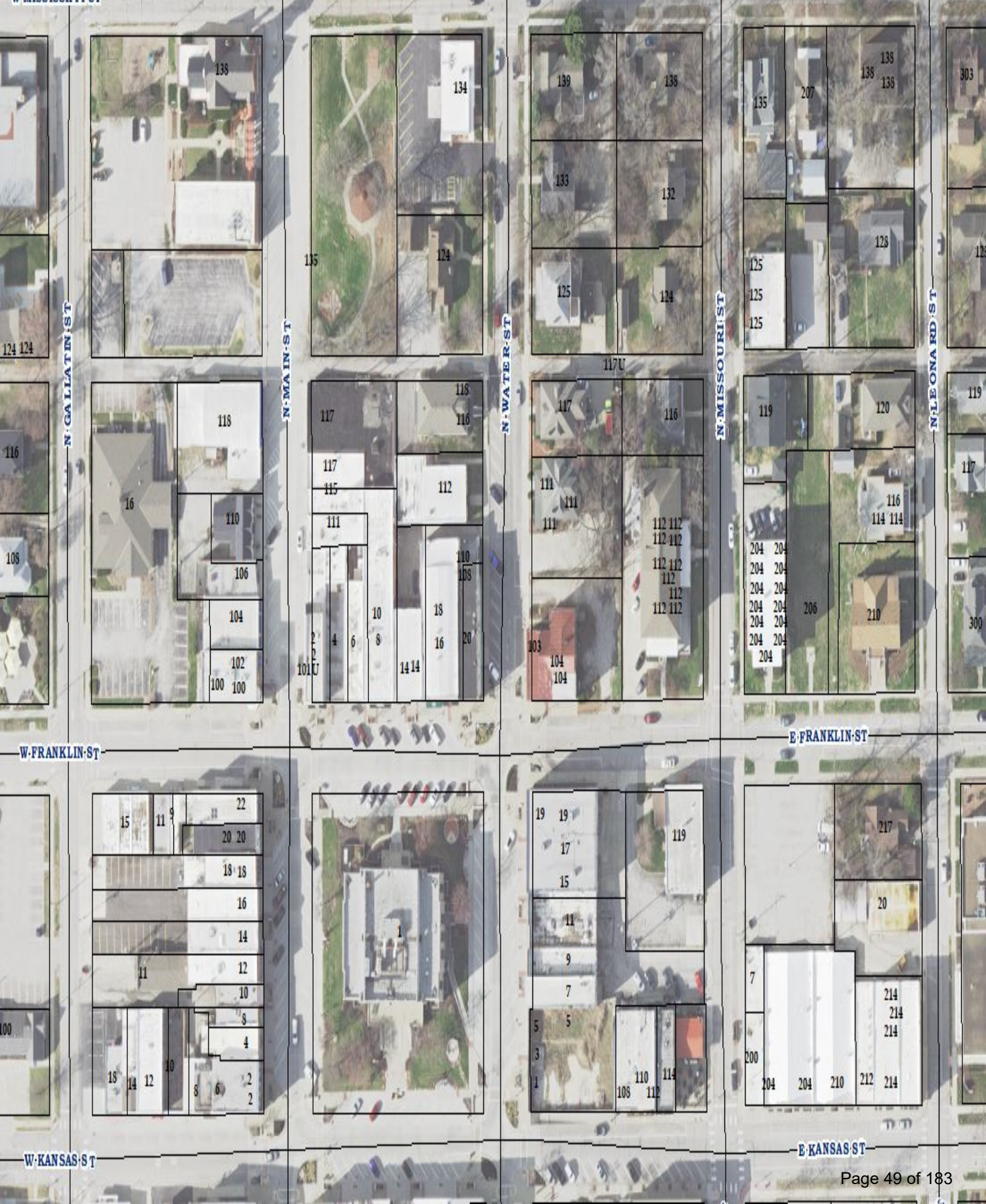
TAX IMPACT ANALYSES AND REDEVELOPMENT PROJECT APPLICATIONS

1. 12 West Kansas (On file-City of Liberty Administration Office)

AMENDMENTS:

1. 15 West Franklin (On file-City of Liberty Administration Office)
2. 14 East Franklin (On file – City of Liberty Administration Office)
3. 112 N. Water (On file – City of Liberty Administration Office)
4. 17 E. Kansas (On file – City of Liberty Administration Office)
5. 1 E Kansas (On file – City of Liberty Administration Office)
6. 100 W Kansas (On file – City of Liberty Administration Office)
7. 6 E Franklin (On file – City of Liberty Administration Office)
8. Area Amendment and 201 W Mississippi (terminated)
9. 110 N Main – (On file – City of Liberty Administration Office)
10. 1 & 5 N Water – (On file – City of Liberty Administration Office)
11. 112 Franklin – (On file – City of Liberty Administration Office)
12. 16 N Main – (On file – City of Liberty Administration Office)
13. 7 E Kansas – (On file – City of Liberty Administration Office)
14. 117 N Water – (On file – City of Liberty Administration Office)
15. 117 W Kansas – (On file – City of Liberty Administration Office)
16. Area Amendment of 225 and 231 W Mississippi
17. 201 Mississippi – (On file – City of Liberty Administration Office)
18. 246 Mill – (On file- City of Liberty Administration Office)
19. 105 E Mill – (On file- City of Liberty Administration Office)
20. 131 S Water – (On file- City of Liberty Administration Office)
21. 2 N Main – (On file- City of Liberty Administration Office)
22. 104 W Kansas – (On file- City of Liberty Administration Office)
23. 110/112 E Kansas – (On file – City of Liberty Administration Office)
24. 2 S Main – (On file – City of Liberty Administration Office)
25. 124 Gallatin – (On file – City of Liberty Administration Office)
26. 17 W Kansas – (On file – City of Liberty Administration Office)
27. 118 N Main – (On file – City of Liberty Administration Office)
28. 22 N Main – (On file – City of Liberty Administration Office)
29. 12 N Main - (On file – City of Liberty Administration Office)
30. 117 W Kansas Street – (On file – City of Liberty Administration Office)
31. 18 N Main Street - (On file – City of Liberty Administration Office)
32. 20 N Main Street - (On file – City of Liberty Administration Office)
33. 20 E Franklin Street - (On file – City of Liberty Administration Office)
34. 16 E Franklin Street – (On file – City of Liberty Administration Office)
35. 8 N Main Street – (On file – City of Liberty Administration Office)
36. 26 S Main Street – (On file – City of Liberty Administration Office)
37. 104 E Franklin – (Attached)

**TAX IMPACT ANALYSIS
AND
APPLICATION
104 E Franklin**



**104 E Franklin Redevelopment
353 Redevelopment Plan - Tax Impact Analysis
(353 Benefits Summary)**

353 Year	Taxes Paid No Project	Actual Taxes Pd With 353	Benefit of 353 To Project	Taxing District Impact	Taxes Pd incl Imp w/o 353
1	2,771	847	7,078	-1,925	7,925
2	2,733	847	7,237	-1,886	8,083
3	2,733	847	7,237	-1,886	8,083
4	2,695	847	7,398	-1,848	8,245
5	2,695	847	7,398	-1,848	8,245
6	2,658	847	7,563	-1,811	8,410
7	2,658	847	7,563	-1,811	8,410
8	2,622	847	7,731	-1,775	8,578
9	2,622	847	7,731	-1,775	8,578
10	2,586	847	7,903	-1,740	8,750
11	2,586	4,375	4,375	1,789	8,750
12	2,552	4,462	4,462	1,911	8,925
13	2,552	4,462	4,462	1,911	8,925
14	2,517	4,552	4,552	2,034	9,103
15	2,517	4,552	4,552	2,034	9,103
Total (Gross)	39,497	30,869	97,243	-8,628	128,112
Total (NPV)	24,187	15,273	61,561	-8,915	76,834

Taxing District	Rate	% of Total Rate	Tax District Impact															
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	TOTAL
City of Liberty - General	0.7218																	
City of Liberty - Parks	0.1308																	
Subtotal	0.8526	11.0857%	-213	-209	-209	-205	-205	-201	-201	-197	-197	-193	198	212	212	225	225	-956
County General	0.0200																	
County Roads & Bridges	0.0658																	
Subtotal	0.0858	1.1156%	-21	-21	-21	-21	-21	-20	-20	-20	-20	-19	20	21	21	23	23	-96
Senior Citizens	0.0403	0.5240%	-10	-10	-10	-10	-10	-9	-9	-9	-9	-9	9	10	10	11	11	-45
Development Disabilities	0.0970	1.2612%	-24	-24	-24	-23	-23	-23	-23	-22	-22	-22	23	24	24	26	26	-109
Health Tax	0.0809	1.0519%	-20	-20	-20	-19	-19	-19	-19	-19	-19	-18	19	20	20	21	21	-91
KCJC	0.1806	2.3482%	-45	-44	-44	-43	-43	-43	-43	-42	-42	-41	42	45	45	48	48	-203
Liberty Public School	5.9277	77.0732%	-1,483	-1,454	-1,454	-1,425	-1,425	-1,396	-1,396	-1,368	-1,368	-1,341	1,378	1,473	1,473	1,568	1,568	-6,650
Library District	0.3152	4.0983%	-79	-77	-77	-76	-76	-74	-74	-73	-73	-71	73	78	78	83	83	-354
Mental Health Tax	0.0809	1.0519%	-20	-20	-20	-19	-19	-19	-19	-19	-19	-18	19	20	20	21	21	-91
State Tax	0.0300	0.3901%	-8	-7	-7	-7	-7	-7	-7	-7	-7	-7	7	7	7	8	8	-34
Subtotal	7.6910	100.0000%	-1,925	-1,886	-1,886	-1,848	-1,848	-1,811	-1,811	-1,775	-1,775	-1,740	1,789	1,911	1,911	2,034	2,034	-8,628
Sur Tax	0.0000	0.0000%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	7.6910	100.0000%	-1,925	-1,886	-1,886	-1,848	-1,848	-1,811	-1,811	-1,775	-1,775	-1,740	1,789	1,911	1,911	2,034	2,034	-8,628

**104 E Franklin Redevelopment Project
353 Redevelopment Plan - Tax Impact Analysis
(Assumptions)**

Real Property Levy Rates (2024)

District	Levy
City of Liberty	0.8526%
Liberty School District	5.9277%
Library Tax	0.3152%
County Services	0.0858%
KCJC	0.1806%
Developmental Disabilities	0.0970%
Health Tax	0.0809%
Mental Health Tax	0.0809%
Senior Citizen Service Fund	0.0403%
State Tax	0.0300%
Replacement Surtax	
Total Commercial Levy - Land and Improvements	7.6910%

Assessment Rates

Commercial Real Property	32.00%
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Development / Abatement Schedule

104 E Franklin	
Date Construction Completed	8/1/2026
Year Abatement Activated	2026
Year Land Only Valuation	2026

Growth, Depreciation and Discount Rates

Growth With Project		Depreciation Without Project	
Semi-Annual Growth Land	2.0%	Semi-Annual Depreciation Land	0.0%
Semi-Annual Growth Improvements	2.0%	Semi-Annual Depreciation Improvements	2.0%
Discount Rate	7.0%		

Pre and Post-Redevelopment Real Property Values

104 E Franklin			
Initial Appraised Value Land (2024)	\$34,400	Initial Assessed Value Land	\$11,008
Initial Appraised Value Improvements (2024)	\$78,200	Initial Assessed Value Improvements	\$25,024
Post-Redevelopment Appraised Value Land (2024)	\$35,088	Post-Redevelopment Assessed Value Land	\$11,228
Post-Redevelopment Appraised Value Improvements (2024)	\$287,600	Post-Redevelopment Assessed Value Improvements	\$92,032

Property Information

Clay County Parcel ID 15114000302500 Location: 104 E Franklin, Liberty, MO Property Owner: Meirowsky		Total Land Acreage	
2024 Land Appraised Value \$34,400		Total Improvement Square Footage	
2024 Improvement Appraised Value \$78,200		% total land value	100%
		% total improvement value	100%
			100%
Cost of 104 E Franklin Improvements \$349,000			
104 E Franklin in Post-Dev Appraised Value (Increase) \$209,400			

Notes

**104 East Franklin
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes with 353)**

104 E. Franklin

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements	Assessed Value with Abatement		Full Taxes	Taxes w/ Abatement	District: Levy Rate: PILOT %:	City of Liberty 0.8526% 11.0857%	Liberty School District 5.9277% 77.0732%	Library Tax 0.3152% 4.0983%	County Services 0.0858% 1.1156%	KCJC 0.1806% 2.3482%	Developmental Disabilities 0.0970% 1.2612%	Health Tax 0.0809% 1.0519%	Mental Health Tax 0.0809% 1.0519%	Senior Citizen Service Fund 0.0403% 0.5240%	State Tax 0.0300% 0.3901%	Replacement Surtax 0.0000% 0.0000%	TOTAL 7.6910% 100%	Total Taxes paid
1	2026	34,400	287,600	11,008	0	11,008		7,925	847		94	653	35	9	20	11	9	9	4	3	0	847	847
2	2027	35,088	293,352	11,008	0	11,008		8,083	847		94	653	35	9	20	11	9	9	4	3	0	847	847
3	2028	35,088	293,352	11,008	0	11,008		8,083	847		94	653	35	9	20	11	9	9	4	3	0	847	847
4	2029	35,790	299,219	11,008	0	11,008		8,245	847		94	653	35	9	20	11	9	9	4	3	0	847	847
5	2030	35,790	299,219	11,008	0	11,008		8,245	847		94	653	35	9	20	11	9	9	4	3	0	847	847
6	2031	36,506	305,203	11,008	0	11,008		8,410	847		94	653	35	9	20	11	9	9	4	3	0	847	847
7	2032	36,506	305,203	11,008	0	11,008		8,410	847		94	653	35	9	20	11	9	9	4	3	0	847	847
8	2033	37,236	311,307	11,008	0	11,008		8,578	847		94	653	35	9	20	11	9	9	4	3	0	847	847
9	2034	37,236	311,307	11,008	0	11,008		8,578	847		94	653	35	9	20	11	9	9	4	3	0	847	847
10	2036	37,980	317,534	11,008	0	11,008		8,750	847		94	653	35	9	20	11	9	9	4	3	0	847	847
11	2037	37,980	317,534	6,077	50,805	56,882		8,750	4,375		485	3,372	179	49	103	55	46	46	23	17	0	4,375	4,375
12	2038	38,740	323,884	6,198	51,821	58,020		8,925	4,462		495	3,439	183	50	105	56	47	47	23	17	0	4,462	4,462
13	2039	38,740	323,884	6,198	51,821	58,020		8,925	4,462		495	3,439	183	50	105	56	47	47	23	17	0	4,462	4,462
14	2040	39,515	330,362	6,322	52,858	59,180		9,103	4,552		505	3,508	187	51	107	57	48	48	24	18	0	4,552	4,552
15	2041	39,515	330,362	6,322	52,858	59,180		9,103	4,552		505	3,508	187	51	107	57	48	48	24	18	0	4,552	4,552

Total Taxes / PILOTs	\$3,422	\$23,792	\$1,265	\$344	\$725	\$389	\$325	\$325	\$162	\$120	\$0	30,869	\$30,869
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**14 East Franklin
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes without 353)**

104 E Franklin

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements	District: Levy Rate:	City of Liberty 0.8526%	Liberty School District 5.9277%	Library Tax 0.3152%	County Services 0.0858%	KCJC 0.1806%	Developmental Disabilities 0.0970%	Health Tax 0.0809%	Mental Health Tax 0.0809%	Senior Citizen Service 0.0403%	State Tax 0.0300%	Replacement Surtax 0.0000%	Total Taxes
1	2026	34,400	287,600	11,008	92,032		879	6,108	325	88	186	100	83	83	42	31	0	7,925
2	2027	35,088	293,352	11,228	93,873		896	6,230	331	90	190	102	85	85	42	32	0	8,083
3	2028	35,088	293,352	11,228	93,873		896	6,230	331	90	190	102	85	85	42	32	0	8,083
4	2029	35,790	299,219	11,453	95,750		914	6,355	338	92	194	104	87	87	43	32	0	8,245
5	2030	35,790	299,219	11,453	95,750		914	6,355	338	92	194	104	87	87	43	32	0	8,245
6	2031	36,506	305,203	11,682	97,665		932	6,482	345	94	197	106	88	88	44	33	0	8,410
7	2032	36,506	305,203	11,682	97,665		932	6,482	345	94	197	106	88	88	44	33	0	8,410
8	2033	37,236	311,307	11,915	99,618		951	6,611	352	96	201	108	90	90	45	33	0	8,578
9	2034	37,236	311,307	11,915	99,618		951	6,611	352	96	201	108	90	90	45	33	0	8,578
10	2035	37,980	317,534	12,154	101,611		970	6,744	359	98	205	110	92	92	46	34	0	8,750
11	2036	37,980	317,534	12,154	101,611		970	6,744	359	98	205	110	92	92	46	34	0	8,750
12	2037	38,740	323,884	12,397	103,643		989	6,878	366	100	210	113	94	94	47	35	0	8,925
13	2038	38,740	323,884	12,397	103,643		989	6,878	366	100	210	113	94	94	47	35	0	8,925
14	2039	39,515	330,362	12,645	105,716		1,009	7,016	373	102	214	115	96	96	48	36	0	9,103
15	2040	39,515	330,362	12,645	105,716		1,009	7,016	373	102	214	115	96	96	48	36	0	9,103
Total Taxes							\$14,202	\$98,740	\$5,250	\$1,429	\$3,008	\$1,616	\$1,348	\$1,348	\$671	\$500	\$0	\$128,112

**14 East Franklin
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes if Project does not Occur)**

104 E Franklin

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements	District: Levy Rate:	City of Liberty 0.8526%	Liberty School District 5.9277%	Library Tax 0.3152%	County Services 0.0858%	KCJC 0.1806%	Developmenta l Disabilities 0.0970%	Health Tax 0.0809%	Mental Health Tax 0.0809%	Senior Citizen Service 0.0403%	State Tax 0.0300%	Replacemen t Surtax 0.0000%	Total Taxes
1	2026	34,400	78,200	11,008	25,024		307	2,136	114	31	65	35	29	29	15	11	0	2,771
2	2027	34,400	76,636	11,008	24,524		303	2,106	112	30	64	34	29	29	14	11	0	2,733
3	2028	34,400	76,636	11,008	24,524		303	2,106	112	30	64	34	29	29	14	11	0	2,733
4	2029	34,400	75,103	11,008	24,033		299	2,077	110	30	63	34	28	28	14	11	0	2,695
5	2030	34,400	75,103	11,008	24,033		299	2,077	110	30	63	34	28	28	14	11	0	2,695
6	2031	34,400	73,601	11,008	23,552		295	2,049	109	30	62	34	28	28	14	10	0	2,658
7	2032	34,400	73,601	11,008	23,552		295	2,049	109	30	62	34	28	28	14	10	0	2,658
8	2033	34,400	72,129	11,008	23,081		291	2,021	107	29	62	33	28	28	14	10	0	2,622
9	2034	34,400	72,129	11,008	23,081		291	2,021	107	29	62	33	28	28	14	10	0	2,622
10	2035	34,400	70,687	11,008	22,620		287	1,993	106	29	61	33	27	27	14	10	0	2,586
11	2036	34,400	70,687	11,008	22,620		287	1,993	106	29	61	33	27	27	14	10	0	2,586
12	2037	34,400	69,273	11,008	22,167		283	1,967	105	28	60	32	27	27	13	10	0	2,552
13	2038	34,400	69,273	11,008	22,167		283	1,967	105	28	60	32	27	27	13	10	0	2,552
14	2039	34,400	67,887	11,008	21,724		279	1,940	103	28	59	32	26	26	13	10	0	2,517
15	2040	34,400	67,887	11,008	21,724		279	1,940	103	28	59	32	26	26	13	10	0	2,517
Total Taxes							\$4,378	\$30,442	\$1,619	\$441	\$927	\$498	\$415	\$415	\$207	\$154	\$0	\$39,497



**CITY COUNCIL
ACTION REPORT**

Meeting Date: September 8, 2025

A/R No.: 2025-263

Department: Planning & Development

Submitted By: Jeanine Thill, Community
Development Manager

Subject: Resolution granting a certificate of appropriateness for the construction
of a new single-family home at 118 N. Prairie Street, Dougherty Historic District

Summary:

An application for a Historic Certificate of Appropriateness for new construction in the historic district must be reviewed by HDRC and forwarded to the City Council with a recommendation.

Background:

The owner is seeking a Certificate of Appropriateness (COA) for the construction of a single-family home at 118 N. Prairie Street, Dougherty Historic District.

Previous Action (if applicable):

The Historic District Review Commission (HDRC) voted to recommend approval of a COA for construction of a 975 square-foot single-family home at 118 N. Prairie, Dougherty Historic District, HDRC Case #25-011D

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other: HDRC	Completed/Recommended: 8.5.25

Financial Considerations:

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

Attachments:

1. Resolution HDRC 25-011D 118 N Prairie New Construction
2. Staff Report with Exhibits 118 N Prairie New Construction
3. Meeting Excerpt 8.5.25 HDRC Public Hearing for 118 N Prairie

RESOLUTION NO. _____

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS
FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY HOME AT 118 N. PRAIRIE
STREET, DOUGHERTY HISTORIC DISTRICT

WHEREAS, a decision of the Historic District Review Commission to approve a certificate of appropriateness for the construction of a new single-family home at 118 N. Prairie Street has been duly and properly presented to the City Council;

WHEREAS, applications for a certificate of appropriateness for new construction of primary structures within historic districts must be reviewed by the HDRC and forwarded to the council with a recommendation; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a certificate of appropriateness for the construction of a new single-family home at 118 N. Prairie Street, Dougherty Historic District, is hereby granted, according to the design specifications in the application for a certificate of appropriateness on file in the Department of Planning and Development and available for review as required by law.

BE IT FURTHER RESOLVED that said building shall be in full compliance with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK



HDRC Case No. 25-011D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 5, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for new construction of a 975 square foot single family home on a vacant lot at 118 N. Prairie Street

Applicant: Fielding & Darla Stanton, owners. Vern Drottz, Architect

Location: 118 N. Prairie

District: Dougherty Historic District

File Date: June 26, 2025

Legal Postings: July 10, 2025 Notice Mailed to property owners within 185ft
July 15, 2025 Public Hearing Sign posted on site
July 17, 2025 Public Hearing Notice published in newspaper

SPECIFIC INFORMATION

SITE HISTORY

A vacant lot at 118 N. Prairie Street was created via a lot split in 2008. The lot meets all requirements for size in the RNC district.

PROPOSAL DESCRIPTION

The applicant proposes to construct a 975 square foot single family house with an attached garage. The home is a one and a half story home with front-facing gables, extension of the front porch, and an attached garage on the North/ alley elevation.

Details and Materials:

- Siding: James Hardie® Smooth Siding or Smart lap with 6" lap exposure.
- Gable ends will have Hardie or LP Smartside shakes
- Porch Post: Cedar porch column with synthetic stone base. See Exhibit D
- Windows: Pella Impervia® fiberglass windows, See details on drawings, Exhibit E
- Doors: Front door: Therma-Tru® Shaker Entry Door 32"x80" Fiberglass Craftsman. Rear Entry Door Therma-Tru® Entry Door 36"x80" Fiberglass. See Exhibit: E
- Garage Doors: Aluminum garage door on the alley side of the home
- Trim: LP Smart side. See all trim details on drawings, Exhibit E
- Facia: LP Smart Facia 1x8
- Cedar brackets. See details on drawings, Exhibit D
- Roof Pitch 7/12
- Roofing: Composite Roofing

- Gutters and downspouts: 6" K Style with down spouts

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines ("DG") - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
1. <u>New buildings and additions to existing buildings:</u> New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.	The proposed home will complement the scale, set back and existing styles of architecture in the neighborhood. The exterior design, materials and colors are in harmony with neighboring structures.
UDO Design Principles 30-50.3:	
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 proposed home maintains the visual style and character of the neighborhood and complements the setbacks, building scale and garage orientation of the neighborhood.
<i>Per the Design Guidelines new construction shall consider the following guidelines:</i>	
<i>New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district. New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction. Sites for new construction shall be placed in the context of the streetscape of character of the district.</i>	New construction is not expected to emulate a historic building. The new building respects the character of the streetscape and the historic district.
o Orientation: <i>New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.</i>	The front porch is oriented to Prairie Street. The scale, mass, and size appear to relate to the existing patterns within the streetscape and block.
o Placement: <i>The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should</i>	The location on the lot is consistent with existing patterns in the block.

<i>conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.</i>	The requirements for setbacks have been met.
o Porches: <i>Where front porches are characteristic of houses within the streetscape, new front porches shall be of compatible size, shape and proportion and shall maintain the pattern already established within the neighborhood.</i>	The front porch is compatible size, shape and proportion to those within the neighborhood.
o Fenestration: <i>Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.</i>	The window and door placement are appropriate. The proportions and patterns are similar to the historic patterns within the neighborhood.
o Building scale: <i>New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.</i>	The building scale of the proposed building is similar to those surrounding in the Dougherty district. The height of the proposed building is a similar height as the existing smaller homes in the district. The proposed design is one and a half stories and has both vertical and horizontal proportions that are appropriate.
o Roof form: <i>Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.</i>	There are a variety of roof forms in the district. The proposed roof is compatible to those on surrounding buildings.
o Architectural details: <i>Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.</i>	The architectural details are compatible in terms of design and scale with details found within the district.
o Materials: <i>Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.</i>	The materials are consistent in finish, texture, scale and color to materials used within the district.

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications for Certificates of Appropriateness for new construction of primary structures within the historic districts must be approved by the City Council following a public hearing.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #25-011D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: No Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Drawings & Elevations
5. Exhibit E: Door & Window Schedules

Existing Conditions: 118 N Prairie:

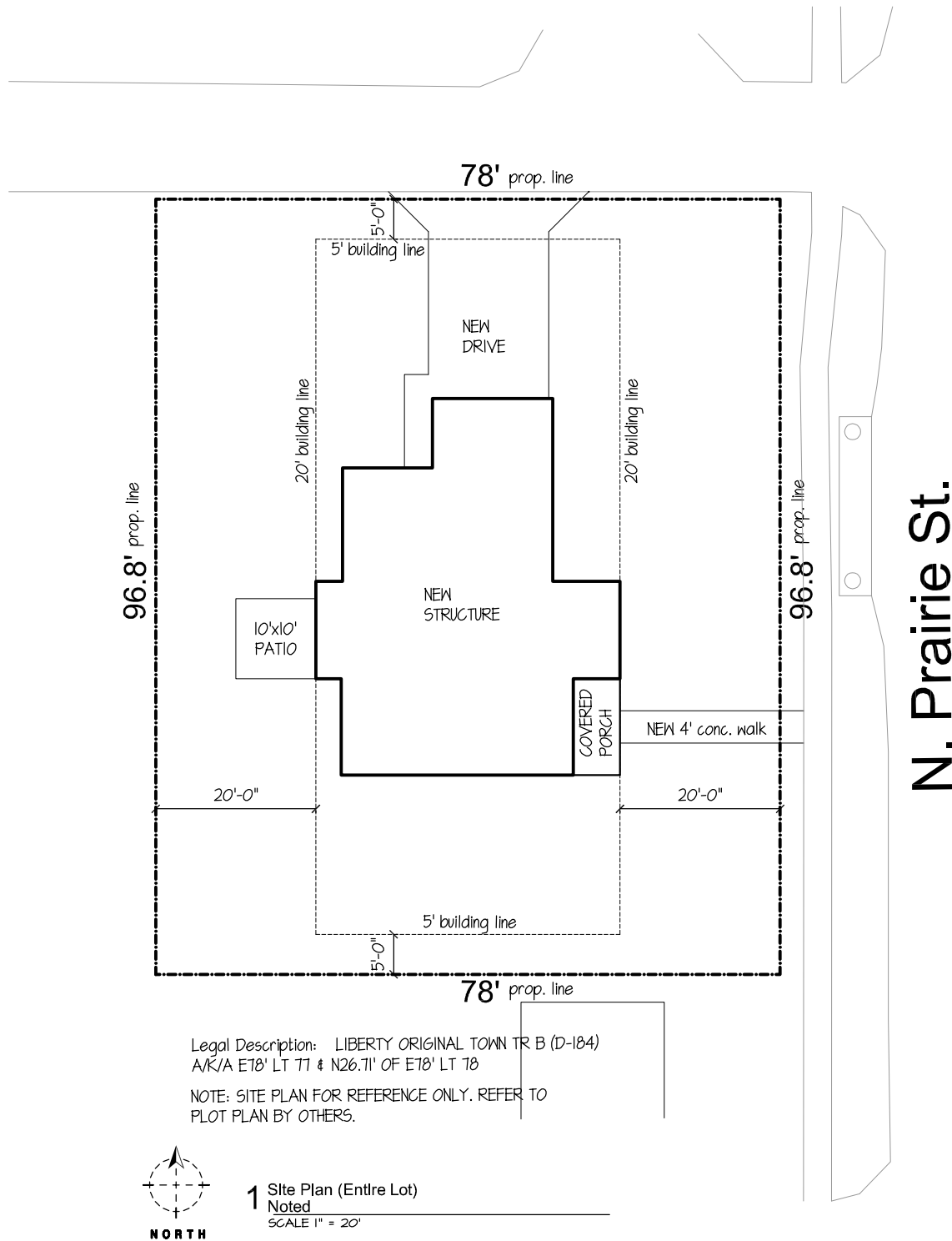




HDRC Case #25-011D
118 N Prairie



EXHIBIT A:
VICINITY MAP

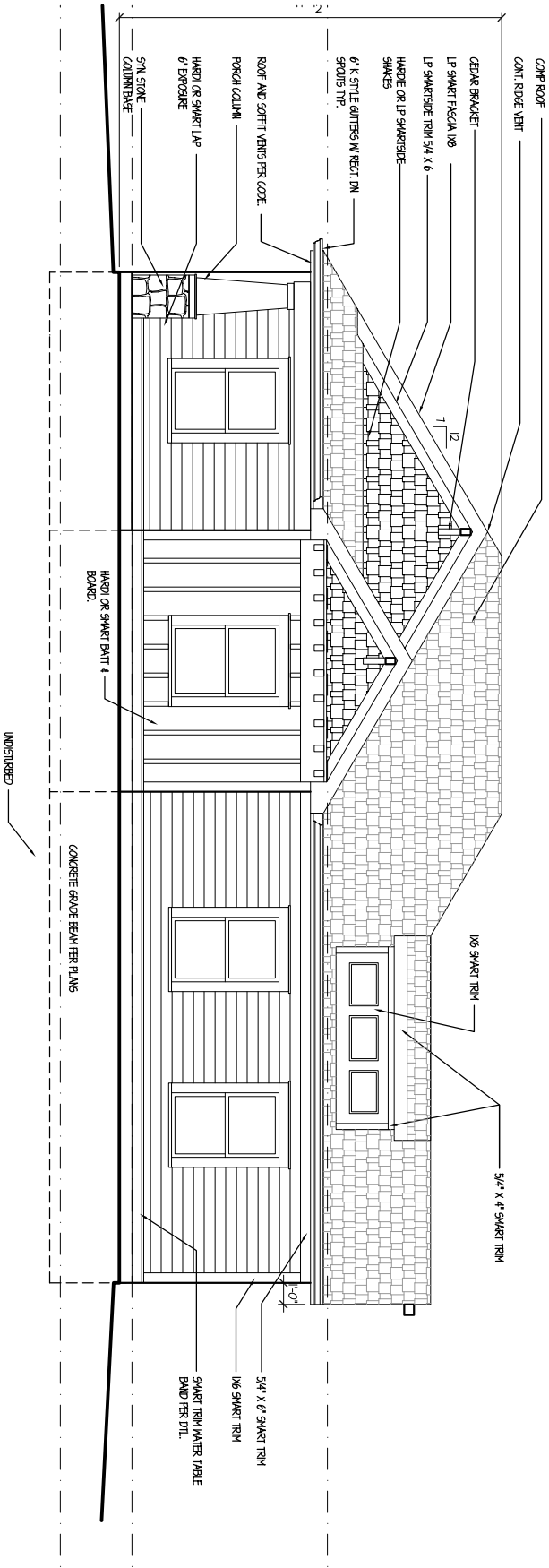


FIELDING STATON

LIBERTY INFILL DESIGNS OPTION "A"

Drottz Design Group LLC

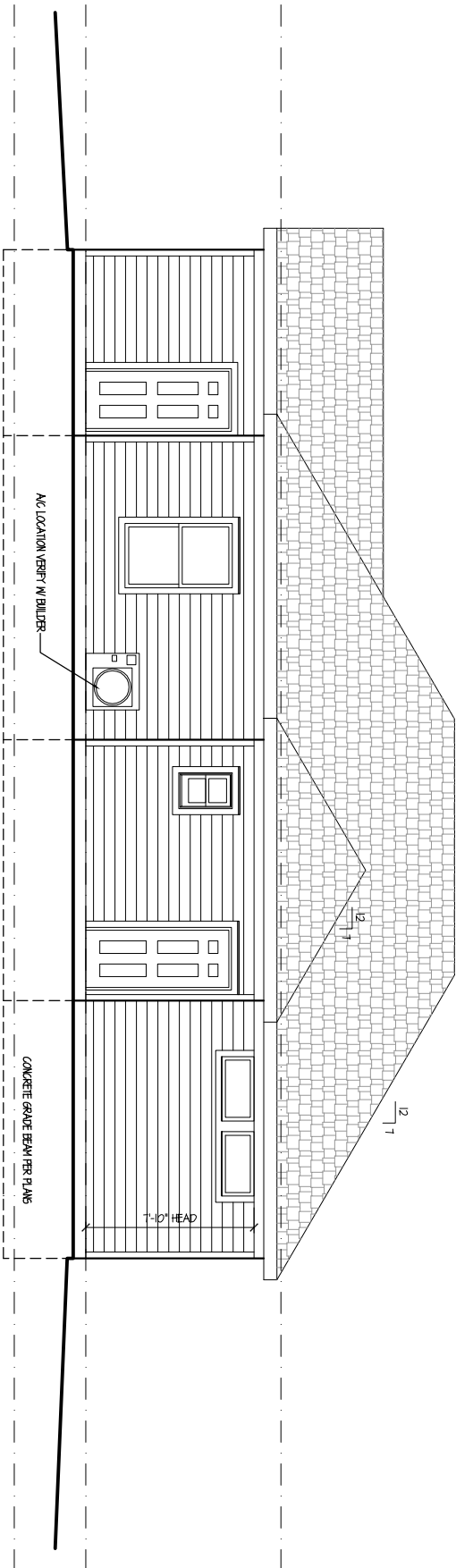
Copyright 2025



2 Front
Elevation
SCALE 1/4" = 1'-0"

FRONT ELEVATION

FIELDING STATION
LIBERTY INFILL DESIGNS
OPTION "A"
Drott Design Group LLC
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REAR ELEVATION

3 Rear
Elevation

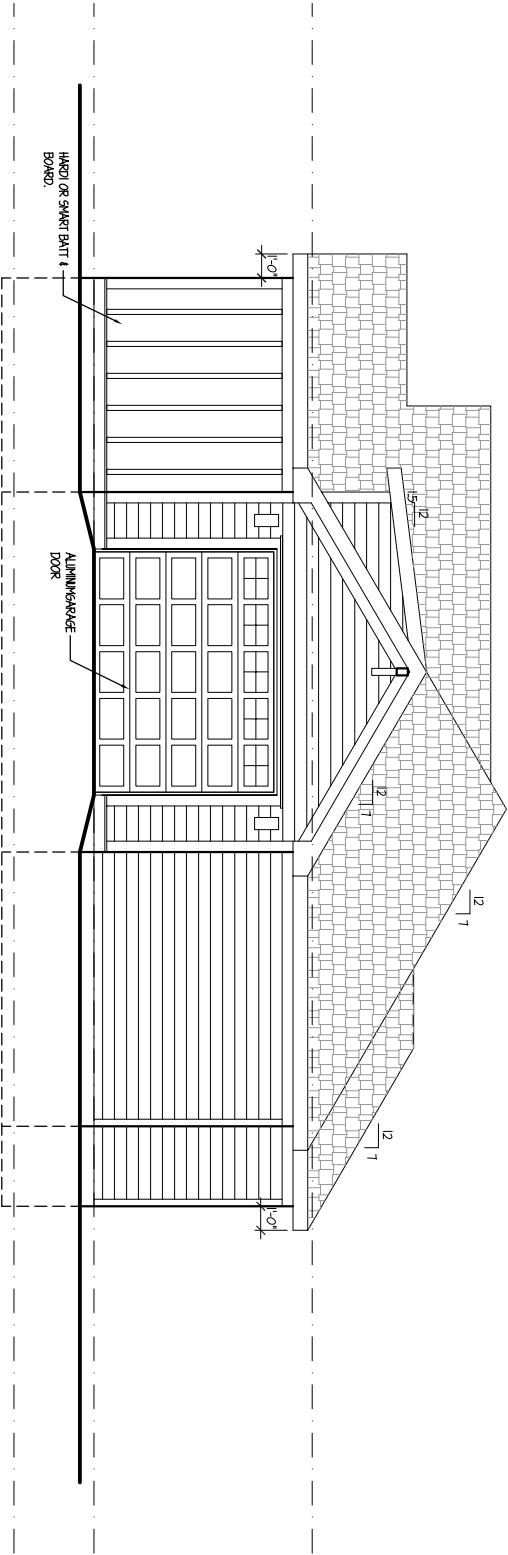
SCALE 1/4" = 1'-0"

FIELDING STATON

LIBERTY INFILL DESIGNS
OPTION "A"

Drott Design Group LLC

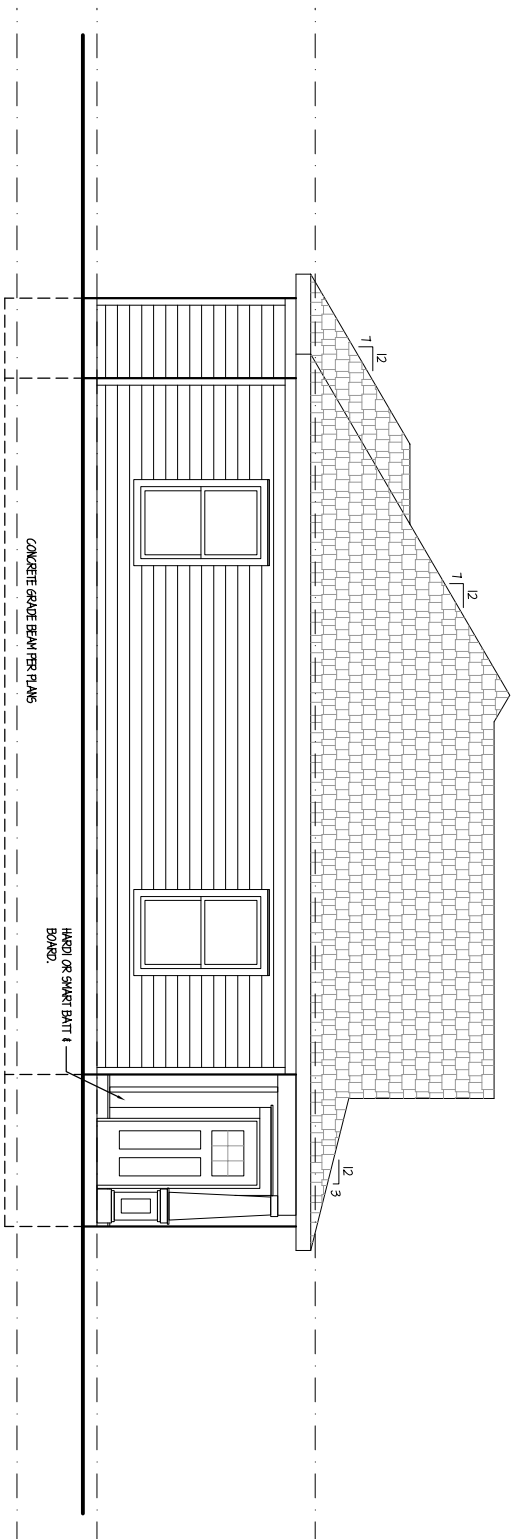
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2025



3 Right Elevation
SCALE 1/4" = 1'-0"

RIGHT ELEVATION

FIELDING STATION
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LEFT ELEVATION

2 Left
Elevation
SCALE 1/4" = 1'-0"

FIELDING STATION

LIBERTY INFILL DESIGNS
OPTION "A"

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DECORATIVE DETAIL
SCALE : 3" = 1'



DECORATIVE DETAIL
SCALE : 3" = 1'



DECORATIVE DETAIL
SCALE : 3" = 1'



DETAIL

SCALE : 1/2" = 1'-0"

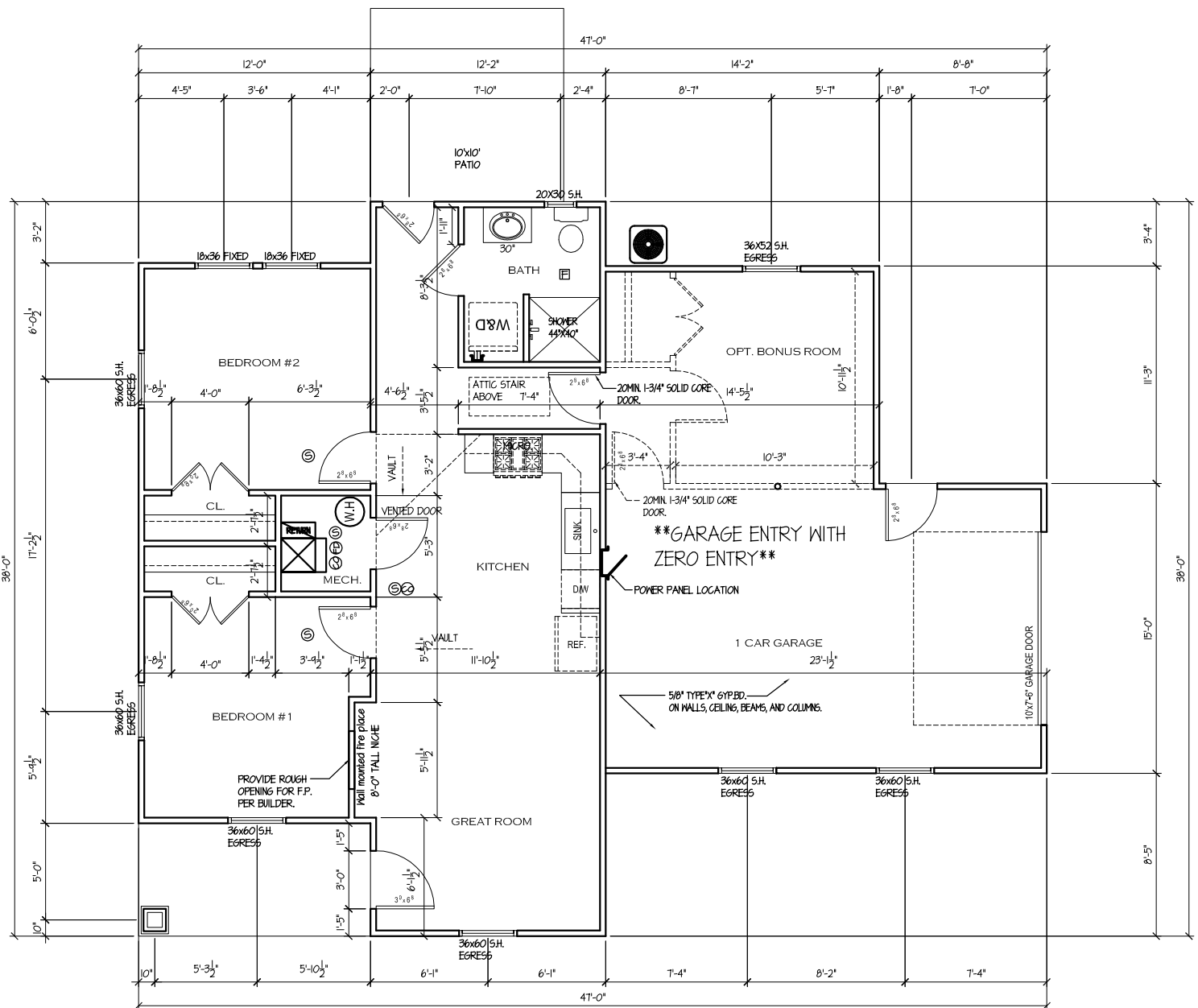


SCALE : 1 1/2" = 1'-0"

SCALE : 1 1/2" = 1'-0"

Drottz Design Group LLC

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FIELDING STATON

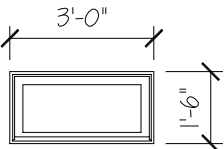
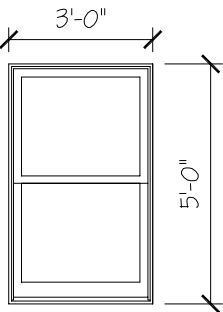
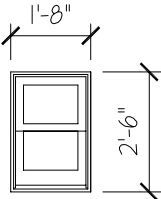
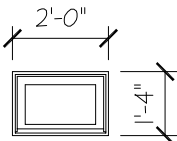
LIBERTY INFILL DESIGNS
OPTION "A"

Drott Design Group LLC

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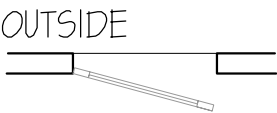
FIRST FLOOR

EXTERIOR DOOR SCHEDULE

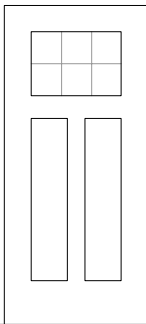
PRICE ALL:	Bedroom	bedrooms and misc.	bathroom	Dormer
WHITE EXTERIOR WHITE INTERIOR.				
GRILLES PER PLANS NO EXTERIOR TRIM LOW E GLASS W. ARGON				

WINDOW - #1 QUANTITY (2) FIXED SCREEN (NO) NEW CONST.	WINDOW - #2 QUANTITY (1) DOUBLE HUNG SCREEN (YES) NEW CONST.	WINDOW - #3 QUANTITY (1) D.H. SCREEN (YES) NEW CONST.	WINDOW - #4 QUANTITY (3) FIXED SCREEN (NO) NEW CONST.
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WINDOW SCHEDULE

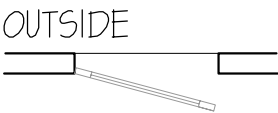


FRONT ENTRY

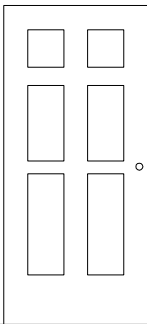


Therma-Tru Shaker Entry Door
32-in x 80-in x 4-9/16-in
Fiberglass Craftsman Right-hand
inswing Ready to Paint Unfinished
Prehung Front Door with
Brickmould Insulating core

Item #833547 |
Model #BMTT626456



REAR ENTRY



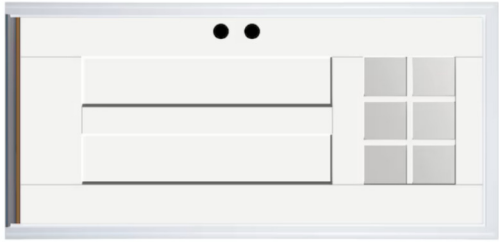
Therma-Tru Entry Door 36-in x
80-in x 4-9/16-in Fiberglass No
glass Right-hand inswing Ready
to paint Unfinished Prehung Front
Door with Brickmould Insulating
core

Item #228473 |
Model #BMTTSFG1130RBM

DOOR - #1 QUANTITY (1) NEW CONST.	DOOR - #2 QUANTITY (1) NEW CONST.
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FIELDING STATON
LIBERTY INFILL DESIGNS
OPTION "A"
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Smooth-Star.
Flush-Glazed Craftsman 6-Lite
Shown in Black Paint



[Back to Results](#) / [Windows & Doors](#) / [Exterior Doors](#) / [Front Doors](#)



Trending Now

100+ bought last week

Therma-Tru Shaker Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Craftsman Right-hand inswing Ready to paint: Unfinished Prehung Front Door with Brickmould Insulating core

Item #833539 | Model #BMTT626371

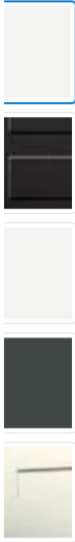
Shop Therma-Tru Shop the Set

★★★★☆ 4.2 771

\$498.00

Front door

Manufacturer Color/Finish: Ready to paint



EXCLUSIVE

1k+ views last week

Therma-Tru Entry Door 36-in x 80-in x 4-9/16-in Fiberglass No glass Right-hand inswing Ready to paint Unfinished Prehung Front Door with Brickmould Insulating core

Item #228473 | Model #BMTTSG1130RBM

Shop Therma-Tru

★★★★☆ 4.2 470

\$308.00

Rear door

And side door

FIELDING STATON

LIBERTY INFILL DESIGNS
OPTION "A"

Drott Design Group LLC

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Pella® Impervia®

Fiberglass Windows & Patio Doors



Delivering **unmatched strength**.¹
Engineered for **lasting durability**.





Pella® Impervia®
Black casement windows with grilles-between-the-glass
and the revolutionary Easy-Slide Operator hardware solution.

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At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 by homeowners for innovation²

Our drive to give our customers better solutions, improve what we do and how we do it has earned us more than 150 patents on groundbreaking innovations. Our innovations have helped change the window industry and have even set new standards for hardware. Like the revolutionary, patented Easy-Slide Operator hardware for casement and awning windows, which allows you to simply slide to open and close without the effort of cranking.

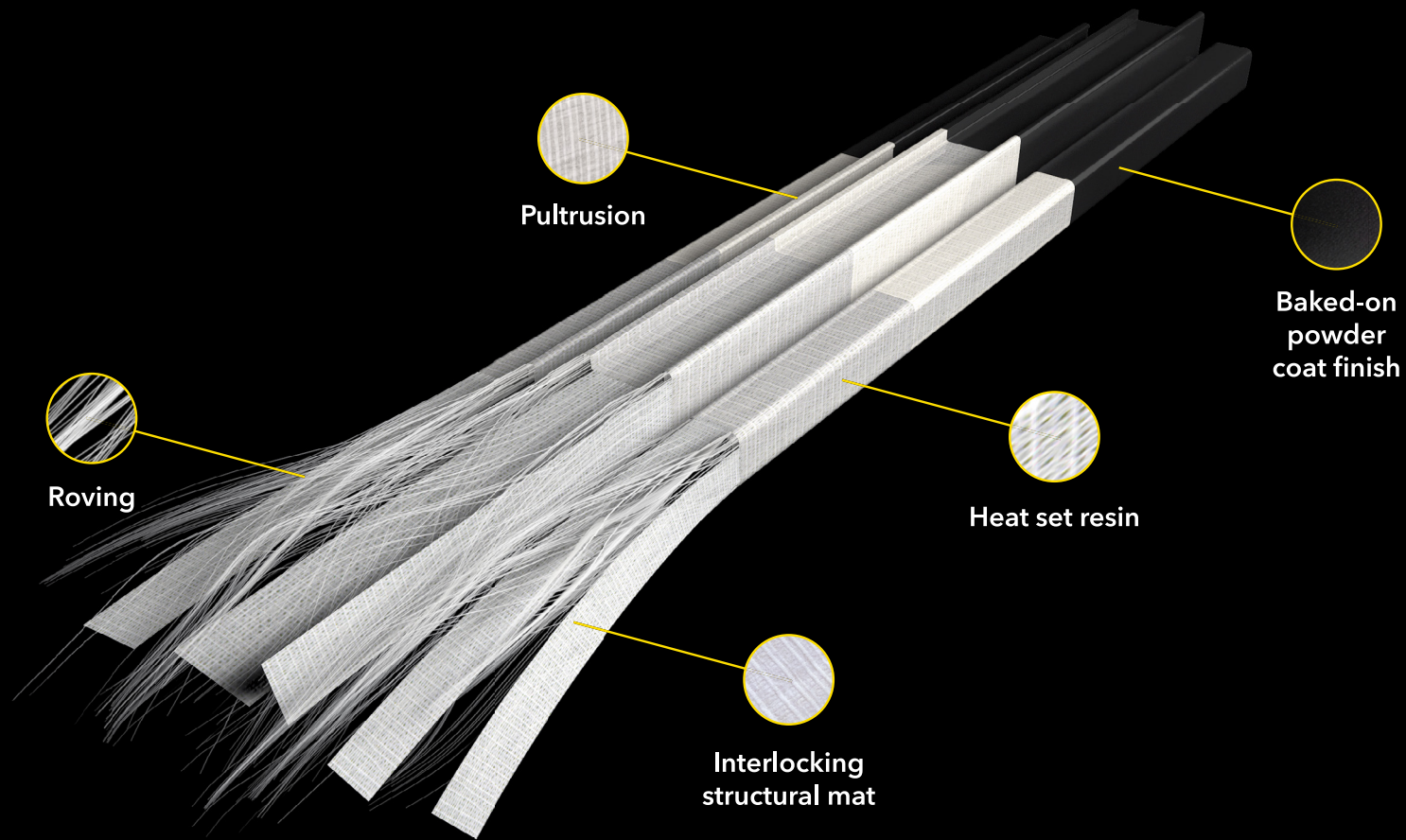
Rated #1 by homeowners for highest quality²

We sweat the details so you don't have to, delivering products created specifically for you. We tried to count the number of quality checks that we do in a typical hour, but we had to stop at 7,502 to get back to work. At Pella, just meeting a standard isn't enough. That's why we test beyond requirements and set a new standard to ensure quality windows and doors that are built to last.

One of the strongest limited lifetime warranties

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our Pella Impervia windows and patio doors with a limited lifetime warranty.³

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Behind the dominating strength

Our exclusive formulation withstands extreme temperatures and the test of time. All thanks to our one-of-a-kind manufacturing process.

Strength at its core.

Through a one-of-a-kind manufacturing process, our fiberglass starts with our structural mat which places rovings in a specific, intricate order to meet Pella’s high strength standards.

Enduring thermoset material.

With more strategically placed rovings, the materials are pulled through a machine, injected with polymer resin and heated. It creates an entirely new, thermoset material which won't break down when exposed to the elements or lose its shape in extreme heat — unlike other materials.

Tough-as-nails powder coat finish.

Factory-applied and baked on, our long-lasting powder-coat finish resists chipping, chalking and fading for long-lasting durability and beauty.

Fiberglass is strong. We made it the strongest.

Trusted in tools, boats, bridges and more, fiberglass is a naturally strong and durable material making it a superior choice for windows and patio doors. As a leader in innovation since 1925, we created our proprietary fiberglass to give our customers more — more strength for long-lasting use and thinner profiles with more glass.

Stronger than the competition

Our proprietary fiberglass is superior in strength over wood, vinyl, aluminum, Andersen Fibrex®, a material made of plastic and wood fibers, and other fiberglass materials used by leading national brands.^{1,2}

Pella fiberglass won’t dent, bend or break as much as the competition.

Won’t dent.

On Average,
73x
more impact
resistant than
Andersen Fibrex.³

Won’t bend.

On Average,
7.8x
stronger than
Andersen Fibrex
in a bend test.⁴

Won’t break.

On Average,
19x
the tensile
strength of
Andersen Fibrex.⁵

¹ Pella’s proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Fibrex is a registered trademark of Andersen® Corporation.
³ Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.
⁴ 3-point bend testing performance based on testing 7 samples of each material using ASTM D790 test methodology.
⁵ Tensile testing performance based on testing 5 samples of each material using ASTM D638 test methodology.

Engineered to last, and last **and last.**

The benefits of the strongest material for windows and patio doors go beyond just strength.¹ Pella's exclusive fiberglass will never rot or corrode and resists dents, bends and breaks — and the list goes on.

Rot- and corrosion-free.

Our extremely durable fiberglass will never rot or corrode and is naturally resistant to water and bugs.

One of the best insulating materials.

Our fiberglass products act as a natural insulator from the outside elements for minimal heat and cold transfer.

Take the heat (and subzero cold).

Tested from -40°F to 180°F, our fiberglass is engineered to withstand the most extreme heat and cold. It will not warp in extreme heat or become brittle in subzero cold.²

Long-term operation.

Our fiberglass has virtually the same expansion and contraction as the glass, almost none. This helps reduce the risk for seal failure and provides long-term stability for dependable operation.

Resists air and water infiltration.

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noises.

No painting or refinishing.

With a heavy-duty, powder-coat finish, Pella fiberglass windows and patio doors resist chipping, chalking and fading — so you never need to paint or refinish.



The confidence of a **strong warranty.**

Pella® Impervia® products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Pella Impervia
Black double-hung windows with custom grilles-between-the-glass.

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.



Pella Impervia
Black sliding
patio doors with
color-matched
grilles-between-
the-glass.



Designed and tested for a lifetime of everyday use.

Pella Impervia products are designed for the rigors of everyday life. We test our products for a lifetime of everyday use so you can trust them to perform. Our awning and casement window designs have been tested to outlast opening your window once a day for more than 27 years. Our patio door designs have been tested to outlast opening your door three times a day for more than 91 years.

When it comes to having it all, Pella® Impervia® is an **overachiever**.

Combine the extreme durability of our proprietary, fiberglass material with the beauty and energy efficiency you expect from Pella.

Unmatched strength & lasting durability.

Pella Impervia windows and patio doors are ready to handle virtually anything life throws at them. Made from our proprietary fiberglass, the strongest material available for windows and patio doors, these products are engineered for lasting durability.¹ With a durable powder-coat finish, your Pella Impervia windows and patio doors never need to be painted or refinished.

Sleek, timeless style.

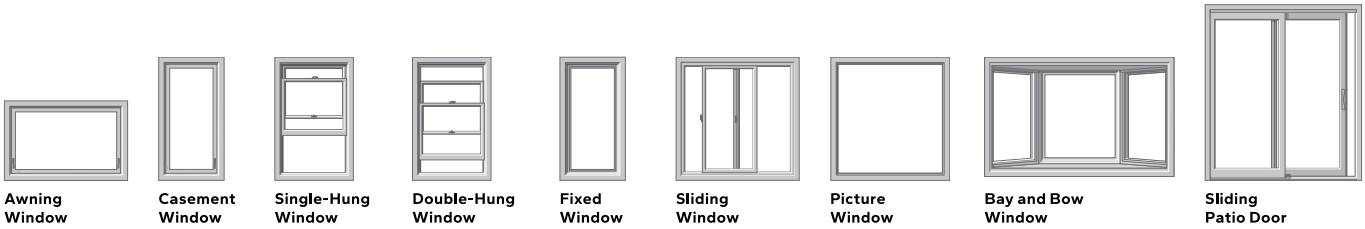
Create a timeless design that will stand the test of time. Versatile design elements combined with sleek profiles and clean lines deliver a timeless style. Pella Impervia windows and patio doors feature an up-to-date color palette, including Black, and grilles-between-the-glass to achieve the look and feel you desire.

Proven performance.

Pella Impervia products are engineered for the rigorous performance requirements of a commercial building so you can trust them to perform in your home.² Suitable for all climates, our fiberglass windows and patio doors help you create a comfortable home year-round. Pella Impervia offers energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.³ Optional foam insulation and triple-pane glass further improves energy and sound performance. And with the highest performing low-profile sill, our sliding patio doors have a clean, minimalistic look without compromising performance.

Available in these window and patio door styles:

Special shapes also available.



¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see pella.com/performance.
³ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

Superior strength and durability.

Our proprietary fiberglass is superior in strength to wood, vinyl, aluminum, wood/plastic composites and other fiberglass materials.¹ On average, Pella's fiberglass is 73x more impact resistant than Andersen Fibrex, a material made of plastic and wood fibers.²

Revolutionary hardware solution.

Open your casement and awning windows with one simple motion using the revolutionary Easy-Slide Operator. The slim, sleek design:

- Simply slides to open, without the effort of cranking
- Features precision venting technology to open your window exactly where you want it
- Provides a modern aesthetic paired with a comfort grip for easy use and smooth operation

Durable three-way corner joints.

For added strength, durability and reliable water performance, Pella Impervia products are secured with corner locks, metal fasteners and injected with sealant.

Larger designs.

The superior strength of Pella's fiberglass allows you to combine standard and special sized windows together to create larger, unique combinations made just for your remodel or new construction project. Sliding patio doors are also available in larger sizes, with up to three panels and 9' and 10' heights.³

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.

³ Two- and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.

Strongest.
Innovative.
Tough-as-nails.
Pella® Impervia®.

Energy-efficient options.

Energy-efficient dual- and triple-pane glass options with argon help slow the transfer of heat, keeping your home more comfortable year-round — even in the scorching heat of the summer or the cold of the winter. Insulating foam inside the frame is also available for increased energy efficiency.

Exceptionally strong glass.

Available impact-resistant glass is made of two panes of glass with an exceptionally strong polymer layer located between them. It provides reinforcement and holds the glass together even if it shatters on direct set, casement and awning windows and sliding patio doors.

Outstanding performance.

Provide outstanding resistance to water, wind and outside noises — while increasing energy efficiency, security and ease of operation.

Durable powder-coat finish.

Our long-lasting powder-coat finish resists chipping, chalking, and fading and keeps these timeless style windows and patio doors looking great. Available in popular colors, including Black.





Say hello to our award-winning innovation: the **Easy-Slide Operator**.

Discover our most award-winning innovation. Our exclusive Easy-Slide Operator is a patented hardware solution for casement and awning windows.

When Pella introduced the fold-away crank, it changed the window industry and set a new standard for hardware design. Now, we’re innovating again to give you an even easier way to open and close your casement and awning windows.



Slide open, slide closed.

With the same simple motion as dimming the lights with a dimmer switch, the Easy-Slide Operator allows you to easily slide to open and close, without the effort of cranking.

Sleek, minimal design.

The slim, sleek design is placed discretely on the window for an undisrupted look.

Secured with precision venting technology.

Using precision venting technology, the hardware features a braking system which allows you to open your window exactly where you want to — and it secures in place.

Designed for comfort.

The hardware is designed with a comfort grip for easy use and smooth operation and is tucked away to not interfere with window treatments or décor.

Designed to make life easier.

Founded on Universal Design Principles, the revolutionary Easy-Slide Operator window hardware is designed for inclusivity — to be a solution for all people, regardless of their age or physical ability.



Easy-Slide
Operator



Pella® Impervia®
Black casement
windows with patented
Easy-Slide Operator
hardware.

Colors & Finishes

Frame Colors

Pella® Impervia® windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Our long-lasting powder-coat finish resists chipping and fading so you never need to paint or refinish.

Solid-Color:

White

Brown

Black

Tan

Morning Sky Gray

Dual-Color:

White Interior with Brown Exterior

White Interior with Black Exterior

White Interior with Tan Exterior

White Interior with Morning Sky Gray Exterior

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass¹

Advanced Low-E insulating dual- or triple-pane glass with argon

AdvancedComfort Low-E insulating dual-pane glass with argon

NaturalSun Low-E insulating dual- or triple-pane glass with argon

NaturalSun+ Low-E insulating dual-pane glass with argon

SunDefense™ Low-E insulating dual- or triple-pane glass with argon

SunDefense+™ Low-E insulating dual-pane glass with argon

Additional Glass Options

Clear insulating glass

Tempered glass

Laminated (non-impact-resistant)², tinted³ or obscure glass

STC (Sound Transmission Class) dual-pane sound control glass⁴

Triple Pane⁵

Impact-resistant glass⁶

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.⁷

Aluminum Grilles-Between-the-Glass 3/4"

Applied Grilles⁸

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.⁹

Traditional

6-Lite Prairie

9-Lite Prairie

Top Row

Custom

¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.

² For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

³ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

⁴ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

⁵ Available on direct set, awning and casement windows and sliding patio doors. Not available with AdvancedComfort Low-E glass.

⁶ Available on direct set, casement and awning windows and sliding patio doors only. Not available with grilles-between-the-glass.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Available on direct set windows only.

⁹ Grille patterns offered may vary by product. See specific product information for availability.

Hardware

Casement & Awning

Select from two window hardware options for casement and awning windows. The revolutionary, patented Easy-Slide Operator allows you to simply slide to open, without the effort of cranking. Precision venting technology allows you to open your window exactly where you want. And its sleek design provides an undisrupted look. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.

Easy-Slide Operator

Fold-Away Crank

Color-Matched Finishes:

White

Brown

Matte Black

Tan

Morning Sky Gray

Additional Finish¹:

Satin Nickel

Sliding, Single-Hung & Double-Hung

Pella's cam-action locks pull the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.

Cam-Action Lock

Color-Matched Finishes:

White

Brown

Matte Black

Tan

Morning Sky Gray

Additional Finishes:

Bright Brass

Oil-Rubbed Bronze

Satin Nickel

Sliding Patio Door Handle and Secure Vent Lock

Elevate your style and transform your home with a timeless, easy-to-operate sliding patio door handle. A secure vent lock comes standard and provides added safety and security for your home. It withstands 500 pounds of opening force in the vent lock position.

Sliding Patio Door Handle

Secure Vent Lock

Color-Matched Finishes:

White

Brown

Matte Black

Tan

Morning Sky Gray

Additional Finish¹:

Satin Nickel

Blinds-Between-the-Glass

Blinds-Between-the-Glass

Add privacy and comfort to your home with blinds-between-the-glass for your sliding patio door. Located between panes of glass, blinds are protected from dust, damage and little hands.

White

Slate Gray

Espresso

¹ Satin Nickel finish not available on Easy-Slide Operator window hardware or Secure Vent Lock on sliding patio doors.

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Screens¹

Flat Screen

InView™ screens come standard and let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.²



InView™

¹Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
²Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.



Pella Impervia products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

Want to learn more? Call us at 833-44-PELLA or visit pella.com





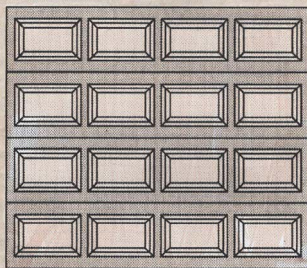
Delden's premium low maintenance doors are engineered to last. Door sections are furnished with a baked-on polyester top coat over hot-dip galvanized steel. All quality Delden hardware is hot-dip galvanized, including adjustable track, hinges, top and bottom fixtures and preformed aircraft-quality cable. Torsion and extension spring wire is tempered for long cycle life.

- Embossed finish simulates the beauty of real wood.
- Continuous weatherstrip conforms to out-of-level conditions and seals against inclement weather.

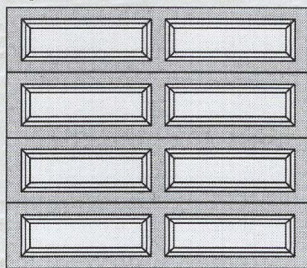


- Choose from multiple panel designs and colors to create the steel garage door that enhances the beauty of your home.
- Keyed lock system optional.

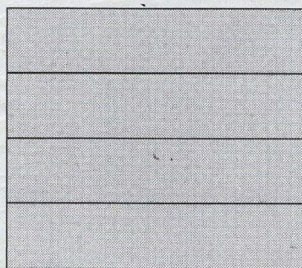
Short Panel



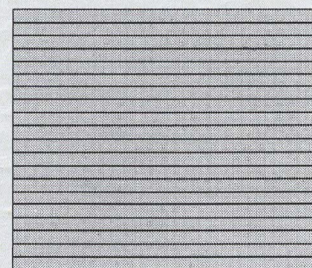
Long Panel



Flush Panel



Ribbed Panel



A safe, secure and beautiful complement to your home.



"Experience the Quality"



Panel	DV-100	DV-200	DV-200	DV-400	DV-400	DV-400
Short Panel (S)	✓	✓	✓	✓	True White	✓
Long Panel (L)	✓	✓	✓	✓	✓	✓
Flush Panel (F)	✓	✓	✓	✓	True White	True White
Ribbed (R)			✓	✓		
Shadow Line 21" Sections	Short Panel, Long Panel	Short Panel, Long Panel	Long Panel	Long Panel	Short Panel	Short Panel, Long Panel
Door Widths	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes	8', 9', 16'	All Standard Sizes
Door Heights	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes
Door Thickness	2"	2"	1 3/8"	2"	1 3/8"	2"
Insulation ¹		Polystyrene	Polystyrene	Polystyrene	Polyurethane	Polyurethane
Steel Thickness (actual)	25 ga	25 ga	27/27 ga	27/27 ga	27/27 ga	27/27 ga
R-Value		6.84 ²	6.48 ²	9.05 ²	14.46	19.40 TW S, TW F / 13.35
End Styles	Galvanized	Galvanized	Painted	Painted	Painted	Painted
Exterior Color Options						
True White (TW)	✓	✓	✓	✓	✓	✓
Almond (AL)	✓	✓	✓	✓		✓
Wicker Tan (WK)	✓	✓	✓	✓		✓
Sandtone (ST)	✓	✓	✓	✓		✓
Dark Brown (DN)	✓	✓	✓	✓		✓
Terratone (TT)	✓	✓	✓	✓		
Charcoal Gray (EF)	✓	✓	✓	✓		
Black ³ (BL)	✓	✓	✓	✓		✓
Color Zone ⁵	✓	✓	✓	✓	✓	✓
Woodgrain						
Walnut ⁴ (NT)	✓	✓	✓	✓		✓
Mahogany ⁴ (MY)	✓	✓	✓	✓		✓
Wind Load Available ³	✓	✓	✓	✓	✓	✓
Window Glass Options						
Single Strength	✓	✓	✓	✓	✓	✓
Insulated			Clear, Frost, Dark Tint	Clear, Frost, Dark Tint	Clear, Frost, Dark Tint	Clear, Frost, Dark Tint
Custom Window Placement			✓	✓	✓	✓
Bottom Weather Seal						
Extruded PVC			✓			
Extruded Vinyl				✓	✓	TW S, TW F
Steel Retainer	✓	✓				✓
Warranty⁴						
Paint Finish	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime
Hardware	1 Year	2 Years	3 Years	3 Years	5 Years	5 Years

¹ Polystyrene insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

⁵ Price Upcharge Applies.

⁶ A Black garage door is not recommended for houses facing southwest and subject to extreme sun/heat exposure.

Available Door Widths	Number of Panels Available for Window Installation	
	Short Panel Design	Long Panel Design
8', 9'	4	2
10'	5	2
12'	6	3
14'	7	4
15'	6	4
16', 18'	8	4
20'	10	5

DELLEN DESIGN TRIM INSERTS

SHORT PANEL Available in Short Panel and Flush Panel only.

CLEAR

STOCKFORD

WATERTON

FULL SUNRISE

CATHEDRAL

SUNRISE

SHERWOOD

STOCKTON

CASCADE

FIVE PIECE SUNRISE for 10' Door

LONG PANEL

CLEAR

STOCKFORD

THAMES

WATERTON

FULL SUNRISE

CATHEDRAL

ARCHED THAMES

SUNRISE

SHERWOOD

STOCKTON

CASCADE

MOONLITE

"Snap-in" design fastening system makes window cleaning and future design change easy to accomplish.

GLASS OPTIONS

CLEAR

FROST

OBSCURE

DARK TINT

CUSTOM WINDOW PLACEMENT

The Choice is yours.

Add visual interest to your contemporary, mid-century modern or transitional home. With Custom Window Options you decide the number and location of windows to create the door design you want. Visit deldenmfg.com for design inspirations.

ESTATE GLASS™

Tempered obscure glass with baked-on ceramic designs.

SHORT PANEL Available in Short Panel and Flush Panel only.

VICTORIAN

HEARTLAND

MISSION

JARDIN

TRELLIS

LONG PANEL

VICTORIAN

HEARTLAND

MISSION

JARDIN

TRELLIS

COLORS

Delden steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Ask your Delden dealer for instructions on painting.

TRUE WHITE* **ALMOND*** **WICKER TAN** **SANDTONE*** **TERRATONE** **DARK BROWN*** **CHARCOAL GRAY** **BLACK** **WALNUT** **MAHOGANY**

Refer to Exterior Color Options Chart

*Stucco embossment on DV-100/DV-200 Flush Panel.

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Amara and used by permission.

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"Experience the Quality"

www.deldenmfg.com

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WIND LOAD APPROVED
DOORS AVAILABLE



LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Excerpt

August 5, 2025

5:30 pm

City Council Chambers

Present: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy

Absent: Katie Schmidt, Brett Rinker

Staff Present: Katherine Sharp, Director Planning & Development, Jeanine Thill, Community Development Manager

HDRC Case # 25-011D 118 N. Prairie Street Public Hearing for new construction of a single-family home, Dougherty Historic District

- Commissioner Drottz abstained due to potential conflict of interest as the architect for this project.
- Ms. Thill presented the case as outlined in the staff report and recommended approval.
- Commissioner Chelton asked what RNC meant in the staff report.
- Ms. Sharp explained that it is the underlying zoning in the district for the neighborhood.
- Commissioner Carr agrees with the staff recommendation that this is appropriate and he feels the design is compatible.
- Commissioner Armstrong commented this is a good design and it exhibits the character of the district.
- Chairman Grundy opened the public hearing.
- Patrick Ishmel, 202 W Franklin commented on the case. He said that the property line is disputed. He feels that the first three criteria in section 30-71.3 are not being met for proposed new construction at 118 N Prairie. Historically, the use of the property is that it has been vacant, so it should remain vacant. It states that the historic character shall be preserved. He believes, based on the merits, that the application fails. He has met with the property owner about his concerns and feels he was not receptive to him. Mr. Ishmel believes that putting a house in his former back yard is not appropriate. He is burdened by what has happened in past years. He has only lived there two years. The property owner of the vacant lot is not a neighbor. Rather, he is a developer that wants his way. Mr. Ishmel stated that it is notable that in Sept. 2008, Mr. Stanton went to City Council and talked about some of the relevant properties. Mr. Ishmel stated he feels that the property line was moved recently by the City.
- Carl Rinker 210 W Franklin – Mr. Rinker stated that he has lived there 46 years. He asked if the proposed Hardie Board siding is appropriate in the historic district.
- Mr. Rinker remembers that the lot was staked at the lot split time and it is where the fence is currently. He doesn't know if it got re-platted. He isn't sure that leaves enough room for the house.
- Chairman Grundy asked if anyone else wanted to speak for the public hearing.
- Chairman Grundy confirmed that Hardie siding has frequently been approved in the past and asked staff to address the questions from the audience.
- Ms. Sharp said that the lot split that occurred happened in 2008, and referred to the lot split document shown on the screen that identifies Tract A and Tract B. She said a lot split doesn't require notification of neighbors. There are requirements to bring utilities to

the site and requirements for the lot size, which appear to be met by the lot split on file. The stamp shows that this was recorded on Feb. 27 2008 at the County Recorder of Deeds office, which is the government entity that maintains the deeds and property line boundaries. Ms. Sharp said that the site plan provided by the architect does match the lot split. She said staff can't speak to how a property is staked by the surveyors, but this lot split from 2008 does appear to be a legal lot split. Ms. Sharp said the City does not have the ability to change lot lines. It is data that is imported from the County.

- Chairman Grundy closed the public hearing.
- Commissioner Armstrong said that the design guidelines state that materials for new construction should be consistent in finish, style etc. We believe that Hardie Board siding is compatible and is consistent with how we traditionally rule in these cases.
- Commissioner Gray commented that it is a residential lot and it is an appropriate use.
- Commissioner Armstrong asked for clarification if City Council has the final say.
- Ms. Sharp confirmed that it will go to City Council on Sept. 8th for a Public Hearing and they do have the final say.
- Chairman Grundy said the Commission is limited in scope, they cannot rule on lot lines. We are to determine if it meets the preservation code.

A motion was made by Commissioner Carr to approve the application as presented. The motion was seconded by Vice Chair Aramjoo. The motion passed 6-0-1. Commissioner Drottz abstained.

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF August 15, 2025 to August 29, 2025

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	100	\$ 206,533.57
TRANSIENT GUEST TAX FUND	244	\$ 22,579.08
CEMETERY MAINTENANCE FUND	247	\$ 7,430.00
CAPTIAL SALES TAX FUND	351	\$ 344,678.81
TRANSPORTATION SALES TAX FUND	352	\$ 374,064.50
PARK SALES TAX FUND	353	\$ 7,722.50
ECO/DEVO SALES TAX FUND	354	\$ 18,060.10
PARKS FUND	460	\$ 15,295.23
SPORTS COMPLEX FUND	461	\$ 65,165.62
COMMUNITY CENTER FUND	465	\$ 10,111.09
WATER OPERATING FUND	590	\$ 99,805.75
WASTEWATER OPERATING FUND	591	\$ 95,584.09
WASTEWATER CAPITAL FUND	593	\$ 1,119.66
PAYROLL CHECKS & BENEFITS	8/22/2025	\$ 1,354,886.97
TOTAL APPROPRIATIONS		\$ 2,623,036.97

PASSED by the Council this 8th day of September, 2025.

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this 8th day of September, 2025.

Greg Canuteson - MAYOR

Greg Canuteson - 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

AUGUST 22ND CHECKS

City of Liberty
AP List Checks Invoices

Check Type: All; Check Date between: 08/21/2025 and 08/22/2025;

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192280; 08/22/2025; Outstanding; null										
	42	BRANDY ELECTRIC, INC.	4389	08/20/2025	PARKS & RECREATION		461-59026-451-000000	MISCELLANEOUS EXPENSES	Scoreboard Work	\$ 506.25
CHECK TOTAL FOR CHECK NUMBER 192280										\$ 506.25
192281; 08/22/2025; Outstanding; null										
City-Wide Custodial Supplies	81	BRADY INDUSTRIES OF KANSAS LLC	10491697	08/15/2025	PARKS & REC-PO		100-53008-160-000000	MAINTENANCE MATERIALS	City-Wide Custodial Supplies	\$ 1,091.18
CHECK TOTAL FOR CHECK NUMBER 192281										\$ 1,091.18
192282; 08/22/2025; Outstanding; null										
	84	QUALITY PLUMBING, INC.	129735914	08/21/2025	UTILITIES		591-57005-902-000000	WATER PLANT MAINTENANCE	WWTP - Installation 2 Garden Hose Bibs on Digester	\$ 8,842.24
CHECK TOTAL FOR CHECK NUMBER 192282										\$ 8,842.24
192283; 08/22/2025; Outstanding; null										
	188	LIFE SCAN WELLNESS CENTERS	3793	08/07/2025	HR-PO		100-59026-160-EELS	MISCELLANEOUS EXPENSES	LifeScan Wellness Exams	\$ 32,695.00
CHECK TOTAL FOR CHECK NUMBER 192283										\$ 32,695.00
192284; 08/22/2025; Outstanding; null										
	314	RICOH USA, INC	40787682	08/16/2025	FINANCE		100-53031-130-000000	COPIER LEASE & USAGE	Finance Copier Lease	\$ 139.85
	314	RICOH USA, INC	40787618	08/16/2025	POLICE		100-53031-512-000000	COPIER LEASE & USAGE	CIU Lease - September	\$ 153.81
	314	RICOH USA, INC	40787713	08/15/2025	COURT		100-53031-116-000000	COPIER LEASE & USAGE		\$ 105.53
CHECK TOTAL FOR CHECK NUMBER 192284										\$ 399.19
192285; 08/22/2025; Outstanding; null										
Copier Contract Charge	342	CANON FINANCIAL SERVICES, INC	41618494	08/12/2025	ADMINISTRATI ON		100-53031-110-000000	COPIER LEASE & USAGE	Copier Contract Charge	\$ 152.00
CHECK TOTAL FOR CHECK NUMBER 192285										\$ 152.00

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192286; 08/22/2025; Outstanding; null										
	366	ARCHIE W. MICHAEL III	2200	08/18/2025	PARKS & RECREATION		461-55041-451-00000	CONTRACT LABOR	Tennis Contract Labor	\$ 17,360.00
CHECK TOTAL FOR CHECK NUMBER 192286										\$ 17,360.00
192287; 08/22/2025; Outstanding; null										
	377	JACKSON LEWIS PC	8849735	08/13/2025	HR & RISK MGMT		100-55005-140-00000	LEGAL FEES	Legal fees	\$ 3,316.50
CHECK TOTAL FOR CHECK NUMBER 192287										\$ 3,316.50
192288; 08/22/2025; Outstanding; null										
	404	NEOGOV	INV-139488	07/02/2025	HR & RISK MGMT		100-55029-140-00000	RECRUITMENT EXPENSES	Gov't Jobs subscription (partial contract to align renewal dates with NEOGOV contrat)	\$ 472.53
CHECK TOTAL FOR CHECK NUMBER 192288										\$ 472.53
192289; 08/22/2025; Outstanding; null										
3CMA Conf	564	BAILEY BALL	9/2-9/5/2025	08/20/2025	FINANCE		100-54000-113-00000	TRAINING TRAVEL	3CMA Conf	\$ 256.00
CHECK TOTAL FOR CHECK NUMBER 192289										\$ 256.00
192290; 08/22/2025; Outstanding; null										
	565	JAMES MARTIN	9/2-9/5/2025	08/11/2025	FINANCE		100-54000-501-00000	TRAINING TRAVEL	FBINAA Fall Conf	\$ 154.00
CHECK TOTAL FOR CHECK NUMBER 192290										\$ 154.00
192291; 08/22/2025; Outstanding; null										
	585	DINGES FIRE COMPANY	75061	08/19/2025	FIRE		100-53034-304-00000	FIRE PREVENTION SUPPLIES	VR Fire Extinguisher Prop	\$ 10,765.00
CHECK TOTAL FOR CHECK NUMBER 192291										\$ 10,765.00

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192292; 08/22/2025; Outstanding; null										
	616	COLE CHRISTOPHER BRYANT	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		\$ 204.00
CHECK TOTAL FOR CHECK NUMBER 192292										\$ 204.00
192293; 08/22/2025; Outstanding; null										
	669	MYRICK MECHANICAL	3088	08/12/2025	UTILITIES		591-57019-901-000000	BUILDING MAINTENANCE	V-Belts for the HVAC Repair	\$ 208.37
	669	MYRICK MECHANICAL	3088	08/12/2025	UTILITIES		590-57019-801-000000	BUILDING MAINTENANCE	V-Belts for the HVAC Repair	\$ 208.37
	669	MYRICK MECHANICAL	3087	08/12/2025	UTILITIES		590-57005-802-000000	WATER PLANT MAINTENANCE	WTP - Electric Motor Fan	\$ 800.00
	669	MYRICK MECHANICAL	3088	08/12/2025	UTILITIES		591-57019-902-000000	BUILDING MAINTENANCE	V-Belts for the HVAC Repair	\$ 208.37
	669	MYRICK MECHANICAL	3085	08/12/2025	ANIMAL CONTROL		100-57019-165-000000	BUILDING MAINTENANCE	Fix Duct Work	\$ 2,589.89
2025 City-Wide HVAC Maintenance	669	MYRICK MECHANICAL	3086	08/12/2025	PUB WRKS-PO	Reclass to 100.57020.202.000000	100-57019-160-000000	BUILDING MAINTENANCE	2025 City-Wide HVAC Maintenance	\$ 1,725.96
2025 City-Wide HVAC Maintenance	669	MYRICK MECHANICAL	2935	07/01/2025	PUB WRKS-PO	Reclass to 100.57020.202.000000	100-57019-160-000000	BUILDING MAINTENANCE	2025 City-Wide HVAC Maintenance	\$ 472.00
CHECK TOTAL FOR CHECK NUMBER 192293										\$ 6,212.96

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192294; 08/22/2025; Outstanding; null										
	690	LIBERTY HOSPITAL URGENT CARE	00137023-00	07/31/2025	HR & RISK MGMT		100-55029-140-0000 00	RECRUITMENT EXPENSES	Pre-employment testing & drug screening	\$ 4,085.00
	690	LIBERTY HOSPITAL URGENT CARE	00137111-00	07/31/2025	HR & RISK MGMT		100-55044-140-0000 00	MISCELLANEOUS FEES	Random drug screens & vaccines	\$ 95.00
	690	LIBERTY HOSPITAL URGENT CARE	00137111-00	07/31/2025	HR & RISK MGMT		100-55029-140-0000 00	RECRUITMENT EXPENSES	Pre-employment testing & drug screening	\$ 69.00
	690	LIBERTY HOSPITAL URGENT CARE	00137023-00	07/31/2025	HR & RISK MGMT		100-55044-140-0000 00	MISCELLANEOUS FEES	Random drug screens & vaccines	\$ 555.00
CHECK TOTAL FOR CHECK NUMBER 192294										\$ 4,804.00
192295; 08/22/2025; Outstanding; null										
	781	TEKLAB, INC.	331864	08/19/2025	UTILITIES-PO		591-55020-902-0000 00	LAB FEES	Lab Fees	\$ 1,375.00
	781	TEKLAB, INC.	332029	08/20/2025	UTILITIES-PO		591-55020-902-0000 00	LAB FEES	Lab Fees	\$ 471.70
CHECK TOTAL FOR CHECK NUMBER 192295										\$ 1,846.70
192296; 08/22/2025; Outstanding; null										
	952	BRAYLON STEGALL	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-0000 00	PRIVATE SWIMMING LESSONS		\$ 32.00
CHECK TOTAL FOR CHECK NUMBER 192296										\$ 32.00
192297; 08/22/2025; Outstanding; null										
	953	HAWKINS INC	7171378	08/18/2025	UTILITIES		590-53009-802-0000 00	CHEMICALS	WTP - Liquid Ammonium Sulfate	\$ 4,211.26
CHECK TOTAL FOR CHECK NUMBER 192297										\$ 4,211.26

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192298; 08/22/2025; Outstanding; null										
	957	VANCE BROTHERS, LLC	IG00032325	08/12/2025	PUBLIC WORKS		351-57031-201-00000 0	ASPHALT-STREET REPAIRS	Asphalt for Shannon	\$ 756.88
	957	VANCE BROTHERS, LLC	IG00032356	08/13/2025	PUBLIC WORKS		351-57031-201-00000 0	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 755.00
	957	VANCE BROTHERS, LLC	IG00032391	08/14/2025	PUBLIC WORKS		351-57031-201-00000 0	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 882.50
	957	VANCE BROTHERS, LLC	IG00032426	08/15/2025	PUBLIC WORKS		351-57031-201-00000 0	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 756.88
CHECK TOTAL FOR CHECK NUMBER 192298										\$ 3,151.26
192299; 08/22/2025; Outstanding; null										
	969	RYAN BENJAMIN HOUCK	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-0000 00	PRIVATE SWIMMING LESSONS		\$ 64.00
CHECK TOTAL FOR CHECK NUMBER 192299										\$ 64.00
192300; 08/22/2025; Outstanding; null										
	1009	LILLIAN BRYANT	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-0000 00	PRIVATE SWIMMING LESSONS		\$ 160.00
CHECK TOTAL FOR CHECK NUMBER 192300										\$ 160.00
192301; 08/22/2025; Outstanding; null										
	1035	WILLIAM BAKER CHORAL FDN	0001	08/11/2025	TRANSIENT GUEST TAX		244-55035-119-0000 00	OTHER FEES	2025 Annual Art Grant	\$ 1,250.00
CHECK TOTAL FOR CHECK NUMBER 192301										\$ 1,250.00
192302; 08/22/2025; Outstanding; null										
	1788	CENTRAL POWER SYSTEMS INC	R110018794:0 1	08/15/2025	FIRE		100-57009-301-0000 00	VEHICLE MAINTENANCE	PTO Repair	\$ 8,252.15
CHECK TOTAL FOR CHECK NUMBER 192302										\$ 8,252.15

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192303; 08/22/2025; Outstanding; null										
	2300	BOUND TREE MEDICAL LLC	85875955	08/11/2025	FIRE		100-53001-302-000000	MEDICAL SUPPLIES	Fire medical supplies	\$ 215.80
	2300	BOUND TREE MEDICAL LLC	85875954	08/11/2025	FIRE		100-53001-302-000000	MEDICAL SUPPLIES	Fire medical supplies	\$ 916.79
CHECK TOTAL FOR CHECK NUMBER 192303										\$ 1,132.59
192304; 08/22/2025; Outstanding; null										
	2767	K C WINWATER WORKS CO	348086-02	08/08/2025	UTILITIES		590-13001-000-000000	INVENTORY-MATERIALS/SUPPLIES	Inventory Part - #277	\$ 714.00
	2767	K C WINWATER WORKS CO	342776-01	08/08/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Misc Inventory	\$ 330.30
	2767	K C WINWATER WORKS CO	349068-01	08/11/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Misc Inventory	\$ 2,054.00
	2767	K C WINWATER WORKS CO	349068-01	08/11/2025	UTILITIES		590-13001-000-000000	INVENTORY-MATERIALS/SUPPLIES	Inventory Parts - #320, #290, #291	\$ 4,381.00
	2767	K C WINWATER WORKS CO	342776-02	08/14/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Misc Inventory	\$ 252.00
	2767	K C WINWATER WORKS CO	347780-02	08/07/2025	UTILITIES		590-13001-000-000000	INVENTORY-MATERIALS/SUPPLIES	Inventory Part - #451	\$ 570.00
CHECK TOTAL FOR CHECK NUMBER 192304										\$ 8,301.30
192305; 08/22/2025; Outstanding; null										
	3611	AFFORDABLE AUTO GLASS	51087	08/14/2025	UTILITIES		591-57018-901-000000	MISC EQUIPMENT MAINT	Windshield - Takeuchi	\$ 75.00
	3611	AFFORDABLE AUTO GLASS	51087	08/14/2025	UTILITIES		590-57018-801-000000	MISC EQUIPMENT MAINT	Windshield - Takeuchi	\$ 75.00
CHECK TOTAL FOR CHECK NUMBER 192305										\$ 150.00

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192306; 08/22/2025; Outstanding; null										
	3684	CONRAD FIRE EQUIPMENT INC	586301	08/20/2025	FIRE		100-57009-301-000000	VEHICLE MAINTENANCE	Door Switch 613	\$ 222.72
CHECK TOTAL FOR CHECK NUMBER 192306										\$ 222.72
192307; 08/22/2025; Outstanding; null										
	3763	OUTDOOR RESTROOMS LLC	116816	08/13/2025	PARKS & RECREATION		460-60007-403-000000	EQUIPMENT RENTAL	Portable toilets	\$ 225.00
CHECK TOTAL FOR CHECK NUMBER 192307										\$ 225.00
192308; 08/22/2025; Outstanding; null										
	4424	CUMMINS SALES AND SERVICE	H9-250859631	08/12/2025	FIRE		100-57009-301-000000	VEHICLE MAINTENANCE	613 Compressor on engine	\$ 2,476.44
CHECK TOTAL FOR CHECK NUMBER 192308										\$ 2,476.44
192309; 08/22/2025; Outstanding; null										
	4445	CLAIRE GINETTE JACKSON	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		\$ 76.00
CHECK TOTAL FOR CHECK NUMBER 192309										\$ 76.00
192310; 08/22/2025; Outstanding; null										
	4537	FRATERNAL ORDER OF POLICE	8.2025	08/20/2025	FINANCE		100-21021-000-000000	UNION DUES PAYABLE-POLICE	Aug Payroll Deductions	\$ 1,860.50
CHECK TOTAL FOR CHECK NUMBER 192310										\$ 1,860.50
192311; 08/22/2025; Outstanding; null										
	4693	LIBERTY AGGREGATES LLC	32067	08/10/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Rock - Stockpile	\$ 550.82
	4693	LIBERTY AGGREGATES LLC	32067	08/10/2025	UTILITIES		593-70020-901-000000	CONSTRUCTION CONTRACT	Rock - Glenaire Project	\$ 719.66
	4693	LIBERTY AGGREGATES LLC	32067	08/10/2025	UTILITIES		591-57004-901-000000	MAINS & LINES MAINTENANCE	Rock - Stockpile	\$ 550.82
CHECK TOTAL FOR CHECK NUMBER 192311										\$ 1,821.30

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192313; 08/22/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	24007	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23994	08/11/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23984	08/11/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23988	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23983	08/08/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23976	07/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23991	08/11/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23995	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24006	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23989	08/11/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23987	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23889	08/05/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	23977	07/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23978	07/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	23990	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24000	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192313; 08/22/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	24001	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24004	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24012	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24010	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24011	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24009	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24008	08/13/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	529138	08/18/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 26.00
	4817	VETERINARY CENTER OF LIBERTY	23999	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	23997	08/14/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24016	08/16/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24029	08/17/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 95.00
	4817	VETERINARY CENTER OF LIBERTY	23822-2	07/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 65.00
	4817	VETERINARY CENTER OF LIBERTY	528367	08/09/2025	ANIMAL CONTROL		100-24006-000-0000	RESERVE-ANIMAL SHELTER	Rabies Vaccinations	\$ 225.72
	4817	VETERINARY CENTER OF LIBERTY	528984	08/13/2025	ANIMAL CONTROL		100-53001-165-0000	MEDICAL SUPPLIES	FVRCP vaccination trays	\$ 479.66
	4817	VETERINARY CENTER OF LIBERTY	24030	08/18/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Neuter	\$ 95.00

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192313; 08/22/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	24036	08/19/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Neuter	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24023	08/18/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24031	08/17/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 80.00
CHECK TOTAL FOR CHECK NUMBER 192313										\$ 3,146.38
192314; 08/22/2025; Outstanding; null										
	4954	TAXPAYERS UNLIMITED INC	8.2025	08/20/2025	FINANCE		100-21020-000-00000	UNION DUES PAYABLE - FIRE	Payroll Deduction Aug	\$ 18.00
CHECK TOTAL FOR CHECK NUMBER 192314										\$ 18.00
192315; 08/22/2025; Outstanding; null										
	4991	CINTAS FIRST AID & SAFETY	5286798004	08/18/2025	HR & RISK MGMT		100-53008-160-00000	MAINTENANCE MATERIALS	Cintas First Aid Supplies	\$ 482.74
CHECK TOTAL FOR CHECK NUMBER 192315										\$ 482.74
192316; 08/22/2025; Outstanding; null										
	5257	NATHAN JONES	8/19/25	08/19/2025	PARKS & RECREATION		465-55056-410-00000	SEMI-PRIVATE SWIM LESSONS		\$ 26.00
	5257	NATHAN JONES	8/19/25	08/19/2025	PARKS & RECREATION		465-55058-410-00000	PRIVATE SWIMMING LESSONS		\$ 76.00
CHECK TOTAL FOR CHECK NUMBER 192316										\$ 102.00
192317; 08/22/2025; Outstanding; null										
	5460	VALVOLINE LLC	106297	08/14/2025	UTILITIES		591-57009-902-00000	VEHICLE MAINTENANCE	Serviced Vehicle #190	\$ 69.99
	5460	VALVOLINE LLC	106242	08/13/2025	ANIMAL CONTROL		100-57009-165-00000	VEHICLE MAINTENANCE	oil change	\$ 75.72
CHECK TOTAL FOR CHECK NUMBER 192317										\$ 145.71

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192318; 08/22/2025; Outstanding; null										
	5482	ALTERATIONS & CUSTOM SEWING ST	6826	08/13/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Laffey Uniform Alt	\$ 20.00
CHECK TOTAL FOR CHECK NUMBER 192318										\$ 20.00
192319; 08/22/2025; Outstanding; null										
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		460-59014-403-000000	CLOTHING EXPENSES	Apparel Parks Maintenance	\$ 200.85
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		465-59014-420-000000	CLOTHING EXPENSES	Apparel Community Center	\$ 227.85
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		460-59014-400-000000	CLOTHING EXPENSES	Apparel Parks Admin	\$ 119.93
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		100-59014-483-000000	CLOTHING EXPENSES	Apparel Silver Center	\$ 70.96
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		100-59014-480-000000	CLOTHING EXPENSES	Apparel Aging Services	\$ 26.98
	5575	TW CUSTOM BRANDING	58112	07/21/2025	PARKS & RECREATION		100-59014-482-000000	CLOTHING EXPENSES	Apparel Access Bus	\$ 88.93
CHECK TOTAL FOR CHECK NUMBER 192319										\$ 735.50
192320; 08/22/2025; Outstanding; null										
	5662	SUMNERONE INC	4365825	08/19/2025	UTILITIES		591-53000-902-000000	GENERAL SUPPLIES	Copier Contract	\$ 5.05
	5662	SUMNERONE INC	4365825	08/19/2025	UTILITIES		591-53000-901-000000	GENERAL SUPPLIES	Copier Contract	\$ 5.06
	5662	SUMNERONE INC	4365825	08/19/2025	UTILITIES		590-53000-801-000000	GENERAL SUPPLIES	Copier Contract	\$ 5.05
CHECK TOTAL FOR CHECK NUMBER 192320										\$ 15.16
192321; 08/22/2025; Outstanding; null										
	5701	LIBERTY PLUMBING HEATING & AC	1893	08/18/2025	PARKS & RECREATION		461-57019-451-000000	BUILDING MAINTENANCE	fan motor for office AC condensor	\$ 550.00
CHECK TOTAL FOR CHECK NUMBER 192321										\$ 550.00

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192322; 08/22/2025; Outstanding; null										
	5761	MISSISSIPPI LIME CO INC	CD123672	08/19/2025	UTILITIES-PO		590-53009-802-0000 00	CHEMICALS	Hydrated Lime	\$ 10,227.27
	5761	MISSISSIPPI LIME CO INC	CD121312	08/12/2025	UTILITIES-PO		590-53009-802-0000 00	CHEMICALS	Hydrated Lime	\$ 9,591.70
CHECK TOTAL FOR CHECK NUMBER 192322										\$ 19,818.97
192323; 08/22/2025; Outstanding; null										
	5767	BRENNTAG MID-SOUTH INC	BMS993511	08/13/2025	UTILITIES		590-53009-802-0000 00	CHEMICALS	WTP - Sodium Hypochlorite	\$ 8,425.35
CHECK TOTAL FOR CHECK NUMBER 192323										\$ 8,425.35
192324; 08/22/2025; Outstanding; null										
	5910	KONICA MINOLTA BUSINESS SOLUTI	562131326	08/13/2025	PARKS & RECREATION		461-57012-451-00000 0	OFFICE EQUIPMENT MAINTENANCE	Konica Contract	\$ 1,601.12
CHECK TOTAL FOR CHECK NUMBER 192324										\$ 1,601.12
192325; 08/22/2025; Outstanding; null										
	5923	METRO ASPHALT INC	07172	08/05/2025	PUB WRKS-PO		351-20003-000-0000 00	RETAINAGE PAYABLE	RETAINAGE	\$ (17,106.64)
	5923	METRO ASPHALT INC	07172	08/05/2025	PUB WRKS-PO		352-57044-201-0000 00	OVERLAY PROGRAM	Authorized Amount Per Ordinance	\$ 342,132.77
CHECK TOTAL FOR CHECK NUMBER 192325										\$ 325,026.13
192326; 08/22/2025; Outstanding; null										
	5964	SYNERGY SERVICES INC	DV-JULY-25	08/12/2025	FINANCE		100-20015-000-0000 00	DOMESTIC VIOLENCE SHELTER	Dom. Violence Fund	\$ 784.00
CHECK TOTAL FOR CHECK NUMBER 192326										\$ 784.00
192327; 08/22/2025; Outstanding; null										
	6018	HDR ENGINEERING INC	1200746815-1	08/07/2025	PUB WRKS-PO		351-70023-201-0000 00	PROJECT CONTINGENCIES	MASTER PLAN	\$ 16,841.64
CHECK TOTAL FOR CHECK NUMBER 192327										\$ 16,841.64

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192328; 08/22/2025; Outstanding; null										
	6120	FOLEY EQUIPMENT CO INC	PS40058265 0	08/05/2025	PUBLIC WORKS		100-57009-203-0000 00	VEHICLE MAINTENANCE	Vehicle Maintenance ST	\$ 479.53
CHECK TOTAL FOR CHECK NUMBER 192328										\$ 479.53
192329; 08/22/2025; Outstanding; null										
Mowing Week of 8.18.25	6136	KITCHS LAWN CARE & LANDSCAPING	3134	08/18/2025	CEMETERY MNTCE-PO	Mowing Week of 8.18.25	247-57024-204-0000 00	MOWING CONTRACT	Professional Mowing, Trimming, and Edging Services	\$ 2,310.00
Mowing Week of 8.5.25	6136	KITCHS LAWN CARE & LANDSCAPING	3135	08/19/2025	CEMETERY MNTCE-PO	Mowing Week of 8.5.25	247-57024-204-0000 00	MOWING CONTRACT	Professional Mowing, Trimming, and Edging Services	\$ 2,310.00
CHECK TOTAL FOR CHECK NUMBER 192329										\$ 4,620.00
192330; 08/22/2025; Outstanding; null										
	6305	HELGET GAS PRODUCTS	0003011071	08/11/2025	FIRE		100-53009-302-0000 00	CHEMICALS	Fire oxygen	\$ 22.97
CHECK TOTAL FOR CHECK NUMBER 192330										\$ 22.97
192331; 08/22/2025; Outstanding; null										
	6369	FISH WINDOW CLEANING	2642-100200	08/08/2025	ANIMAL CONTROL		100-57019-165-00000 0	BUILDING MAINTENANCE	window cleaning	\$ 80.00
CHECK TOTAL FOR CHECK NUMBER 192331										\$ 80.00

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192332; 08/22/2025; Outstanding; null										
Traffic Signal Upgrades at S. Wales & S. Withers - Liberty,	6424	BLACK & MCDONALD ELECTRIC LLC	76-1821067	07/31/2025	PUB WRKS-PO		351-57034-201-0000 00	TRAFFIC SIGNAL UPGRADES	Wavetronix radar system	\$ 35,117.00
Traffic Signal Upgrades at S. Wales & S. Withers - Liberty,	6424	BLACK & MCDONALD ELECTRIC LLC	76-1821067	07/31/2025	PUB WRKS-PO		351-57034-201-0000 00	TRAFFIC SIGNAL UPGRADES	Change from Camera to Radar detection	\$ 5,879.70
Traffic Signal Upgrades at S. Wales & S. Withers - Liberty,	6424	BLACK & MCDONALD ELECTRIC LLC	76-1821067	07/31/2025	PUB WRKS-PO		351-57034-201-0000 00	TRAFFIC SIGNAL UPGRADES	Controller NEMA	\$ 4,565.70
CHECK TOTAL FOR CHECK NUMBER 192332										\$ 45,562.40
192333; 08/22/2025; Outstanding; null										
	6467	ARC PHYSICAL THERAPY PLUS,	0801253423	08/01/2025	HR & RISK MGMT		100-55038-501-0000 00	EMPLOYMENT TESTING	Pre-employment POET - D. Sykes, K. Painter, M. Prindle, J. Ludwig	\$ 600.00
	6467	ARC PHYSICAL THERAPY PLUS,	0801253423	08/01/2025	HR & RISK MGMT		100-55038-300-0000 00	EMPLOYMENT TESTING	Pre-employment POET - J. Hayes & B. Underwood	\$ 300.00
CHECK TOTAL FOR CHECK NUMBER 192333										\$ 900.00
192334; 08/22/2025; Outstanding; null										
	6547	EDWARDS CHEMICALS	IN208432	08/12/2025	PARKS & RECREATION		465-53009-420-0000 00	CHEMICALS	Pool chemical order 8.12.25	\$ 2,117.20
CHECK TOTAL FOR CHECK NUMBER 192334										\$ 2,117.20
192335; 08/22/2025; Outstanding; null										
	6939	TRANSYSTEMS	INV-0004922 750	07/11/2025	PUB WRKS-PO		352-57034-201-0000 00	TRAFFIC SIGNAL UPGRADES	Purchase Order for Inspection Services	\$ 25,531.73
CHECK TOTAL FOR CHECK NUMBER 192335										\$ 25,531.73

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192336; 08/22/2025; Outstanding; null										
	7653	K C MO WATER DEPT	08/15/2025	08/06/2025	NONE		590-55036-802-000000	WATER PURCHASES-KANSAS CITY	KC MO WATER DEPT	\$ 28,471.43
CHECK TOTAL FOR CHECK NUMBER 192336										\$ 28,471.43
192337; 08/22/2025; Outstanding; null										
Railroad Contract Dispute Legal Fees	8654	CUNNINGHAM, VOGEL & ROST PC	70783	07/31/2025	ADMINISTRATI ON		100-55005-111-000000	LEGAL FEES	Railroad Contract Dispute Legal Fees	\$ 3,835.05
General Legal Fees	8654	CUNNINGHAM, VOGEL & ROST PC	70782	07/31/2025	ADMINISTRATI ON		100-55005-111-000000	LEGAL FEES	General Legal Fees	\$ 5,806.10
CHECK TOTAL FOR CHECK NUMBER 192337										\$ 9,641.15
192338; 08/22/2025; Outstanding; null										
	8799	CORE & MAIN LP	X227001	08/08/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Mid-Jay Hydrant Repair	\$ 374.82
CHECK TOTAL FOR CHECK NUMBER 192338										\$ 374.82
192339; 08/22/2025; Outstanding; null										
	8968	MATTHEW KELLOGG	9/2-9/5/2025	08/11/2025	FINANCE		100-54000-501-000000	TRAINING TRAVEL	FBINAA Fall Conf	\$ 154.00
CHECK TOTAL FOR CHECK NUMBER 192339										\$ 154.00
192340; 08/22/2025; Outstanding; null										
	9175	DAYMARK SOLUTIONS INC	109751	08/16/2025	POLICE		100-59014-501-000000	CLOTHING EXPENSES	Police ID Cards (4)	\$ 67.20
CHECK TOTAL FOR CHECK NUMBER 192340										\$ 67.20
192341; 08/22/2025; Outstanding; null										
	999999	Cassie Smith	2534858	08/13/2025	PARKS & RECREATION		461-44085-000-000000	YOUTH VOLLEYBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192341										\$ 120.00

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192342; 08/22/2025; Outstanding; null										
	999999	Summer Mertz	2534867	08/13/2025	PARKS & RECREATION		461-44081-000-0000	YOUTH FLAG FOOTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192342										\$ 120.00
192343; 08/22/2025; Outstanding; null										
	999999	Shelly Kitterer	2534872	08/13/2025	PARKS & RECREATION		461-44078-000-0000	YOUTH SOFTBALL	3 Activity Transfers caused credit balance	\$ 30.00
CHECK TOTAL FOR CHECK NUMBER 192343										\$ 30.00
192344; 08/22/2025; Outstanding; null										
	999999	Jillian Christmas	2534882	08/13/2025	PARKS & RECREATION		461-44084-000-0000	YOUTH SOCCER	Not Playing	\$ 125.00
CHECK TOTAL FOR CHECK NUMBER 192344										\$ 125.00
192345; 08/22/2025; Outstanding; null										
	999999	Jared Kassman	2535165	08/13/2025	PARKS & RECREATION		465-44039-000-0000	YOUTH - MONTHLY	Not Using	\$ 254.12
CHECK TOTAL FOR CHECK NUMBER 192345										\$ 254.12
192346; 08/22/2025; Outstanding; null										
	999999	Marlee Miller	2538130	08/15/2025	PARKS & RECREATION		461-44078-000-0000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192346										\$ 120.00
192347; 08/22/2025; Outstanding; null										
	999999	Tatiana Hyde	2538141	08/15/2025	PARKS & RECREATION		465-44044-000-0000	FAMILY - PIF	Should have been cancelled	\$ 79.25
CHECK TOTAL FOR CHECK NUMBER 192347										\$ 79.25
192348; 08/22/2025; Outstanding; null										
	999999	Alex Moosmann	2538156	08/15/2025	PARKS & RECREATION		461-44078-000-0000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192348										\$ 120.00

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192349; 08/22/2025; Outstanding; null										
	999999	Vanessa McAnally	2538165	08/15/2025	PARKS & RECREATION		461-44078-000-000000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192349										\$ 120.00
192350; 08/22/2025; Outstanding; null										
	999999	Debbie Russell	2538357	08/15/2025	PARKS & RECREATION		465-44042-000-000000	SENIOR - PIF	Should have been cancelled/has insurance	\$ 32.50
CHECK TOTAL FOR CHECK NUMBER 192350										\$ 32.50
192351; 08/22/2025; Outstanding; null										
	999999	Daniel Hebblethwaite	2541102	08/19/2025	PARKS & RECREATION		461-44078-000-000000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192351										\$ 120.00
192352; 08/22/2025; Outstanding; null										
	999999	Jason Olea	2541227	08/19/2025	PARKS & RECREATION		461-44084-000-000000	YOUTH SOCCER	Not Playing	\$ 115.00
CHECK TOTAL FOR CHECK NUMBER 192352										\$ 115.00
192353; 08/22/2025; Outstanding; null										
2025 Youth and Adult Officiating Services	9209	LIBERTY SPORTS OFFICIALS	FALL 2-2025	08/15/2025	PARKS & REC-PO		461-55041-451-000000	CONTRACT LABOR	2025 sports official services	\$ 555.00
2025 Youth and Adult Officiating Services	9209	LIBERTY SPORTS OFFICIALS	FALL 1-2025	08/07/2025	PARKS & REC-PO		461-55041-451-000000	CONTRACT LABOR	2025 sports official services	\$ 6,215.00
CHECK TOTAL FOR CHECK NUMBER 192353										\$ 6,770.00
Grand Total:										\$ 626,325.07

Notes :

- (a) Negative numbers are displayed in parentheses.
- (b) The filter parameters selected at the time of report submission are printed in the header section.
- (c) **Voided checks present and it may affect total amount calculations.

**Voided checks present and it may affect total amount calculations

AUGUST 29TH CHECKS

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192355; 08/29/2025; Outstanding; null										
	12	R. JOEL REINOEHL	AT0028	08/25/2025	PARKS & RECREATION		465-55043-420-0000 00	SPONSORSHIPS	Adam's Toyota Banner Sponsorship	\$ 43.73
	12	R. JOEL REINOEHL	AT0028	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Adam's Toyota Banner Sponsorship	\$ 135.36
	12	R. JOEL REINOEHL	SDI002	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Sonic Field Sponsorship	\$ 600.00
	12	R. JOEL REINOEHL	M012	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Margarita's Field Sponsorship	\$ 600.00
	12	R. JOEL REINOEHL	NILO5	08/25/2025	PARKS & RECREATION		460-55041-400-0000 00	CONTRACT LABOR	Northland Injury Law Banner Sponsorship	\$ 86.62
	12	R. JOEL REINOEHL	NILO5	08/25/2025	PARKS & RECREATION		465-55043-420-0000 00	SPONSORSHIPS	Northland Injury Law Banner Sponsorship	\$ 129.94
	12	R. JOEL REINOEHL	NILO5	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Northland Injury Law Banner Sponsorship	\$ 264.69
	12	R. JOEL REINOEHL	AT0028	08/25/2025	PARKS & RECREATION		460-55041-400-0000 00	CONTRACT LABOR	Adam's Toyota Banner Sponsorship	\$ 29.16
	12	R. JOEL REINOEHL	FM0010	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Fish Market Field Sponsorship	\$ 525.00
	12	R. JOEL REINOEHL	P25R001	08/25/2025	PARKS & RECREATION		460-55041-400-0000 00	CONTRACT LABOR	Peak25 Roofing Banner & Foul Pole Sponsorship	\$ 346.50
	12	R. JOEL REINOEHL	P25R001	08/25/2025	PARKS & RECREATION		465-55043-420-0000 00	SPONSORSHIPS	Peak25 Roofing Banner & Foul Pole Sponsorship	\$ 519.75
	12	R. JOEL REINOEHL	P25R001	08/25/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Peak25 Roofing Banner & Foul Pole Sponsorship	\$ 3,258.75
	12	R. JOEL REINOEHL	SRJ04	08/28/2025	PARKS & RECREATION		460-55041-400-0000 00	CONTRACT LABOR	Spartan Jack Banner Sponsorship	\$ 86.62
	12	R. JOEL REINOEHL	SRJ04	08/28/2025	PARKS & RECREATION		465-55043-420-0000 00	SPONSORSHIPS	Spartan Jack Banner Sponsorship	\$ 129.94
	12	R. JOEL REINOEHL	SRJ04	08/28/2025	PARKS & RECREATION		461-55044-451-0000 00	MISCELLANEOUS FEES	Spartan Jack Banner Sponsorship	\$ 264.69

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192355; 08/29/2025; Outstanding; null										
CHECK TOTAL FOR CHECK NUMBER 192355										\$ 7,020.75
192356; 08/29/2025; Outstanding; null										
	46	PANNIER GRAPHICS INC	172054	08/21/2025	MULTI		244-59024-119-0000 00	SITE WAYFINDING	TGT Wayfinding	\$ 1,150.00
	46	PANNIER GRAPHICS INC	172054	08/21/2025	MULTI		460-59002-400-0000 00	CHARITABLE FUND EXPENSES	Parks & Rec Foundation	\$ 5,496.00
CHECK TOTAL FOR CHECK NUMBER 192356										\$ 6,646.00
192357; 08/29/2025; Outstanding; null										
	76	HEARTLAND COCA-COLA BOTTLING C	48480671019	08/20/2025	PARKS & REC-PO		461-53005-451-0000 00	CONCESSION SUPPLIES	Concession Beverages and supplies for Sports Complex and LCC Vending	\$ 1,433.81
CHECK TOTAL FOR CHECK NUMBER 192357										\$ 1,433.81
192358; 08/29/2025; Outstanding; null										
	95	CYCLONE INC	48587	08/27/2025	FIRE		100-57019-300-0000 00	BUILDING MAINTENANCE	Training Tower Portable Toilet	\$ 90.00
CHECK TOTAL FOR CHECK NUMBER 192358										\$ 90.00
192359; 08/29/2025; Outstanding; null										
	96	INSIGHT PUB SAFETY & FORENSIC	2243	08/04/2025	POLICE		100-55007-501-0000 00	TESTING FEES	Psych (Sykes, Ludwig, Prindle)	\$ 1,950.00
CHECK TOTAL FOR CHECK NUMBER 192359										\$ 1,950.00
192360; 08/29/2025; Outstanding; null										
	337	COLD SOLUTIONS AT RUSH CREEK	1369	07/22/2025	PUBLIC WORKS		100-55032-202-0000 00	REFUSE COLLECTION FEES	Records Retention - Aug 2025	\$ 1,800.00
	337	COLD SOLUTIONS AT RUSH CREEK	1370	08/22/2025	PUBLIC WORKS		100-55032-202-0000 00	REFUSE COLLECTION FEES	Records Retention - Sept 2025	\$ 1,800.00
CHECK TOTAL FOR CHECK NUMBER 192360										\$ 3,600.00

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192361; 08/29/2025; Outstanding; null										
	469	KELLER CRAIG & ASSOCIATES LLC	25-909	06/10/2025	PUBLIC WORKS		352-57033-201-000000	SIDEWALK MAINTENANCE PROGRAM	Temp Const Easement 1769 Oak Leaf Dr.	\$ 1,250.00
	469	KELLER CRAIG & ASSOCIATES LLC	25-908	06/10/2025	PUBLIC WORKS		352-57033-201-000000	SIDEWALK MAINTENANCE PROGRAM	Temp Const Easement 2089 Red Oak Ln	\$ 1,250.00
CHECK TOTAL FOR CHECK NUMBER 192361										\$ 2,500.00
192362; 08/29/2025; Outstanding; null										
	582	MIDWAY FORD TRUCK CENTER INC	R100487184	08/27/2025	FIRE		100-57009-302-000000	VEHICLE MAINTENANCE	Fire #626 front end rebuilt	\$ 2,396.81
CHECK TOTAL FOR CHECK NUMBER 192362										\$ 2,396.81
192363; 08/29/2025; Outstanding; null										
	585	DINGES FIRE COMPANY	75336	08/27/2025	FIRE		100-59015-301-000000	PROTECTIVE CLOTHING	Oliver Bunker Gear	\$ 4,565.00
CHECK TOTAL FOR CHECK NUMBER 192363										\$ 4,565.00
192364; 08/29/2025; Outstanding; null										
	616	COLE CHRISTOPHER BRYANT	8/26/25	08/27/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		\$ 85.00
CHECK TOTAL FOR CHECK NUMBER 192364										\$ 85.00
192365; 08/29/2025; Outstanding; null										
	630	ULINE, INC	194404446	06/20/2025	POLICE		100-60000-512-000000	MINOR EQUIPMENT	Storage Totes	\$ 1,122.14
CHECK TOTAL FOR CHECK NUMBER 192365										\$ 1,122.14
192366; 08/29/2025; Outstanding; null										
	657	LOGICALIS, INC.	IN241786	07/10/2025	TECH & LOGISTICS		100-57029-170-000000	TELEPHONE SYSTEM MAINTENANCE	Cisco Desk Phones 9861	\$ 2,209.91
CHECK TOTAL FOR CHECK NUMBER 192366										\$ 2,209.91

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192367; 08/29/2025; Outstanding; null										
	669	MYRICK MECHANICAL	3105	08/19/2025	FIRE		100-57019-300-000000	BUILDING MAINTENANCE	St 2 A/C repair	\$ 458.13
CHECK TOTAL FOR CHECK NUMBER 192367										\$ 458.13
192368; 08/29/2025; Outstanding; null										
	680	KESSLER ROHAUS	8/26/25	08/27/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		\$ 48.00
CHECK TOTAL FOR CHECK NUMBER 192368										\$ 48.00
192369; 08/29/2025; Outstanding; null										
	728	CHERRYROAD MEDIA INC	JULY 2025	08/21/2025	FINANCE		100-53000-130-000000	GENERAL SUPPLIES	Fin Subscript July 2025	\$ 63.75
CHECK TOTAL FOR CHECK NUMBER 192369										\$ 63.75
192370; 08/29/2025; Outstanding; null										
	762	SUPERIOR-BOWEN ASPHALT	54853	08/19/2025	PUBLIC WORKS		351-57032-201-000000	GRAVEL/ROCK-STREET REPAIRS	Satrock Plus	\$ 130.00
CHECK TOTAL FOR CHECK NUMBER 192370										\$ 130.00
192371; 08/29/2025; Outstanding; null										
	781	TEKLAB, INC.	332114	08/22/2025	UTILITIES		591-55034-902-000000	PRETREATMENT PROGRAM	WWTP - IPP Laboratory Services	\$ 337.50
	781	TEKLAB, INC.	332115	08/22/2025	UTILITIES		591-55034-902-000000	PRETREATMENT PROGRAM	WWTP - IPP Laboratory Services	\$ 322.50
CHECK TOTAL FOR CHECK NUMBER 192371										\$ 660.00
192372; 08/29/2025; Outstanding; null										
	868	PARADISE POINTE GOLF COMPLEX	8152025	08/15/2025	PARKS & RECREATION		460-59002-400-000000	CHARITABLE FUND EXPENSES	Golf Course Expenses for Tournament on 8.15.2015	\$ 8,447.76
CHECK TOTAL FOR CHECK NUMBER 192372										\$ 8,447.76

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192373; 08/29/2025; Outstanding; null										
	873	JAMES HAIRE	#01	08/06/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	1 year lease "In The Line Of Duty"	\$ 2,000.00
CHECK TOTAL FOR CHECK NUMBER 192373										\$ 2,000.00
192374; 08/29/2025; Outstanding; null										
	875	STRICKLAND BROTHERS 10 MIN OIL	00589-24614	08/23/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	Oil Change	\$ 40.58
	875	STRICKLAND BROTHERS 10 MIN OIL	00589-24507	08/19/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	201 Oil Change	\$ 46.98
CHECK TOTAL FOR CHECK NUMBER 192374										\$ 87.56
192375; 08/29/2025; Outstanding; null										
	885	COURTNEY RIDGE RDF LANDFILL	4138-000032493	08/16/2025	PARKS & RECREATION		460-57027-403-000000	PLAYGROUND/SPRAYGROUND MAINT	landfill fee	\$ 160.19
CHECK TOTAL FOR CHECK NUMBER 192375										\$ 160.19
192376; 08/29/2025; Outstanding; null										
	924	INLAND POTABLE SERVICES, INC	C100-081825	08/18/2025	UTILITIES-PO		590-57005-802-000000	WATER PLANT MAINTENANCE	Clean/Inspect Clearwells	\$ 7,000.00
CHECK TOTAL FOR CHECK NUMBER 192376										\$ 7,000.00
192377; 08/29/2025; Outstanding; null										
	954	BRUNGARDT HONOMICHL & CO. P.A.	49123	08/13/2025	PARK SLS TX-PO		353-70011-403-000000	TRAIL DESIGN AND COSTING	Trail Design	\$ 7,722.50
CHECK TOTAL FOR CHECK NUMBER 192377										\$ 7,722.50
192378; 08/29/2025; Outstanding; null										
	957	VANCE BROTHERS, LLC	IG00032455	08/19/2025	PUBLIC WORKS		351-57031-201-000000	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 695.00
	957	VANCE BROTHERS, LLC	IG00032496	08/20/2025	PUBLIC WORKS		351-57031-201-000000	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 690.00
CHECK TOTAL FOR CHECK NUMBER 192378										\$ 1,385.00

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192379; 08/29/2025; Outstanding; null										
	957	VANCE BROTHERS, LLC	IG00032525	08/21/2025	PUBLIC WORKS		351-57031-201-00000	ASPHALT-STREET REPAIRS	Asphalt for Forrest	\$ 750.63
CHECK TOTAL FOR CHECK NUMBER 192379										\$ 750.63
192380; 08/29/2025; Outstanding; null										
	960	DOGETT FREIGHTLINER OF S TX	DE-12906	08/18/2025	PUB WRKS-PO		351-70001-201-00000	CAPITAL EQUIPMENT	2026 Pothole Truck for Public Works Dept. Freightliner - Model: M2106 PLUS	\$ 229,649.52
CHECK TOTAL FOR CHECK NUMBER 192380										\$ 229,649.52
192381; 08/29/2025; Outstanding; null										
	963	T-MOBILE USA INC.	7.2025	07/21/2025	MULTI		100-56007-170-00000	MOBILE PHONES		\$ 2,097.84
	963	T-MOBILE USA INC.	7.2025	07/21/2025	MULTI		100-57030-512-00000	SOFTWARE MAINTENANCE		\$ 400.00
CHECK TOTAL FOR CHECK NUMBER 192381										\$ 2,497.84
192382; 08/29/2025; Outstanding; null										
	967	GREAT RIVER ASSOCIATES INC	21865	08/22/2025	PUB WRKS-PO		352-57034-201-00000	TRAFFIC SIGNAL UPGRADES	Funding for Material Testing	\$ 3,900.00
CHECK TOTAL FOR CHECK NUMBER 192382										\$ 3,900.00
192383; 08/29/2025; Outstanding; null										
	971	TUNKS CONST, DESIGN, & DEMO	1	08/19/2025	PUB WRKS-PO		351-20003-000-00000	RETAINAGE PAYABLE	RETAINAGE	\$ (3,385.00)
	971	TUNKS CONST, DESIGN, & DEMO	1	08/19/2025	PUB WRKS-PO		351-70020-201-00000	CONSTRUCTION CONTRACT	Funding for Construction	\$ 67,700.00
CHECK TOTAL FOR CHECK NUMBER 192383										\$ 64,315.00
192384; 08/29/2025; Outstanding; null										
	1009	LILLIAN BRYANT	8/26/25	08/27/2025	PARKS & RECREATION		465-55058-410-00000	PRIVATE SWIMMING LESSONS		\$ 128.00
CHECK TOTAL FOR CHECK NUMBER 192384										\$ 128.00

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192385; 08/29/2025; Outstanding; null										
	1017	DAWN FRANCES BROOKS	1075A	07/03/2025	POLICE		100-54001-501-000000	REGISTRATION FEES	Cronin Leadership Academy	\$ 283.25
CHECK TOTAL FOR CHECK NUMBER 192385										\$ 283.25
192386; 08/29/2025; Outstanding; null										
	1037	JOEY MALESKY-TERRY LEE MALESKY	137	08/08/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	1 year lease "Well That's Just Dandy" & "Angelica"	\$ 4,000.00
CHECK TOTAL FOR CHECK NUMBER 192386										\$ 4,000.00
192387; 08/29/2025; Outstanding; null										
	1038	SHAYNA R GRANDBOIS	09	08/10/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	Lease "Flying Through the Abstract"	\$ 2,000.00
CHECK TOTAL FOR CHECK NUMBER 192387										\$ 2,000.00
192388; 08/29/2025; Outstanding; null										
	1039	STEPHEN T. LANDIS	#1	08/14/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	1 year lease "Luminaria"	\$ 2,000.00
CHECK TOTAL FOR CHECK NUMBER 192388										\$ 2,000.00
192389; 08/29/2025; Outstanding; null										
	1040	SCOTT R. DIVEN	01	08/12/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	1 year lease "Yes Ma'am Liberty Girl"	\$ 2,000.00
CHECK TOTAL FOR CHECK NUMBER 192389										\$ 2,000.00
192390; 08/29/2025; Outstanding; null										
	1042	2ND RESPONDER UPFITTERS, LLC	1029	08/20/2025	UTILITIES		590-57009-801-000000	VEHICLE MAINTENANCE	Modem Installation	\$ 1,250.00
	1042	2ND RESPONDER UPFITTERS, LLC	1029	08/20/2025	UTILITIES		591-57009-901-000000	VEHICLE MAINTENANCE	Modem Installation	\$ 1,250.00
CHECK TOTAL FOR CHECK NUMBER 192390										\$ 2,500.00

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192391; 08/29/2025; Outstanding; null										
	1043	HALE EQUIPMENT REPAIR LLC	3318	08/10/2025	UTILITIES		590-57018-801-000000	MISC EQUIPMENT MAINT	Dozer Repair	\$ 240.00
	1043	HALE EQUIPMENT REPAIR LLC	3318	08/10/2025	UTILITIES		591-57018-901-000000	MISC EQUIPMENT MAINT	Dozer Repair	\$ 240.00
CHECK TOTAL FOR CHECK NUMBER 192391										\$ 480.00
192392; 08/29/2025; Outstanding; null										
	1659	INLAND TRUCK PARTS CO	SO-2599542	08/22/2025	FIRE		100-57009-301-000000	VEHICLE MAINTENANCE	605 DEF Pump	\$ 3,213.89
	1659	INLAND TRUCK PARTS CO	SO-2596402	08/19/2025	FIRE		100-57009-301-000000	VEHICLE MAINTENANCE	DEF system 605	\$ 3,247.33
CHECK TOTAL FOR CHECK NUMBER 192392										\$ 6,461.22
192393; 08/29/2025; Outstanding; null										
	1758	GEORGE BUTLER ASSOC INC	88973	08/19/2025	PUB WRKS-PO		354-59016-610-SLPRAB	FUTURE USE STUDY	Contract for Engineering Services	\$ 18,060.10
CHECK TOTAL FOR CHECK NUMBER 192393										\$ 18,060.10
192394; 08/29/2025; Outstanding; null										
	1835	CLAY & BAILEY MFG CO	346234	08/25/2025	UTILITIES		591-57004-901-000000	MAINS & LINES MAINTENANCE	Lid Plain	\$ 2,422.08
CHECK TOTAL FOR CHECK NUMBER 192394										\$ 2,422.08
192395; 08/29/2025; Outstanding; null										
Direct Member Dues	1935	NATIONAL LEAGUE OF CITIES	194760	08/07/2025	ADMINISTRATI ON		100-59013-100-000000	MEMBERSHIP DUES	Direct Membership Dues	\$ 3,949.00
CHECK TOTAL FOR CHECK NUMBER 192395										\$ 3,949.00
192396; 08/29/2025; Outstanding; null										
	2272	DREXEL TECHNOLOGIES	INV169303	08/27/2025	TECH & LOGISTICS		100-57012-170-000000	OFFICE EQUIPMENT MAINTENANCE	Mthly Plotter Maintenance (08/01/2025-08/31/2025)	\$ 131.04
CHECK TOTAL FOR CHECK NUMBER 192396										\$ 131.04

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192397; 08/29/2025; Outstanding; null										
	2767	K C WINWATER WORKS CO	348562-01	08/15/2025	UTILITIES		590-13001-000-0000	INVENTORY-MATERIALS/SUPPLIES	Inventory Part - #263	\$ 424.00
CHECK TOTAL FOR CHECK NUMBER 192397										\$ 424.00
192398; 08/29/2025; Outstanding; null										
	2825	UNIFIRST CORPORATION	3281315212	08/25/2025	PARKS & RECREATION		465-57018-420-0000	MISC EQUIPMENT MAINT	Facility mats 8.25.25	\$ 136.52
CHECK TOTAL FOR CHECK NUMBER 192398										\$ 136.52
192399; 08/29/2025; Outstanding; null										
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		465-59026-420-0000	MISCELLANEOUS EXPENSES	Hillary Schebo Mileage Fix Vacuum	\$ 84.28
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		461-59026-451-0000	MISCELLANEOUS EXPENSES	Paula Ruf July 2025	\$ 65.80
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		460-54000-400-000	TRAINING TRAVEL	Tom Garland July 2025 Mileage	\$ 96.60
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		100-53035-483-0000	PROGRAM SUPPLIES	Silver Center July Bday Party	\$ 100.00
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		100-12002-000-0000	A/R REIMBURSEABLE EXPENSES	Gina McLean MOW Mileage	\$ 183.68
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		100-59004-480-0000	MEETING EXPENSE	Hailey Kellerstrass NPA Monthly Meeting Exp	\$ 15.34
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		465-59026-420-0000	MISCELLANEOUS EXPENSES	Laura Severenuk Mileage July 2025	\$ 35.63
	3524	LIBERTY PETTY CASH	08212025	08/21/2025	PARKS & RECREATION		100-53035-483-0000	PROGRAM SUPPLIES	Silver Center Aug Bday Party	\$ 100.00
CHECK TOTAL FOR CHECK NUMBER 192399										\$ 681.33

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192400; 08/29/2025; Outstanding; null										
Split across accounts according to the attached breakdown	4364	CHARTER COMMUNICATIONS	219601401070125	07/01/2025	TECH & LOGISTICS		465-55044-420-000000	MISCELLANEOUS FEES	CC Video Service	\$ 1,005.44
Split across accounts according to the attached breakdown	4364	CHARTER COMMUNICATIONS	219601401070125	07/01/2025	TECH & LOGISTICS		100-56008-170-000000	TELECOMMUNICATION CIRCUITS	spectrum SIP & video	\$ 1,205.76
Split across accounts according to the attached breakdown	4364	CHARTER COMMUNICATIONS	219601401080125	08/01/2025	TECH & LOGISTICS		465-55044-420-000000	MISCELLANEOUS FEES	CC Video Service	\$ 1,005.44
Split across accounts according to the attached breakdown	4364	CHARTER COMMUNICATIONS	219601401080125	08/01/2025	TECH & LOGISTICS		100-56008-170-000000	TELECOMMUNICATION CIRCUITS	spectrum SIP & video	\$ 1,205.76
CHECK TOTAL FOR CHECK NUMBER 192400										\$ 4,422.40
192401; 08/29/2025; Outstanding; null										
Challenger Level Sponsorship	4410	LIBERTY SCHOOL DIST FOUNDATION	1	08/22/2025	ADMINISTRATIVE		100-59004-100-000000	MEETING EXPENSE	Challenger Level Sponsorship	\$ 1,500.00
CHECK TOTAL FOR CHECK NUMBER 192401										\$ 1,500.00
192402; 08/29/2025; Outstanding; null										
	4445	CLAIRE GINETTE JACKSON	8/26/25	08/27/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		\$ 19.00
CHECK TOTAL FOR CHECK NUMBER 192402										\$ 19.00
192403; 08/29/2025; Outstanding; null										
	4477	GENES TIRE & SERVICE CENTER	101821	08/19/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	231 Tires	\$ 102.99
CHECK TOTAL FOR CHECK NUMBER 192403										\$ 102.99

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192404; 08/29/2025; Outstanding; null										
	4656	ANCHOR TRUCKING SERVICE INC	25-10612	08/22/2025	UTILITIES		593-70020-901-0000 00	CONSTRUCTION CONTRACT	Hauling Equipment - Glenaire Project	\$ 400.00
CHECK TOTAL FOR CHECK NUMBER 192404										\$ 400.00
192405; 08/29/2025; Outstanding; null										
	4815	RJ KOOL MIDWEST, INC	INV26404	08/25/2025	FIRE		100-57019-300-0000 00	BUILDING MAINTENANCE	Gear Extractor Repair	\$ 391.92
CHECK TOTAL FOR CHECK NUMBER 192405										\$ 391.92

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192406; 08/29/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	24074	08/25/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	529536	08/21/2025	ANIMAL CONTROL		100-24006-000-00000	RESERVE-ANIMAL SHELTER	Rabies Vaccinations	\$ 41.10
	4817	VETERINARY CENTER OF LIBERTY	24033	08/19/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24034	08/19/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24040	08/19/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24005	08/18/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	23973	08/11/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	23628	08/18/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 95.00
	4817	VETERINARY CENTER OF LIBERTY	24037	08/21/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24041	08/23/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24042	08/22/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES		\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24059	08/23/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24066	08/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Neuter	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24050	08/24/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Spay	\$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24032	08/21/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24035	08/21/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	sterilization	\$ 80.00

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192406; 08/29/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	23970	08/25/2025	ANIMAL CONTROL		100-55015-165-00000	VETERINARY SERVICES	Neuter	\$ 60.00
CHECK TOTAL FOR CHECK NUMBER 192406										\$ 1,236.10
192407; 08/29/2025; Outstanding; null										
	4846	VALIDITY SCREENING SOLUTIONS	259177	08/01/2025	HR & RISK MGMT		100-55029-140-00000	RECRUITMENT EXPENSES	Background checks	\$ 136.25
CHECK TOTAL FOR CHECK NUMBER 192407										\$ 136.25
192408; 08/29/2025; Outstanding; null										
	5097	JACOB BURMOOD AND ASSOCIATES	101	08/03/2025	TRANSIENT GUEST TAX		244-55035-119-00000	OTHER FEES	1 year lease "Depth of Form"	\$ 2,000.00
CHECK TOTAL FOR CHECK NUMBER 192408										\$ 2,000.00
192409; 08/29/2025; Outstanding; null										
	5123	MO DEPT OF NATURAL RESOURCES	34602600714	06/05/2025	NONE		590-55010-802-00000	LEE CHEMICAL OPERATION	WTR Permit	\$ 3,000.00
CHECK TOTAL FOR CHECK NUMBER 192409										\$ 3,000.00
192410; 08/29/2025; Outstanding; null										
	5144	CULLUM & BROWN	3064595	08/22/2025	UTILITIES		591-57005-902-00000	WATER PLANT MAINTENANCE	WWTP - Blower Maintenance	\$ 5,532.84
CHECK TOTAL FOR CHECK NUMBER 192410										\$ 5,532.84
192411; 08/29/2025; Outstanding; null										
	5229	MO DEPT OF NATURAL RESOURCES	34602600932	06/05/2025	NONE		591-20005-000-00000	PRIMACY FEE SEWER PAYABLE	MO Se Primacy Fee	\$ 11,651.21
	5229	MO DEPT OF NATURAL RESOURCES	44622507264	06/02/2025	NONE		591-20005-000-00000	PRIMACY FEE SEWER PAYABLE	Mo Wtr Primacy Fee	\$ 62,016.36
CHECK TOTAL FOR CHECK NUMBER 192411										\$ 73,667.57

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192412; 08/29/2025; Outstanding; null										
	5257	NATHAN JONES	8/26/25	08/27/2025	PARKS & RECREATION		465-55056-410-0000 00	SEMI-PRIVATE SWIM LESSONS		\$ 52.00
	5257	NATHAN JONES	8/26/25	08/27/2025	PARKS & RECREATION		465-55058-410-0000 00	PRIVATE SWIMMING LESSONS		\$ 95.00
CHECK TOTAL FOR CHECK NUMBER 192412										\$ 147.00
192413; 08/29/2025; Outstanding; null										
	5394	GALL'S INC	032296204	08/20/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 125.86
	5394	GALL'S INC	032264807	08/18/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 40.29
	5394	GALL'S INC	032317916	08/22/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 86.30
	5394	GALL'S INC	032315830	08/22/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 172.47
	5394	GALL'S INC	032339164	08/25/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 222.69
	5394	GALL'S INC	032342485	08/25/2025	FIRE		100-59014-301-0000 00	CLOTHING EXPENSES	Fire uniforms	\$ 112.77
	5394	GALL'S INC	032222774	08/13/2025	POLICE		100-59014-501-0000 00	CLOTHING EXPENSES	Duty Equipment	\$ 737.10
	5394	GALL'S INC	032199322	08/11/2025	POLICE		100-59014-501-0000 00	CLOTHING EXPENSES	Kernell Class A	\$ 74.80
	5394	GALL'S INC	032236508	08/14/2025	POLICE		100-59014-501-0000 00	CLOTHING EXPENSES	Duty Equipment	\$ 676.94
	5394	GALL'S INC	032236519	08/14/2025	POLICE		100-59014-501-0000 00	CLOTHING EXPENSES	Hecke Class A Shirt	\$ 91.52
	5394	GALL'S INC	032225590	08/13/2025	POLICE		100-59014-501-0000 00	CLOTHING EXPENSES	Duty Belts	\$ 142.55
CHECK TOTAL FOR CHECK NUMBER 192413										\$ 2,483.29

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192414; 08/29/2025; Outstanding; null										
	5598	CHILDRENS MERCY HOSPITALS & CL	8000037377	08/19/2025	POLICE		100-55044-501-000000	MISCELLANEOUS FEES	Lab Fees	\$ 630.00
CHECK TOTAL FOR CHECK NUMBER 192414										\$ 630.00
192415; 08/29/2025; Outstanding; null										
	5761	MISSISSIPPI LIME CO INC	CD124867	08/22/2025	UTILITIES-PO		590-53009-802-000000	CHEMICALS	Hydrated Lime	\$ 10,115.02
CHECK TOTAL FOR CHECK NUMBER 192415										\$ 10,115.02
192416; 08/29/2025; Outstanding; null										
	5904	DR BRADFORD V HOFFMAN	SEPTEMBER 2025	08/22/2025	FIRE-PO		100-55014-302-000000	MEDICAL FEES	Medical Director Fees January 2025 to December 2025	\$ 1,000.00
CHECK TOTAL FOR CHECK NUMBER 192416										\$ 1,000.00
192417; 08/29/2025; Outstanding; null										
Museum advertising Q1 & Q2	5965	CLAY CO MUSEUM & HISTORIAL SOC	2	08/26/2025	TRANSIENT GUEST TAX		244-59009-119-000000	CONTRIBUTIONS TO PROJECTS	Museum Advertising	\$ 2,179.08
CHECK TOTAL FOR CHECK NUMBER 192417										\$ 2,179.08
192418; 08/29/2025; Outstanding; null										
part retainage and part OpEx account - close out PO	6013	STACO ELECTRIC CONSTRUCTION CO	51429RET	08/14/2025	IT-PO		100-70002-170-000000	COMPUTER EQUIPMENT	Datacenter Relocate	\$ 9,507.00
	6013	STACO ELECTRIC CONSTRUCTION CO	50930	08/05/2025	IT-PO		100-70002-170-000000	COMPUTER EQUIPMENT	Datacenter Relocate	\$ 13,852.00
part retainage and part OpEx account - close out PO	6013	STACO ELECTRIC CONSTRUCTION CO	51429RET	08/14/2025	IT-PO		100-20003-000-000000	RETAINAGE PAYABLE	RETAINAGE PAYOUT	\$ 39,776.90
	6013	STACO ELECTRIC CONSTRUCTION CO	50930	08/05/2025	IT-PO		100-20003-000-000000	RETAINAGE PAYABLE	RETAINAGE PAYOUT	\$ 7,171.10
CHECK TOTAL FOR CHECK NUMBER 192418										\$ 70,307.00

**Voided checks present and it may affect total amount calculations

City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192419; 08/29/2025; Outstanding; null										
	6100	MOAZ CONSTRUCTION INC	159	08/25/2025	UTILITIES		590-57004-801-0000 00	MAINS & LINES MAINTENANCE	concrete - Glen Hendren, Mid-Jay, N Morse	\$ 5,579.00
CHECK TOTAL FOR CHECK NUMBER 192419										\$ 5,579.00
192420; 08/29/2025; Outstanding; null										
	6120	FOLEY EQUIPMENT CO INC	PS40058489 2	08/21/2025	PUBLIC WORKS		100-57009-203-0000 00	VEHICLE MAINTENANCE	St Parts	\$ 114.83
CHECK TOTAL FOR CHECK NUMBER 192420										\$ 114.83
192421; 08/29/2025; Outstanding; null										
Mowing Week of 8.25.25	6136	KITCHS LAWN CARE & LANDSCAPING	3138	08/26/2025	CEMETERY MNTCE-PO	Mowing Week of 8.25.25	247-57024-204-0000 00	MOWING CONTRACT	Professional Mowing, Trimming, and Edging Services	\$ 2,310.00
CHECK TOTAL FOR CHECK NUMBER 192421										\$ 2,310.00
192422; 08/29/2025; Outstanding; null										
	6149	MO DEPT OF NATURAL RESOURCES	RE78078600 00125	08/22/2025	UTILITIES		590-55012-802-0000 00	MISC FEES - LEE CHEMICAL	Lee Chemical Oversight	\$ 955.36
CHECK TOTAL FOR CHECK NUMBER 192422										\$ 955.36
192423; 08/29/2025; Outstanding; null										
	6213	RBE LAWN CARE LLC	11628	08/26/2025	PUBLIC WORKS		100-55041-203-0000 00	CONTRACT LABOR	Forced Mowings for Aug 2025	\$ 3,600.00
CHECK TOTAL FOR CHECK NUMBER 192423										\$ 3,600.00
192424; 08/29/2025; Outstanding; null										
	6305	HELGET GAS PRODUCTS	0003017641	08/22/2025	FIRE		100-53009-302-0000 00	CHEMICALS	Fire oxygen	\$ 14.46
CHECK TOTAL FOR CHECK NUMBER 192424										\$ 14.46
192425; 08/29/2025; Outstanding; null										
	6337	COMMERCIAL LIGHTING COMPANY	6253208	08/05/2025	PARKS & RECREATION		465-53008-420-0000 00	MAINTENANCE MATERIALS	LED light bulbs for the facility	\$ 1,194.22
CHECK TOTAL FOR CHECK NUMBER 192425										\$ 1,194.22

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City of Liberty
AP List Checks Invoices

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192426; 08/29/2025; Outstanding; null										
	6369	FISH WINDOW CLEANING	2642-100556	08/21/2025	PUBLIC WORKS		100-57020-202-000000	FACILITIES MAINTENANCE	City Hall Window Cleaning	\$ 80.00
CHECK TOTAL FOR CHECK NUMBER 192426										\$ 80.00
192427; 08/29/2025; Outstanding; null										
soccer uniforms	6501	CHALLENGER SPORTS TEAMWEAR LLC	1298054-IN	08/21/2025	PARKS & REC-PO		461-53003-451-000000	RECREATION SUPPLIES	Sports Apparel	\$ 5,134.90
CHECK TOTAL FOR CHECK NUMBER 192427										\$ 5,134.90
192428; 08/29/2025; Outstanding; null										
	6547	EDWARDS CHEMICALS	IN208542	08/20/2025	PARKS & RECREATION		465-53009-420-000000	CHEMICALS	Pool chemical order 8/20/25	\$ 1,760.28
CHECK TOTAL FOR CHECK NUMBER 192428										\$ 1,760.28
192429; 08/29/2025; Outstanding; null										
	6687	SERENITY ON THE SQUARE	08252025	08/25/2025	HR & RISK MGMT		100-55035-165-000000	OTHER FEES	Shelter Services	\$ 150.00
CHECK TOTAL FOR CHECK NUMBER 192429										\$ 150.00
192430; 08/29/2025; Outstanding; null										
	6718	NATHANIEL PIERCE	#01	08/04/2025	TRANSIENT GUEST TAX		244-55035-119-000000	OTHER FEES	1 year lease for "Spider" & "Allura"	\$ 4,000.00
CHECK TOTAL FOR CHECK NUMBER 192430										\$ 4,000.00
192431; 08/29/2025; Outstanding; null										
	999999	JD Warman	2541906	08/20/2025	PARKS & RECREATION		461-44085-000-000000	YOUTH VOLLEYBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192431										\$ 120.00
192432; 08/29/2025; Outstanding; null										
	999999	Martin McQueen	2541913	08/20/2025	PARKS & RECREATION		461-44080-000-000000	YOUTH BASEBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192432										\$ 120.00

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City of Liberty
AP List Checks Invoices

SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192433; 08/29/2025; Outstanding; null										
	999999	Linna Hung	2541918	08/20/2025	PARKS & RECREATION		461-44078-000-000000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192433										\$ 120.00
192434; 08/29/2025; Outstanding; null										
	999999	Mandi Ballinger	2541921	08/20/2025	PARKS & RECREATION		461-44080-000-000000	YOUTH BASEBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192434										\$ 120.00
192435; 08/29/2025; Outstanding; null										
	999999	Oswaldo Rodriguez	2541927	08/20/2025	PARKS & RECREATION		461-44078-000-000000	YOUTH SOFTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192435										\$ 120.00
192436; 08/29/2025; Outstanding; null										
	999999	Brandon Tyner	2542138	08/20/2025	PARKS & RECREATION		465-44044-000-000000	FAMILY - PIF	2 months of membership	\$ 158.50
CHECK TOTAL FOR CHECK NUMBER 192436										\$ 158.50
192437; 08/29/2025; Outstanding; null										
	999999	Erin Wishon	2542987	08/21/2025	PARKS & RECREATION		461-44081-000-000000	YOUTH FLAG FOOTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192437										\$ 120.00
192438; 08/29/2025; Outstanding; null										
	999999	Amie Perez	2543276	08/22/2025	PARKS & RECREATION		465-44039-000-000000	YOUTH - MONTHLY	Going to College	\$ 131.50
CHECK TOTAL FOR CHECK NUMBER 192438										\$ 131.50
192439; 08/29/2025; Outstanding; null										
	999999	Stephanie Miller	2545612	08/25/2025	PARKS & RECREATION		461-44081-000-000000	YOUTH FLAG FOOTBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192439										\$ 120.00

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City of Liberty
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SPECIAL INFORMATION	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	APPROVAL DEPARTMENT	INVOICE DESCRIPTION	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	LINE ITEM DESCRIPTION	LINE ITEM VALUE
CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192440; 08/29/2025; Outstanding; null										
	999999	Harrison Unruh	2545832	08/25/2025	PARKS & RECREATION		461-44080-000-0000	YOUTH BASEBALL	Not Playing	\$ 90.75
CHECK TOTAL FOR CHECK NUMBER 192440										\$ 90.75
192441; 08/29/2025; Outstanding; null										
	999999	Cameron Hart	2546297	08/26/2025	PARKS & RECREATION		461-45002-000-0000	YOUTH SPORTS PROGRAMS	Not Playing	\$ 50.00
CHECK TOTAL FOR CHECK NUMBER 192441										\$ 50.00
192442; 08/29/2025; Outstanding; null										
	999999	Jennifer Atkinson	2546718	08/26/2025	PARKS & RECREATION		461-44085-000-0000	YOUTH VOLLEYBALL	Not Playing	\$ 120.00
CHECK TOTAL FOR CHECK NUMBER 192442										\$ 120.00
192443; 08/29/2025; Outstanding; null										
	999999	Kelsha James	2546721	08/26/2025	PARKS & RECREATION		461-44081-000-0000	YOUTH FLAG FOOTBALL	Not Playing	\$ 30.00
CHECK TOTAL FOR CHECK NUMBER 192443										\$ 30.00
192444; 08/29/2025; Outstanding; null										
Lot Repurchase Moore/Dunn Family	999999	Kathy Dunn	CM125	08/25/2025	CEMETERY MAINTENANC	Lot Repurchase Moore/Dunn Family	247-59025-204-0000	CEMETERY LOT REPURCHASE	Lot Repurchase Moore/Dunn Family	\$ 500.00
CHECK TOTAL FOR CHECK NUMBER 192444										\$ 500.00
192445; 08/29/2025; Outstanding; null										
	5518	GREGORY R ARNOLD	8-22-2025	08/19/2025	POLICE		100-55041-501-0000	CONTRACT LABOR	Payroll 8-22-25 (7/19-8/01, 8/02-8/15)	\$ 2,005.36
CHECK TOTAL FOR CHECK NUMBER 192445										\$ 2,005.36

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
192446; 08/29/2025; Outstanding; null										
	6207	KRISTAN SMITHMIER	8-22-2025	08/19/2025	POLICE		100-55041-501-000000	CONTRACT LABOR	Payroll 8-22-25 (7/19-8/01, 8/02-8/15)	\$ 1,208.97
CHECK TOTAL FOR CHECK NUMBER 192446										\$ 1,208.97
192447; 08/29/2025; Outstanding; null										
	9209	LIBERTY SPORTS OFFICIALS	FALL 5 2025	08/20/2025	PARKS & REC-PO		461-55041-451-000000	CONTRACT LABOR	Fall Soccer	\$ 8,365.50
	9209	LIBERTY SPORTS OFFICIALS	FALL 4-2025	08/19/2025	PARKS & REC-PO		461-55041-451-000000	CONTRACT LABOR	Fall Officials (Intro to Comp SB, Rec BB, Rec SB)	\$ 10,149.00
2025 Youth and Adult Officiating Services	9209	LIBERTY SPORTS OFFICIALS	FALL 3-2025	08/19/2025	PARKS & REC-PO		461-55041-451-000000	CONTRACT LABOR	2025 sports official services	\$ 5,460.00
CHECK TOTAL FOR CHECK NUMBER 192447										\$ 23,974.50
Grand Total:										\$ 641,824.93

Notes :

- (a) Negative numbers are displayed in parentheses.
- (b) The filter parameters selected at the time of report submission are printed in the header section.
- (c) **Voided checks present and it may affect total amount calculations.

**Voided checks present and it may affect total amount calculations



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-281

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance amending Ordinance No. 12109 approving a final change order with The Havens Construction Co., Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project by decreasing the contract amount by \$11,358.00 from an amount of \$192,900.00 to \$181,542.00

Summary:

- Approve a final Ordinance amending Ordinance No. 12109
 - Adjusting the contract from the current contract amount of \$192,900.00 by \$11,358.00 to a final total of \$181,542.00

Background:

The City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project was awarded to The Havens Construction Co., Inc. for the amount of \$98,475.00 on May 19, 2025 (Ordinance No. 12109). The scope of work involved the removal and replacement of a failing 54" corrugated metal storm sewer pipe which runs under N. Church Rd. just north of the intersection of Camille St.

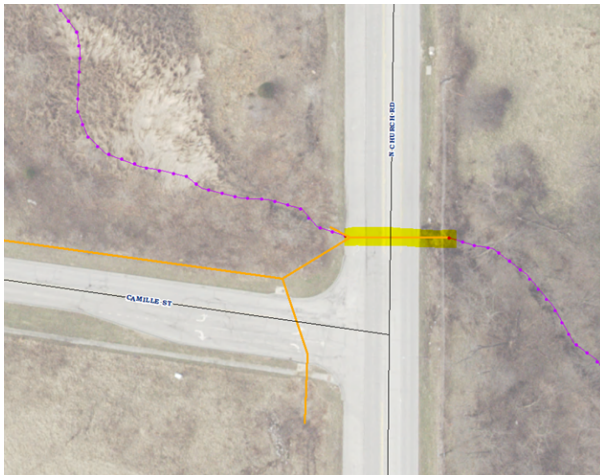


Figure 1 - Original Project Location Image

The project was amended on July 14, 2025 (Ordinance No. 12129) to include the removal and replacement of a 36" corrugated metal pipe just outside the roadway and crossing Camille St., which while not actively collapsing, was in poor enough condition to warrant a conversation about replacement. The amendment increased the contracted amount by \$94,425.00 to a total contract amount of \$192,900.00.



Figure 2 - Revised Project Location Image

The project has since been completed.



Figure 3 - 54" Corrugated Metal Pipe Outfall Before Project



Figure 4 - 54" Reinforced Concrete Pipe Outfall

This action decreases the contract amount by \$11,358.00 from \$192,900.00 to \$181,542.00. This amendment is required to reconcile all line items from estimated quantities to final installed quantities.

Staff recommends approval of an Ordinance amending Ordinance No. 12109, establishing a contract with The Havens Construction Co., Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. Storm Sewer Repair Project, by decreasing the contract amount by \$11,358.00 from \$192,900.00 to \$181,542.00.

Previous Action (if applicable):

- CSTOC Approval April 2025.
- Council Approval of Ordinance No. 12109 May 19, 2025.
- Council Amendment through Ordinance No. 12129 July 14, 2025.

Policy/Committee Review:

X	Citizen Sales Tax Oversight Committee	Completed/Recommended: April 2025
	Public Safety Sales Tax Oversight Committee	Completed/Recommended:
	Budget Committee	Completed/Recommended:
	Other:	Completed/Recommended:

Financial Considerations:

X	Budgeted:	Line Item: 351-70020-201-000000	Amount: \$181,542.00
		Line Item:	Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item:	Amount:
		Line Item:	
		Funding Source:	Amount:

Attachments:

1. Ordinance amending ordinance no. 12109 approving a final change order with The Havens Construction Co., Inc.
2. Change Order #2_For Mayor

Document No. _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 12109 APPROVING A FINAL CHANGE ORDER WITH THE HAVENS CONSTRUCTION CO., INC. FOR THE CITY OF LIBERTY PROJECT 25-011 N. CHURCH RD. & CAMILLE ST. STORM SEWER REPAIR PROJECT BY DECREASING THE CONTRACT AMOUNT BY \$11,358.00 FROM AN AMOUNT OF \$192,900.00 TO \$181,542.00

WHEREAS, on May 19, 2025 City Council approved Ordinance No. 12109 approving a contract between the City of Liberty and The Havens Construction Co., in an amount of \$98,475.00; and

WHEREAS, on July 14, 2025 City Council approved Ordinance No. 12129 approving a contract amendment between the City of Liberty and The Havens Construction Co., increasing the contract amount from \$98,475.00 to \$192,900.00

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby amends Ordinance No. 12109 approving a final change order by and between the City of Liberty and The Havens Construction Co. Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. Storm Sewer Repair Project by decreasing the contract amount from ONE HUNDRED NINETY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$192,900.00) to a final contract amount of ONE HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED FOURTY TWO AND 00/100 DOLLARS (\$181,542.00) thereby providing a final change order and contract line item quantity reconciliation. A copy of said change order being incorporated by reference herein and available for review as required by law.

SECTION II

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

SECTION III

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

ORDINANCE NO. _____(CONT.)

PASSED by the City Council this ____ day of _____, 2025.

MAYOR, Greg Canuteson

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this ____ day of _____, 2025.

MAYOR, Greg Canuteson



Document G701™ – 2017

Change Order

PROJECT: (Name and address) 25-011 N. Church & Camille St. Storm Sewer Repair	CONTRACT INFORMATION: Contract For: The City of Liberty, MO Date: 5/19/2025	CHANGE ORDER INFORMATION: Change Order Number: 2 7/31/2025
OWNER: (Name and address) The City of Liberty, mo 101 E. Kansas St. Liberty, MO 64068	ARCHITECT: (Name and address)	CONTRACTOR: (Name and address) Havens Construction Co, Inc. 9400 Liberty Drive Liberty, MO 64068

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Asphalt removed from Scope	\$	(13,758.00)
	\$	-
Install Fence on East side of N. Church Rd.	\$	2,400.00
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
The original Contract Sum was	\$	98,475.00
The net change by previously authorized Change Orders	\$	94,425.00
The Contract Sum prior to this Change Order was	\$	192,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$	(11,358.00)
The new Contract Sum including this Change Order will be	\$	181,542.00

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

Havens Construction Company, Inc.
CONTRACTOR (Firm name)
[Signature]
SIGNATURE
Nathan Simmons, Project Manager
PRINTED NAME AND TITLE
7-31-2025
DATE

City of Liberty, Missouri
OWNER (Firm name)
Joshua Martinez
SIGNATURE
Joshua Martinez, Capital Project Engineer
PRINTED NAME AND TITLE
07/31/2025
DATE

Digitally signed by Joshua Martinez
DN: cn=Joshua Martinez, o=City of Liberty, DC=liberty, DC=mo
Reason: I am approving this document
Date: 2025.07.31 16:37:33 -0500

Mayor Greg Canuteson

Date



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-284

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance amending Ordinance No. 11999 approving a change order with Gardner Construction Co., Inc. for the design build construction of 427 Mill St. City Records & Storage Facility Project 24-021 by increasing the contract amount by \$40,111.00 from an amount of \$1,197,829.00 to \$1,237,940.00

Summary:

- Approve an Ordinance amending Ordinance No. 11999
 - Adjusting the contract from the current contract amount by \$40,111.00 from \$1,197,829.00 to \$1,237,940.00

Background:

The City design build construction for the 427 Mill Street City Records & Storage Facility Project (24-021) is in the punchlist and closeout phase and, as such, a contract amendment is required to incorporate deductions and additions which have occurred over the length of the project into the contract. The additions and deletions are itemized in the attached change-order sheet. The net change to the project amounts to an addition of \$40,111.00, raising the contract price from \$1,197,829.00 to \$1,237,940.00.

It should be noted that a future Ordinance and Resolution will be brought before the Council in September/October for formal acceptance of the project and release of retainage.

Staff recommends approval of an Ordinance amending Ordinance No. 11999, establishing a contract with Gardner Construction Co., Inc. for the City of Liberty Project, 427 Mill St. City Records & Storage Facility (24-021) by increasing the contract amount by \$40,111.00 from \$1,197,829.00 to \$1,237,940.00.

Previous Action (if applicable):

- Council Approval of Ordinance No. 11999 October 28, 2024.

Policy/Committee Review:

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

Financial Considerations:

X	Budgeted:	Line Item: 350-70020-160	Amount: \$1,237,940.00
		Line Item:	Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item:	Amount:
		Line Item:	
		Funding Source:	Amount:

Attachments:

1. Ordinance amending Ordinance No. 11999 with Gardner Construction Co. for 427 E. Mill Street design build
2. CO No. 1 Mill St_Signed

Document No. _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 11999 APPROVING A CHANGE ORDER
WITH GARDNER CONSTRUCTION CO., INC. FOR THE DESIGN BUILD
CONSTRUCTION OF 427 MILL ST. CITY RECORDS & STORAGE FACILITY
PROJECT 24-021 BY INCREASING THE CONTRACT AMOUNT BY \$40,111.00
FROM AN AMOUNT OF \$1,197,829.00 TO \$1,237,940.00

WHEREAS, a contract with Gardner Construction Co., Inc. was approved on
October 28, 2024 by Ordinance No. 11999;

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby amends
Ordinance No. 11999 approving a final change order by and between the City of Liberty
and Gardner Construction Co., Inc. for the City of Liberty Project 24-021 Design Build
Construction of 427 E. Mill Street by increasing the contract amount from FORTY
THOUSAND ONE HUNDRED ELEVEN AND 00/100 DOLLARS (\$40,111.00) from ONE
MILLION ONE HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED TWENTY-
NINE AND 00/100 DOLLARS (\$1,197,829.00), to an amount not to exceed ONE MILLION
TWO HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED FOURTY AND 00/100
DOLLARS (\$1,237,940.00), a copy of said change order being incorporated by reference
herein and available for review as required by law.

SECTION II

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

SECTION III

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

PASSED by the City Council this ____ day of _____, 2025.

MAYOR, Greg Canuteson

ATTEST:

DEPUTY CITY CLERK

ORDINANCE NO. _____(CONT.)

APPROVED by the Mayor this ____ day of _____, 2025.

MAYOR, Greg Canuteson

 AIA[®]

Document G741™ – 2024

Change Order *for a Design-Build Project*

PROJECT:(name and address) Design/Build Construction Services - 427 Mill St. City Records & Storage Facility 427 Mill St. Liberty, MO 64068	DESIGN-BUILD CONTRACT INFORMATION: Contract For: General Contractor Date: 08-22-2025	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 08-22-2025
OWNER:(name and address) City of Liberty Missouri 101 E. Kansas Street Liberty, MO 64068	DESIGN-BUILDER:(name and address) Gardner Construction Co., Inc. 1200 NW 112th St. Kansas City, MO 64153	

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Change Directives.)
Add - Demo asphalt and concrete at south side back door - \$2,800.00
Add - Demo concrete and asphalt at west end by street - \$5,000.00
Deduct - Leave concrete pad in place - (\$10,000.00)
Add - 6' black chain link fence with manual opener - \$29,402.00
Deduct - space filled in with asphalt from pad to building - (\$3,200.00)
Add - Additional cameras and card access - \$16,109.00

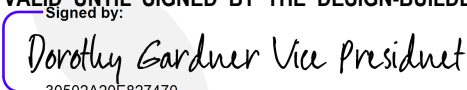
The original Contract Sum was	\$ 1,197,829.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 1,197,829.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 40,111.00
The new Contract Sum including this Change Order will be	\$ 1,237,940.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time, or Guaranteed Maximum Price that have been authorized by Change Directive until the cost and time have been agreed upon by both the Owner and Design-Builder, in which case a Change Order is executed to supersede the Change Directive.

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Signed by:

30502A20E827470...

DESIGN-BUILDER (Signature)

BY: Dorothy Gardner Vice Presidnet

(Printed name and title)
8/29/2025

Date

OWNER (Signature)

BY: Greg Canuteson, Mayor City of Liberty

(Printed name and title)

Date



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-285

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: Ordinance amending Ordinance No. 11802 approving an amendment with HDR Engineering, Inc. for City of Liberty Project 23-009, City of Liberty transportation master plan by increasing the contract amount by \$4,800.00 from an amount of \$428,310.00 to \$433,110.00

Summary:

Amendment

Background:

Ordinance No. 11802 was passed by the City Council on August 14, 2023. Ordinance No. 11802 approved a contract with HDR Engineering, Inc. for the creation of a City Transportation Master Plan.

Ordinance No. 11916 was passed by the City Council on April 08, 2024. Ordinance No. 11916 approved a Safe Streets for All (SS4A) Grant Funding Agreement with the U.S. Department of Transportation (DOT) allowing for funding assistance for the development of an SS4A Action Plan.

Ordinance No. 11928 was passed by the City Council on May 13, 2024. Ordinance No. 11928 approved a contract amendment with HDR Engineering, Inc. for the inclusion of a Comprehensive Safety Action Plan using Safe Streets for All (SS4A) Grant Funds into the Contract Scope of Work.

Resolution No. 3475 was passed by the City Council on July 28, 2025. Resolution No. 3475 adopted a Safe Streets for All Comprehensive Safety Action Plan and a Vision Zero Goal with a Target Date of July 31, 2045.

The Transportation Master Plan is scheduled to be brought before the Planning and Zoning Commission and then City Council in the October 2025 cycle. As part of the Transportation Final Master Plan several exhibits which were not previously identified within the scope of work were requested and created for the plan. These are:

- Existing Roadway Network - Number of Lanes
- Existing Roadway Network - Posted Speeds
- Travel Time Indices, Replica 2022

The additional non-scoped items require a change order to the contract to provide funding for the exhibits themselves and the work required of the consultant to complete them.

Staff recommends approval of a contract amendment with HDR Engineering, Inc. for City of Liberty Project 23-009, by amending the scope of work and increasing the obligated contract amount by \$4,800.00 from \$428,310.00 to \$433,110.00.

Previous Action (if applicable):

- Citizen Sales Tax Oversight Committee reviewed the project at the May 11, 2023 meeting and determined it meets voter intent.
- Ordinance No. 11802 was passed by the City Council on August 14, 2023.
- Ordinance No. 11916 was passed by the City Council on April 08, 2024.
- Ordinance No. 11928 was passed by the City Council on May 13, 2024.
- Resolution No. 3475 was passed by the City Council on July 28, 2025.

Policy/Committee Review:

X Citizen Sales Tax Oversight Committee	Completed/Recommended: 05/11/2023
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

X	Budgeted: Line Item: 11.95.140.38.5989 Line Item: 50.75.604.36.7515 Line Item: 50.75.604.36.7515 Line Item: 351-70018-201-000000	Obligated in 2023: \$200,000.00 Obligated in 2023: \$28,354.00 Obligated in 2024: \$199,956.00 Amount Being Requested: \$4,800.00
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Funding Source:	Amount:

Attachments:

1. Ordinance amending Ordinance No. 11802 approving an amendment with HDR Engineering, Inc.
2. Amendment 2 - signed

Document No. _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 11802 APPROVING AN AMENDMENT WITH HDR ENGINEERING, INC. FOR CITY OF LIBERTY PROJECT 23-009, CITY OF LIBERTY TRANSPORTATION MASTER PLAN BY INCREASING THE CONTRACT AMOUNT BY \$4,800.00 FROM AN AMOUNT OF \$428,310.00 TO \$433,110.00

WHEREAS, a contract with HDR Engineering Inc. was approved on August 14, 2023 by Ordinance No. 11802; and

WHEREAS, a SS4A Grant Funding Agreement with the U.S. Department of Transportation (DOT) was approved on April 08, 2024 by Ordinance No. 11916; and

WHEREAS, a contract amendment with HDR Engineering Inc. was approved on May 13, 2024 by Ordinance No. 11928; and

WHEREAS, a resolution adopting A Safe Streets for All Comprehensive Safety Action Plan was adopted on July 28, 2028 by Resolution No 3475;

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves an amendment to Ordinance No. 11802 approving an amendment by and between the City of Liberty and HDR Engineering, Inc. for City of Liberty Project 23-009, City of Liberty Transportation Master Plan by increasing the contract amount by FOUR THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$4,800.00) from an amount of FOUR HUNDRED TWENTY-EIGHT THOUSAND THREE HUNDRED TEN AND 00/100 DOLLARS (\$428,310.00) to FOUR HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED TEN AND 00/100 DOLLARS (\$433,110.00), a copy of said amendment being incorporated by reference herein and available for review as required by law.

SECTION II

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

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 according to law.

PASSED by the City Council this ____ day of _____, 2025.

MAYOR, Greg Canuteson

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this ____ day of _____, 2025.

MAYOR, Greg Canuteson

AMENDMENT NO. 2
To
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Between
HDR ENGINEERING, INC.
And
CITY OF LIBERTY, MISSOURI
Project: City of Liberty Transportation Master Plan (23-009)

This Contract amendment is made by and between HDR ENGINEERING, INC. and the Mayor, City Council and the Citizens of the CITY OF LIBERTY, MISSOURI, a municipal corporation this _____ the day of _____, 2025.

Whereas, it is the mutual desire of the parties hereto to amend the CONTRACT for PROFESSIONAL ENGINEERING SERVICES entered into on the 14th day of August, 2023, and amended through Amendment No. 1 on the 13th day of May 2024, hereinafter called the Existing Contract.

Therefore, it is hereby agreed that the Existing Agreement be amended as follows:

1. Amend the scope of work to account for the creation of un-scoped items which have been incorporated within the final Transportation Master Plan:
 - a. Existing Roadway Network – Number of Lanes
 - b. Existing Roadway Network – Posted Speeds
 - c. Travel Time Indices, Replica 2022

The above three additions revise the scope of work and increase the contract by a net amount of \$4,800.00 from \$430,784.00 to \$435,584.00.

(SIGNATURE PAGE BELOW)

This amendment will be deemed a part of, and be subject to, all terms and conditions of the Existing Agreement. Except as modified above, the Existing agreement will remain in full force and effect.

CITY OF LIBERTY, MISSOURI

By: _____

Mayor Greg Canuteson

HDR ENGINEERING, INC.

By:  _____

Print: Cory Imhoff, Senior Vice President



CITY COUNCIL ACTION REPORT

Meeting Date: September 8, 2025

A/R No.: 2025-293

Department: Administration

Submitted By: Samantha Lehman, Animal Control Supervisor

Subject: Ordinance of the City of Liberty, Clay County, Missouri, adding a fee for Animal Control Services to the City's Schedule of Fees

Summary:

- The City of Liberty maintains a Schedule of Fees for all departments.
- Animal Control Officers are occasionally called to assist with animal control issues by other agencies. When staff has been available and there has been capacity within the shelter, this has been provided at no cost to the requesting agency.
- Add a Fee for external calls for service to the Animal Shelter Fee Schedule.

Background:

Animal Control Officers are occasionally called to assist with animal control issues by other agencies. When staff are available and there has been capacity within the shelter, this has been provided at no cost to the requesting agency. Some agencies have voluntarily provided some financial support for these services, but others have not.

To help cover the increasing costs to respond to these types of calls, care and feed for the animals brought to the shelter, Animal Control staff recommends implementing a flat service fee of \$100.00, plus any medical-related costs.

Previous Action (if applicable):

The last time the fee schedule was amended was in 2023 and those fees were for Animal Control Services. Prior to that, the fee schedule was amended in 2004 to add fees for shelter euthanasia and incineration.

Policy/Committee Review:

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

Financial Considerations:

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

Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. ORD_Animal Shelter fees 2025

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, ADDING A
FEE FOR ANIMAL CONTROL SERVICES TO THE CITY'S SCHEDULE OF FEES

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

SECTION I

Such a fee is hereby established by the City Council of the City of Liberty, Clay
County, Missouri and said fee is to be added to the City's Schedule of Fees. Said fee
herein may be modified in the future of resolution of City Council.

Request for Animal Control Service from outside agency	\$100 (plus actual costs)
---	---------------------------

SECTION II

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

PASSED by Council this _____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2025

GREG CANUTESON, MAYOR



**CITY COUNCIL
ACTION REPORT**

Meeting Date: September 8, 2025

A/R No.: 2025-283

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: Resolution to provide direct funding for consulting services with CFS Engineers for work performed on a Planning Sustainable Places Program Project along Leonard/Lightburne St. in an amount not to exceed \$7,781.00

Summary:

- Staff requested the consultant team (CFS) to provide material for and attend a Public interfacing "Pop-Up" event at Pool Side Palooza which was not previously in the PSP scope. This requires funding authorization.

Background:

In the summer of 2024, the City of Liberty applied for funding through the Mid-America Regional Council's (MARC's) Planning Sustainable Places (PSP) program. The City was awarded \$142,500.00 in federal funding. As part of the Federal Funding award, the City provided \$36,250.00 as a match and an additional 1.0% (\$1,425.00) to MARC as is the typical agreement for any federal funding awarded through a MARC section process, bringing the City total to \$37,675.00.

The project is still ongoing.

This action is requesting direct funding authorization in the amount of \$7,781.00 for the Consultants' attendance, preparation and coordination which was required for them to attend a Public Interfacing "Pop-Up" event at Pool Side Palooza in July. This additional funding will be provided to CFS directly instead of being provided to MARC for payment to CFS per MARC's request.

Staff recommends providing direct funding for consulting services with CFS Engineers for work performed on a Planning Sustainable Places Program (PSP) Project Along Leonard/Lightburne St. amounting to \$7,781.00.

Previous Action (if applicable):

- Citizen Sales Tax Oversight Committee reviewed the project at the November 2024 meeting and determined it meets voter intent.
- Ordinance No. 12005 was passed by the City Council on November 18, 2024.

Policy/Committee Review:

X Citizen Sales Tax Oversight Committee	Completed/Recommended: November 2024
---	--------------------------------------

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

Financial Considerations:

X	Budgeted:	Line Item: 352-57044-605-000000	Amount: \$7,781.00
		Line Item:	Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item:	Amount:
		Line Item:	
		Funding Source:	Amount:

Attachments:

1. Resolution to provide direct funding for consulting services with CFS Engineers
2. Supplement No. 1 CFS

RESOLUTION NO. _____

RESOLUTION TO PROVIDE DIRECT FUNDING FOR CONSULTING SERVICES
WITH CFS ENGINEERS FOR WORK PERFORMED ON A PLANNING SUSTAINABLE
PLACES PROGRAM PROJECT ALONG LEONARD/LIGHTBURNE ST. IN AN
AMOUNT NOT TO EXCEED \$7,781.00

WHEREAS, a funding agreement through the Mid-America Regional Council's (MARC's) Planning Sustainable Placed (PSP) program was approved on November 18, 2024 by Ordinance No. 12005 "Ordinance approving a funding agreement between the City of Liberty and the Mid-America Regional Council for the development of a Planning Sustainable Places Program (PSP) project along Leonard/Lightburne Streets in an amount not to exceed \$37,675.00"; and

WHEREAS, CFS Engineers was requested to prepare materials, coordinate for and attend a Public interfacing "Pop-Up" event at Pool Side Palooza for the PSP project in July 2025 with said services not previously included in the project scope of work;

NOW, THEREFORE, BE IT RESOLVED that the City of Liberty does hereby approve direct funding in the amount SEVEN THOUSAND SEVEN HUNDRED EIGHT-ONE AND 00/100 DOLLARS (\$7,781.00) for previously un-scoped items of work with said items of work and agreement with CFS attached hereto and incorporated herein by specific reference;

PASSED by the City Council of Liberty, Clay County, Missouri, this _____ day of _____, 2025.

MAYOR, Greg Canuteson

ATTEST:

DEPUTY CITY CLERK

July 28, 2025

Mr. Joshua Martinez
Project Manager/Engineer
City of Liberty
101 East Kansas Street
Liberty, MO 64068

Re: Leonard/Lightburne Street PSP Additional Services

CFS Engineers, P.A. is excited to provide additional professional engineering services for the City of Liberty, in regards to the Leonard/Lightburne Street PSP project. Professional services include the following scope:

Scope of Work

Leonard/Lightburne Street Planning Sustainable Places Project

1. Attend one additional public "Pop Up" event to gather public input
2. Preparation of all displays, materials, etc., necessary for the event.
3. Coordination with the consultant team to ensure a successful event.

Total Lump Sum Fee.....\$7,781.00

Payment will be made monthly based on progress invoices prepared by CFS. CFS will begin services promptly after the receipt of your acceptance of this proposal.

If there are protracted delays exceeding one year for reasons beyond our control, we would expect to renegotiate with you the basis for our compensation in order to take into consideration changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services rendered in the customary phases which, together with the general understandings applicable to our relationship, are set forth in the printed General Provisions and Exhibit A thereto, which are attached to and made a part of this proposal and may only be modified in writing signed by both parties. Your responsibilities are set forth in the General Provisions. Provided this proposal is satisfactory, please sign the return to our office.

The opportunity to provide this service to you is appreciated.

Respectfully,

Cook Flatt & Strobel Engineers, P.A.



Sabin A. Yanez, P.E.
Senior Vice President

Accepted this _____ day of _____, 20____

City of Liberty, Missouri

By: _____
Mayor, Greg Canuteson

FURTHER DESCRIPTIONS OF BASIC ENGINEERING SERVICES AND RELATED MATTERS:

This is an exhibit attached to and made part of the General Provisions attached to Letter Agreement dated July 28, 2025, between the City of Liberty, MO (**OWNER**) and Cook, Flatt & Strobel, Engineers, P.A. (**ENGINEER**) providing professional engineering services. The basic services of **ENGINEER** as described in Section 1 of the said General Provisions are amended or supplemented as indicated below and the time periods for the performance of certain services as indicated in said General Provisions are stipulated as indicated below.

ENGINEER shall perform Engineering services for the following scope of work:

Scope of Work

Leonard/Lightburne Street Planning Sustainable Places Project

1. Attend one additional public “Pop Up” event to gather public input
2. Preparation of all displays, materials, etc., necessary for the event.
3. Coordination with the consultant team to ensure a successful event.

Breakdown of Hours

CFS - Senior Engineer, 4 hours @ \$213.00/hour = \$852.00
Principal, 3 hours @ \$298.00/hour = \$894.00
TOTAL = \$1,746.00
Shockey - 26 staff hours
TOTAL = \$4,800.00
Landworks - 8 staff hours
TOTAL = \$1,235.00

Total Lump Sum Fee.....\$7,781.00

GENERAL PROVISIONS

Attached to and made a part of LETTER AGREEMENT dated July 28, 2025, between the City of Liberty, Missouri (OWNER) and Cook, Flatt & Strobel Engineers P.A. (ENGINEER) in respect of the Project described therein.

SECTION 1 - BASIC SERVICES OF ENGINEER

1.1 General

1.1.1 ENGINEER shall perform professional services as stated in Appendix A which include customary civil, structural, mechanical and electrical engineering services and customary architectural services incidental thereto.

1.1.2 Site Access and Control. OWNER grants to ENGINEER the right of entry to the Project Site by ENGINEER, its employees, agents, and subcontractors, to perform the Services. If OWNER does not own the Project Site, OWNER warrants to ENGINEER that OWNER has the authority and permission of the owner or occupant of the Project Site to grant such right of entry to ENGINEER. If as a requirement of performing the Services, ENGINEER damages or alters a Project Site owned by a third party, OWNER agrees to pay the cost of restoring the Project Site to the condition of the Project Site prior to the performance of the Services, unless such damage or alteration is caused by the sole negligent acts, negligent omissions, or willful misconduct of ENGINEER, its employees, agents, or contractors. OWNER acknowledges that it is now and shall remain in control of the Project Site at all times. ENGINEER shall have no responsibility or liability for any aspect or condition of the Project Site, now existing, or hereinafter arising or discovered unless caused by the sole negligent acts, negligent omissions, or willful misconduct of ENGINEER, its agents, employees or contractors. Except as set forth herein, ENGINEER does not, by its entry into the Project Site, or the performance of the Services, assume any responsibilities or liability with respect to the Project Site. ENGINEER does not undertake to report to any federal, state, or local governmental agency any conditions existing at the Project Site which may present a potential danger to public health, safety, or the environment, but shall promptly notify OWNER of any such conditions foregoing. ENGINEER shall timely notify OWNER and each appropriate federal, state, and local government agency of the existence of any condition at the Project which may present a potential danger to public health, safety, or the environment and of which it is actually aware if ENGINEER is required to so report any such condition under any applicable federal, state or local law, rule, regulation or interpretation. If at any time during the performance of the Services, ENGINEER reasonably believes the safety of its employees, agents, subcontractors, or any other person is in jeopardy, ENGINEER reserves the right to immediately suspend the performance of the Services until such condition is remedied, or if such condition cannot be remediated to the reasonable satisfaction of ENGINEER, ENGINEER may terminate this Agreement.

1.1.3 Permit Assistance. ENGINEER agrees to assist OWNER in obtaining all necessary governmental permits, licenses, approvals, and documents required for the performance of the Services. ENGINEER's obligations to perform the Services are specifically subject to the issuance of all permits, licenses, approvals, or other documents required to enable ENGINEER to perform the Services.

1.1.4 Standard Practice. The Services will be performed on behalf of and solely for the exclusive use of OWNER and for no others. The Services performed by ENGINEER shall be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering and environmental consulting professions in the same locale acting under similar circumstances and conditions. EXCEPT AS SET FORTH HEREIN, ENGINEER MAKES NO OTHER REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESSED OR IMPLIED, IN FACT OR BY LAW, CONCERNING ANY OF THE SERVICES WHICH MAY BE FURNISHED BY ENGINEER TO OWNER.

SECTION 2 - ADDITIONAL SERVICES OF ENGINEER

2.1 OWNER, without invalidating this Agreement, may request changes within the general scope of the Services required by this Agreement by altering or adding to the Services to be performed, and any such changes in the Services shall be performed subject to this Agreement. Upon receiving OWNER's request, ENGINEER shall return to OWNER a change proposal setting forth an adjustment to the Services and Project Cost estimated by ENGINEER to represent the value of the requested changes. Following OWNER's review of ENGINEER's change proposal, OWNER shall execute a written change order or contract amendment directing ENGINEER to perform the changes in the Services.

2.2 If the parties agree, ENGINEER shall provide resident Project representation under ENGINEER's supervision which will be paid for by OWNER as indicated in Exhibit A "Further Description of Basic Engineering Services and Related Matters" and which will be intended to assist ENGINEER in observing performance of Contractor(s)' work, but will not involve ENGINEER in the construction means, methods, techniques, sequences or procedures or safety precautions or programs nor provide to OWNER any guarantee by ENGINEER of the accuracy, quality or timeliness of Contractor(s)' performance.

SECTION 3 - OWNER'S RESPONSIBILITIES

3.1 OWNER shall provide all criteria and full information as to OWNER's requirements for the Project; designate a person to act with authority on OWNER's behalf in respect of all aspects of the project; examine and respond promptly to ENGINEER's submissions; and give prompt written notice to ENGINEER whenever he observes or otherwise becomes aware of any defect in the work.

3.2 ENGINEER shall indicate to OWNER the information reasonably needed for rendering the Services described in each purchase order, proposal or scope of work. ENGINEER shall review existing information provided by others and shall give OWNER its opinion as to the risks associated with reliance on such information. OWNER will immediately transmit to ENGINEER any new information concerning the Project that becomes available to it, either directly or indirectly, during the performance of this agreement. OWNER agrees to render reasonable assistance as requested by ENGINEER so the performance of the Services under this Agreement may proceed without delay or interference. ENGINEER will not be liable for any advice, judgment or decision based on inaccurate or incomplete information furnished by OWNER. To the extent that ENGINEER is required to rely solely upon existing information, OWNER agrees to waive any claim against ENGINEER and to indemnify and hold harmless ENGINEER from and against any and all claims, damages, losses, liability, and expenses, including attorneys fees, which may arise from errors, omissions, or inaccuracies in existing information provided to ENGINEER by OWNER, unless caused by or arising out of the sole negligent acts or omissions, or willful misconduct of ENGINEER or its employees, agents, or contractors. Guarantee access to and make all provisions for ENGINEER to enter upon public and private property.

3.3 OWNER shall pay all costs incident to obtaining bids or proposals from Contractor(s).

3.4 Subcontract and Assignment Authorization. ENGINEER shall have the right to subcontract Project Services to be provided under this Agreement to qualified providers of services selected by ENGINEER. The fees and costs of such subcontractor(s) shall be included in ENGINEER's fee as specified in this Agreement, unless OWNER agrees that subcontractor services are to be directly billed to OWNER. ENGINEER shall have the right to assign and delegate any portion or all of its rights and obligations under this Agreement to qualified providers of services selected by ENGINEER, provided that such providers of services are related to ENGINEER as parent, subsidiary or otherwise affiliated entities. Such assignment and delegation shall be on the same terms and conditions as set forth in this Agreement, except that assignees share of the fee for services and the scope of work shall be set forth in a schedule that incorporates by reference the terms and conditions of this Agreement, unless otherwise modified. Such schedule shall include an express assignment and delegation by ENGINEER, and acceptance of such assignment and delegation by the assignee. OWNER hereby prospectively consents to and ratifies such

assignment and delegation, which shall be effected at the discretion of ENGINEER.

SECTION 4 – TERMS AND CONDITIONS

4.1 Betterment

If a required item or component of the project should be omitted from construction documents, ENGINEER shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will ENGINEER be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the project.

4.2 Billing and Payment

Invoices submitted by ENGINEER are due upon presentation and shall be considered PAST DUE if not paid within twenty one (21) calendar days of the invoice date. If payment is not received by ENGINEER within twenty one (21) calendar days of the invoice date, invoices shall bear interest at one-and-one half (1.5) percent (or maximum allowable by law, whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal. If the OWNER fails to make payments when due and ENGINEER incurs any costs in order to collect overdue sums from the OWNER, the OWNER agrees that all such collection costs incurred shall immediately become due and payable to ENGINEER. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable ENGINEER staff costs at standard billing rates for ENGINEER time spent in efforts to collect. This obligation of the OWNER to pay collection costs shall survive the term of this Agreement or any earlier termination by either party.

If the OWNER fails to make payments when due or otherwise is in breach of this Agreement, ENGINEER may suspend performance of services upon seven (7) calendar days' written notice to the OWNER. ENGINEER shall have no liability whatsoever to the OWNER for any costs or damages as a result of suspension caused by any breach of this Agreement by the OWNER.

4.3 Certifications, Guarantees and Warranties

ENGINEER will, as a matter of professional practice, affix a professional seal to the final copy of all completed plans, surveys or reports. Should the OWNER's project needs require ENGINEER to sign specific certifications or other documents, either for the OWNER or for second parties (such as lenders or potential buyers), the OWNER shall provide ENGINEER with copies of all such documents, containing the language to be signed, prior to entering into this contract. ENGINEER will review the certifications or documents submitted by the OWNER to determine whether complete and sufficient information is being collected or generated as part of the proposed scope of work to allow ENGINEER, as licensed professionals, to sign documents and, if not ENGINEER may propose a modified scope of work and cost. Any certifications or document language that ENGINEER has reviewed and agreed to sign as part of the scope of work shall be attached and made part of this agreement. ENGINEER shall not be required to sign any certifications or documents, no matter by whom requested, that have not been provided prior to entering the contract or that would result in ENGINEER's having to certify, guarantee or warrant the existence of conditions whose existence cannot be ascertained. The OWNER also agrees not to make resolution of any dispute with ENGINEER or payment of any amount due to ENGINEER in any way contingent upon ENGINEER's signing any such certification.

4.4 Consequential Damages

Notwithstanding any other provision of the Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by the OWNER or ENGINEER, their employees, agents, sub ENGINEERS or subcontractors. Consequential damages include, but are not limited to, loss of use, loss of income, loss of profit, loss of business, and/or loss of reputation.

4.5 Reuse of Documents.

All documents including Drawings and Specifications, prepared by ENGINEER pursuant to this Agreement are instruments of service in respect of the Project. Upon full payment of ENGINEER's compensation for this project, a license to use the instruments of service shall be transferred to the OWNER. ENGINEER shall retain ownership and copyright of the instruments of service and the right to reuse the information contained in them in the normal course of ENGINEER's practice. They are not intended or represented to be suitable for reuse by OWNER or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purposes intended will be OWNER's sole risk and without liability or legal exposure to ENGINEER; and OWNER shall indemnify and hold harmless ENGINEER from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting there from. The OWNER further agrees to compensate ENGINEER for any time spent or expenses incurred by ENGINEER in defense of any such claim, in accordance with ENGINEER's prevailing fee schedule and expense reimbursement policy.

4.6 Transfer of Electronic Data

When honoring a request to transfer, in electronic format, any documents to the OWNER, or others designates by the OWNER, ENGINEER makes no representations as to compatibility, usability, or readability of electronic files resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER in creating the files. Electronic drawing files typically contain sufficient data to generate a graphical representation useful for plotting hard copies, but typically do not contain all data necessary for automation of field construction staking activities (this additional data is only developed by ENGINEER if retained for construction staking). Data stored in electronic format is subject to random errors during file transfers and addition, deletions and amendments by agents outside the control of ENGINEER. For these and other reasons, information contained in the electronic files should be treated as a secondary information source to archival hard copies. Information contained in the signed and sealed documents should be deemed to be superior to electronic information. Any inconsistencies the OWNER discovers, between the electronic information and hard copy documents should immediately be reported to ENGINEER so that the source of the inconsistency may be investigated. See Reuse of Instruments of Service for additional terms and conditions related to electronic data and other instruments of service.

4.7 Opinions of Cost.

Since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Cost and Construction Cost provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but ENGINEER cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from opinions of probable cost prepared by him. If prior to the Bidding or Negotiating Phase OWNER wishes greater assurance as to Project or Construction Cost he shall employ an independent cost estimator as provided in paragraph 3.2. Engineering services to modify the Contract Documents to bring the Construction Cost within any limitation established by OWNER will be considered Additional Services and paid for as such by OWNER.

4.8 Termination

Either Consultant or Client may terminate this Agreement upon seven (7) days written notice to the other party. Neither party shall have any liability to the other on account of such termination, except that Consultant will be entitled to invoice Client and to receive full payment for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination. Upon making such payment, Client shall have the limited right to the use of Documents, at Client's sole risk, subject to the provisions of Article 6, Section 6.3 – "Use of Documents." In the event of termination by Client, Consultant shall be entitled, in addition to invoicing for those items identified above, to invoice Client and to payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Consultant's Sub-Consultants, and other related close-out costs, using methods and rates for Additional Services as set forth here:

For services of Consultant's employees engaged directly on the Project not specifically described as Basic Services in Exhibit A, an amount equal to the cumulative hours charged to the Project by each class of Consultant's employees times Standard Hourly Rates for each applicable billing class for all Additional Services performed on the Project, plus related Reimbursable Expenses and Consultant's Sub-Consultant's charges, if any or those Reimbursable Expenses that are not specifically accounted for in the compensation for Basic Services in Exhibit A and are directly related to the provision of Additional Services, Client shall pay Consultant for said reimbursable expense.

4.9 Successor and Assigns.

4.9.1 OWNER and ENGINEER each binds himself and his partners, successors, executors, administrators, assigns and legal representatives to the other part of the Agreement and to the partners, successors, executors, administrators, assigns, and legal representatives of such other party, in respect to all covenants, agreements and obligations of this Agreement.

4.9.2 Neither OWNER nor ENGINEER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except as stated in paragraph 4.5.1 and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent ENGINEER from employing such independent consultants, associates and subcontractor, as he may deem appropriate to assist him in the performance of services hereunder.

4.9.3 Nothing herein shall be construed to give any rights or Benefits hereunder to anyone other than OWNER and ENGINEER.

4.10 Arbitration

4.10.1 All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to the Agreement or the breach thereof will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining, subject to the limitations and restrictions stated in paragraphs 4.10.3 and 4.10.4 below. This agreement so to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this paragraph 4.6 will be specifically enforceable under the prevailing arbitration law of any court having jurisdiction.

4.10.2 Notice of demand for arbitration must be filed in writing with the other parties to this Agreement and with the American Arbitration Association. The demand must be made within a reasonable time after the claim; dispute or other matter in question has arisen. In no event may the demand for arbitration be made after the institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

4.10.3 All demands for arbitration and all answering statements thereto which include any monetary claim must contain a statement that the total sum or value in controversy as alleged by the part making such demand or answering statement is not more than \$200,000 (exclusive of interest and costs). The arbitrators will not have jurisdiction, power or authority to consider, or make findings (except in denial of their own jurisdiction) concerning any claim, counterclaim, dispute or other matter in question where the amount in controversy thereof is more than \$200,000 (exclusive of interest and costs) or to render a monetary award in response thereto against any party which totals more than \$200,000 (exclusive of interest and costs).

4.10.4 No arbitration arising out of, or relating to, this Agreement may include, by consolidation, joinder or in any other manner, any person or entity who is not a party to this Agreement.

4.10.5 By written consent signed by all the parties to this Agreement and containing a specific reference hereto, the limitations and restrictions contained in paragraph 4.10.3 and 4.10.4 may be

waived in whole or in part as to any claim, counterclaim, dispute or other matter specifically described in such consent.

4.11 Limitation of Liability

4.11.1 In recognition of the relative risks and benefits of the project to both the OWNER and ENGINEER, the risks have been allocated such that the OWNER agrees, to the fullest extent by law, to limit the liability of ENGINEER to the OWNER for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fee and costs and expert-witness fees and costs, so that the total aggregate liability of ENGINEER to the OWNER shall not exceed \$10,000 or ENGINEER's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. Should the OWNER desire greater liability limits for the Project, the OWNER shall request such additional insurance prior to entering into this Agreement and ENGINEER will provide a cost quote for the additional insurance, based on the OWNER's requirements.

4.11.2 Insurance.

Consultant's Insurance: Consultant shall maintain worker's compensation and employer's liability insurance in conformance with applicable Missouri State Law. In addition, the Consultant shall also maintain during the term of this Contract, at its own cost and expense, comprehensive general liability insurance coverage, with a minimum limit of liability up to at least the statutory liability damage caps for Missouri Public Entities calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, as of January 1 for each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. For example, during the balance of 2021 calendar year, Consultant shall provide coverage with limits of not less than \$1,000,000.00 with respect to injuries, and/or death of any one person in a single occurrence, \$2,000,000.00 for all claims arising out of a single occurrence and in an amount of not less than one million dollars for all claims for property damage arising out of a single occurrence. Applicable insurance coverage and limits sufficient to be equal to or greater than Christian County statutory sovereign immunity caps may be determined with any applicable umbrella excess liability insurance coverage maintained by the Consultant. The cost of the coverage is included in quoted fees. All insurance policies required by the Contract shall be taken out and maintained with insurance companies qualified to do business in the State of Missouri; shall contain a provision that the insurer shall not cancel or revise coverage thereunder without giving written notice to the insured parties at least thirty (30) days before the cancellation or revision becomes effective. All insurance policies required by this Contract shall name Christian County, all of its elected officials and employees as additional insureds on the Certificate of Insurance. A copy of the endorsement confirming coverage shall accompany the insurance certificate.

4.11.3 Indemnification. ENGINEER shall defend, indemnify and hold harmless the OWNER and its officers, employees, servants, agents, successors, and assigns from and against any and all liability, claims, demands, suits, actions, third party claims, penalties, fines, debts, accounts, damages, costs, expenses, losses and attorneys fees (hereinafter referred to collectively as Damages) which directly arise out of or result from injury or death to its employees and subcontractors or damage to property, to the extent the injury or damage is caused by the negligent act or willful misconduct of ENGINEER or its employees, servants and agents in the performance of ENGINEERs work under this Agreement. The OWNER shall give prompt notice to ENGINEER of any such suit, claim, demand, or action relating thereto in order to provide ENGINEER with the earliest opportunity to defend against any actions or proceedings for Damages. Indemnification under this provision shall exclude any and all Damages which either directly or indirectly arise out of or result from acts, errors, or omissions of the OWNER or any of their officers, employees, servants, agents, ENGINEERS, or other representatives. Neither party shall be liable to the other party for any special, indirect, incidental, punitive or consequential damages, whether based on contract, tort (including negligence), strict liability or otherwise.

4.11.4 Third Party Claims. In the event any third party brings a suit or a claim for damages against ENGINEER alleging exposure to or damage from materials, elements or constituents at or from the Project Site before, during or after services are performed by ENGINEER under this Agreement, which is alleged to have resulted in or caused any adverse condition to any third party or resulted in claims arising from remedial action, cleanup, uninhabitability of property, or

other property damage, OWNER, except to the extent of ENGINEERs gross negligence or willful misconduct, agrees to defend, indemnify and hold ENGINEER harmless against any such suit or claim and any obligation or liability arising there from.

4.11.5 Unforeseen Occurrences. If, during the performance of Services under this Agreement, any unforeseen conditions or occurrences, including without limitation unforeseen hazardous substances or waste, are encountered which, in ENGINEERs sole judgment, may significantly affect the Services, the risk involved in providing the Services, or the scope of Services, OWNER will agree with ENGINEER to modify the scope of Services and ENGINEER will provide an estimate of additional charges to include provision for the previously unforeseen circumstances. Such estimate, when calculated by OWNER and ENGINEER will be a valid change order. As an alternative, ENGINEER may terminate Services under this Agreement in writing effective on the date specified by ENGINEER, in which event OWNER shall pay ENGINEER for services performed to the date of termination, plus reasonable expenses of termination.

4.11.6 Force Majeure. ENGINEER shall not be liable to OWNER for any loss, liability, cost, damage or expense arising out of the delay or failure to render Services under this Agreement where such delay or failure arises by reason of legislative, administrative or government prohibition, fire, weather conditions, hostilities, civil disturbances, labor or industrial disputes, acts of God or any other event beyond the reasonable control of ENGINEER, in which event either party may terminate that portion of the Services under this Agreement not yet completed, and ENGINEER shall have no further liability to OWNER therefore. A change authorization extending the time to perform and stating an appropriate fee adjustment may be elected by mutual agreement of the parties hereto as an alternative to termination.

4.11.7 Captions. The captions and headings in this Agreement are for purposes of reference only, and shall in no way limit or otherwise affect any of the terms or provisions hereof.



**CITY COUNCIL
ACTION REPORT**

Meeting Date: September 8, 2025

A/R No.: 2025-282

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: Resolution accepting the N. Church Rd. & Camille St. storm sewer repair project (25-011) with The Havens Construction Co., Inc.

Summary:

- Approve a Resolution accepting the N. Church Rd. & Camille St. storm sewer repair project and authorizing final payment and release of retainage to The Havens Construction Co., Inc.

Background:

The City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project was awarded to The Havens Construction Co., Inc. on May 19, 2025 (Ordinance No. 12109) and later amended on July 14, 2025 (Ordinance No. 12129). The scope of work involved the removal and replacement of a failing 54" corrugated metal storm sewer pipe which runs under N. Church Rd. just north of the intersection of Camille St. and a 36" corrugated metal pipe just outside the roadway and crossing Camille St.

All contract work has been completed by The Havens Construction Co., Inc. in accordance with City standards, specifications and contract requirements. This action accepts the City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project, thus allowing release of retainage which has been held per the project contract.

Staff recommends acceptance of a Resolution accepting the City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project as completed by The Havens Construction Co., Inc. thereby authorizing the release of final payment with all retainage.

Previous Action (if applicable):

- CSTOC Approval April 2025.
- Council Approval of Ordinance No. 12109 May 19, 2025.
- Council Amendment through Ordinance No. 12129 July 14, 2025.

Policy/Committee Review:

X Citizen Sales Tax Oversight Committee	Completed/Recommended: April 2025
Public Safety Sales Tax Oversight Committee	Completed/Recommended:

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

Financial Considerations:

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

Attachments:

1. Resolution accepting the N. Church Rd. & Camille St. storm sewer repair project (25-011) with The Havens Construction Co., Inc.

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE N. CHURCH RD. & CAMILLE ST. STORM SEWER
REPAIR PROJECT (25-011) WITH THE HAVENS CONSTRUCTION CO., INC.

WHEREAS, the project has been completed by The Havens Construction Co., Inc.
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 the N. Church Rd. & Camille St. Storm Sewer Repair Project (#25-011);

PASSED by the City Council of Liberty, Clay County, Missouri, this _____ day
of _____, 2025.

MAYOR, Greg Canuteson

ATTEST:

DEPUTY CITY CLERK



**CITY COUNCIL
ACTION REPORT**

Meeting Date: September 8, 2025

A/R No.: 2025-261

Department: Planning & Development

Submitted By: Jeanine Thill, Community Development Manager

Subject: Resolution granting a certificate of appropriateness for exterior improvements at 104 E. Franklin Street Liberty Square Historic District

Summary:

Resolution granting a certificate of appropriateness for like-in-kind exterior repairs at 104 E. Franklin Liberty Square Historic District, a 353 project.

Background:

The owner is seeking a Certificate of Appropriateness (COA) for the exterior repairs at 104 E. Franklin Street, Liberty Square Historic District, a 353 tax abatement project.

Previous Action (if applicable):

The Historic District Review Commission (HDRC) voted to recommend approval of a COA for exterior repairs at 104 E. Franklin Street, Liberty Square Historic District, a 353 Tax Abatement project. HDRC Case #25-016LS.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other: HDRC LMRC	Completed/Recommended: HDRC approval on 8.19.25 and LMRC approval on 8.26.25

Financial Considerations:

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

Attachments:

1. HDRC 25-016LS _RESOLUTIO 104 E Franklin 353
2. Staff Report with Exhibits 353 104 E Franklin
3. 8.19.25 Mtg Excerpt 25-016LS 104 E Franklin 353

RESOLUTION NO. _____

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR
EXTERIOR IMPROVEMENTS AT 104 E. FRANKLIN STREET, LIBERTY SQUARE
HISTORIC DISTRICT

WHEREAS, applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the council with a recommendation; and

WHEREAS, a decision of the Historic District Review Commission to approve a certificate of appropriateness for exterior improvements at 104 E. Franklin, Liberty Square Historic District, has been duly and properly presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a certificate of appropriateness for exterior improvements at 104 E. Franklin Street, Liberty Square Historic District, is hereby granted, according to the design specifications in the application for a certificate of appropriateness on file in the Department of Planning and Development and available for review as required by law.

BE IT FURTHER RESOLVED that said dwelling shall be in full compliance with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK



Historic District Review Commission

HDRC Case No. 25-016LS

Staff: Jeanine Thill, Community Development Mgr.

HDRC Meeting Date: August 19, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for like in kind repairs at 104 E. Franklin, a 353 Project.

Applicant: Old Farm Holdings, LLC

Location: 104 E. Franklin

District: Liberty Square Historic District

NRHP Status/ category: Contributing, Liberty Square Historic District

File Date: August 7, 2025

SPECIFIC INFORMATION

SITE HISTORY:

The architecture reflects elements of Colonial Revival and Federal styles in its general symmetry windows and doorways set in recessed semicircular surround, louvered shutters, low pitched gable roof, prominent pediment, multipaned windows and broad over hanging eaves. An addition which extends the building to the east continues the use of multipaned windows and stone lug sills. The windows of the original portion of the building feature half circle fanlights, and are framed by radiating brick voussoirs, featuring a stone keystone.

PROPOSED SCOPE OF WORK:

- Like in kind repairs and replacement of the roof
- Like in kind repairs of 52 windows and window sills
- Like in kind repairs the sign
- Like in kind repairs to the exterior doors
- Like in kind foundation repairs and limestone replacement as needed
- Like in kind chimney repairs
- Like in kind sidewalk replacement
- Like in kind tuckpointing

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
8. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors. 5. Exterior Walls UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.	The proposed like in kind repairs to the windows and doors are appropriate. All of the proposed like in kind repairs to the exterior of the buildings are appropriate

STAFF RECOMMENDATION

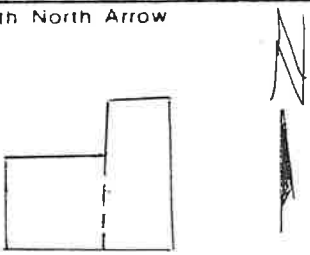
The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #25-016LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions

HISTORIC INVENTORY

104 E. Franklin

1 No. 5-F		4 Present Name(s) Jesse James Bank Museum Building	
2 County Clay		5 Other Name(s) Crawford Building Clay County Savings Association Building	
3 Location of Negatives Liberty Community Development			
6 Specific Location 104 East Franklin		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period 1858	
8 Site Plan with North Arrow 		18 Style or Design	
		19 Architect or Engineer	
		20 Contractor or Builder	
		21 Original Use, if apparent bank	
		22 Present Use museum/commercial	
		23 Ownership Public ☐ Private ☒	
		24 Owner's Name & Address, if known	
9 Negative No. 2-7		25 Open to Public? Yes ☒ No ☐	
10 Site Building X Structure Object		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
11 National Register? Yes ☐ No ☒		27 Other Surveys in Which Included	
12 Is It Eligible? Yes ☒ No ☐			
13 Part of Estab Hist Dist? Yes ☐ No ☒		30 Foundation Material stone	
14 District Potent'l? Yes ☒ No ☐		31 Wall Construction masonry	
15 Name of Established District		32 Roof Type & Material flat; tar & gravel	
		33 No. of Bays Front Side 5	
		34 Wall Treatment brick	
		35 Plan Shape L	
		36 Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐	
		37 Condition interior Exterior good	
		38 Preservation Underway? Yes ☐ No ☒	
		39 Endangered? By What? Yes ☐ No ☒	
		40 Visible from Public Road? Yes ☒ No ☐	
		41 Distance from and Frontage on Road, approx 56' on E. Franklin	

42 Further Description of Important Features This building is sited on a corner. The architecture reflects elements of Colonial Revival and Federal styles in its general symmetry, windows and doorways set in recessed semicircular surrounds, louvered shutters, low pitched gable roof, prominent pediment, multipaned windows, and broad overhanging eaves. An addition which extends the building to the east continues the use of multipaned windows and stone lugsills. The windows of the original portion of the building feature half-circle fanlights, and are framed by radiating brick voussoirs, featuring a stone keystone.

43 History and Significance This building was constructed by the Farmer's Bank of Missouri at Lexington to house a branch office in Liberty. The building was moved into on January 1, 1859. The bank became insolvent during the Civil War and closed in 1864. That same year the Clay County Saving Association and formed and this building was rented for their operation. Following a daylight robbery in 1866, the Clay County Savings Association went out of business. The building was then

44 Description of Environment and Outbuildings Commercial buildings are south and west of this building. To the east is a surface parking lot. A small surface parking area is also to the north. (cont)

45 Sources of Information Heritage of Liberty, 1976, p. 176. Clay County Centennial Souvenir, 1922, p. 36. Liberty Tribune, April 27, 1888.		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date	

Historic Inventory p. 2

104 East Franklin

Liberty, MO

43. (cont) rented to a variety of businesses. Between 1877 and 1965 it was owned by the Crawford family. In 1888, Kemp Woods, Jr. and Company were operating a bank from the building.







LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Excerpt

August 19, 2025

5:30 pm

City Council Chambers

Present: Paemon Aramjoo, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy

Absent: Linda Armstrong, Brett Rinker

Staff Present: Katherine Sharp, Director Planning & Development, Jeanine Thill, Community Development Manager

HDRC Case# 25-016LS Consideration of a Certificate of Appropriateness for like in kind; windows & sill repairs, exterior door repairs, tuckpointing, roof repairs, sidewalks, sign, foundation repairs and chimney repairs at 103 N. Water, a 353 Tax Abatement project.

Staff read the report and recommended approval.

Jim Drew, the contractor for the project, said this is the sixth building the Mathis family has renovated downtown. He said they have discovered the building is in bad repair. There were seven window AC units that dripped and ruined the window sills. With all renovations, they are keeping everything the same. He acknowledged one of the owners in the audience, Jarrod Mattis and also Jim Sneed, who was hired to restore the windows. He added that all window repairs will be done like in-kind, with new ropes and weights. The original building was built in 1859, there were additions in 1900 and 1909. He shared historic photos of the building before the additions. They will match all brick and tuckpointing.

Commissioner Gray asked what kind of roof they planning to install. He said the same, an clarified it will be a rolled roof with TPO.

Commissioner Gray thanked him for their investment in the downtown and this historic building.

Commissioner Carr also thanked the Mathis family for their investment.

Commissioner Drottz asked if the repointing of the brick will all be hand done, adding that with a building of this age and National Register designation, it is likely that no mechanical removal of grout would be allowed. It is a soft grout, and will likely need to be special made. He asked if they plan to seal the brick.

Mr. Drew said they aren't sure yet, but if so they do not want a sealant that is shiny or visible.

Commissioner Drottz said there are sealants that are good and when applied, you wouldn't be able to tell its sealed. He would be willing to provide samples.

Mr. Drew said they will have an open house once the renovations are complete.

A motion was made by Commissioner Carr to approve the application as presented. The motion was seconded by Vice Chair Aramjoo. The motion passed 7-0-0.



**CITY COUNCIL
ACTION REPORT**

Meeting Date: September 8, 2025

A/R No.: 2025-280

Department: Planning & Development

Submitted By: Jeanine Thill, Community
Development Manager

Subject: Resolution granting a certificate of appropriateness for exterior
improvements at 316 E. Franklin

Summary:

Resolution granting a certificate of appropriateness for exterior improvements at 316 E. Franklin, a Local Landmark, a 353 project.

Background:

The owner is seeking a certificate of appropriateness (COA) for the exterior improvements at 316 E. Franklin Street, a local landmark, a 353 project.

Previous Action (if applicable):

The Historic District Review Commission (HDRC) voted to recommend approval of a COA for exterior improvements at 316 E. Franklin Street, a local landmark, a 353 tax abatement project. HDRC Case#25-001LA.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other: HDRC LMRC	Completed/Recommended: HDRC approval on 3.18.25. LMRC approval on 8.26.25

Financial Considerations:

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

Attachments:

1. HDRC 25-001LA _RESOLUTIO 316 E Franklin 353
2. 25-001LA Staff Report with Exhibits 316 E Franklin
3. 3.18.25 Mtg Excerpt 25-001LA 316 E Franklin 353

RESOLUTION NO. _____

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS
FOR EXTERIOR IMPROVEMENTS AT 316 E. FRANKLIN

WHEREAS, applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the council with a recommendation; and

WHEREAS, a decision of the Historic District Review Commission to approve a certificate of appropriateness for exterior improvements at 316 E. Franklin, a local landmark, has been duly and properly presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a certificate of appropriateness for exterior improvements at 316 E. Franklin Street, a local landmark, is hereby granted, according to the design specifications in the application for a certificate of appropriateness on file in the Department of Planning and Development and available for review as required by law.

BE IT FURTHER RESOLVED that said dwelling shall be in full compliance with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2025.

GREG CANUTESON, MAYOR

ATTEST:

DEPUTY CITY CLERK

**HDRC Case No. 25-001LA****Staff: Jeanine Thill, Community Development Manager****HDRC Meeting Date: March 18, 2025****GENERAL INFORMATION****Application:**

Certificate of Appropriateness for renovations after the fire. Replacement of seven missing windows with wood windows to fit the original openings. Like in kind repairs to all remaining windows. Like in-kind repairs the brick including tuckpointing and replacement at needed. Construct a new second floor porch railing. Alterations to the non-historic garage. Add gravel to both driveways. Like in-kind repairs to drive approaches and sidewalks as needed.

Applicant: Ken Personett

Location: 316 E Franklin

District: Landmark

NRHP Status/category: Landmark

File Date: March 7, 2025

SPECIFIC INFORMATION**SITE HISTORY**

This local landmark was built in 1859 and was the home of Michael Arthur, a local slave trader. Arthur was President of the Pro-Slavery Aid Association and organized the Liberty Insurance Company. The home is significant in Criterion 1 for its character and value as part of the development and heritage of Liberty. It was thought to be a hospital and officers' quarters during the Civil War. It meets Criterion 3 for its association with Mr. Arthur, an early Clay County settler and business man. The home meets Criterion 4 for embodying characteristics of the early Italianate style. The house retains enough integrity in setting, feeling, design and association to make it suitable for restoration, thus meeting Criterion 10.

There was a fire in the second-floor apartment on October 23, 2024.

PROPOSAL DESCRIPTION

- **Windows & Doors:** Like in kind repair and replacement as needed. Where frames exist but no sash, custom wood sashes will be made to match existing. Seven windows are missing due to the fire. Most are 6/6 but some are 2/2. Where windows are missing entirely, the new windows will be Andersen 400 E-Series wood double hung windows to match the original. See exhibit G. New storm windows (blind stop) will be installed where missing. See Exhibit G.
- **Doors:** The existing on the home doors will remain. The garage door will be replaced.
- **Front Porch:** Construct a new wood railing system on the second-floor porch as shown in Exhibit E. Posts will be spaced at 8' on center. The style of railing is similar to the railing at 462 E. Kansas. An older photo shows the shadow of a second-floor porch newel post. Both levels of the porch are constructed of wood and are in good conditions. Decking on the upper level is a rolled asphalt roofing material and the front façade is composed of asphalt shingles. Roofing

is a combination of asphalt shingles on the sloped portions and a rolled roofing product on the flatter sections. See detail in Exhibit G. Replace the composite asphalt with TPO

- Brick: Like in-kind repairs, tuckpointing and replacement as needed.
- Garage: The existing single car detached garage will have new lap LP SmartSiding and trim, cedar texture. Install a new garage door, similar size and style of the existing. Replace the existing shingles with composite shingles. Remove the existing window.
- Driveways: There are two driveways, each on the West and North elevations of the home. Both are gravel and dirt with concrete drive approaches at the street. Pour new concrete driveway on the north with a private sidewalk connecting to the house. Replace any damage to public sidewalk and drive approach. See Exhibit F for the site plan.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
2. <u>UDO Design Principle</u>: Alterations shall restore a structure’s original elements, materials and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors windows and decorative elements. Elements that are not original, but which have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.	The proposed alterations to the home and the existing garage are appropriate.
7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.	Replacement of the windows that are beyond repair or are missing with wood windows to fit the original opening is appropriate. The new storm windows, blind stop, are appropriate. The new garage door is appropriate. The existing doors on the home are in good condition and will remain.
8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale,	There is photo graphic evidence that there was a railing on the

design, material, and color that complement the existing façade and its individual elements.

second-floor porch. The proposed railing is appropriate.

12. Walkways, Driveways & Parking Areas: Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.
*Recommended on page 41 of the Design Guidelines:
Consider installing drive ribbons of concrete or brick, rather than re-paving a gravel or concrete driveway.*

Alterations to the two existing driveways as proposed are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

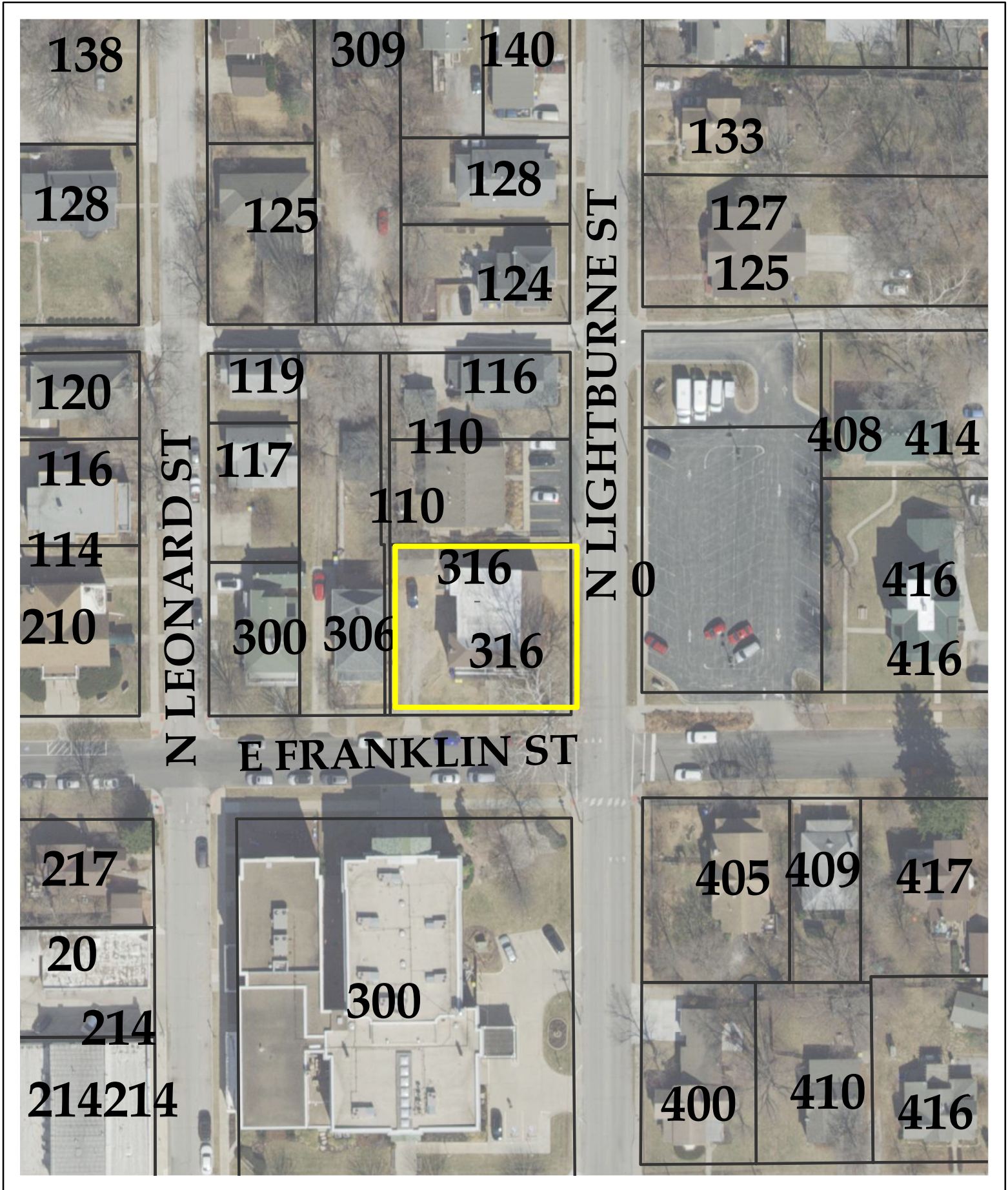
The application meets the standards for review and guidelines; therefor staff recommends approval of HDRC case # 25-001LA

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Narrative from Applicant
4. Exhibit D: Existing Conditions (2 Pages)
5. Exhibit E: Drawings- Porch Detail (2 Pages)
6. Exhibit F: Site Plan – Driveways
7. Exhibit G: Manufacturers Information/Materials – Windows, Garage Door and Siding



Historic Photo with Newell Post Shadow



HDRC Case #25-001LA
316 E Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll E # 3		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 316 E. Franklin St.	
2. COUNTY Clay		5. OTHER NAME(S) Estes-Arthur William House; The Mansion	
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.			
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture	
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1859	
8. DESCRIPTION OF LOCATION 9. UTM Coordinates: A 379580 4344980 B 377440 4344700 C D		18. STYLE OR DESIGN Folk: I-House	
		19. ARCHITECT OR ENGINEER unknown	
		20. CONTRACTOR OR BUILDER unknown	
		21. ORIGINAL USE, IF APPARENT residence	
22. PRESENT USE residence		28. NO. OF STORIES 2	
23. OWNERSHIP PUBLIC () PRIVATE (X)		29. BASEMENT? YES () NO (X)	
24. OWNER'S NAME AND ADDRESS IF KNOWN Timothy & Richard McMillian R5 Box29J Liberty, Mo.		30. FOUNDATION MATERIAL brick	
25. OPEN TO PUBLIC? YES () NO (X)		31. WALL CONSTRUCTION frame & masonry	
26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.		32. ROOF TYPE AND MATERIAL hip/asphalt shingle	
27. OTHER SURVEYS IN WHICH INCLUDED Historical Drive By Tour Liberty and Clay County Sesqui-centennial 1822-1972,p.3		33. NO. OF BAYS FRONT 5 SIDE 3	
34. DISTANCE FROM AND FRONTAGE ON ROAD 15'		34. WALL TREATMENT stretcher bond	
35. PLAN SHAPE Irregular		35. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()	
36. CONDITION INTERIOR unknown EXTERIOR fair		37. PRESERVATION UNDERWAY? YES () NO (X)	
38. ENDANGERED? BY WHAT? YES () NO (X)		39. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
40. DISTANCE FROM AND FRONTAGE ON ROAD 15'		41. PHOTO MUST BE PROVIDED (over)	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of this folk style, the house is rectangular in shape with a wide verandah extending the length of the principal facade. Detailing is Italianate in flavor with decorative carved porch posts and modeled brackets under the eaves. The "peaked gable" set in the roof on the South facade is reminiscent of the Kansas City Peak Style houses dating from about this time on Kansas City's West bluffs.			
43. HISTORY AND SIGNIFICANCE The I-House is a traditional British folk form that became a popular post railroad housing type over the eastern half of the country. Favored in the midwest, these houses often adapted stylistic detailing to make them appear more fashionable. This house was built in 1859 by Mike Arthur, a local financier and slave dealer. It was thought to be a hospital and officers quarters during the Civil War.			
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.			
45. SOURCES OF INFORMATION Water permit # 8-1640 B.R. Mason April 1906		46. PREPARED BY C. Millstein/P. Glenn	
47. ORGANIZATION Liberty-Community Dev.		48. DATE SPR. 86	
49. REVISION DATE(S)			

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
PH. 314-751-4096

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

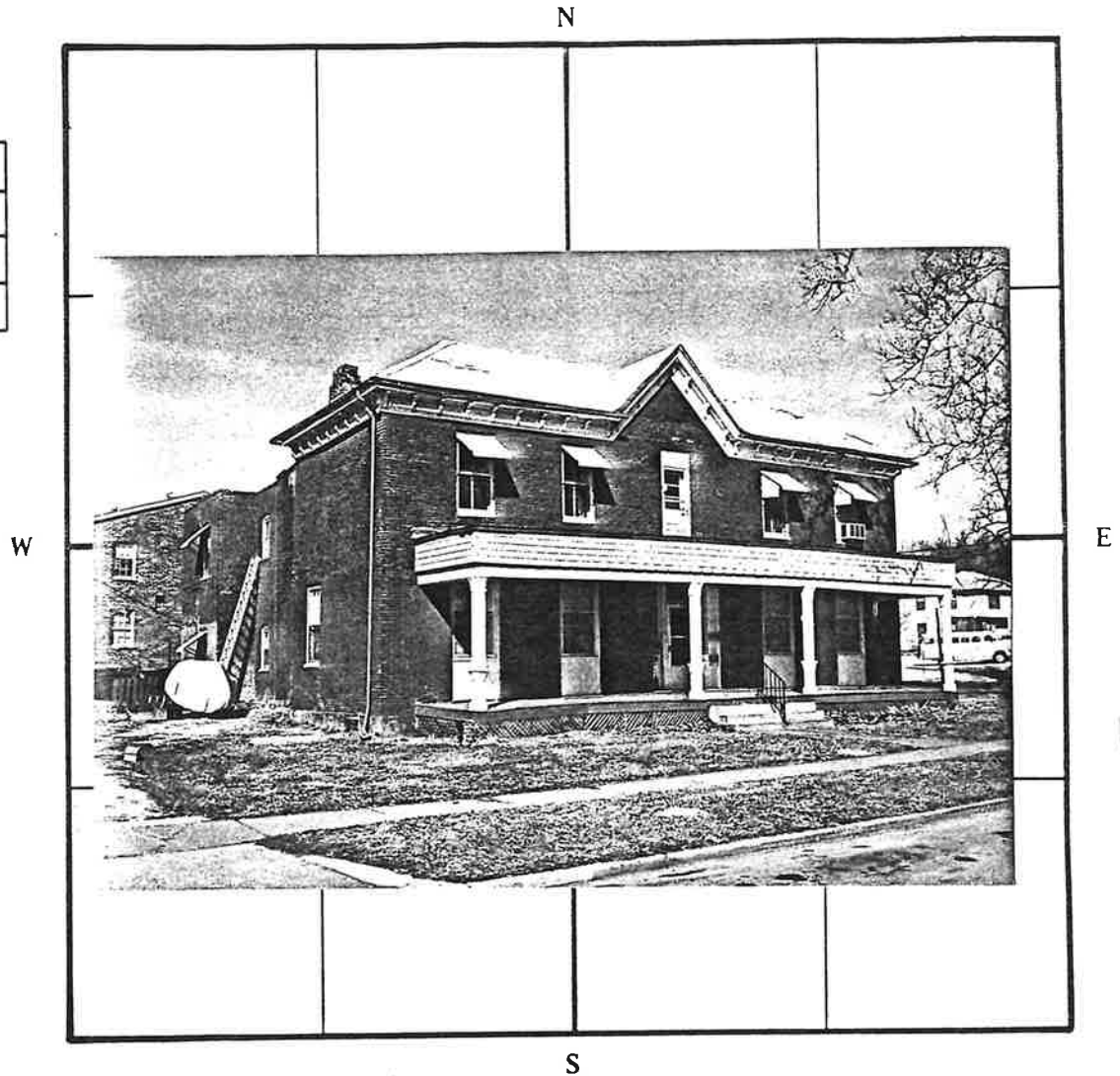
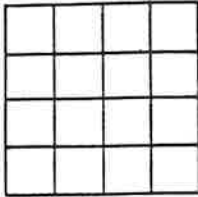
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

The principal entrance has a tabernacle surround with a secondary, non original entrance, centrally located in the second story S facade.

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

Please Attach a copy of a topographic map with the site marked on it.

The brick exterior is in fair condition with some settling and loose/missing mortar. There is evidence of previous repairs as well as paint being applied. There are areas where bricks are missing due to a fire on the west side of the second floor. Both levels of the front porch are constructed of wood in good condition. Decking on the upper level is a rolled asphalt roofing material and the front facade is composed of asphalt shingles. Roofing is a combination of asphalt shingles on the sloped portions and a rolled roofing product on the flatter sections.

The brick will require some stabilization, tuck pointing, and replacement where it is missing due to a fire on the west side of the second floor. Due to previous repairs and partial painting, I propose to paint the entire structure white after all the repairs are made. Replace the composite asphalt with new and the rolled asphalt with TPO

Wood windows, mostly 6 over 6 with some 2 over 2. Due to the fire, there are seven that are missing. There are a few storm windows. None of the 4 exterior doors appear to be original but are in good condition.

Repair existing windows by replacing any broken panes, reglaze as required, repair casings and paint. Where frames exist but no sash, custom wood sashes will be made to match existing. Where windows are missing entirely, I will install Anderson 400 wood windows to match original (2/2 in front, 6/6 side & rear). Install new storm windows where missing (blind stop).

The single car detached garage is a non-contributing structure. The siding, trim, door and roofing are in poor condition.

Install new lap siding & trim (LP SmartSiding, cedar texture). Install new garage door, same size & similar in style to existing. Tear off existing and install new composite shingles. Remove the window.

Gravel and dirt driveways on both west and north sides with concrete drive approaches at the street. Concrete public sidewalks.

Pour new concrete driveway on the north with private sidewalk connecting to the house. Add gravel to existing to the west side driveway. Tear out and replace any damage to public sidewalk & ROW drive approach.

An older photograph, prior to when the brick was painted, shows the shadow of a second-floor porch newel post, evidence of a railing system. The porch is accessible to people traffic and a railing system is needed for safety. Picture is for shadow of newel post only.

Construct a railing system as shown in the drawing and depicted in pictures of a similar house in both style and age located nearby.



Exhibit D:
Existing Conditions
Page 1 of 2



Front Bedroom Windows Existing Conditions



Kitchen Window



Living Room



Rear Bedroom Window



Rear Foyer

Exhibit D:
Existing Conditions
of Windows
Pg 2 of 2

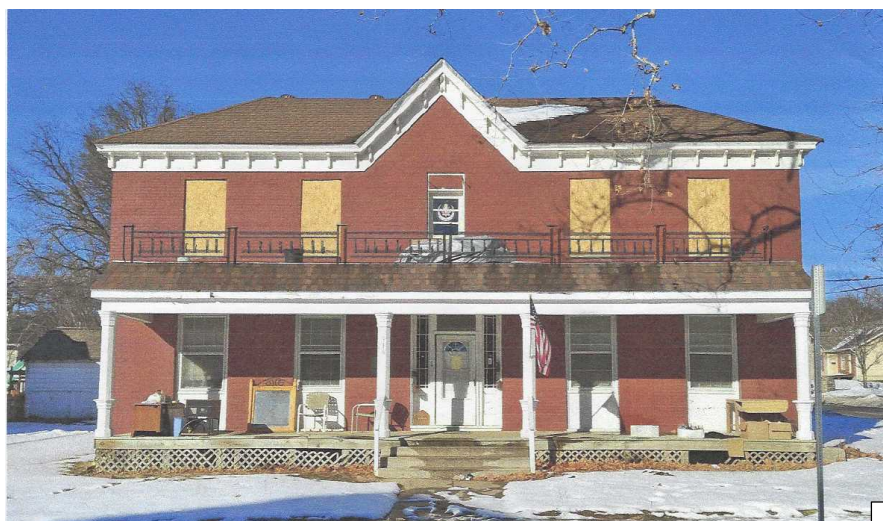
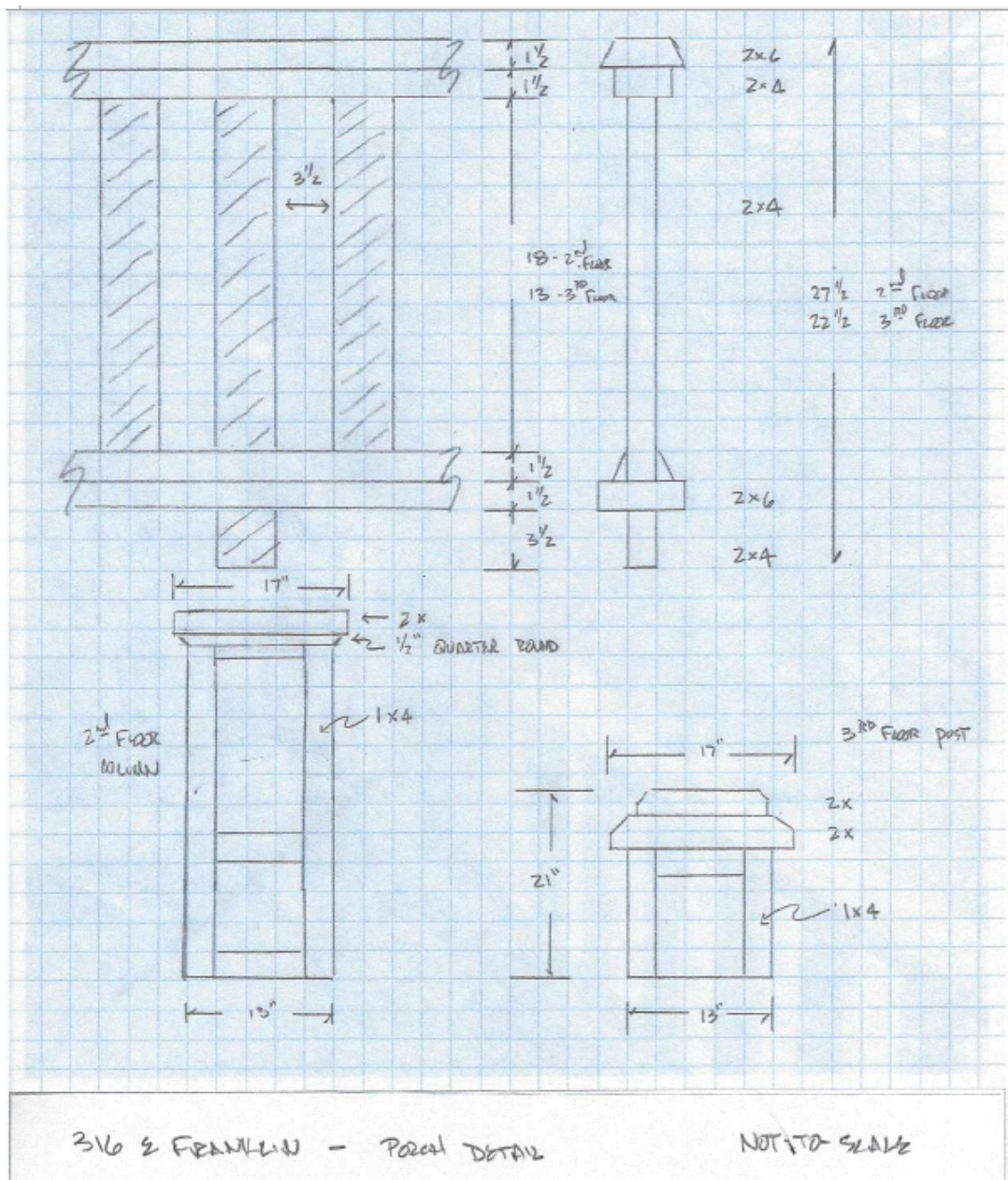


Exhibit E: Drawing
Porch Details
Pg 1 of 2



Exhibit E:
Example Porch
Railing Pg. 2 of 2

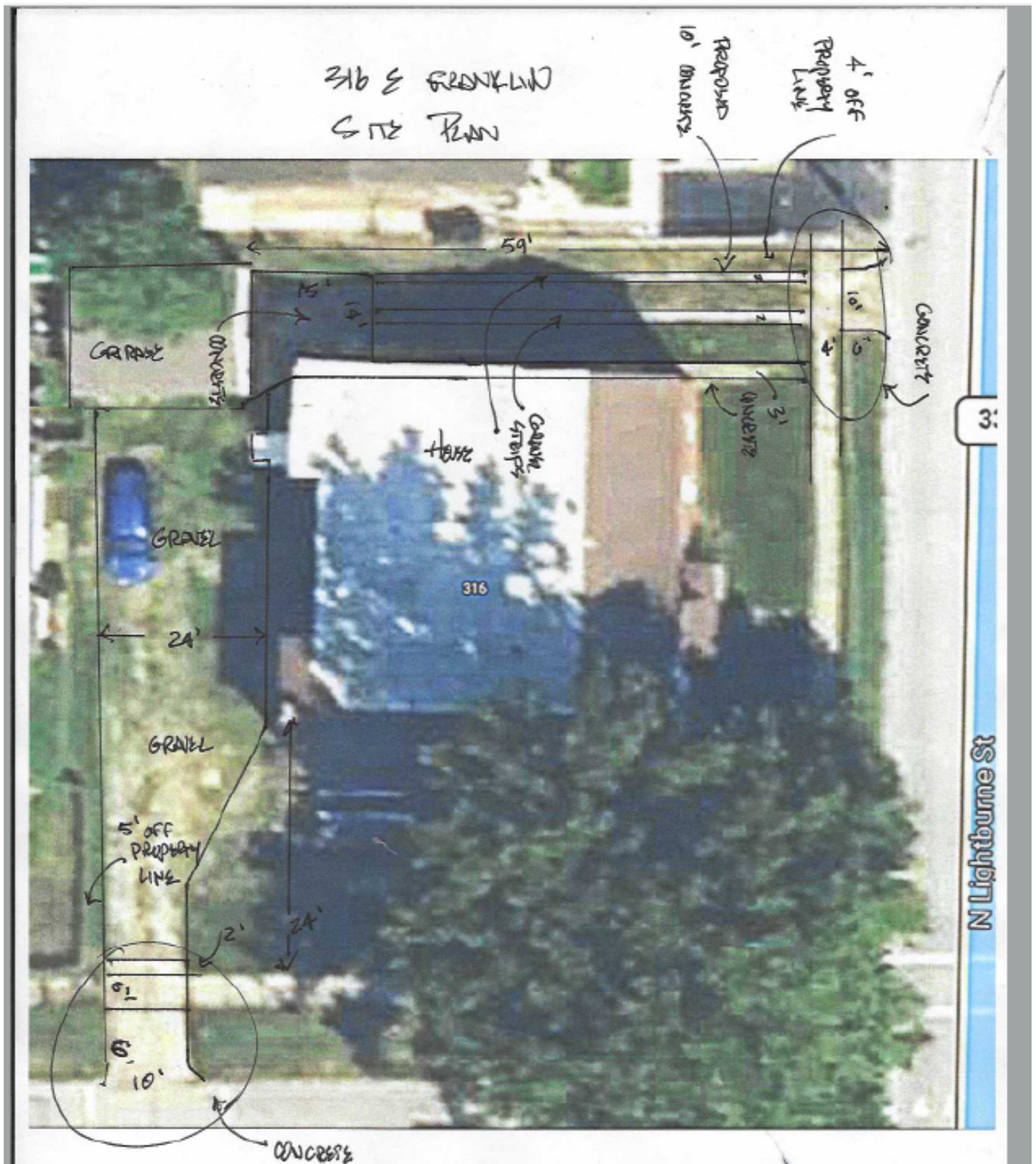


Exhibit F:
Site Plan

316 E FRANKLIN

SATELLITE VIEW



LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Excerpt

March 18, 2025

5:30 pm

City Council Chambers

Present: Paemon Aramjoo, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker,

Absent: Linda Armstrong, Katie Schmidt

Applicants present: Mr. Benn Garrett, 418 E Mississippi, Mr. Ken Personett representing 316 E Franklin

HDRC Case #25-001LA Consideration of a Certificate of Appropriateness for alterations to the front porch, window replacement, alterations to the garage and like in kind repairs at 316 E Franklin, Local Landmark

- Ms. Thill read the staff report and recommended approval.
- Commissioner Gray said that 15-inch columns could be a little heavy. Maybe 11 or 12 inches wide might look more appropriate to match the lower columns.
- Commissioner Carr said he doesn't have a problem with the proposed size, but they need to be proportionally appropriate.
- Commissioner Rinker asked if that is typical for the windows to be a combination of 6/6 and 2/2. Commissioner Carr said he doesn't find that unusual.
- Commissioner Carr asked for clarification on the Andersen 400 windows he is proposing, specifically if the muntins are simulated divided lite showing a putty line and if the grid is inside the glass. Mr. Personett said that he would have to double check, but he thinks the grids are inside the glass. Commissioner Carr said he thought they would like to match the profile of the original window. Simulated divided lite will be preferred.
- Commissioner Carr asked about the doors on the home and specifically if the north first floor door was going to be replaced or repaired as it appeared the vertical muntin was missing. Mr. Personett said that they are all in good condition and he doesn't plan to replace any doors at this time.

Vice Chairman Aramjoo made a motion to approve the application with the stipulation that the upper floor porch posts are proportionate to the lower posts and that the windows have exterior divided lites. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.