Agenda

City Council Special Regular Session

Monday, December 15, 2025 - 7:00 PM
Council Chambers

I. Call to Order

II. Approve Minutes and Summaries

III. Meeting Schedule

IV. Consent Agenda

A. Resolution appointing directors to the Liberty Parkway Plaza Community Improvement District Board of Directors

V. Public Hearings

A. Resolution approving a Final Development Plan for Metrobloks, a 177,000 sq. ft. building at 2515 Old Hughes Road in the City of Liberty, Clay County, Missouri (P&Z Case 25-61FDP)

B. Ordinance amending Chapter 30, “Unified Development Ordinance”, of the Code of the City of Liberty, Clay County, Missouri (P&Z Case 25-57A)

VI. Ordinances, Contracts and Resolutions

A. Ordinance acknowledging vendor payments for the period of November 28, 2025 to December 5, 2025

B. Ordinance amending the official zoning map of the City of Liberty, Missouri by rezoning 7.04 acres from R-1A, “Suburban Residential District” to PD, “Planned Development District” for a 49-unit townhome development at the southwest corner of N. Church Road and Camille Street (P&Z Case 25-58R&PDP) **(Second Reading) (postponed from December 8, 2025)**

C. Resolution approving a Final Development Plan for a 11,664 sq. ft. building at 1050 Route H in the City of Liberty, Clay County, Missouri (P&Z Case 25-50FDP)

D. Ordinance accepting and approving a Final Plat for Mckinley Addition, 1 lot on 4.15 acres in the City of Liberty, Clay County, Missouri (P&Z Case 25-56FP)

E. Resolution approving a Final Development Plan for the Police Station expansion at City Hall, a 21,877 sq. ft. building addition at 101 E. Kansas Street in the City of Liberty, Clay County, Missouri (P&Z Case 25-59FDP)

F. Ordinance accepting and approving a Final Plat for Liberty City Hall, 1 lot on 1.41 acres in the City of Liberty, Clay County, Missouri (P&Z Case 25-60FP)

G. Ordinance approving a contract for services with Liberty Sports Officials for 2026 youth and adult sports officiating services in an amount not to exceed $225,000.00

H. Ordinance approving a guaranteed pricing agreement with Brady Industries for 2026 city-wide purchase and delivery of custodial supplies in an amount not to exceed $53,000.00

I. Ordinance approving a guaranteed pricing agreement with Myrick Mechanical for FY2026 city-wide HVAC preventative maintenance and on-call repair services in an amount not to exceed $125,000.00

J. Ordinance approving a contract with Clay County Senior Services grant funding for 2026 operational expenses pertaining to Liberty Access Transportation, Glenaire Transportation Program and the Liberty Silver Center in an amount not to exceed $168,500.00

K. Ordinance approving an agreement with Flock Safety for the installation, maintenance and access of data for safety cameras in an amount not to exceed $108,800.00

L. Ordinance amending Ordinance No. 11972 approving an amendment with Gannet Fleming TranSystems for City of Liberty Project 24-009, Liberty City Park Sidewalk Network Project by increasing the contract amount by $113,731.00 from an amount of $408,818.00 to $522,549.00

M. Ordinance approving a services agreement with Kaizon Solutions for the cleaning of city facilities for 2026 in an amount not to exceed $77,208.00

N. Ordinance approving a contract extension with FORVIS for the annual audit FY2025

O. Liberty Economic Development Corporation

1. Presentation of LEDC Annual Report
2. Ordinance approving a fee for services agreement with the Liberty Economic Development Corporation

P. Ordinance approving a Legal Services Contract with Williams Dirks Dameron, LLC for representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks

Q. Resolution of the City Council of the City of Liberty, Clay County, Missouri declaring a moratorium on multifamily developments in the City of Liberty and such moratorium to remain in effect for six months unless extended or replaced by an amending Ordinance

VII. Other Business

A. Memorandum On Municipal Separate Storm Sewer System (MS4) audit and general program update

VIII. Miscellaneous Matters from City Administrator

IX. Miscellaneous Matters from Mayor and City Council

X. Adjournment

RESOLUTION NO. _____

RESOLUTION APPOINTING DIRECTORS TO THE LIBERTY PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

WHEREAS, successor directors shall be appointed by the chief elected officer of the Municipality with the consent of the governing body of the Municipality by resolution according to a slate of directors submitted to the City Clerk of the Municipality by the Board of Directors in accordance with the procedures outlined in the Community Improvement District petition and Act; and

WHEREAS, a request dated November 20, 2025 was submitted by the Liberty Parkway Plaza Community Improvement District nominating the following individuals to serve four (4) year terms, commencing January 25, 2026 and expiring on January 25, 2030, as Directors of the District:

Lucas Alumbaugh
Chris Hafner
Jordan Chamberlin

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that these individuals are appointed to serve as Directors of the Liberty Parkway Plaza Community Improvement District for a term of four years;

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 25-61FDP

Staff: Michael Peterman, Assistant Director of Planning & Development

Date: December 15, 2025

GENERAL INFORMATION

Application:	**Final Development Plan for Metrobloks. A two story, 177,000 sq. ft. building on 29 +/- ac. at 2515 Old Hughes Rd. with a variance from fe nce regulations.**
Applicant:	Daniel Finn 1270 N Winchester Olathe, KS 66061
Owner:	John Davis/ Foresight Real Estate Services 105 Stewart Ct. #225 Liberty, MO 64068
Location:	28.93 +/- acres, north of Garrison Rd between Hughes and Withers, south of South Liberty Parkway
Existing Land Use/Zoning:	Undeveloped / M-1 "Light Industrial"
Future Land Use Designation:	Flex/Industrial
Surrounding Land Uses/Zoning:	**North**: Undeveloped/ R-1A "Suburban Residential" **South**: Liberty Commerce Center/ M-1 "Light Industrial" **East**: Large Lot Residential/ R-1A "Suburban Residential" **West**: Hughes Rd. and Ford Property/ BP "Business Park"
Public Notice:	Legal Notice printed in Courier Tribune- November 19 Letter sent to property owners within 185 ft. on November 20 Sign Posted on site on November 20
File Date:	November 7, 2025

PREVIOUS CASES / SITE HISTORY

PZ Case 23-02A: Future Land Use Amendment from Commercial to Business for north of Garrison Road, between Hughes and S. Withers Roads on the south side of South Liberty Parkway was approved by the City Council on February 27, 2023.

P&Z Case 23-07R&PDP: Rezoning & Preliminary Development Plan for 781 Logistics. Rezoning to M-1 for 264,100 sf of industrial space on 24.69 acres north of Garrison Rd between Hughes and Withers, south of South Liberty Parkway was approved by the City Council on April 10, 2023. This approval has expired due to no

action taken to move forward with the project.

P&Z Case 23-08PP: Preliminary Plat for 781 Logistics, 1 lot on 24.69 acres north of Garrison Rd between Hughes and Withers, south of SLP was approved by the City Council on April 10, 2023. This approval has expired due to no action taken to move forward with the project.

P&Z Case 23-22R&PDP: Rezoning and an Amended Preliminary Development Plan for 781 Logistics. Rezoning 4.24 acres from R-1A to M-1 for a 400,000 sf industrial building on 28.93 total acres was approved by the City Council on July 24, 2023. This approval has expired due to no action taken to move forward with the project.

P&Z Case 23-23PP: Preliminary Plat for 781 Logistics, 1 lot on 28.93 acres north of Garrison Rd between Hughes and Withers, south of SLP was approved by the City Council on July 24, 2023. This approval has expired due to no action taken to move forward with the project.

APPLICANT'S PROPOSAL

Use

The applicant's proposal includes approximately 177,000 square feet of space, 88,500 sq. ft. on each floor, in a t wo-story building. The applicant, Metrobloks, is proposing a data center use in this location. This is the first of a three-building proposal for the site. Data centers are an appropriate use in an industrially zoned district.

Site Design

The site is proposed north of Garrison Road, between Hughes and S. Withers Roads on the south side of South Liberty Parkway. The project is proposed on 1 lot. Future phases will also be located on the same lot. There are two proposed entrances to the site from the new Hughes Road. There will be a stormwater maintenance area on the southwest corner of the property.

Access/Circulation/Parking

There will be 2 proposed entrances to the site from Hughes Road. All internal drives will be private. There are 35 proposed parking spaces (4 of them designated as accessible). The parking UDO Section 30-83.2.5 states "All mixed-use buildings and industrial uses, including warehouse facilities shall be determined on a case-by-case basis."

Landscaping

The proposed open space exceeds the 20% requirements of the code. Each future phase will be required to also meet the standard. 62 large and 35 ornamental trees and 354 shrubs are planned throughout the building site which meets the landscaping standards outlined in the UDO.

Building Design

The building is proposed to be precast concrete panels. The corners of the building will be a mix of glass storefront windows and concrete panels. These materials are appropriate in an industrial district.

Variance Request

The applicant is requesting a variance from Section 30-78.3 (Fences and Screening Standards) of the City of Liberty Unified Development Ordinances to allow an 8-foot-tall security fence around the perimeter of the property. The applicants request is attached as **Exhibit E.**

PUBLIC INFRASTRUCTURE

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

Streets
The project includes two entrances on Hughes Road. Hughes Road is a fully improved part of the city street network. The overall plan includes to have Garrison Road and Old Hughes Road vacated the extent of the property with public cul-de-sacs to be built by the developer. This will be discussed in detail in the Final Plat application.

Sanitary Sewer
Sanitary service is provided via a public sewer main extension to an offsite sewer main (East of Withers Road and South of South Liberty Parkway).

Water
Water service is provided via connections to an existing water main on Hughes Road and will be looped through the site.

Stormwater
Stormwater will be collected by an on-site collection system directed to the storm water detention area located on the site, then released into the Liberty stormwater system at an acceptable rate.

STAFF ANALYSIS

Staff analyzed this application in accordance with the Liberty *Unified Development Ordinance* (UDO), Section 30-27.8. All criteria must be satisfied in order for staff to recommend approval:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   Our Comprehensive Plan, Leading Liberty Forward (2023), lists goals and strategies that should be used to guide our community growth.

   Goal 1, Strategy 1.2 states that the City should, "Align infrastructure improvements and future development and redevelopment opportunities as illustrated in the plan".

   The Future Land Use Map designation in this area is Flex/Industrial. The use of this lot as a industrial building is appropriate as it is adjacent to other warehouse industrial areas and is currently zoned M-1, "Light Industrial".

   Staff believes the proposal conforms to the Future Land Use Map, Growth and Redevelopment Framework Map and Comprehensive Plan.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the development plan application substantially conforms to the requirements set forth in the Unified Development Ordinance with the exception of the fence variance.

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

The proposed plan complies with city development standards and policies.

STAFF RECOMMENDATION

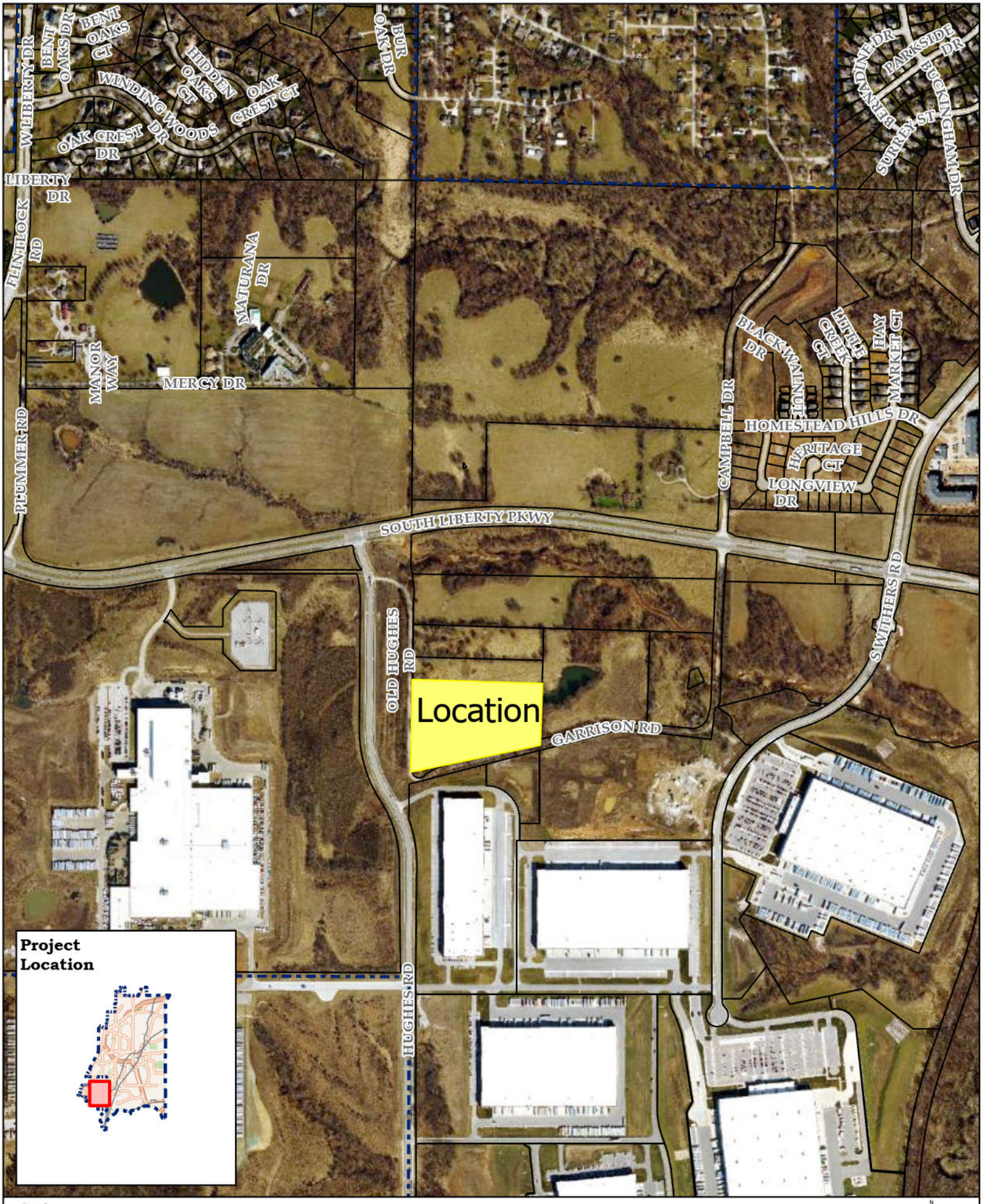
Staff finds this application meets the standards of review if the fence variance is accepted, for a Final Development Plan in Section 30-97.5 (1) of the UDO. Staff recommends approval of P&Z Case 25-61FDP.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-61FDP with the variance for fence height, as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Site Plan
Exhibit C: Landscape Plan
Exhibit D: Building Elevations
Exhibit E: Variance Request
Exhibit F: Planning & Zoning Commission Minutes Excerpt
Exhibit G: Resolution



City of Liberty

Vicinity Map
Exhibit A

PZ Case 25-61FDP
Final Development Plan
Metroblocks

0 340 680
Feet

ZONING BULK REGULATIONS

ZONING	
EXISTING: M-1	PROPOSED: M-1

BUILDING SETBACKS (CODE SECTION XXXX)		
LOCATION	REQUIRED	PROVIDED
FRONT YARD	30 FT	95 FT
SIDE YARD	*10 FT	189 FT
REAR YARD	15 FT	992 FT

*SIDE YARD IS 10 FT, EXCEPT THAT A SIDE YARD ABUTTING A STREET OR A ZONED RESIDENTIAL LOT SHALL BE A MINIMUM TWENTY (20) FEET.

PARKING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FROM P/L	N/A FT	N/A FT
FROM R/W	N/A FT	27 FT

LANDSCAPE SETBACKS (CODE SECTION 30-97.5)		
LOCATION	REQUIRED	PROVIDED
RESIDENTIAL	50 FT	465 FT

COMMERCIAL SITE & BUILDING SUMMARY TABLE

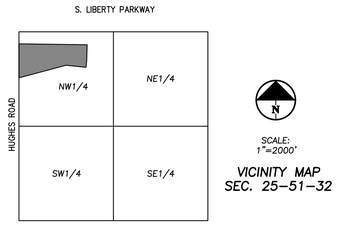
SITE DATA	SITE AREA	FAR
LOT 1	28.93 AC.	0.0702
BUILDING DATA	BUILDING AREA	
BUILDING #1	88,500 S.F.	

PARKING SUMMARY TABLE

PARKING REQUIREMENTS	
PROVIDED - LOT 1	
STANDARD SPACES	31
ACCESSIBLE SPACES	4
TOTAL	35

OPEN SPACE SUMMARY TABLE

OPEN SPACE REQUIREMENTS (CODE SECTION 30-97.6)		
LOT 1	EXISTING	PROPOSED
OPEN SPACE (20% MIN)	28.37 AC. - 98%	25.09 AC. - 87%
IMPERVIOUS	0.56 AC. - 02%	3.84 AC. - 13%



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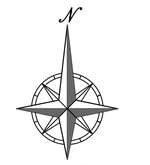
- L/S — LANDSCAPE SETBACK LINE
- (9) — PROPOSED BUILDING
- ASPHALT PAVEMENT - STANDARD DUTY
- ASPHALT PAVEMENT - HEAVY DUTY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- PARKING LOT LIGHT POLE
- PARKING SPACES



811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, BEING DESCRIBED BY SCOTT G. CHRISMAN, MO RLS-2594, PHELPS ENGINEERING, INC. PROJECT NO. 220900 MAY 19, 2023, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE S 0°36'32"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 343.00 FEET, TO THE POINT OF BEGINNING; THENCE S 88°37'48" E, A DISTANCE OF 1590.82 FEET; THENCE S 00°35'00" W, A DISTANCE OF 634.80 FEET, TO A POINT ON THE CENTERLINE OF GARRISON ROAD, AS NOW ESTABLISHED BY THE PLAT OF LIBERTY COMMERCE CENTER - FIRST PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 83°22'46" W, ALONG THE CENTERLINE OF SAID GARRISON ROAD, A DISTANCE OF 187.83 FEET; THENCE S 75°40'52" W, ALONG THE CENTERLINE OF SAID GARRISON ROAD, A DISTANCE OF 1453.21 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE CENTERLINE OF HUGHES ROAD, AS NOW ESTABLISHED BY THE PLAT OF FORD MOTOR STAMPING PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 00°36'32" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, AND ALONG THE CENTERLINE OF SAID HUGHES ROAD, A DISTANCE OF 1010.62 FEET, TO THE POINT OF BEGINNING, CONTAINING 28.9262 ACRES, MORE OR LESS.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

SITE PLAN

METROBLOKS DATA CENTERS
2525 OLD HUGHES ROAD
LIBERTY, CLAY COUNTY, MISSOURI

No.	Revisions:	Date	By	App.

PROJECT NO. 250905
DATE 11-07-2025 | DRAWN: DDB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-361
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007002598

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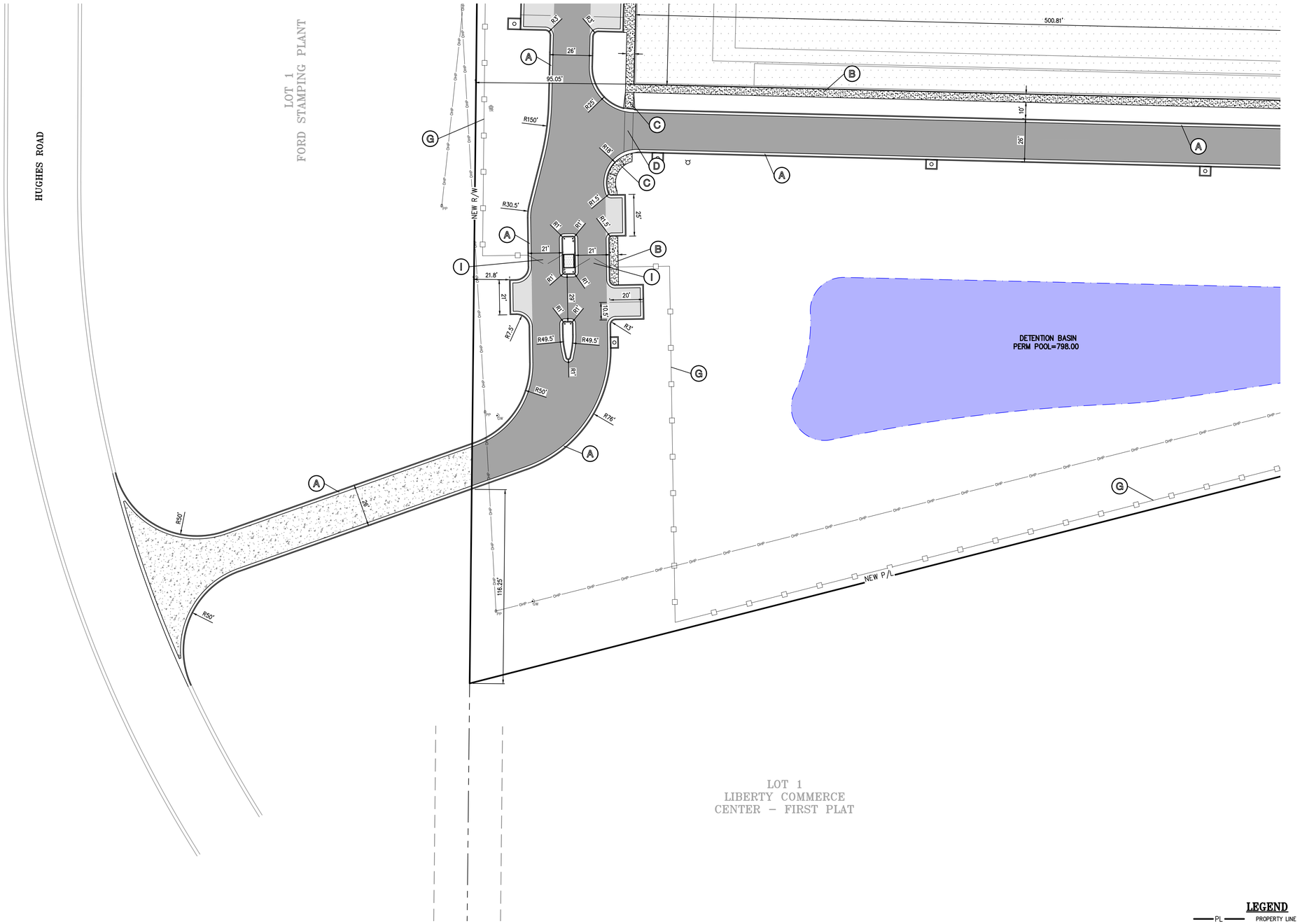

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3%. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).
- (D) CONSTRUCT PAINTED CROSSWALK WITH TWO 6 INCH WIDE WHITE STRIPES SPACED 5 FEET APART ALONG TRAVEL PATH.
- (E) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).
- (F) INSTALL ACCESSIBLE PARKING SIGN IN PAVEMENT OR SIDEWALK WITH 6" CONCRETE FILLED PIPE BOLLARD.
- (G) INSTALL 8 FT TALL IMPASSE II GAUNTLET FENCE.
- (H) INSTALL TEMPORARY FENCE.
- (I) INSTALL GATE WITH KNOX BOX FOR FIRE DEPARTMENT EMERGENCY ACCESS.
- (J) CONSTRUCT CONCRETE ELECTRICAL PAD (REFER TO UTILITY PLAN AND ELECTRICAL COMPANY REQUIREMENTS).
- (K) CONSTRUCT TRASH ENCLOSURE (REFER TO ARCH. PLANS).
- (L) CONSTRUCT 6 INCH CONCRETE FILLED STEEL PIPE BOLLARD (57).

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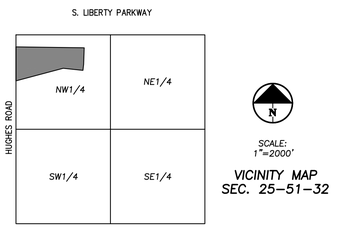

VICINITY MAP
SEC. 25–51–32

SCALE: 1"=30'
0' 30' 60'

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CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007005228

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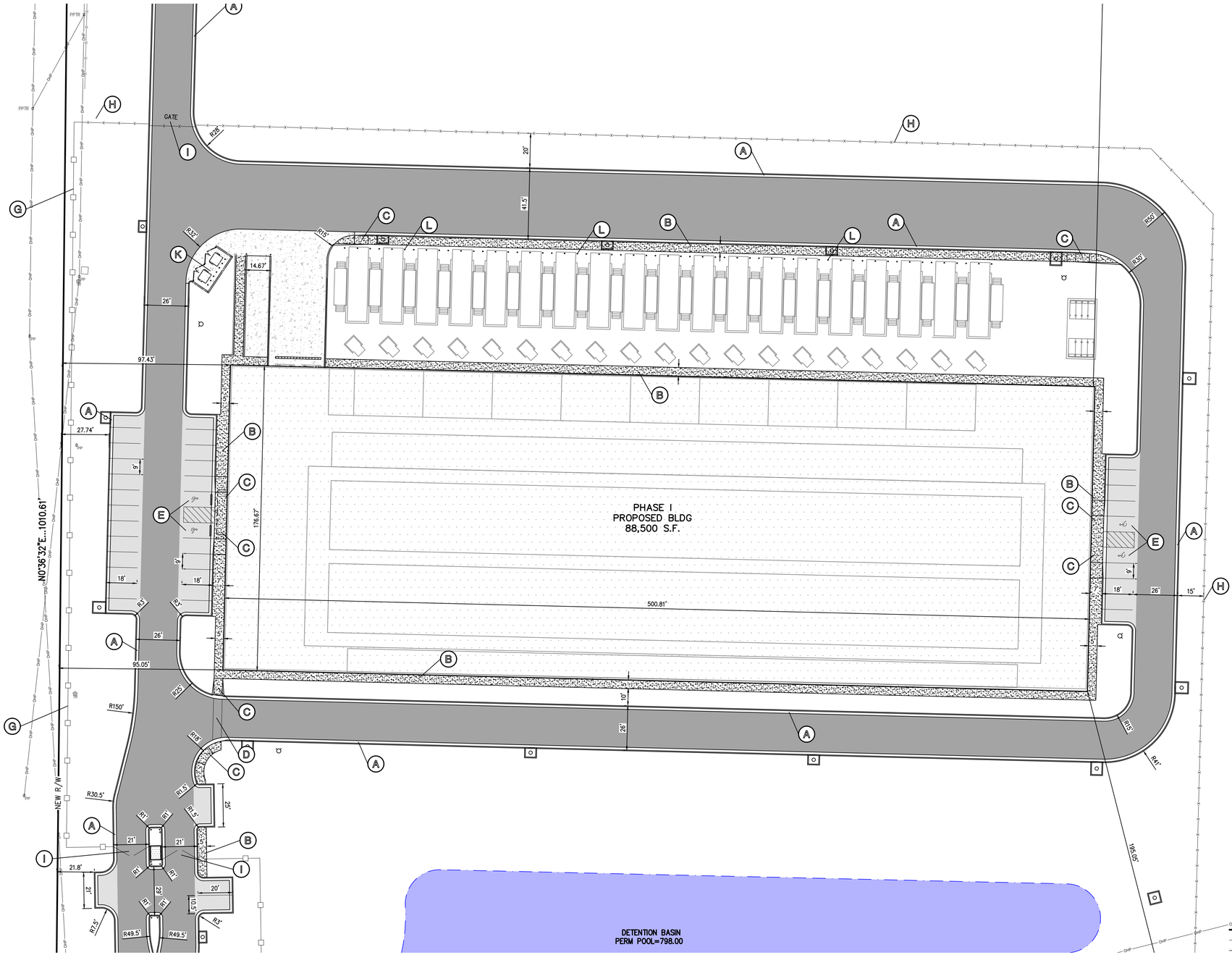

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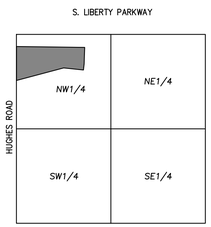

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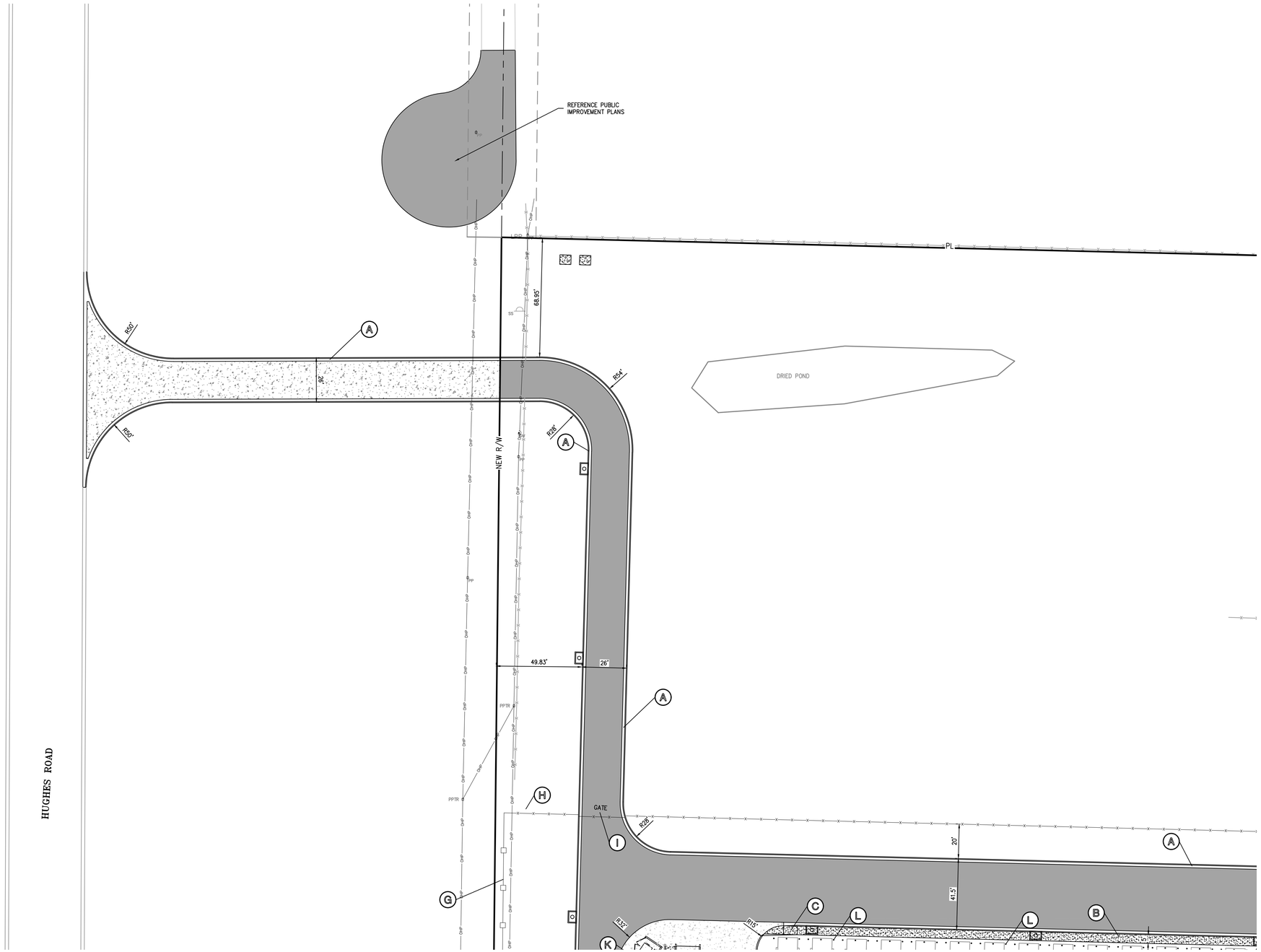

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- (A) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3%. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).
- (D) CONSTRUCT PAINTED CROSSWALK WITH TWO 6 INCH WIDE WHITE STRIPES SPACED 5 FEET APART ALONG TRAVEL PATH.
- (E) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).
- (F) INSTALL ACCESSIBLE PARKING SIGN IN PAVEMENT OR SIDEWALK WITH 6" CONCRETE FILLED PIPE BOLLARD.
- (G) INSTALL 8 FT TALL IMPASSE II GAUNTLET FENCE.
- (H) INSTALL TEMPORARY FENCE.
- (I) INSTALL GATE WITH KNOX BOX FOR FIRE DEPARTMENT EMERGENCY ACCESS.
- (J) CONSTRUCT CONCRETE ELECTRICAL PAD (REFER TO UTILITY PLAN AND ELECTRICAL COMPANY REQUIREMENTS).
- (K) CONSTRUCT TRASH ENCLOSURE (REFER TO ARCH. PLANS).
- (L) CONSTRUCT 6 INCH CONCRETE FILLED STEEL PIPE BOLLARD (57).

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT – STANDARD DUTY
- ASPHALT PAVEMENT – HEAVY DUTY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- PARKING LOT LIGHT POLE
- (9) PARKING SPACES

Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
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PLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN – ENLARGED

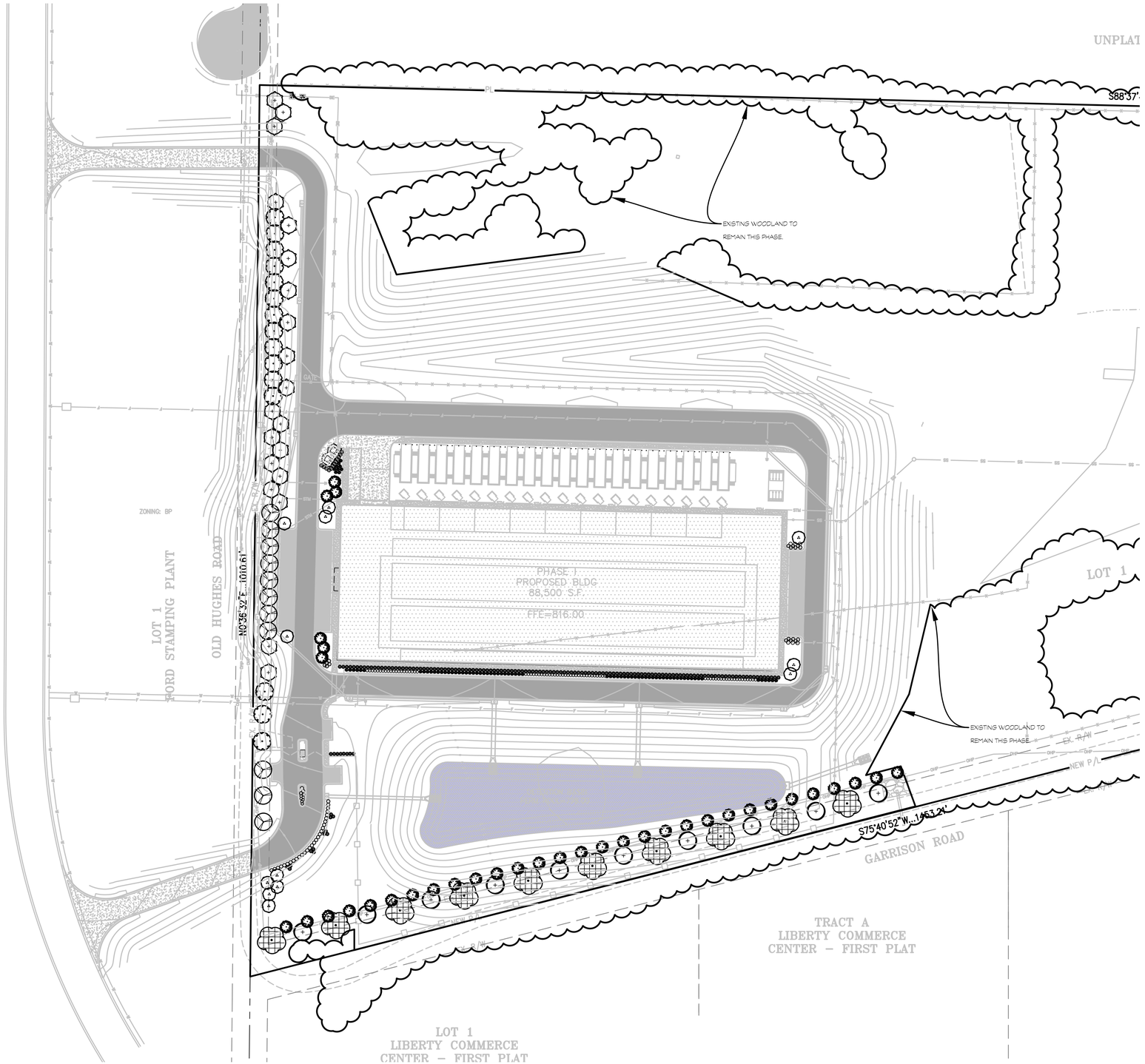
METROBLOKS DATA CENTERS
2525 OLD HUGHES ROAD
LIBERTY, CLAY COUNTY, MISSOURI

By	App.	Revisions:	Date	No.

PROJECT NO. 250905
DATE 11-07-2025 | DRAWN: DDB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING – LS-82
LAND SURVEYING – E-261
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C104

\\PHELPS-SERVER\Projects\P\250905\Dwg\Permit Plans\SITE - ENLARGED.dwg Layout:3 Nov 07, 2025 - 4:15pm Daniel Finn



30-97.4.(2) - Parking Lot Landscaping		
Type	Required	Proposed
Number of Parking Spaces		35
Large Growing Trees	4	4
Small Growing Trees	3	3
Shrubs	18	18

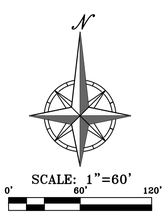
30-97.4.(3) Property Frontage Requirements								
Street Name	Road Type	Use	Frontage Length	Minimum Buffer Width	Large Growing Trees Required	Alternative Small Growing Trees Required	Large Growing Trees PROVIDED	Small Growing Trees PROVIDED
Hughes Road	Arterial	M-2	1010.61	30	21	29	**42**	**5**
Garrison Road	Local	M-2	2008.21	10	41	58	**20**	**30**

30-97.4.(4) Interior Landscaping		
Total Area of Site	1260118	Sq. Ft.
Total Building Area	88500	Sq. Ft.
Large Growing Trees	8	required
Alt.: Small Growing Trees	10	required
Shrubs	354	required
Large Growing Trees	n/a, however existing trees to remain	provided
Alt.: Small Growing Trees	10	provided
Shrubs	354	provided

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
LARGE GROWING TREES				
	NYS GAN	Nyssa sylvatica 'NSUHH' / Green Gable™ Blackgum	1.5" Cal.	20
	PIC ABI	Picea abies / Norway Spruce	6` Ht.	10
	QUE RUB	Quercus rubra / Northern Red Oak	1.5" Cal.	15
	TIL COR	Tilia cordata / Littleleaf Linden	1.5" Cal.	10
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	1.5" Cal.	11
SMALL GROWING TREES				
	PAR VAN	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	1.5" Cal.	12
	PRU VIR	Prunus virginiana 'Schubert' / Schubert Chokecherry	1.5" Cal.	36
SHRUBS				
	Abe kal	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	#3	30
	Jun het	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper	6' Ht.	12
	Jun for	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal.	146
	Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	7
ORNAMENTAL GRASSES				
	Fes bbl	Festuca glauca 'Casca11' / Beyond Blue™ Fescue	#3	5
	Lir big	Liriope muscari 'Big Blue' / Big Blue Lilyturf	6"	79
	Lir var	Liriope muscari 'Variegata' / Variegated Lilyturf	6"	77
	Pan hea	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	8"	14

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	Opn dtb	Detention Basin Native Seed Mix / OPN Seed	---		27,405 sf



STATE OF MISSOURI
MICHAEL G. McGREW
NUMBER PLA-2019023648
PROFESSIONAL LANDSCAPE ARCHITECT

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
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PLANNING
ENGINEERING
IMPLEMENTATION

LANDSCAPE PLAN

METROBLOKS DATA CENTERS
2525 OLD HUGHES ROAD
LIBERTY, CLAY COUNTY, MISSOURI

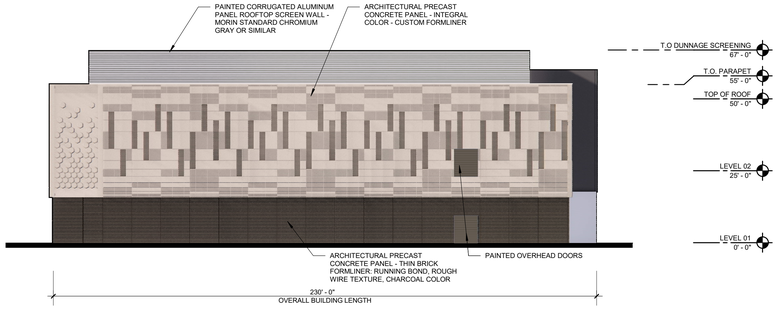
No.	Date	Revisions:	By	App.

PROJECT NO. 250905
DATE: 11-07-2025 | DRAWN: MM
CHECKED: DAF | APPROVED: DAF

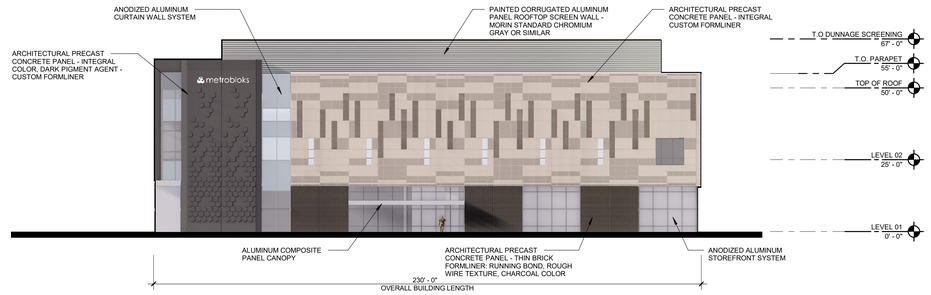
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-1911
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007000828

SHEET
L110

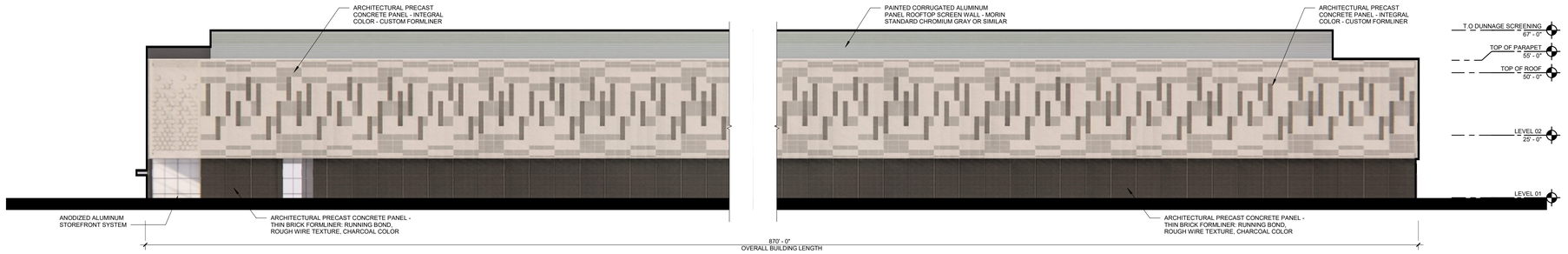
\\PHELPS-SERVER\Projects\P\250905\Dwg\Permit Plans\LANDSCAPE.dwg Layout:L110 - LANDSCAPE Nov 07, 2025 - 4:16pm Mike McGrew



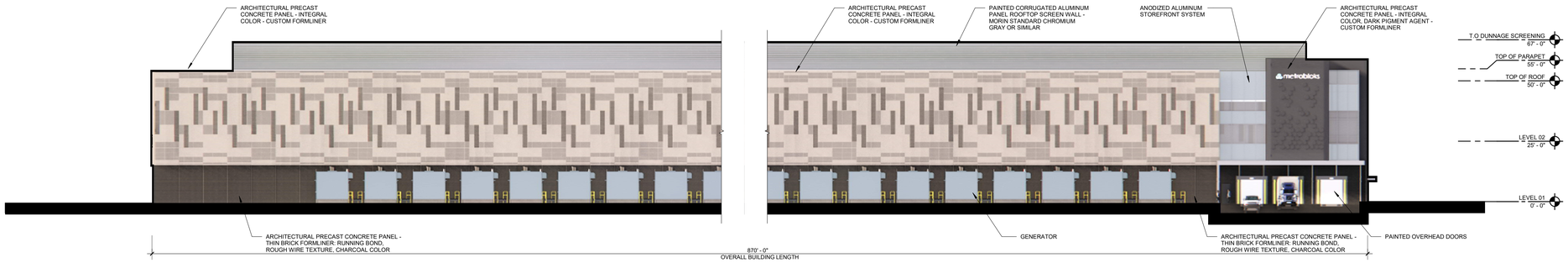
04 **EAST ELEVATION**
3/64" = 1'-0"



03 **WEST ELEVATION**
3/64" = 1'-0"



02 **NORTH ELEVATION**
3/64" = 1'-0"



01 **SOUTH ELEVATION**
3/64" = 1'-0"

© 2025 HKS, INC.

PLOT DATE: 11/5/2025 10:09:55 AM
TEMPLATE VERSION: 23.0.4

1 2 3 4 5 6 7 8 9 10

metrobloks

PROJECT ADDRESS
2525 OLD HUGHES ROAD, LIBERTY MISSOURI

OWNER INFORMATION
METROBLOKS
880 APOLLO STREET, SUITE 329
EL SEGUNDO, CA 90245

ARCHITECT
HKS, INC.
3131 E CAMELBACK ROAD, SUITE 400
PHOENIX, AZ 85016

MEP CONSULTANT

CIVIL ENGINEER
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66062

Project: **MCI-A DATA CENTERS**

Sheet Title: **EXTERIOR ELEVATIONS - DATA HALL 01**

Seal / Signature

The licensed professional seal affixed to this sheet applies only to the material and items on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

Key Plan

Issue	Date & Description
	11/07/2025
	PLANNING SUBMITTAL

DRAWN: | CHECKED: | APPROVED:

DRAWING NO. A500 REV.

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G F E D C B A

Request for Variance: Fence Height (Metrobloks Data Center Campus)
Applicant: Metrobloks (POC: Hope Martin, 309-231-3658, Martin@metrobloks.com, Parkville, MO 64152)
Project Location: 2525 Old Hughes Road, Liberty, Missouri
Zoning District: M-1, Light Industrial

Dear City of Liberty,

On behalf of Metrobloks, LLC, the applicant for the proposed Metrobloks Data Center Campus, we respectfully request a variance from Section 30-78.3 (*Fences and Screening Standards*) of the City of Liberty Code of Ordinances to allow an 8-foot-tall security fence along the perimeter of the property.

1. Unique Property and Use Conditions

The proposed facility is a mission-critical data center containing sensitive computing and electrical infrastructure that requires continuous, 24/7 security. Unlike typical light-industrial uses, data centers are designated high-security-level facilities, with heightened industry and insurance-mandated standards for controlled site access. These operational characteristics represent a unique condition inherent to the use, not a general situation applicable to other M-1 properties.

2. Unnecessary Hardship if Ordinance Enforced

Strict application of the 6-foot fence limit would create an unnecessary hardship by preventing the applicant from meeting required physical-security standards and client contractual obligations. The inability to construct an 8-foot anti-climb perimeter fence would jeopardize facility certification, insurance eligibility, and tenant occupancy, thereby impairing reasonable use of the property for its intended purpose.

3. No Adverse Effect on the Public or Neighboring Properties

The proposed fence will be an ornamental, open-view metal design with landscaped buffers along both street frontages. It will maintain visibility for safety, meet sight-distance requirements at driveways, and enhance the campus's aesthetic integration into the industrial corridor. The variance will not negatively impact neighboring properties or the public welfare.

4. Consistency with the Spirit and Intent of the Ordinance

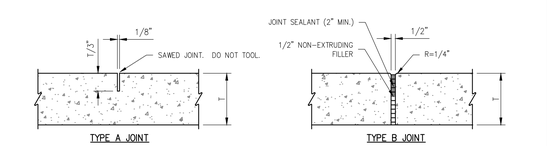
The intent of Liberty's fence regulations is to preserve attractive streetscapes while ensuring safety and compatibility. The proposed fence meets that intent by combining secure, high-quality materials with landscaping to soften its visual presence. The 8-foot height addresses a legitimate operational need without compromising the community's design goals.

Conclusion

For these reasons, we respectfully request approval of this variance to permit an 8-foot-tall security fence along the site's public frontages. This modest deviation is essential for compliance with national data-center security standards and represents the minimum relief necessary to allow reasonable and secure use of the property.

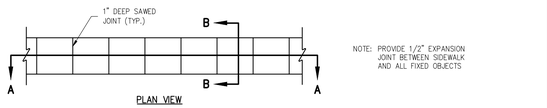
Thank you for your consideration.

Sincerely,
Hope Martin, P.E.
Engineering Design Manager
Metrobloks, LLC
11/7/25

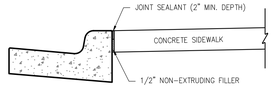


NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS



PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)



SIDEWALK AT CURB DETAIL

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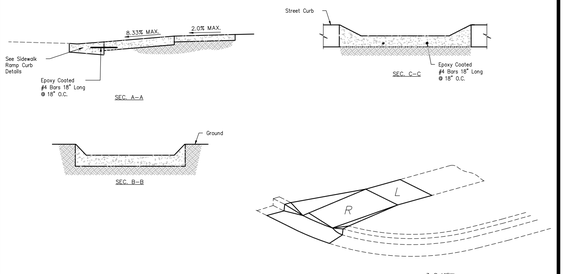
CONCRETE SIDEWALK

NOT TO SCALE

PEI DETAIL: 016



L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33% Max. Cross Slope = 2.00% Min. Width = 5' Min. Length = 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00% Max. Cross Slope = 2.00% Min. Width = 5'

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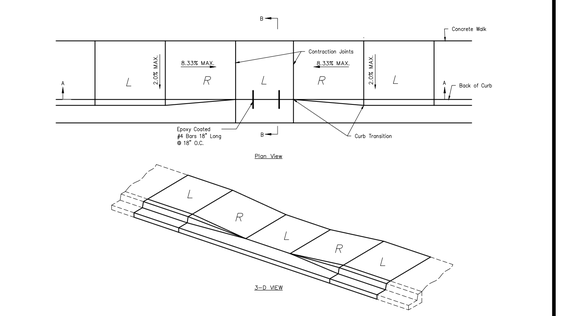
ACCESSIBLE SIDEWALK CURB RAMP TYPE I

NOT TO SCALE

PEI DETAIL: 019



L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33% Max. Cross Slope = 2.00% Min. Width = 5' Min. Length = 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00% Max. Cross Slope = 2.00% Min. Width = 5'

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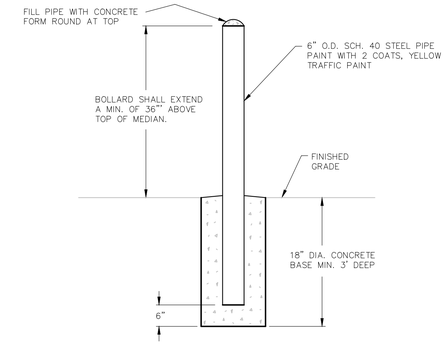
ACCESSIBLE SIDEWALK CURB RAMP TYPE III

NOT TO SCALE

PEI DETAIL: 021



PHELPS ENGINEERING, INC. 1270 N. Winchester Olathe, Kansas 66061 (913) 393-1155 Fax (913) 393-1156 www.phelpsengineering.com

CONCRETE FILLED PIPE BOLLARD

NOT TO SCALE

PEI DETAIL: 035

PRIVATE DETAILS

METROBLOKS DATA CENTERS
2525 OLD HUGHES ROAD
LIBERTY, CLAY COUNTY, MISSOURI

PHELPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
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PLANNING ENGINEERING IMPLEMENTATION

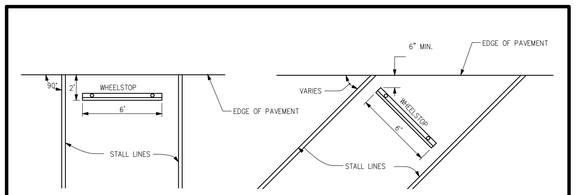
No.	Date	Revisions:	By	App

PROJECT NO. 250905
DATE: 11-07-2025 | DRAWN: DDB
CHECKED: DAF | APPROVED: DAF

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING – LS-82
MISSOURI ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007003208

SHEET
C601



NOTES:
1. CENTER WHEELSTOPS BETWEEN PERPENDICULAR TO STALL LINES.
2. VARIATIONS IN WHEELSTOPS WILL BE ALLOWED TO MEET MANUFACTURER'S SPECIFICATIONS.

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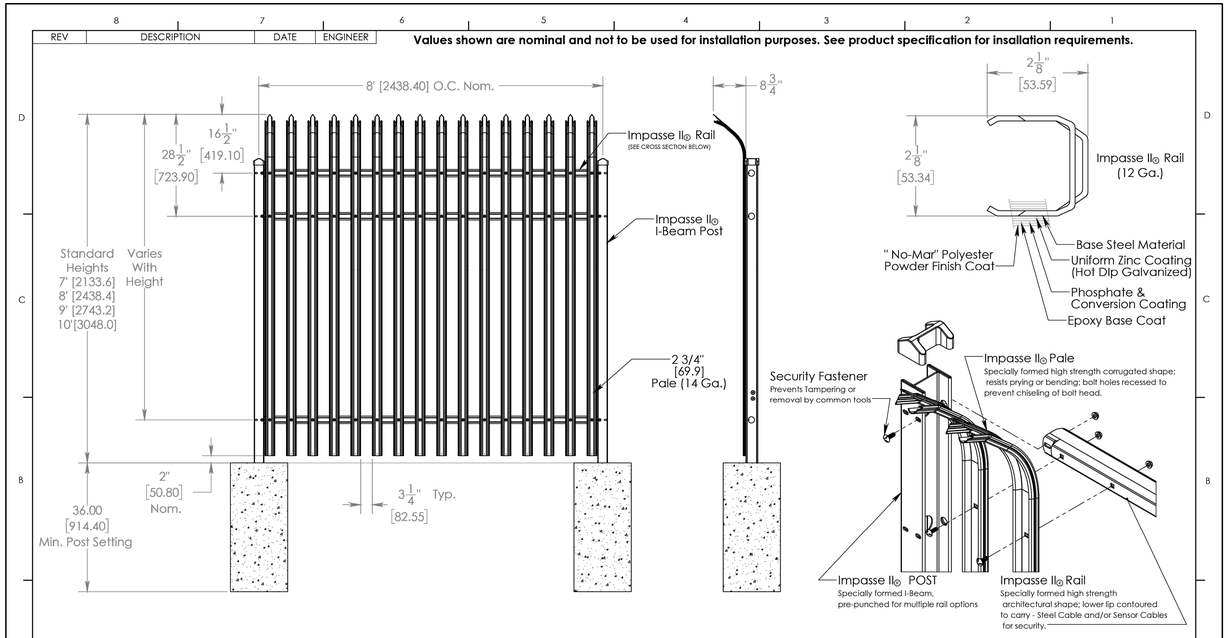
PRECAST CONCRETE WHEELSTOP

NOT TO SCALE

PEI DETAIL: 027



Note:
1.) Additional heights available on request.
2.) Third rail optional. (some heights noted require the third rail.)
3.)3"[76.2] x 12 Ga. I-Beam recommended for 7' [2133.6] & 8' [2438.4] heights.
4"[101.6] x 11 Ga. I-Beam recommended for 9' [2743.2] & 10' [3048.0] heights.

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UNLESS OTHERWISE SPECIFIED TOLERANCES
X.X ± .04
X.XX ± .03
X.XXX ± .02
ANGLES ± 0.5°
FRACTIONS ± 1/8
SURFACE FINISH √

DRAWING COMPLIES WITH: ASME Y14.5M - 1994
INCH
MM
THIRD ANGLE PROJECTION

MATERIAL: SEE BOM
HEAT TREATMENT
SURFACE/FINISH

IMPASSE II GAUNTLET 2 OR 3 RAIL

DATE CREATED: 1/2/2019
DRAWN BY: trasmi
DESIGNED BY: trasmi
DOCUMENT ID
SCALE: 1:32
SIZE: B

ASSA ABLOY
Ameristar Perimeter Security USA Inc
Tulsa

MASS: 814.80 lb
VOLUME: 15519.63 in³
SURFACE AREA: 29155.11 in²
DRAWING NUMBER (ALT ID): 3GISO
CONFIGURATION: Un-Exploded
LEGACY ID
SHEET 1 OF 1

I. Public Hearing Cases

A. PZ Case 25-61FDP: Final Development Plan for construction of an 177,000 sq. ft. building with a variance regarding fence regulations on 29 +/- acres at 2515 Old Hughes Rd.

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

Chairman Rosekrans asked if the commission had any questions of staff.

Commissioner Holt stated that data centers and their potential negative impacts have been discussed in the press in recent months, and asked if City staff had considered these possible negative impacts in their review and analysis. Mr. Peterman stated that City staff did have discussions with the applicant regarding these types of concerns, and that the applicant was present and prepared to answer any questions that the Commission might have in that regard.

Chairman Rosekrans asked if the commission had any further questions for staff. Seeing none, he asked for the applicant or their representative to step forward.

Hope Martin of Metrobloks, located at 880 Apollo Street, Suite 329, El Segundo, CA 90245, introduced herself to the Commission. Ms. Martin stated that data centers are often associated with a variety of users/tenants, including healthcare and banking systems, educational facilities, and AI, amongst others. Many of the problematic issues associated with data centers are related to the size of the data center campuses in question, as well as the design of those systems. Metrobloks' proposal for this site is a smaller campus, totaling three buildings on these 33 acres, while some data center campuses elsewhere can be up to 500 acres in area with dozens of buildings. These larger campuses use many megawatts of power – sometimes up to 1,000 megawatts – and often utilize evaporative cooling systems, sometimes relying on a continuous feed of groundwater, which is not part of Metrobloks' design for this facility. The single building proposed at this time would require 24 megawatts of power, while the fully built campus (three buildings) would require 150 megawatts. This facility will use a closed loop cooling system that is filled once during the project's construction and then will recycle the same water endlessly. Metrobloks utilizes visual screening, like landscaping, to reduce the development's visual impact on its surroundings, limits foot candles of light fixtures to limit light pollution, and uses acoustic screening walls to reduce noise. The building exteriors are designed with some visual interest in order to appear more like an office building. While other large campuses do sometimes make use of renewables – like one campus in Texas which is powered through renewable wind and solar energy – this was not suitable for this location due to its smaller size and a desire to maintain some of the existing vegetation on site to act as a visual buffer to its surroundings. The general timeline for this project would be to begin the permitting process in Q1 2026, with the data center running by Q4 2026.

Commissioner Summers asked whether this facility would be hosting tenants or if they were the tenant. Ms. Martin confirmed that Metrobloks is a developer creating space for tenants.

Commissioner Summers asked whether the site would have built-in redundancies in its systems. Ms. Martin confirmed that the site would have backup power generators and redundant lines from Evergy.

Commissioner Noland asked for confirmation that this proposal is for the first phase of the project, including only one building. Ms. Martin confirmed that this project will be phased, and that this proposal is the first of three buildings planned for this campus.

Commissioner Noland asked for clarification on the amount of power that would be used by this development. Ms. Martin stated that the full build (three buildings) would use 150 megawatts of power.

Commissioner Noland asked for confirmation that Evergy is capable of supplying that power. Ms. Martin stated that Metrobloks has been in discussion with Evergy regarding this proposal for several months at this point. The first phase – the building being discussed tonight – will receive power through a nearby substation and will use 24 megawatts of power.

Commissioner Noland asked whether the substation mentioned is also used by the Ford Stamping Plant. Ms. Martin stated that she believed so, yes, as the substation is located near the Ford property, but that Metrobloks has been informed that the substation has the capacity to serve both sites for now, with plans to build another substation in the future when the need arises.

Commissioner Reinier noted that the site plan provided shows a row of rectangles on the north side of the building, and asked what those are. Ms. Martin stated that those are backup power generators to be used in the event that power is lost.

Chairman Rosekrans asked if the Commission had any further questions for the applicant. Seeing none, he opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the proposal. Seeing no persons wishing to speak, Chairman Rosekrans closed the public hearing.

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR METROBLOKS, A 177,000 SQ. FT. BUILDING AT 2515 OLD HUGHES ROAD IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final development plan for the construction of a 177,000 sq. ft. building at 2515 Old Hughes Road, City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning & Zoning Commission on December 9, 2025 and the City Council on December 15, 2025; and

WHEREAS, pursuant to the Unified Development Ordinance of the City of Liberty, the City Council finds that the final development plan described duly conforms to the standards and requirements of ordinances in place at the time of the application except for the requested variance;

A variance from Section 30-78.3 (Fences and Screening Standards) of the City of Liberty Unified Development Ordinances to allow an 8-foot-tall security fence around the perimeter of the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the final development plan for the construction of a 177,000 sq. ft. building at 2515 Old Hughes Road, City of Liberty, Clay County, Missouri, with a variance for fence height is hereby approved according to the final development plan on file in the office of the Department of Planning and Development.

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case #25-57A

Staff: Katherine Sharp, Director of Planning and Development

Date: December 15, 2025

GENERAL INFORMATION

Application: Amendments to the Unified Development Ordinance (UDO) to add an allowance for Historic Legacy Districts

UDO Section 30-70.6, Historic Legacy Districts
UDO Section 30-17, Definitions

Applicant: City of Liberty

File Date: September 19, 2025

Public Notice: Legal Notice printed in Courier Tribune- November 19, 2025

HISTORY

The idea of creating a Historic Legacy District originated with the Garrison Task Force in 2024. This type of district is considered appropriate for areas of historical and cultural importance which no longer retain most of their original historical elements relevant to the period of significance. A Historic Legacy District may be nominated when most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist and it meets one of the following criteria:

I. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or

II. Its location as a site of significant local, county, state, or national event; or

III. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

The process for nomination:

- An application will be submitted to the Department of Planning & Development with the following: a map identifying the proposed area, a written narrative describing how the area meets one of the criteria listed above, and a list of sources for the findings.
- Planning staff will send notification of the nomination to property owners within the proposed district with an invitation to attend an informational meeting on the proposal.
- Following the informational meeting, a public hearing will be set for the next regularly-scheduled meeting of the Historic District Review Commission (HDRC) and City Council following the appropriate 15-day public notice.

- After the public hearing, the HDRC will recommend approval or denial of the nomination of the Historic Legacy District.
- After a recommendation from the HDRC, the City Council may establish a Historic Legacy District by ordinance. The City Council may return an application to the HDRC for further hearings, debate, or investigation.

It's important to note that the establishment of a Historic Legacy District will not alter the uses permitted by existing zoning, land use, or future development of the properties included within the district. Unlike the other established Historic Districts, because the historic physical attributes no longer exist, changes to the properties in the district will not require a Certificate of Appropriateness.

The Unified Development Ordinance (UDO) was approved in April 2005. Any changes to the UDO require a public hearing at Planning Commission and City Council. The original language as it exists in the UDO is seen in black type, a ~~strikethrough~~ indicates a proposed language removal and red type represents the proposed change. This proposed ordinance will establish the designation process for the nomination of Historic Legacy Districts.

PROPOSED ORDINANCE – HISTORIC LEGACY DISTRICTS

UDO Section 30-17, Definitions

Historic legacy district. Is a geographical area of historical and cultural importance for which most of all of the physical attributes (structures, streets, public areas, archeological etc.) relevant to the historical or cultural period of significance no longer exist.

UDO Section 30-70.6, Historic Legacy Districts

Sec. 30-70.6. Historic Legacy Districts. A Historic Legacy District is an area of historical and cultural importance which no longer retains most of its original historical elements relevant to the period of significance.

1) Application/Nomination. Applications to establish a historic legacy district shall be made on forms available at the office of the Department of Planning and Development. Each historic legacy district must be nominated by a separate application.
2) Notice. Upon receipt of an application to establish a historic legacy district, the Department shall notify by first class mail the property owners within the proposed historic legacy district of the application of a public hearing before the HDRC where all interested persons shall be allowed to appear and be heard. Such notice shall be mailed at least fifteen days prior to the public hearing.
3) Criteria. The HDRC shall utilize the following criteria to establish a historic legacy district:
    a) Most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist; and at least one the following three criteria:
        i) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or
        ii) Its location as a site of a significant local, county, state, or national event; or
        iii) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

4) Recommendation by HDRC. After the public hearing, HDRC shall vote to make a recommendation as to whether a historic legacy district shall be established and such recommendation shall be forwarded to the City Council.
5) Action by the City Council. After receipt of a recommendation from the HDRC, the City Council may establish a Historic Legacy District by ordinance. Each historic legacy district must be established by a separate ordinance. The City Council may return an application to the HDRC for further hearings, debate, or investigation.
6) Effect of Historic Legacy District on Included Properties. The establishment of a Historic Legacy District shall in no way alter the uses permitted by existing zoning, land use, or future development of the properties so included within such district. A Certificate of Appropriateness is not required for properties within the Historic Legacy District.

RECOMMENDATION

Legal Counsel has reviewed this code amendment and Staff recommends approval of P&Z Case #25-57A.

The Historic District Review Commission discussed these code changes at their meeting on November 4 and were in unanimous favor of establishing historic legacy districts in the City of Liberty.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-57A, as presented in the staff report.

ATTACHMENTS

Exhibit A: Ordinance
Exhibit B: Planning & Zoning Commission Minutes Excerpt

I. Public Hearing Cases

B. PZ Case 25-57A: Amendments to the Unified Development Ordinance (UDO) to add an allowance for Historic Legacy Districts.

Ms. Sharp presented the proposal to the commission as described in the staff report.

Chairman Rosekrans asked if the Commission had any questions of staff.

Commissioner Summers asked for clarity as to the purpose of such a district; is it to provide recognition for historic relevance? Ms. Sharp confirmed that such recognition is the intent of a Historic Legacy District.

Commissioner Holt asked whether providing an area with such a designation would impact future development proposals. Ms. Sharp stated that Historic Legacy Districts have no legal power to control the use of property or design of proposals.

Chairman Rosekrans asked whether such a district would include informational signage. Ms. Sharp confirmed that such signage would be desired, that options are being explored and example imagery will be added to the presentation provided to the City Council. These signs could include street sign toppers, or ornate/decorative signage detailing the history at a specific site.

Chairman Rosekrans asked for additional information regarding the referenced district located in Jefferson City. Ms. Sharp stated that the referenced Historic Legacy District in Jefferson City is called the Foot District, which was once a prominent African American neighborhood, business, and cultural center that was demolished during urban renewal efforts.

Commissioner Dilts asked whether a Historic District could be located within a Historic Legacy District. Ms. Sharp stated that the two are not always mutually exclusive, but that a Historic District is created to preserve the appearance of significant structures, while a Historic Legacy District is created to tell the story of an area that no longer contains the structures original to its period of significance. Ms. Sharp added that Denver's Chinatown is an example where these two types of districts overlap.

Commissioner Reinier asked whether there is a set size for such a district. Ms. Sharp stated that Historic Legacy Districts can be applied to a single property or a number of properties covering a larger area.

Chairman Rosekrans asked if the Commission had any further questions for staff. Seeing none, he opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the proposal. Seeing no persons wishing to speak, Chairman Rosekrans closed the public hearing.

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

Document No._____ P&Z Case No. 25-57A

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 30, “UNIFIED DEVELOPMENT ORDINANCE”, OF THE CODE OF THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

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

SECTION I

That Section 30-17, Definitions, of the City Code of the City of Liberty, Missouri is hereby amended as follows:

Add:

Sec. 30-17. – Definitions

Historic legacy district. Is a geographical area of historical and cultural importance for which most of all of the physical attributes (structures, streets, public areas, archeological etc.) relevant to the historical or cultural period of significance no longer exist.

SECTION II

That Section 30-70.6, Historic Legacy Districts, of the City Code of the City of Liberty, Missouri is hereby amended as follows:

Add:

Sec. 30-70.6, Historic Legacy Districts.

A Historic Legacy District is an area of historical and cultural importance which no longer retains most of its original historical elements relevant to the period of significance.

1) Application/Nomination. Applications to establish a historic legacy district shall be made on forms available at the office of the Department of Planning and Development. Each historic legacy district must be nominated by a separate application.
2) Notice. Upon receipt of an application to establish a historic legacy district, the Department shall notify by first class mail the property owners within the proposed historic legacy district of the application of a public hearing before the HDRC where all interested persons shall be allowed to appear and be heard. Such notice shall be mailed at least fifteen days prior to the public hearing.
3) Criteria. The HDRC shall utilize the following criteria to establish a historic legacy district:
   a) Most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist; and at least one the following three criteria:
      i) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or
      ii) Its location as a site of a significant local, county, state, or national event; or

iii) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

4) Recommendation by HDRC. After the public hearing, HDRC shall vote to make a recommendation as to whether a Historic Legacy District shall be established and such recommendation shall be forwarded to the City Council.
5) Action by the City Council. After receipt of a recommendation from the HDRC, the City Council may establish a Historic Legacy District by ordinance. Each historic legacy district must be established by a separate ordinance. The City Council may return an application to the HDRC for further hearings, debate, or investigation.
6) Effect of Historic Legacy District on Included Properties. The establishment of a Historic Legacy District shall in no way alter the uses permitted by existing zoning, land use, or future development of the properties so included within such district. A Certificate of Appropriateness is not required for properties within the Historic Legacy District.

SECTION III

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

SECTION IV

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

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

Document No. _____

ORDINANCE NO._____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF November 28, 2025 to December 5, 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	$ 347,287.51
TRANSIENT GUEST TAX FUND	244	$ 6,408.67
CEMETERY MAINTENANCE FUND	247	$ 2,236.01
LIMITED CAPITAL FUND	350	$ 12,518.21
CAPTIAL SALES TAX FUND	351	$ 6,319.43
TRANSPORTATION SALES TAX FUND	352	$ 52.95
ECO/DEVO SALES TAX FUND	354	$ 1,509.94
FIRE SALES TAX FUND	356	$ 2,015.05
PARKS FUND	460	$ 94,333.26
SPORTS COMPLEX FUND	461	$ 12,118.27
COMMUNITY CENTER FUND	465	$ 8,617.60
WATER OPERATING FUND	590	$ 71,384.66
WASTEWATER OPERATING FUND	591	$ 58,156.10
WASTEWATER CAPITAL FUND	593	$ 1,933.00
SOLID WASTE FUND	595	$ 207,212.70
TOTAL APPROPRIATIONS		**$ 832,103.36**

PASSED by the Council this 15th day of December, 2025.

_____
Greg Canuteson - MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this 15th day of December, 2025.

_____
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

DECEMBER 05, 2025

AP List Checks Invoices

Check Type: All; **Check Date between:** 12/04/2025 and 12/05/2025;

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										
193571; 12/05/2025; Outstanding; null										
FIRE DATA COLLECTION SER	31	PUBLIC CONSULTING GROUP, INC	CIV-10037940	11/10/2025	NONE	FIRE DATA COLLECTION SER	356-55008-305-000000	ADMINISTRATIVE FEES	GEMT Cost Reporting 7/23-6/24	$ 2,015.05
CHECK TOTAL FOR CHECK NUMBER 193571										**$ 2,015.05**
193572; 12/05/2025; Outstanding; null										
City-Wide Custodial Supplies	81	BRADY INDUSTRIES OF KANSAS LLC	10942404	11/28/2025	PARKS & REC-PO		100-53008-160-000000	MAINTENANCE MATERIALS	City-Wide Custodial Supplies	$ 15.00
CHECK TOTAL FOR CHECK NUMBER 193572										**$ 15.00**
193573; 12/05/2025; Outstanding; null										
	96	INSIGHT PUB SAFETY & FORENSIC	2190	06/19/2025	POLICE		100-55007-501-000000	TESTING FEES	Psych (Frazee)	$ 650.00
CHECK TOTAL FOR CHECK NUMBER 193573										**$ 650.00**
193574; 12/05/2025; Outstanding; null										
	142	BOARD OF POLICE COMMISSIONERS	11506	12/01/2025	POLICE		100-55044-501-000000	MISCELLANEOUS FEES	Intake Processing, DNA Sample, Lab Exam	$ 21.33
CHECK TOTAL FOR CHECK NUMBER 193574										**$ 21.33**
193575; 12/05/2025; Outstanding; null										
	186	PRIDE CLEANERS MJV-A LLC	168997-113025	12/01/2025	POLICE		100-59014-501-000000	CLOTHING EXPENSES	November Jail Laundry	$ 135.32
	186	PRIDE CLEANERS MJV-A LLC	333472-113025	12/01/2025	POLICE		100-59014-501-000000	CLOTHING EXPENSES	November Uniform Cleaning	$ 316.00
CHECK TOTAL FOR CHECK NUMBER 193575										**$ 451.32**
193576; 12/05/2025; Outstanding; null										
	226	MFA OIL COMPANY	1098953	10/31/2025	PARKS & RECREATION		461-56004-451-000000	NATURAL GAS	Propane	$ 36.00
CHECK TOTAL FOR CHECK NUMBER 193576										**$ 36.00**

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

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										
193577; 12/05/2025; Outstanding; null										
Civic Leadership Banquet	293	MO MUNICIPAL LEAGUE	16142	10/13/2025	ADMINISTRATION		100-59004-100-000000	MEETING EXPENSE	Civic Leadership Banquet	$ 55.00
CHECK TOTAL FOR CHECK NUMBER 193577										**$ 55.00**
193578; 12/05/2025; Outstanding; null										
	314	RICOH USA, INC	5072391659	12/01/2025	FINANCE		100-53031-130-000000	COPIER LEASE & USAGE	Copier Usage 9/1/25 - 11/30/25	$ 223.59
	314	RICOH USA, INC	109644849	11/21/2025	POLICE		100-53031-512-000000	COPIER LEASE & USAGE	Records Lease - December	$ 153.81
	314	RICOH USA, INC	5072391861	12/01/2025	POLICE		100-53031-512-000000	COPIER LEASE & USAGE	Records Usage 9/1 to 11/30/2025	$ 42.77
CHECK TOTAL FOR CHECK NUMBER 193578										**$ 420.17**
193579; 12/05/2025; Outstanding; null										
	364	DELL TECHNOLOGIES INC.	10837247130	09/20/2025	POLICE		100-59026-501-000000	MISCELLANEOUS EXPENSES	Temp Servers	$ 5,301.31
	364	DELL TECHNOLOGIES INC.	10847525118	11/18/2025	UTILITIES		591-60000-902-000000	MINOR EQUIPMENT	WWTP - Computers	$ 3,497.26
CHECK TOTAL FOR CHECK NUMBER 193579										**$ 8,798.57**
193580; 12/05/2025; Outstanding; null										
	391	LINEAGE MAILING SERVICES	308405	11/26/2025	FINANCE		591-59010-131-000000	POSTAGE	Util bill postage	$ 1,242.69
	391	LINEAGE MAILING SERVICES	308405	11/26/2025	FINANCE		590-59010-131-000000	POSTAGE	Util bill postage	$ 1,242.69
	391	LINEAGE MAILING SERVICES	308405	11/26/2025	FINANCE		591-53032-131-000000	OUTSIDE PRINTING	Util bill processing	$ 488.29
	391	LINEAGE MAILING SERVICES	308405	11/26/2025	FINANCE		590-53032-131-000000	OUTSIDE PRINTING	Util bill processing	$ 488.29
CHECK TOTAL FOR CHECK NUMBER 193580										**$ 3,461.96**

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

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										
193581; 12/05/2025; Outstanding; null										
	432	TRAVELERS INDEMNITY COMPANY	000669772	11/26/2025	POLICE		100-55044-501-000000	MISCELLANEOUS FEES	Legal Fees - Luis Lopez	$ 234.00
CHECK TOTAL FOR CHECK NUMBER 193581										**$ 234.00**
193582; 12/05/2025; Outstanding; null										
	460	STRATUS BUILDING SOLUTIONS	8178929	12/01/2025	PARKS & REC-PO		465-55041-420-000000	CONTRACT LABOR	3rd Shift Contractual Custodial Services 2025	$ 4,515.00
CHECK TOTAL FOR CHECK NUMBER 193582										**$ 4,515.00**
193583; 12/05/2025; Outstanding; null										
	492	ALL COPY PRODUCTS, INC.	40714898	12/02/2025	PARKS & RECREATION		460-57012-400-000000	OFFICE EQUIPMENT MAINTENANCE	Monthly Payment All Copy Products	$ 238.64
CHECK TOTAL FOR CHECK NUMBER 193583										**$ 238.64**
193584; 12/05/2025; Outstanding; null										
	533	MIDWEST DIESEL PERFORMANCE & R	4359	12/01/2025	UTILITIES		591-57009-901-000000	VEHICLE MAINTENANCE	Air Leak Repair - #119	$ 477.58
	533	MIDWEST DIESEL PERFORMANCE & R	4359	12/01/2025	UTILITIES		590-57009-801-000000	VEHICLE MAINTENANCE	Air Leak Repair - #119	$ 477.58
CHECK TOTAL FOR CHECK NUMBER 193584										**$ 955.16**
193585; 12/05/2025; Outstanding; null										
	600	INFOSENSE, INC.	5838	11/04/2025	UTILITIES		591-57030-901-000000	SOFTWARE MAINTENANCE	Portal License Renewal	$ 995.00
CHECK TOTAL FOR CHECK NUMBER 193585										**$ 995.00**

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

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										
193586; 12/05/2025; Outstanding; null										
	630	ULINE, INC	200779960	11/19/2025	UTILITIES		590-60000-801-000000	MINOR EQUIPMENT	Ladder	$ 1,160.63
	630	ULINE, INC	200600135	11/14/2025	UTILITIES		591-60000-901-000000	MINOR EQUIPMENT	Stacking Bins	$ 561.80
	630	ULINE, INC	200600135	11/14/2025	UTILITIES		590-60000-801-000000	MINOR EQUIPMENT	Stacking Bins	$ 561.81
	630	ULINE, INC	200779960	11/19/2025	UTILITIES		591-60000-901-000000	MINOR EQUIPMENT	Ladder	$ 1,160.62
CHECK TOTAL FOR CHECK NUMBER 193586										**$ 3,444.86**
193587; 12/05/2025; Cleared; 12/05/2025										
	641	PITTMAN SUPPORT SERVICES, LLC	25-011	12/01/2025	FINANCE		100-20017-000-000000	CRIMINAL HISTORY CHECK FEE	LDP background checks	$ 261.10
	641	PITTMAN SUPPORT SERVICES, LLC	25-011	12/01/2025	FINANCE		100-55041-111-000000	CONTRACT LABOR	Admin	$ 90.00
	641	PITTMAN SUPPORT SERVICES, LLC	25-011	12/01/2025	FINANCE		100-55041-130-000000	CONTRACT LABOR	Nov 2025	$ 4,522.50
CHECK TOTAL FOR CHECK NUMBER 193587										**$ 4,873.60**
193588; 12/05/2025; Outstanding; null										
	669	MYRICK MECHANICAL	3322	11/25/2025	UTILITIES		590-57005-802-000000	WATER PLANT MAINTENANCE	WTP - Repair/ Replace Pipe	$ 9,679.75
2025 City-Wide HVAC Maintenance	669	MYRICK MECHANICAL	3330	12/02/2025	PARKS & REC-PO		100-57019-160-000000	BUILDING MAINTENANCE	2025 City-Wide HVAC Maintenance	$ 556.08
2025 City-Wide HVAC Maintenance	669	MYRICK MECHANICAL	3305	11/18/2025	PARKS & REC-PO		100-57019-160-000000	BUILDING MAINTENANCE	2025 City-Wide HVAC Maintenance	$ 4,509.00
CHECK TOTAL FOR CHECK NUMBER 193588										**$ 14,744.83**

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

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										
193589; 12/05/2025; Outstanding; null										
	728	CHERRYROAD MEDIA INC	298317	11/30/2025	PUBLIC WORKS		595-55044-205-000000	MISCELLANEOUS FEES	Holiday Ad	$ 257.70
	728	CHERRYROAD MEDIA INC	0004047470	11/24/2025	TRANSIENT GUEST TAX		244-53026-119-000000	MAKE MUSIC DAY-SUPPLIES	Courier Tribune Print ad for the Reel Liberty Film Festival	$ 285.00
	728	CHERRYROAD MEDIA INC	0004005500	11/24/2025	TRANSIENT GUEST TAX		244-53026-119-000000	MAKE MUSIC DAY-SUPPLIES	Digital ad through the Courier Tribune for the Reel Liberty Film Festival	$ 20.00
CHECK TOTAL FOR CHECK NUMBER 193589										**$ 562.70**
193590; 12/05/2025; Outstanding; null										
	781	TEKLAB, INC.	337621	11/25/2025	UTILITIES-PO		591-55020-902-000000	LAB FEES	Lab Fees	$ 451.40
CHECK TOTAL FOR CHECK NUMBER 193590										**$ 451.40**
193591; 12/05/2025; Outstanding; null										
	781	TEKLAB, INC.	337596	11/25/2025	UTILITIES-PO		590-55020-802-000000	LAB FEES	Water Sample Courier Fee/Month	$ 15.00
	781	TEKLAB, INC.	337596	11/25/2025	UTILITIES-PO		590-55020-802-000000	LAB FEES	Lee Chemical Voc Testing	$ 2,142.00
CHECK TOTAL FOR CHECK NUMBER 193591										**$ 2,157.00**
193592; 12/05/2025; Outstanding; null										
	840	MAX10 MO LLC	00181452	12/01/2025	PUB WRKS-PO		100-55041-202-000000	CONTRACT LABOR	Monthly Janitorial Services for City Hall	$ 2,380.00
CHECK TOTAL FOR CHECK NUMBER 193592										**$ 2,380.00**
193593; 12/05/2025; Outstanding; null										
	875	STRICKLAND BROTHERS 10 MIN OIL	00589-27521	11/26/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	210 Oil Change	$ 46.98
	875	STRICKLAND BROTHERS 10 MIN OIL	00589-27656	12/02/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	224 Oil Change	$ 39.99
CHECK TOTAL FOR CHECK NUMBER 193593										**$ 86.97**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193594; 12/05/2025; Outstanding; null										
	885	COURTNEY RIDGE RDF LANDFILL	4138-000032913	11/30/2025	UTILITIES-PO		591-55026-902-000000	FEES-LIME SLUDGE DISPOSAL	Courtney Ridge	$ 14,083.30
CHECK TOTAL FOR CHECK NUMBER 193594										**$ 14,083.30**
193595; 12/05/2025; Outstanding; null										
Liberty City Hall Police Addition and MEP System Final Desig	906	HOEFER WELKER, LLC	1248201-12	11/30/2025	PUB WRKS-PO		100-59026-202-000000	MISCELLANEOUS EXPENSES	Contract for final design with Hoefer Welker	$ 197,684.83
CHECK TOTAL FOR CHECK NUMBER 193595										**$ 197,684.83**
193596; 12/05/2025; Outstanding; null										
	915	FIBER PLATFORM, LLC	PFCM-25-004729	11/12/2025	TECH & LOGISTICS		100-56008-170-000000	TELECOMMUNICATION CIRCUITS	fiber	$ 115.23
CHECK TOTAL FOR CHECK NUMBER 193596										**$ 115.23**
193597; 12/05/2025; Outstanding; null										
	957	VANCE BROTHERS, LLC	IG00033829	11/05/2025	PUBLIC WORKS		351-57031-201-000000	ASPHALT-STREET REPAIRS	Asphalt for Fairview	$ 875.00
	957	VANCE BROTHERS, LLC	IG00034103	11/20/2025	PUBLIC WORKS		351-57031-201-000000	ASPHALT-STREET REPAIRS	Asphalt for Fairview, Full Depth	$ 2,128.13
CHECK TOTAL FOR CHECK NUMBER 193597										**$ 3,003.13**
193598; 12/05/2025; Outstanding; null										
	963	T-MOBILE USA INC.	11.2025	11/21/2025	MULTI		100-57030-512-000000	SOFTWARE MAINTENANCE	Acct # 201385307	$ 184.01
	963	T-MOBILE USA INC.	11.2025	11/21/2025	MULTI		100-56007-170-000000	MOBILE PHONES	Acct # 201385307	$ 3,543.41
CHECK TOTAL FOR CHECK NUMBER 193598										**$ 3,727.42**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193599; 12/05/2025; Outstanding; null										
	965	MITCHELL A DECKER	1057	12/01/2025	UTILITIES-PO		590-55041-802-000000	CONTRACT LABOR	WTP, Nashua Tower, Gordon Towe, Lee Chemical, Outfall Road	$ 3,573.20
	965	MITCHELL A DECKER	1057	12/01/2025	UTILITIES-PO		591-55041-902-000000	CONTRACT LABOR	WWTP Admin Building & Bottom	$ 1,760.10
CHECK TOTAL FOR CHECK NUMBER 193599										**$ 5,333.30**
193600; 12/05/2025; Outstanding; null										
For Holiday Print ad / Dec Social Post Free	995	KC MEDIA LLC	7433	12/01/2025	TRANSIENT GUEST TAX		244-55028-119-000000	ADVERTISING	For Holiday Print ad / Dec Social Post Free	$ 1,700.00
CHECK TOTAL FOR CHECK NUMBER 193600										**$ 1,700.00**
193601; 12/05/2025; Outstanding; null										
	1009	LILLIAN BRYANT	12/3/2025	12/03/2025	PARKS & RECREATION		465-55058-410-000000	PRIVATE SWIMMING LESSONS		$ 96.00
CHECK TOTAL FOR CHECK NUMBER 193601										**$ 96.00**
193602; 12/05/2025; Outstanding; null										
	1068	THE WILSON GROUP, INC	W171-01-1	11/26/2025	PUB WRKS-PO		350-70020-160-000000	CONSTRUCTION CONTRACT		$ 12,518.21
CHECK TOTAL FOR CHECK NUMBER 193602										**$ 12,518.21**
193603; 12/05/2025; Outstanding; null										
	1216	CONSTRUCTION MATERIAL TRUCKING	5301673	11/25/2025	UTILITIES		591-55026-902-000000	FEES-LIME SLUDGE DISPOSAL	WWTP - Biosolids Removal	$ 2,450.00
	1216	CONSTRUCTION MATERIAL TRUCKING	5301499	11/04/2025	UTILITIES		591-55026-902-000000	FEES-LIME SLUDGE DISPOSAL	WWTP - Biosolids Removal	$ 2,170.00
CHECK TOTAL FOR CHECK NUMBER 193603										**$ 4,620.00**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193604; 12/05/2025; Outstanding; null										
	1758	GEORGE BUTLER ASSOC INC	90530	11/18/2025	UTILITIES-PO		593-70017-901-000000	ENGINEERING DESIGN	Wall Design to correct failing suspended sidewalk	$ 1,933.00
CHECK TOTAL FOR CHECK NUMBER 193604										**$ 1,933.00**
193605; 12/05/2025; Outstanding; null										
	1794	RANDY RUSSELL SERVICE CO	3174	11/27/2025	PARKS & RECREATION		461-57019-451-000000	BUILDING MAINTENANCE		$ 324.50
CHECK TOTAL FOR CHECK NUMBER 193605										**$ 324.50**
193606; 12/05/2025; Outstanding; null										
	2272	DREXEL TECHNOLOGIES	INV176408	11/26/2025	TECH & LOGISTICS		100-57012-170-000000	OFFICE EQUIPMENT MAINTENANCE	Mthly Plotter Maintenance (11/1/2025-11/30/2025)	$ 131.04
CHECK TOTAL FOR CHECK NUMBER 193606										**$ 131.04**
193607; 12/05/2025; Outstanding; null										
	2300	BOUND TREE MEDICAL LLC	85947932	10/07/2025	FIRE		100-53001-302-000000	MEDICAL SUPPLIES	Fire medical supplies	$ 1,669.99
CHECK TOTAL FOR CHECK NUMBER 193607										**$ 1,669.99**
193608; 12/05/2025; Outstanding; null										
	2767	K C WINWATER WORKS CO	354962-01	11/19/2025	UTILITIES		590-57005-802-000000	WATER PLANT MAINTENANCE	WTP - Misc Inventory Water Break	$ 8,197.40
	2767	K C WINWATER WORKS CO	355042-01	11/19/2025	UTILITIES		590-57005-802-000000	WATER PLANT MAINTENANCE	WTP - Misc Inventory	$ 325.32
	2767	K C WINWATER WORKS CO	355343-01	11/26/2025	UTILITIES		590-13001-000-000000	INVENTORY-MATERIALS/ SUPPLIES	Inventory Parts - #306, #263	$ 2,612.00
CHECK TOTAL FOR CHECK NUMBER 193608										**$ 11,134.72**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193609; 12/05/2025; Outstanding; null										
	2825	UNIFIRST CORPORATION	3281345698	12/01/2025	PARKS & RECREATION		465-57018-420-000000	MISC EQUIPMENT MAINT	Facility Mats 12.1.25	$ 136.52
CHECK TOTAL FOR CHECK NUMBER 193609										**$ 136.52**
193610; 12/05/2025; Outstanding; null										
	3134	MEALS ON WHEELS	1125	11/26/2025	PARKS & RECREATION		100-53025-480-000000	MEALS ON WHEELS	MARC meal payment	$ 1,949.25
CHECK TOTAL FOR CHECK NUMBER 193610										**$ 1,949.25**
193611; 12/05/2025; Outstanding; null										
	3684	CONRAD FIRE EQUIPMENT INC	588891	11/25/2025	FIRE		100-57009-301-000000	VEHICLE MAINTENANCE	613 Heater Hose	$ 347.99
CHECK TOTAL FOR CHECK NUMBER 193611										**$ 347.99**
193612; 12/05/2025; Outstanding; null										
	4393	MO ONE CALL SYSTEM INC	5110220	11/30/2025	UTILITIES		591-55002-901-000000	MISSOURI ONE CALL FEE	Locates - November 2025	$ 375.98
	4393	MO ONE CALL SYSTEM INC	5110220	11/30/2025	UTILITIES		590-55002-801-000000	MISSOURI ONE CALL FEE	Locates - November 2025	$ 375.97
CHECK TOTAL FOR CHECK NUMBER 193612										**$ 751.95**
193613; 12/05/2025; Outstanding; null										
	4424	CUMMINS SALES AND SERVICE	E3-251187442	11/28/2025	FIRE-PO		100-57014-300-000000	EMERGENCY MGT MAINTENANCE	Generator	$ 3,987.01
CHECK TOTAL FOR CHECK NUMBER 193613										**$ 3,987.01**
193614; 12/05/2025; Outstanding; null										
	4477	GENES TIRE & SERVICE CENTER	102500	11/24/2025	POLICE		100-57009-501-000000	VEHICLE MAINTENANCE	204 Oil Change	$ 28.69
CHECK TOTAL FOR CHECK NUMBER 193614										**$ 28.69**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193615; 12/05/2025; Outstanding; null										
	4528	HISTORIC DOWNTOWN LIBERTY INC	DECEMBER 2025	12/01/2025	P&D-PO		100-59018-160-000000	HDLI CONTRACT	2025 HDLI Contract	$ 3,333.33
CHECK TOTAL FOR CHECK NUMBER 193615										**$ 3,333.33**
193616; 12/05/2025; Outstanding; null										
	4537	FRATERNAL ORDER OF POLICE	11.2025	11/30/2025	FINANCE		100-21021-000-000000	UNION DUES PAYABLE-POLICE	Nov Payroll Deductions	$ 1,943.00
CHECK TOTAL FOR CHECK NUMBER 193616										**$ 1,943.00**
193617; 12/05/2025; Outstanding; null										
	4693	LIBERTY AGGREGATES LLC	33555	11/16/2025	PARKS & RECREATION		460-57025-403-000000	TRAILS MAINTENANCE	Rock For Homestead	$ 430.88
CHECK TOTAL FOR CHECK NUMBER 193617										**$ 430.88**
193618; 12/05/2025; Outstanding; null										
	4763	PRINTING UNLIMITED	73730	11/26/2025	UTILITIES		590-53000-801-000000	GENERAL SUPPLIES	Business Cards - Nicholas Graham	$ 76.86
CHECK TOTAL FOR CHECK NUMBER 193618										**$ 76.86**
193619; 12/05/2025; Outstanding; null										
	4817	VETERINARY CENTER OF LIBERTY	24388	11/29/2025	ANIMAL CONTROL		100-55015-165-000000	VETERINARY SERVICES	sterilization	$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24395	11/24/2025	ANIMAL CONTROL		100-55015-165-000000	VETERINARY SERVICES	sterilization	$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24265	10/22/2025	ANIMAL CONTROL		100-55015-165-000000	VETERINARY SERVICES	sterilization	$ 80.00
	4817	VETERINARY CENTER OF LIBERTY	24345	11/21/2025	ANIMAL CONTROL		100-55015-165-000000	VETERINARY SERVICES	sterilization	$ 60.00
	4817	VETERINARY CENTER OF LIBERTY	24453	12/02/2025	ANIMAL CONTROL		100-55015-165-000000	VETERINARY SERVICES	sterilization	$ 80.00
CHECK TOTAL FOR CHECK NUMBER 193619										**$ 340.00**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193620; 12/05/2025; Outstanding; null										
	4846	VALIDITY SCREENING SOLUTIONS	263043	12/01/2025	HR & RISK MGMT		100-55029-140-000000	RECRUITMENT EXPENSES	Background checks	$ 190.00
CHECK TOTAL FOR CHECK NUMBER 193620										**$ 190.00**
193621; 12/05/2025; Outstanding; null										
	4908	AMERICAN DIGITAL SECURITY LLC	INV0046566	12/01/2025	ANIMAL CONTROL		100-57015-165-000000	FACILITIES SECURITY MAINT	monthly monitoring	$ 48.95
CHECK TOTAL FOR CHECK NUMBER 193621										**$ 48.95**
193622; 12/05/2025; Outstanding; null										
	4954	TAXPAYERS UNLIMITED INC	11.2025	11/30/2025	FINANCE		100-21020-000-000000	UNION DUES PAYABLE - FIRE	Payroll Deduction Nov	$ 14.00
CHECK TOTAL FOR CHECK NUMBER 193622										**$ 14.00**
193623; 12/05/2025; Outstanding; null										
	5268	IDEKER INC	28827	11/19/2025	PUBLIC WORKS		351-57032-201-000000	GRAVEL/ROCK-STREET REPAIRS	ST Rock	$ 482.08
CHECK TOTAL FOR CHECK NUMBER 193623										**$ 482.08**
193624; 12/05/2025; Outstanding; null										
	5394	GALL'S INC	033229777	11/21/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Fire uniforms	$ 174.21
	5394	GALL'S INC	033249706	11/24/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Fire uniforms	$ 209.97
	5394	GALL'S INC	033249673	11/24/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Fire uniforms	$ 188.54
	5394	GALL'S INC	033237723	11/21/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Fire uniforms	$ 81.79
	5394	GALL'S INC	033237711	11/21/2025	FIRE		100-59014-301-000000	CLOTHING EXPENSES	Fire uniforms	$ 149.87
CHECK TOTAL FOR CHECK NUMBER 193624										**$ 804.38**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193625; 12/05/2025; Outstanding; null										
	5446	MO RURAL WATER ASSOC	2026 MEMBERSHIP	12/01/2025	UTILITIES		590-14001-000-000000	OTHER PREPAYMENTS	2026 Membership Dues Prepay	$ 362.50
	5446	MO RURAL WATER ASSOC	2026 MEMBERSHIP	12/01/2025	UTILITIES		590-14001-000-000000	OTHER PREPAYMENTS	2026 Membership Dues Prepay	$ 362.50
	5446	MO RURAL WATER ASSOC	2026 MEMBERSHIP	12/01/2025	UTILITIES		591-14001-000-000000	OTHER PREPAYMENTS	2026 Membership Dues Prepay	$ 362.50
	5446	MO RURAL WATER ASSOC	2026 MEMBERSHIP	12/01/2025	UTILITIES		591-14001-000-000000	OTHER PREPAYMENTS	2026 Membership Dues Prepay	$ 362.50
CHECK TOTAL FOR CHECK NUMBER 193625										**$ 1,450.00**
193626; 12/05/2025; Outstanding; null										
	5482	ALTERATIONS & CUSTOM SEWING ST	1450	11/13/2025	POLICE		100-59014-501-000000	CLOTHING EXPENSES	Morrison Class A Pant	$ 144.99
	5482	ALTERATIONS & CUSTOM SEWING ST	1506	11/20/2025	POLICE		100-59014-501-000000	CLOTHING EXPENSES	Siefker Jacket	$ 130.00
CHECK TOTAL FOR CHECK NUMBER 193626										**$ 274.99**
193627; 12/05/2025; Outstanding; null										
	5558	ROBERTSON PROPERTIES	DECEMBER 2025	12/01/2025	POLICE-PO		100-59026-501-000000	MISCELLANEOUS EXPENSES	Year 1 Rental - 12 Months	$ 11,250.00
	5558	ROBERTSON PROPERTIES	DECEMBER 2025	12/01/2025	POLICE-PO		100-59026-501-000000	MISCELLANEOUS EXPENSES	Common Area Costs - 30 Months	$ 600.00
	5558	ROBERTSON PROPERTIES	DECEMBER 2025	12/01/2025	POLICE-PO		100-59026-501-000000	MISCELLANEOUS EXPENSES	Contingent Rental - 6 Months	$ 0.00
	5558	ROBERTSON PROPERTIES	DECEMBER 2025	12/01/2025	POLICE-PO		100-59026-501-000000	MISCELLANEOUS EXPENSES	Year 2 Rental - 12 Months	$ 0.00
CHECK TOTAL FOR CHECK NUMBER 193627										**$ 11,850.00**
193628; 12/05/2025; Outstanding; null										
	5626	WEX BANK	109022216	11/30/2025	NONE		100-12023-000-000000	INVENTORY-GASOLINE		$ 28,536.41
CHECK TOTAL FOR CHECK NUMBER 193628										**$ 28,536.41**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193629; 12/05/2025; Outstanding; null										
	5662	SUMNERONE INC	4461656	11/26/2025	PROSECUTOR		100-53000-115-000000	GENERAL SUPPLIES		$ 161.00
CHECK TOTAL FOR CHECK NUMBER 193629										**$ 161.00**
193630; 12/05/2025; Outstanding; null										
	5710	K C BOBCAT INC.	18264710	11/13/2025	PUBLIC WORKS		100-57009-203-000000	VEHICLE MAINTENANCE	St Veh Maintenance	$ 41.56
CHECK TOTAL FOR CHECK NUMBER 193630										**$ 41.56**
193631; 12/05/2025; Outstanding; null										
	5735	SUPERIOR ELECTRICAL CONST	364119	11/07/2025	FIRE		100-57018-300-000000	MISC EQUIPMENT MAINT	Electrical Disconnect for St.3 New HVAC	$ 697.03
CHECK TOTAL FOR CHECK NUMBER 193631										**$ 697.03**
193632; 12/05/2025; Outstanding; null										
	5761	MISSISSIPPI LIME CO INC	CD152664	11/24/2025	UTILITIES		590-53009-802-000000	CHEMICALS	WTP - Hydrated Lime	$ 9,512.24
	5761	MISSISSIPPI LIME CO INC	CD153729	11/28/2025	UTILITIES		590-53009-802-000000	CHEMICALS	WTP - Hydrated Lime	$ 10,075.12
CHECK TOTAL FOR CHECK NUMBER 193632										**$ 19,587.36**
193633; 12/05/2025; Outstanding; null										
	5767	BRENNTAG MID-SOUTH INC	BMS67353	11/25/2025	UTILITIES		591-53009-902-000000	CHEMICALS	WWTP - Sodium Hypochlorite	$ 1,137.50
CHECK TOTAL FOR CHECK NUMBER 193633										**$ 1,137.50**
193634; 12/05/2025; Outstanding; null										
	5838	EXCELSIOR SPRINGS HOSPITAL	4702	11/25/2025	FIRE		100-53001-302-000000	MEDICAL SUPPLIES	Fire medical supplies	$ 240.98
CHECK TOTAL FOR CHECK NUMBER 193634										**$ 240.98**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193635; 12/05/2025; Outstanding; null										
	5904	DR BRADFORD V HOFFMAN	DECEMBER 2025	12/01/2025	FIRE		100-55014-302-000000	MEDICAL FEES	Medical Director Fees January 2025 to December 2025	$ 1,000.00
CHECK TOTAL FOR CHECK NUMBER 193635										**$ 1,000.00**
193636; 12/05/2025; Outstanding; null										
	5921	FLEX MADE EASY	LIB NOV 2025	11/30/2025	FINANCE		100-55044-140-000000	MISCELLANEOUS FEES	Flex Spending Acct Fees - Nov	$ 50.00
CHECK TOTAL FOR CHECK NUMBER 193636										**$ 50.00**
193637; 12/05/2025; Outstanding; null										
	6100	MOAZ PAVING, LLC	167	11/23/2025	UTILITIES		590-57004-801-000000	MAINS & LINES MAINTENANCE	Concrete - 907 W Liberty	$ 390.00
CHECK TOTAL FOR CHECK NUMBER 193637										**$ 390.00**
193638; 12/05/2025; Outstanding; null										
	6115	HY-VEE FOOD	7839303	10/30/2025	TRANSIENT GUEST TAX		244-59011-119-000000	HOMETOWN HOLIDAYS	Hot Chocolate for the Hometown Holidays event	$ 630.00
CHECK TOTAL FOR CHECK NUMBER 193638										**$ 630.00**
193639; 12/05/2025; Outstanding; null										
	6189	CALDWELL COUNTY DETENTION CTR	NOVEMBER 2025	12/01/2025	POLICE		100-55030-511-000000	PRISONER HOUSING EXPENSE	November Prisoner Housing and Transport	$ 2,160.00
CHECK TOTAL FOR CHECK NUMBER 193639										**$ 2,160.00**
193640; 12/05/2025; Outstanding; null										
	6213	RBE LAWN CARE LLC	12130	11/30/2025	PUBLIC WORKS		100-55041-203-000000	CONTRACT LABOR	Forced Mowings for Nov. 2025	$ 200.00
CHECK TOTAL FOR CHECK NUMBER 193640										**$ 200.00**

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CHECK NUMBER; CHECK DATE; CHECK STATUS; CHECK CLEARED DATE										
193641; 12/05/2025; Outstanding; null										
	6369	FISH WINDOW CLEANING	2642-102324	11/20/2025	PUBLIC WORKS		100-57020-202-000000	FACILITIES MAINTENANCE	City Hall Window Cleaning	$ 80.00
CHECK TOTAL FOR CHECK NUMBER 193641										**$ 80.00**
193642; 12/05/2025; Outstanding; null										
	6467	ARC PHYSICAL THERAPY PLUS,	120225846	12/02/2025	HR & RISK MGMT		460-55044-400-000000	MISCELLANEOUS FEES	Pre-employment POET - Linda Templeton	$ 150.00
	6467	ARC PHYSICAL THERAPY PLUS,	120225846	12/02/2025	HR & RISK MGMT		100-55038-300-000000	EMPLOYMENT TESTING	FFD - Micheal Guyett	$ 100.00
	6467	ARC PHYSICAL THERAPY PLUS,	120225846	12/02/2025	HR & RISK MGMT		100-55038-501-000000	EMPLOYMENT TESTING	Pre-employment POET - Hannah Zeller	$ 150.00
CHECK TOTAL FOR CHECK NUMBER 193642										**$ 400.00**
193643; 12/05/2025; Outstanding; null										
	6675	TAYLORMADE CO	2596	12/01/2025	PARKS & REC-PO		460-57027-403-000000	PLAYGROUND/ SPRAYGROUND MAINT	Purchase, Delivery and Installation of poured in place safety surfacing at Westboro/ Canterbury Park playgrounds	$ 73,693.18
	6675	TAYLORMADE CO	2596	12/01/2025	PARKS & REC-PO		460-57027-403-000000	PLAYGROUND/ SPRAYGROUND MAINT	Surface	$ 8,090.01
CHECK TOTAL FOR CHECK NUMBER 193643										**$ 81,783.19**
193644; 12/05/2025; Outstanding; null										
	6703	LIBERTY SOLAR, LLC	77	12/01/2025	NONE		591-56000-902-000000	ELECTRIC	SOLAR SERVICES	$ 819.71
	6703	LIBERTY SOLAR, LLC	77	12/01/2025	NONE		590-56000-802-000000	ELECTRIC	SOLAR SERVICES	$ 7,335.33
	6703	LIBERTY SOLAR, LLC	77	12/01/2025	NONE		461-56000-451-000000	ELECTRIC	SOLAR SERVICES	$ 2,881.96
CHECK TOTAL FOR CHECK NUMBER 193644										**$ 11,037.00**

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

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										
193645; 12/05/2025; Outstanding; null										
	7108	WALKER TREE SERVICE INC	201868	11/26/2025	PUBLIC WORKS		100-57021-203-000000	TREE MAINTENANCE	Tree Removal at Forest and Ridge	$ 4,948.39
CHECK TOTAL FOR CHECK NUMBER 193645										**$ 4,948.39**
193646; 12/05/2025; Outstanding; null										
	8060	FLUID EQUIPMENT CO INC	5643171	11/26/2025	UTILITIES		590-57005-802-000000	WATER PLANT MAINTENANCE	WTP - Shear Pin	$ 78.20
CHECK TOTAL FOR CHECK NUMBER 193646										**$ 78.20**
193647; 12/05/2025; Outstanding; null										
3-0468-0011069	8397	REPUBLIC SERVICES #468	NOV 2025	11/28/2025	NONE		595-55032-205-000000	REFUSE COLLECTION FEES	Recycling Collection	$ 78,840.00
3-0468-0011069	8397	REPUBLIC SERVICES #468	NOV 2025	11/28/2025	NONE		595-55032-205-000000	REFUSE COLLECTION FEES	Solid Waste Collection	$ 128,115.00
CHECK TOTAL FOR CHECK NUMBER 193647										**$ 206,955.00**
193648; 12/05/2025; Outstanding; null										
Meter Reads	8612	MIDWEST OFFICE TECHNOLOGY INC	INST482957	11/27/2025	ADMINISTRATION		100-53031-110-000000	COPIER LEASE & USAGE	Meter Reads	$ 155.96
Meter Reads	8612	MIDWEST OFFICE TECHNOLOGY INC	INST479328	10/28/2025	ADMINISTRATION		100-53031-110-000000	COPIER LEASE & USAGE	Meter Reads	$ 153.21
CHECK TOTAL FOR CHECK NUMBER 193648										**$ 309.17**
193649; 12/05/2025; Outstanding; null										
Railroad Contract Dispute Legal Fees	8654	CUNNINGHAM, VOGEL & ROST PC	71058	10/31/2025	ADMINISTRATION		100-55005-111-000000	LEGAL FEES	Railroad Contract Dispute Legal Fees	$ 17,026.99
General Legal Fees	8654	CUNNINGHAM, VOGEL & ROST PC	71057	10/31/2025	ADMINISTRATION		100-55005-111-000000	LEGAL FEES	General Legal Fees	$ 576.67
CHECK TOTAL FOR CHECK NUMBER 193649										**$ 17,603.66**
193650; 12/05/2025; Outstanding; null										
	999999	Michelle Lewallen	2617052	11/26/2025	PARKS & RECREATION		461-44082-000-000000	YOUTH BASKETBALL	Not Playing	$ 120.00
CHECK TOTAL FOR CHECK NUMBER 193650										**$ 120.00**

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

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										
193651; 12/05/2025; Outstanding; null										
	999999	Nikki Goodwin	2617061	11/26/2025	PARKS & RECREATION		461-45002-000-000000	YOUTH SPORTS PROGRAMS	Registered in error	$ 150.00
CHECK TOTAL FOR CHECK NUMBER 193651										**$ 150.00**
193652; 12/05/2025; Outstanding; null										
	999999	Mary Ellen Krohne	2617844	11/29/2025	PARKS & RECREATION		465-20010-000-000000	REFUNDS PAYABLE	Personal Training Refund	$ 228.00
CHECK TOTAL FOR CHECK NUMBER 193652										**$ 228.00**
193653; 12/05/2025; Outstanding; null										
	999999	OTA-PlatePay	38044526	12/03/2025	POLICE		100-54000-501-000000	TRAINING TRAVEL	Hawkins Training travel	$ 10.50
CHECK TOTAL FOR CHECK NUMBER 193653										**$ 10.50**
193654; 12/05/2025; Outstanding; null										
101_0312100_010 Utility Billing Refund	999999	BRIANNA SWEHLA & DUSTIN	U1010312100010A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 106.80
CHECK TOTAL FOR CHECK NUMBER 193654										**$ 106.80**
193655; 12/05/2025; Outstanding; null										
103_0021500_009 Utility Billing Refund	999999	CARRIE & DAVID DAVIDSON	U1030021500009A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 101.99
CHECK TOTAL FOR CHECK NUMBER 193655										**$ 101.99**
193656; 12/05/2025; Outstanding; null										
128_0128000_012 Utility Billing Refund	999999	JAMES NIESEN	U1280128000012A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 20.42
CHECK TOTAL FOR CHECK NUMBER 193656										**$ 20.42**
193657; 12/05/2025; Outstanding; null										
135_0057000_002 Utility Billing Refund	999999	CHRIS & NANCY KELLY	U1350057000002A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 109.40
CHECK TOTAL FOR CHECK NUMBER 193657										**$ 109.40**

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

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										
193658; 12/05/2025; Outstanding; null										
136_0010000_001 Utility Billing Refund	999999	RONALD R. DAVIDSON	U1360010000001A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 93.17
CHECK TOTAL FOR CHECK NUMBER 193658										**$ 93.17**
193659; 12/05/2025; Outstanding; null										
137_0357000_004 Utility Billing Refund	999999	ROBERT SKILLMAN	U1370357000004A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 104.40
CHECK TOTAL FOR CHECK NUMBER 193659										**$ 104.40**
193660; 12/05/2025; Outstanding; null										
140_0006000_027 Utility Billing Refund	999999	PENNER PROPERTY MANAGEMENT	U1400006000027A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 106.80
CHECK TOTAL FOR CHECK NUMBER 193660										**$ 106.80**
193661; 12/05/2025; Outstanding; null										
209_0285000_003 Utility Billing Refund	999999	MICHELLE ISAACSON	U2090285000003A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 32.01
CHECK TOTAL FOR CHECK NUMBER 193661										**$ 32.01**
193662; 12/05/2025; Outstanding; null										
226_0069000_008 Utility Billing Refund	999999	SBD HOUSING	U2260069000008A	11/25/2025	-		590-20019-000-000000	WATER REFUNDS	Utility Billing	$ 3.03
CHECK TOTAL FOR CHECK NUMBER 193662										**$ 3.03**
193663; 12/05/2025; Outstanding; null										
	1087	KURT KLOEBLEN	120625	12/05/2025	TRANSIENT GUEST TAX		244-59011-119-000000	HOMETOWN HOLIDAYS	Photographer for Santa photos at Hometown Holidays	$ 250.00
CHECK TOTAL FOR CHECK NUMBER 193663										**$ 250.00**
Grand Total:										**$ 717,541.08**

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

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.

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
	Check Number / Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
1	590-57009-801-000000	VEHICLE MAINTENANCE	Amazon Mktpl	16.00	.00
	7674 CARD CENTER	N			
	Totals for fund: 590			16.00	.00 **
2	591-57009-901-000000	VEHICLE MAINTENANCE	Amazon Mktpl	16.00	.00
	7674 CARD CENTER	N			
	Totals for fund: 591			16.00	.00 **
3	100-57009-300-000000	VEHICLE MAINTENANCE	McBee Coffee & Carwash -	24.99	.00
	7674 CARD CENTER	N			
	Totals for fund: 100			24.99	.00 **
4	590-53000-801-000000	GENERAL SUPPLIES	Harbor Freight Tools 388	297.51	.00
	7674 CARD CENTER	N			
	Totals for fund: 590			297.51	.00 **
5	591-53000-901-000000	GENERAL SUPPLIES	Harbor Freight Tools 388	297.50	.00
	7674 CARD CENTER	N			
	Totals for fund: 591			297.50	.00 **
6	100-57009-302-000000	VEHICLE MAINTENANCE	McBee Coffee & Carwash -	24.99	.00
	7674 CARD CENTER	N			
7	100-54000-501-000000	TRAINING TRAVEL	Holiday Inn Express & Su	632.45	.00
	7674 CARD CENTER	N			
	Totals for fund: 100			657.44	.00 **

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number				
8	591-60000-902-000000	MINOR EQUIPMENT	The Home Depot #3019	.00	299.00	
	7674 CARD CENTER	92.70.902.18.5601 N				
9	591-60000-902-000000		The Home Depot #3019	349.00	.00	
	7674 CARD CENTER	92.70.902.18.5601 N				
Totals for fund: 591				349.00	299.00	**
10	100-57009-304-000000	VEHICLE MAINTENANCE	McBee Coffee & Carwash -	24.99	.00	
	7674 CARD CENTER	10.50.321.14.5541 N				
Totals for fund: 100				24.99	.00	**
11	590-57009-801-000000	VEHICLE MAINTENANCE	Qt 151	70.00	.00	
	7674 CARD CENTER	90.70.801.14.5541 N				
Totals for fund: 590				70.00	.00	**
12	100-57009-501-000000	VEHICLE MAINTENANCE	Charlies Car Wash Llc	320.00	.00	
	7674 CARD CENTER	10.40.500.14.5541 N				
Totals for fund: 100				320.00	.00	**
13	590-53000-801-000000	GENERAL SUPPLIES	Lowes #01565	146.66	.00	
	7674 CARD CENTER	90.70.801.04.5001 N				
Totals for fund: 590				146.66	.00	**
14	100-59014-203-000000	CLOTHING EXPENSES	Academy Sports #258	55.00	.00	
	7674 CARD CENTER	10.70.225.38.5812 N				
15	100-59004-501-000000	MEETING EXPENSE	Panera Bread #202372	35.58	.00	
	7674 CARD CENTER	10.40.500.38.5803 N				
16	100-57009-203-000000	VEHICLE MAINTENANCE	Oreilly 142	11.49	.00	
	7674 CARD CENTER	10.70.225.14.5541 N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				102.07	.00	**
17	354-55047-110-000000	56.20.001.08.5822	PARTNERSHIP-COMMUNITY GROWTH	Courtyard By Marriott	200.15	.00
	7674 CARD CENTER		N			
Totals for fund: 354				200.15	.00	**
18	591-54004-902-000000	92.70.902.06.5259	TRAINING COSTS	American Water Works Ass	548.25	.00
	7674 CARD CENTER		N			
Totals for fund: 591				548.25	.00	**
19	465-53000-420-000000	65.60.491.04.5001	GENERAL SUPPLIES	Sp Maxi Laines Bout	147.83	.00
	7674 CARD CENTER		N			
Totals for fund: 465				147.83	.00	**
20	460-57021-403-000000	60.60.420.14.5574	TREE MAINTENANCE	Menards 3342	112.83	.00
	7674 CARD CENTER		N			
Totals for fund: 460				112.83	.00	**
21	354-55047-110-000000	56.20.001.08.5822	PARTNERSHIP-COMMUNITY GROWTH	A Parking Services	60.00	.00
	7674 CARD CENTER		N			
22	354-55047-110-000000	56.20.001.08.5822		Uber *trip	3.15	.00
	7674 CARD CENTER		N			
Totals for fund: 354				63.15	.00	**
23	590-59026-801-000000	90.70.801.38.5989	MISCELLANEOUS EXPENSES	Minskys Liberty	21.99	.00
	7674 CARD CENTER		N			

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				21.99	.00	**
24	591-59026-901-000000	MISCELLANEOUS EXPENSES	Minskys Liberty	21.99	.00	
7674	CARD CENTER	92.70.901.38.5989 N				
Totals for fund: 591				21.99	.00	**
25	465-53000-420-000000	GENERAL SUPPLIES	Jose Peppers 217	33.56	.00	
7674	CARD CENTER	65.60.491.04.5001 N				
Totals for fund: 465				33.56	.00	**
26	354-59017-610-000000	PARTNERSHIP-COMMUNITY GROWTH	Courtyard By Marriott	200.15	.00	
7674	CARD CENTER	56.70.630.38.5822 N				
Totals for fund: 354				200.15	.00	**
27	590-57004-801-000000	MAINS & LINES MAINTENANCE	Lowes #01565	47.94	.00	
7674	CARD CENTER	90.70.801.14.5532 N				
Totals for fund: 590				47.94	.00	**
28	591-60000-902-000000	MINOR EQUIPMENT	The Home Depot #3019	598.00	.00	
7674	CARD CENTER	92.70.902.18.5601 N				
Totals for fund: 591				598.00	.00	**
29	247-57022-204-000000	GROUNDS/LANDSCAPING	Liberty Rv	19.36	.00	
7674	CARD CENTER	73.70.226.14.5575 N				
30	247-57022-204-000000		Lowes #01565	7.28	.00	
7674	CARD CENTER	73.70.226.14.5575 N				

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number				
Totals for fund: 247				26.64	.00	**
31	460-59004-400-000000	MEETING EXPENSE	Red Robin 611	238.36	.00	
7674	CARD CENTER	60.60.415.38.5803 N				
Totals for fund: 460				238.36	.00	**
32	247-57022-204-000000	GROUNDS/LANDSCAPING	Reeves-Wiedeman - Libert	48.89	.00	
7674	CARD CENTER	73.70.226.14.5575 N				
Totals for fund: 247				48.89	.00	**
33	460-53000-400-000000	GENERAL SUPPLIES	Dri*signs	34.49	.00	
7674	CARD CENTER	60.60.415.04.5001 N				
Totals for fund: 460				34.49	.00	**
34	100-59014-501-000000	CLOTHING EXPENSES	Danner Lfi	.00	230.42	
7674	CARD CENTER	10.40.500.38.5812 N				
Totals for fund: 100				.00	230.42	**
35	354-55047-110-000000	PARTNERSHIP-COMMUNITY GROWTH	Uber *trip	28.71	.00	
7674	CARD CENTER	56.20.001.08.5822 N				
Totals for fund: 354				28.71	.00	**
36	591-54004-901-000000	TRAINING COSTS	Office Of Water Programs	100.00	.00	
7674	CARD CENTER	92.70.901.06.5259 N				
Totals for fund: 591				100.00	.00	**

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
	Check Number / Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
37	100-54004-300-000000	TRAINING COSTS	Openai *chatgpt Subscr	20.00	.00
	7674 CARD CENTER	10.50.300.06.5259 N			
Totals for fund: 100				20.00	.00 **
38	591-60000-902-000000	MINOR EQUIPMENT	Car Parts Distributing I	269.00	.00
	7674 CARD CENTER	92.70.902.18.5601 N			
Totals for fund: 591				269.00	.00 **
39	100-59004-501-000000	MEETING EXPENSE	Hy-Vee Liberty 1384	10.97	.00
	7674 CARD CENTER	10.40.500.38.5803 N			
40	100-57009-203-000000	VEHICLE MAINTENANCE	Oreilly 142	20.09	.00
	7674 CARD CENTER	10.70.225.14.5541 N			
41	100-53008-300-000000	MAINTENANCE MATERIALS	Amazon Mktpl	281.94	.00
	7674 CARD CENTER	10.50.300.04.5009 N			
Totals for fund: 100				313.00	.00 **
42	591-59026-901-000000	MISCELLANEOUS EXPENSES	The Home Depot #3019	199.00	.00
	7674 CARD CENTER	92.70.901.38.5989 N			
43	591-57004-901-000000	MAINS & LINES MAINTENANCE	Lowes #01565	34.98	.00
	7674 CARD CENTER	92.70.901.14.5532 N			
Totals for fund: 591				233.98	.00 **
44	590-57019-801-000000	BUILDING MAINTENANCE	Amazon Mktpl	12.44	.00
	7674 CARD CENTER	90.70.801.14.5571 N			
Totals for fund: 590				12.44	.00 **
45	591-57019-901-000000	BUILDING MAINTENANCE	Amazon Mktpl	12.44	.00
	7674 CARD CENTER	92.70.901.14.5571 N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 591				12.44	.00	**
46	100-53032-480-000000	10.60.481.04.5120 OUTSIDE PRINTING	Canva* I04692-42910957	205.00	.00	
7674	CARD CENTER		N			
Totals for fund: 100				205.00	.00	**
47	465-53008-420-000000	65.60.491.04.5009 MAINTENANCE MATERIALS	Reeves-Wiedeman - Libert	127.00	.00	
7674	CARD CENTER		N			
Totals for fund: 465				127.00	.00	**
48	591-53010-902-000000	92.70.902.04.5014 LAB SUPPLIES	Teledyne Instruments Inc	440.00	.00	
7674	CARD CENTER		N			
Totals for fund: 591				440.00	.00	**
49	354-55047-110-000000	56.20.001.08.5822 PARTNERSHIP-COMMUNITY GROWTH	Uber *trip	20.97	.00	
7674	CARD CENTER		N			
Totals for fund: 354				20.97	.00	**
50	100-54001-201-000000	10.70.201.06.5251 REGISTRATION FEES	Www.Apwa.Net	50.00	.00	
7674	CARD CENTER		N			
Totals for fund: 100				50.00	.00	**
51	590-53008-802-000000	90.70.802.04.5009 MAINTENANCE MATERIALS	Sutherlands 1214	.87	.00	
7674	CARD CENTER		N			
Totals for fund: 590				.87	.00	**

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
52	591-54004-901-000000	TRAINING COSTS	Office Of Water Programs	217.00	.00
7674	CARD CENTER	N			
53	591-53000-901-000000	GENERAL SUPPLIES	McDonalds F29621	43.12	.00
7674	CARD CENTER	N			
Totals for fund: 591				260.12	.00 **
54	100-59026-501-000000	MISCELLANEOUS EXPENSES	Hy-Vee Topeka 1658	86.08	.00
7674	CARD CENTER	N			
55	100-54001-501-000000	REGISTRATION FEES	Law Enforcement Seminars	445.00	.00
7674	CARD CENTER	N			
56	100-60000-170-000000	MINOR EQUIPMENT	Amazon Reta* Bt85l8fq1	317.99	.00
7674	CARD CENTER	N			
Totals for fund: 100				849.07	.00 **
57	590-54004-802-000000	TRAINING COSTS	Sq *mb Liberty	53.32	.00
7674	CARD CENTER	N			
Totals for fund: 590				53.32	.00 **
58	354-55047-110-000000	PARTNERSHIP-COMMUNITY GROWTH	Uber *trip	43.92	.00
7674	CARD CENTER	N			
Totals for fund: 354				43.92	.00 **
59	590-54001-801-000000	REGISTRATION FEES	Mo Dmv	42.46	.00
7674	CARD CENTER	N			
Totals for fund: 590				42.46	.00 **
60	591-54001-901-000000	REGISTRATION FEES	Mo Dmv	42.45	.00
7674	CARD CENTER	N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
61	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	The Home Depot #3019	26.33	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				68.78	.00	**
62	100-57020-202-000000	10.70.221.14.5572 FACILITIES MAINTENANCE	Lowes #01565	5.48	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				5.48	.00	**
63	460-57021-403-000000	60.60.420.14.5574 TREE MAINTENANCE	Independence Hydraulics,	657.44	.00	
	7674 CARD CENTER	N				
Totals for fund: 460				657.44	.00	**
64	351-57036-201-000000	50.75.607.14.5641 STREET SIGNS	J & A Traffic Products L	127.50	.00	
	7674 CARD CENTER	N				
Totals for fund: 351				127.50	.00	**
65	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Certified Transmission-	1,193.73	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				1,193.73	.00	**
66	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon Mktpl	554.52	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				554.52	.00	**
67	100-59026-501-000000	10.40.500.38.5989 MISCELLANEOUS EXPENSES	Identogo - Mo Fingerprin	43.50	.00	
	7674 CARD CENTER	N				

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				43.50	.00	**
68	460-53008-403-000000	60.60.420.04.5009	MAINTENANCE MATERIALS	Waters Hardware-Independ	42.00	.00
7674	CARD CENTER		N			
Totals for fund: 460				42.00	.00	**
69	100-59026-501-000000	10.40.500.38.5989	MISCELLANEOUS EXPENSES	Identogo - Mo Fingerprin	43.50	.00
7674	CARD CENTER		N			
Totals for fund: 100				43.50	.00	**
70	465-54004-420-000000	65.60.491.06.5259	TRAINING COSTS	American Red Cross	32.00	.00
7674	CARD CENTER		N			
Totals for fund: 465				32.00	.00	**
71	100-57009-203-000000	10.70.225.14.5541	VEHICLE MAINTENANCE	Reeves-Wiedeman - Libert	103.89	.00
7674	CARD CENTER		N			
Totals for fund: 100				103.89	.00	**
72	351-57037-201-000000	50.75.607.14.5663	STORM WATER MAINTENANCE	Sp Bchardscapes Supply	341.00	.00
7674	CARD CENTER		N			
Totals for fund: 351				341.00	.00	**
73	100-54001-501-000000	10.40.500.06.5251	REGISTRATION FEES	Guardian Training	.00	1,250.00
7674	CARD CENTER		N			
74	100-54000-501-000000	10.40.500.06.5210	TRAINING TRAVEL	Shell Oil 12607989006	35.40	.00
7674	CARD CENTER		N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				35.40	1,250.00	**
75	354-55047-110-000000	PARTNERSHIP-COMMUNITY GROWTH	Uber *trip	46.97	.00	
7674	CARD CENTER	56.20.001.08.5822 / N				
Totals for fund: 354				46.97	.00	**
76	100-59013-501-000000	MEMBERSHIP DUES	Fbi Leeda Inc	50.00	.00	
7674	CARD CENTER	10.40.500.38.5811 / N				
77	100-59026-501-000000	MISCELLANEOUS EXPENSES	Identogo - Mo Fingerprin	43.50	.00	
7674	CARD CENTER	10.40.500.38.5989 / N				
Totals for fund: 100				93.50	.00	**
78	244-59011-119-000000	HOMETOWN HOLIDAYS	Dri*signs	226.36	.00	
7674	CARD CENTER	67.20.061.38.5809 / N				
Totals for fund: 244				226.36	.00	**
79	590-54004-801-000000	TRAINING COSTS	Mo Dmv	84.91	.00	
7674	CARD CENTER	90.70.801.06.5259 / N				
Totals for fund: 590				84.91	.00	**
80	247-57022-204-000000	GROUNDS/LANDSCAPING	Sp Bchardscapes Supply	236.00	.00	
7674	CARD CENTER	73.70.226.14.5575 / N				
Totals for fund: 247				236.00	.00	**
81	591-54004-902-000000	TRAINING COSTS	American Water Works Ass	2,900.00	.00	
7674	CARD CENTER	92.70.902.06.5259 / N				

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 591				2,900.00	.00	**
82	100-57020-202-000000	FACILITIES MAINTENANCE	Lowes #01565	1,227.00	.00	
7674	CARD CENTER		N			
83	100-53000-203-000000	GENERAL SUPPLIES	Feldmans Farm And Home	25.80	.00	
7674	CARD CENTER		N			
Totals for fund: 100				1,252.80	.00	**
84	590-57006-802-000000	WELLFIELD MAINTENANCE	Grainger	31.20	.00	
7674	CARD CENTER		N			
Totals for fund: 590				31.20	.00	**
85	100-59015-203-000000	PROTECTIVE CLOTHING	Feldmans Farm And Home	26.99	.00	
7674	CARD CENTER		N			
Totals for fund: 100				26.99	.00	**
86	590-53006-802-000000	BUILDING MAINT SUPPLIES	Ces 492	393.25	.00	
7674	CARD CENTER		N			
Totals for fund: 590				393.25	.00	**
87	351-57037-201-000000	STORM WATER MAINTENANCE	Sp Bchardscapes Supply	260.00	.00	
7674	CARD CENTER		N			
Totals for fund: 351				260.00	.00	**
88	244-59011-119-000000	HOMETOWN HOLIDAYS	Sp Backdropsource	176.70	.00	
7674	CARD CENTER		N			

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Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 244				176.70	.00	**
89	100-57020-202-000000	FACILITIES MAINTENANCE	Lowes #01565	177.88	.00	
7674	CARD CENTER		N			
Totals for fund: 100				177.88	.00	**
90	590-53000-801-000000	GENERAL SUPPLIES	Sams Club #6247	79.88	.00	
7674	CARD CENTER		N			
Totals for fund: 590				79.88	.00	**
91	591-53000-901-000000	GENERAL SUPPLIES	Sams Club #6247	79.88	.00	
7674	CARD CENTER		N			
Totals for fund: 591				79.88	.00	**
92	590-53006-802-000000	BUILDING MAINT SUPPLIES	Lowes #01565	55.82	.00	
7674	CARD CENTER		N			
93	590-57006-802-000000	WELLFIELD MAINTENANCE	Grainger	48.60	.00	
7674	CARD CENTER		N			
Totals for fund: 590				104.42	.00	**
94	460-60015-403-000000	MINOR TOOLS	Homedepot.Com	415.86	.00	
7674	CARD CENTER		N			
Totals for fund: 460				415.86	.00	**
95	465-53000-420-000000	GENERAL SUPPLIES	Helget Gas Products Inc	5.57	.00	
7674	CARD CENTER		N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 465				5.57	.00	**
96	590-53000-801-000000	GENERAL SUPPLIES	Sams Club #6247	26.94	.00	
7674	CARD CENTER	90.70.801.04.5001	N			
Totals for fund: 590				26.94	.00	**
97	591-53000-901-000000	GENERAL SUPPLIES	Sams Club #6247	26.94	.00	
7674	CARD CENTER	92.70.901.04.5001	N			
Totals for fund: 591				26.94	.00	**
98	590-57019-801-000000	BUILDING MAINTENANCE	Best Buy 00007682	115.00	.00	
7674	CARD CENTER	90.70.801.14.5571	N			
Totals for fund: 590				115.00	.00	**
99	591-57019-901-000000	BUILDING MAINTENANCE	Best Buy 00007682	114.99	.00	
7674	CARD CENTER	92.70.901.14.5571	N			
100	591-59026-901-000000	MISCELLANEOUS EXPENSES	Lowes #01565	103.84	.00	
7674	CARD CENTER	92.70.901.38.5989	N			
Totals for fund: 591				218.83	.00	**
101	460-53032-400-000000	OUTSIDE PRINTING	Dri*signs	71.21	.00	
7674	CARD CENTER	60.60.415.04.5120	N			
Totals for fund: 460				71.21	.00	**
102	100-54000-130-000000	TRAINING TRAVEL	Doubletree Hotels	.00	27.58	
7674	CARD CENTER	10.30.130.06.5210	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				.00	27.58	**
103	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon.Com*nk0os5w31	21.85	.00	
7674	CARD CENTER		N			
104	591-57009-902-000000	92.70.902.14.5541 VEHICLE MAINTENANCE	Amazon.Com*nk8a07mf2	18.99	.00	
7674	CARD CENTER		N			
105	591-57009-901-000000	92.70.901.14.5541 VEHICLE MAINTENANCE	Lowes #01565	167.16	.00	
7674	CARD CENTER		N			
Totals for fund: 591				208.00	.00	**
106	247-57022-204-000000	73.70.226.14.5575 GROUNDS/LANDSCAPING	Lowes #01565	16.41	.00	
7674	CARD CENTER		N			
Totals for fund: 247				16.41	.00	**
107	100-57009-301-000000	10.50.301.14.5541 VEHICLE MAINTENANCE	McBee Coffee & Carwash -	24.99	.00	
7674	CARD CENTER		N			
Totals for fund: 100				24.99	.00	**
108	465-57018-420-000000	65.60.491.14.5559 MISC EQUIPMENT MAINT	Life Fitness	91.59	.00	
7674	CARD CENTER		N			
Totals for fund: 465				91.59	.00	**
109	100-55044-501-000000	10.40.500.08.5399 MISCELLANEOUS FEES	Tlo Transunion	201.00	.00	
7674	CARD CENTER		N			
110	100-54001-151-000000	10.80.153.06.5251 REGISTRATION FEES	Marc Pymt* Mo	20.00	.00	
7674	CARD CENTER		N			
111	100-59014-203-000000	10.70.225.38.5812 CLOTHING EXPENSES	Feldmans Farm And Home	154.99	.00	
7674	CARD CENTER		N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				375.99	.00	**
112	590-57019-801-000000	90.70.801.14.5571	BUILDING MAINTENANCE	Sq *tiger Pro Wash	962.50	.00
7674	CARD CENTER		N			
Totals for fund: 590				962.50	.00	**
113	591-57019-901-000000	92.70.901.14.5571	BUILDING MAINTENANCE	Sq *tiger Pro Wash	962.50	.00
7674	CARD CENTER		N			
Totals for fund: 591				962.50	.00	**
114	590-53000-802-000000	90.70.802.04.5001	GENERAL SUPPLIES	Firehouse Subs 611 Qsr	13.72	.00
7674	CARD CENTER		N			
Totals for fund: 590				13.72	.00	**
115	100-60015-301-000000	10.50.301.04.5018	MINOR TOOLS	Amazon.Com*nk7h53142	139.15	.00
7674	CARD CENTER		N			
Totals for fund: 100				139.15	.00	**
116	591-57005-902-000000	92.70.902.14.5534	WATER PLANT MAINTENANCE	Lowes #01565	53.26	.00
7674	CARD CENTER		N			
Totals for fund: 591				53.26	.00	**
117	100-57012-203-000000	10.70.225.14.5551	OFFICE EQUIPMENT MAINTENANCE	Samsclub #6247	499.00	.00
7674	CARD CENTER		N			
Totals for fund: 100				499.00	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
118	590-59015-802-000000	PROTECTIVE CLOTHING	Feldmans Farm And Home	145.99	.00
	7674 CARD CENTER	90.70.802.38.5813 N			
Totals for fund: 590				145.99	.00 **
119	591-59015-902-000000	PROTECTIVE CLOTHING	Sp Brunt Workwear	308.84	.00
	7674 CARD CENTER	92.70.902.38.5813 N			
Totals for fund: 591				308.84	.00 **
120	100-53000-203-000000	GENERAL SUPPLIES	Feldmans Farm And Home	31.31	.00
	7674 CARD CENTER	10.70.225.04.5001 N			
Totals for fund: 100				31.31	.00 **
121	591-55034-902-000000	PRETREATMENT PROGRAM	Lowes #01565	108.32	.00
	7674 CARD CENTER	92.70.902.08.5388 N			
Totals for fund: 591				108.32	.00 **
122	100-53000-203-000000	GENERAL SUPPLIES	Sutherlands 1214	48.97	.00
	7674 CARD CENTER	10.70.225.04.5001 N			
Totals for fund: 100				48.97	.00 **
123	590-57019-801-000000	BUILDING MAINTENANCE	Amazon Mktpl	34.95	.00
	7674 CARD CENTER	90.70.801.14.5571 N			
Totals for fund: 590				34.95	.00 **
124	591-57019-901-000000	BUILDING MAINTENANCE	Amazon Mktpl	34.94	.00
	7674 CARD CENTER	92.70.901.14.5571 N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 591				34.94	.00	**
125	590-57018-801-000000	MISC EQUIPMENT MAINT	Amazon Mktpl	6.97	.00	
7674	CARD CENTER	90.70.801.14.5559	N			
Totals for fund: 590				6.97	.00	**
126	591-57018-901-000000	MISC EQUIPMENT MAINT	Amazon Mktpl	6.97	.00	
7674	CARD CENTER	92.70.901.14.5559	N			
Totals for fund: 591				6.97	.00	**
127	100-59014-301-000000	CLOTHING EXPENSES	Amazon Reta* Nk22o1pc1	49.49	.00	
7674	CARD CENTER	10.50.301.38.5812	N			
Totals for fund: 100				49.49	.00	**
128	460-53003-400-000000	RECREATION SUPPLIES	Facebk *k8cq75hh32	54.48	.00	
7674	CARD CENTER	60.60.415.04.5004	N			
Totals for fund: 460				54.48	.00	**
129	100-57020-202-000000	FACILITIES MAINTENANCE	Minskys Liberty	110.11	.00	
7674	CARD CENTER	10.70.221.14.5572	N			
130	100-59004-501-000000	MEETING EXPENSE	Spo*conradsliberty	90.00	.00	
7674	CARD CENTER	10.40.500.38.5803	N			
Totals for fund: 100				200.11	.00	**
131	351-57036-201-000000	STREET SIGNS	The Work Zone	94.72	.00	
7674	CARD CENTER	50.75.607.14.5641	N			

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Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number				
Totals for fund: 351				94.72	.00	**
132	100-54000-501-000000	TRAINING TRAVEL	Margaritaville Resort	483.48	.00	
7674	CARD CENTER	N				
133	100-55001-170-000000	INTERNET SERVICE FEES	Amazon Web Services	48.01	.00	
7674	CARD CENTER	N				
134	100-54000-140-000000	TRAINING TRAVEL	Doubletree Hotels	303.14	.00	
7674	CARD CENTER	N				
135	100-54000-501-000000	TRAINING TRAVEL	Margaritaville Resort	453.00	.00	
7674	CARD CENTER	N				
136	100-53000-130-000000	GENERAL SUPPLIES	Office Depot #2167	13.98	.00	
7674	CARD CENTER	N				
Totals for fund: 100				1,301.61	.00	**
137	590-53000-131-000000	GENERAL SUPPLIES	Office Depot #2167	13.98	.00	
7674	CARD CENTER	N				
Totals for fund: 590				13.98	.00	**
138	591-53000-131-000000	GENERAL SUPPLIES	Office Depot #2167	13.98	.00	
7674	CARD CENTER	N				
Totals for fund: 591				13.98	.00	**
139	100-53000-203-000000	GENERAL SUPPLIES	Sutherlands 1214	17.99	.00	
7674	CARD CENTER	N				
140	100-53020-511-000000	PROPERTY ROOM SUPPLIES	Arrowhead Forensics	779.35	.00	
7674	CARD CENTER	N				
Totals for fund: 100				797.34	.00	**

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	Check Number / Vendor Number / Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number				
141	590-57019-801-000000	BUILDING MAINTENANCE	The Home Depot 3019	49.99	.00
	7674 CARD CENTER		N		
	Totals for fund: 590			49.99	.00 **
142	591-57019-901-000000	BUILDING MAINTENANCE	The Home Depot 3019	49.98	.00
	7674 CARD CENTER		N		
	Totals for fund: 591			49.98	.00 **
143	100-57020-202-000000	FACILITIES MAINTENANCE	In *siebert - Dt Llc	40.00	.00
	7674 CARD CENTER		N		
	Totals for fund: 100			40.00	.00 **
144	590-57004-801-000000	MAINS & LINES MAINTENANCE	Lowes #01565	8.78	.00
	7674 CARD CENTER		N		
	Totals for fund: 590			8.78	.00 **
145	100-53019-502-000000	ARMORY SUPPLIES	Brownells Inc	201.52	.00
	7674 CARD CENTER		N		
146	100-53000-301-000000	GENERAL SUPPLIES	Feldmans Farm And Home	919.00	.00
	7674 CARD CENTER		N		
147	100-54000-130-000000	TRAINING TRAVEL	Doubletree Hotels	330.72	.00
	7674 CARD CENTER		N		
148	100-57020-202-000000	FACILITIES MAINTENANCE	In *siebert - Dt Llc	130.00	.00
	7674 CARD CENTER		N		
149	100-59026-110-000000	MISCELLANEOUS EXPENSES	Hy-Vee Liberty 1384	50.00	.00
	7674 CARD CENTER		N		
150	100-54004-140-000000	EMPLOYEE ISSUES & FUNCTIONS	Doubletree Hotels	303.14	.00
	7674 CARD CENTER		N		
151	100-59014-301-000000	CLOTHING EXPENSES	Amazon Reta* N44fv0782	19.40	.00
	7674 CARD CENTER		N		

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				1,953.78	.00	**
152	591-60000-902-000000	92.70.902.18.5601 MINOR EQUIPMENT	Amazon.Com	.00	68.59	
7674	CARD CENTER	N				
Totals for fund: 591				.00	68.59	**
153	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Diesel Solutions Llc	1,154.96	.00	
7674	CARD CENTER	N				
154	100-53019-502-000000	10.40.501.04.5051 ARMORY SUPPLIES	Brownells Inc	562.04	.00	
7674	CARD CENTER	N				
Totals for fund: 100				1,717.00	.00	**
155	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	Sams Club #6247	341.65	.00	
7674	CARD CENTER	N				
Totals for fund: 591				341.65	.00	**
156	590-59014-801-000000	90.70.801.38.5812 CLOTHING EXPENSES	Amazon Mktpl	30.99	.00	
7674	CARD CENTER	N				
Totals for fund: 590				30.99	.00	**
157	460-57028-403-000000	60.60.420.14.5583 LANDSCAPING	Menards 3342	17.79	.00	
7674	CARD CENTER	N				
Totals for fund: 460				17.79	.00	**
158	100-53000-130-000000	10.30.130.04.5001 GENERAL SUPPLIES	Amazon Mktpl	50.18	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				50.18	.00	**
159	590-53000-131-000000	90.30.133.04.5001 GENERAL SUPPLIES	Amazon Mktpl	50.18	.00	
7674	CARD CENTER	N				
Totals for fund: 590				50.18	.00	**
160	591-53000-131-000000	92.30.134.04.5001 GENERAL SUPPLIES	Amazon Mktpl	50.17	.00	
7674	CARD CENTER	N				
Totals for fund: 591				50.17	.00	**
161	100-53000-301-000000	10.50.301.04.5001 GENERAL SUPPLIES	Feldmans Farm And Home	920.20	.00	
7674	CARD CENTER	N				
162	100-53000-170-000000	10.90.132.04.5001 GENERAL SUPPLIES	Amazon.Com*n49rr7bu2	57.20	.00	
7674	CARD CENTER	N				
Totals for fund: 100				977.40	.00	**
163	590-53010-802-000000	90.70.802.04.5014 LAB SUPPLIES	Usabluebook	966.98	.00	
7674	CARD CENTER	N				
Totals for fund: 590				966.98	.00	**
164	591-57005-902-000000	92.70.902.14.5534 WATER PLANT MAINTENANCE	Usabluebook	1,802.10	.00	
7674	CARD CENTER	N				
Totals for fund: 591				1,802.10	.00	**
165	100-53000-203-000000	10.70.225.04.5001 GENERAL SUPPLIES	Lowes #01565	12.68	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
166	100-53000-203-000000	10.70.225.04.5001 GENERAL SUPPLIES	Tapco	31.95	.00
	7674 CARD CENTER	N			
Totals for fund: 100				44.63	.00 **
167	590-57009-801-000000	90.70.801.14.5541 VEHICLE MAINTENANCE	Napa Store 4140018	65.97	.00
	7674 CARD CENTER	N			
Totals for fund: 590				65.97	.00 **
168	100-53019-502-000000	10.40.501.04.5051 ARMORY SUPPLIES	Amazon.Com*nk6vc2jz0	594.62	.00
	7674 CARD CENTER	N			
Totals for fund: 100				594.62	.00 **
169	590-59014-801-000000	90.70.801.38.5812 CLOTHING EXPENSES	Amazon Mktpl	115.69	.00
	7674 CARD CENTER	N			
Totals for fund: 590				115.69	.00 **
170	244-53026-119-000000	67.20.061.04.5072 MAKE MUSIC DAY-SUPPLIES	Best Value Copy	136.62	.00
	7674 CARD CENTER	N			
Totals for fund: 244				136.62	.00 **
171	590-53010-802-000000	90.70.802.04.5014 LAB SUPPLIES	Usabluebook	428.06	.00
	7674 CARD CENTER	N			
172	590-57018-801-000000	90.70.801.14.5559 MISC EQUIPMENT MAINT	Oreilly 142	5.25	.00
	7674 CARD CENTER	N			
Totals for fund: 590				433.31	.00 **

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
173	591-57018-901-000000	MISC EQUIPMENT MAINT	Oreilly 142	5.24	.00	
	7674 CARD CENTER	92.70.901.14.5559 N				
Totals for fund: 591				5.24	.00	**
174	100-55001-170-000000	INTERNET SERVICE FEES	Spectrum	335.68	.00	
	7674 CARD CENTER	10.90.132.08.5304 N				
175	100-59026-203-000000	MISCELLANEOUS EXPENSES	Lowes #01565	89.20	.00	
	7674 CARD CENTER	10.70.225.38.5989 N				
Totals for fund: 100				424.88	.00	**
176	351-57036-201-000000	STREET SIGNS	J & A Traffic Products L	165.00	.00	
	7674 CARD CENTER	50.75.607.14.5641 N				
Totals for fund: 351				165.00	.00	**
177	100-59026-300-000000	MISCELLANEOUS EXPENSES	Panera Bread #202372	567.61	.00	
	7674 CARD CENTER	10.50.300.38.5989 N				
Totals for fund: 100				567.61	.00	**
178	591-59014-902-000000	CLOTHING EXPENSES	Amazon Mktpl	461.72	.00	
	7674 CARD CENTER	92.70.902.38.5812 N				
Totals for fund: 591				461.72	.00	**
179	244-53026-119-000000	MAKE MUSIC DAY-SUPPLIES		324.85	.00	
	7674 CARD CENTER	67.20.061.04.5072 N				
Totals for fund: 244				324.85	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
180	100-59026-203-000000	MISCELLANEOUS EXPENSES	Lowes #01565	531.96	.00
	7674 CARD CENTER	10.70.225.38.5989 N			
Totals for fund: 100				531.96	.00 **
181	244-53026-119-000000	MAKE MUSIC DAY-SUPPLIES	Totally Promotional	1,947.00	.00
	7674 CARD CENTER	67.20.061.04.5072 N			
Totals for fund: 244				1,947.00	.00 **
182	590-53000-802-000000	GENERAL SUPPLIES	Amazon Mktpl	84.44	.00
	7674 CARD CENTER	90.70.802.04.5001 N			
Totals for fund: 590				84.44	.00 **
183	100-57009-302-000000	VEHICLE MAINTENANCE	Www.Midwaytrucks.Com	1,303.78	.00
	7674 CARD CENTER	10.50.311.14.5541 N			
184	100-55001-170-000000	INTERNET SERVICE FEES	Spectrum	899.00	.00
	7674 CARD CENTER	10.90.132.08.5304 N			
Totals for fund: 100				2,202.78	.00 **
185	591-53010-902-000000	LAB SUPPLIES	Usabluebook	437.38	.00
	7674 CARD CENTER	92.70.902.04.5014 N			
Totals for fund: 591				437.38	.00 **
186	590-53010-802-000000	LAB SUPPLIES	Usabluebook	32.82	.00
	7674 CARD CENTER	90.70.802.04.5014 N			
Totals for fund: 590				32.82	.00 **

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt	Employee Asset id Number	
187	100-60005-501-000000	VEHICLE CHANGEOVER COSTS	Dana Safety Supply	102.00	.00
	7674 CARD CENTER	10.40.500.18.5606 N			
Totals for fund: 100				102.00	.00 **
188	591-53008-902-000000	MAINTENANCE MATERIALS	Reeves-Wiedeman - Libert	66.54	.00
	7674 CARD CENTER	92.70.902.04.5009 N			
Totals for fund: 591				66.54	.00 **
189	100-59015-203-000000	PROTECTIVE CLOTHING	Feldmans Farm And Home	32.98	.00
	7674 CARD CENTER	10.70.225.38.5813 N			
Totals for fund: 100				32.98	.00 **
190	590-53010-802-000000	LAB SUPPLIES	Usabluebook	18.80	.00
	7674 CARD CENTER	90.70.802.04.5014 N			
Totals for fund: 590				18.80	.00 **
191	100-57009-301-000000	VEHICLE MAINTENANCE	McBee Coffee & Carwash -	21.99	.00
	7674 CARD CENTER	10.50.301.14.5541 N			
Totals for fund: 100				21.99	.00 **
192	591-53000-902-000000	GENERAL SUPPLIES	Amazon Mktpl	86.98	.00
	7674 CARD CENTER	92.70.902.04.5001 N			
Totals for fund: 591				86.98	.00 **
193	590-57004-801-000000	MAINS & LINES MAINTENANCE	Lowes #01565	26.77	.00
	7674 CARD CENTER	90.70.801.14.5532 N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				26.77	.00	**
194	100-53000-201-000000	GENERAL SUPPLIES	Amazon.Com*n46mj3g22	68.06	.00	
7674	CARD CENTER	10.70.201.04.5001	N			
195	100-53000-140-000000	GENERAL SUPPLIES	Hy-Vee Liberty 1384	.00	10.00	
7674	CARD CENTER	10.25.011.04.5001	N			
196	100-53035-483-000000	PROGRAM SUPPLIES	Amazon Mark* Nk98j3c11	75.80	.00	
7674	CARD CENTER	10.60.483.04.5099	N			
Totals for fund: 100				143.86	10.00	**
197	591-57019-902-000000	BUILDING MAINTENANCE	Selectblinds, Llc	1,498.80	.00	
7674	CARD CENTER	92.70.902.14.5571	N			
Totals for fund: 591				1,498.80	.00	**
198	590-57004-801-000000	MAINS & LINES MAINTENANCE	Lowes #01565	31.08	.00	
7674	CARD CENTER	90.70.801.14.5532	N			
Totals for fund: 590				31.08	.00	**
199	100-59014-203-000000	CLOTHING EXPENSES	Feldmans Farm And Home	64.37	.00	
7674	CARD CENTER	10.70.225.38.5812	N			
200	100-57009-203-000000	VEHICLE MAINTENANCE	Feldmans Farm And Home	16.90	.00	
7674	CARD CENTER	10.70.225.14.5541	N			
201	100-55031-150-000000	LEGAL ADS	Column Public Notice	21.43	.00	
7674	CARD CENTER	10.80.151.08.5379	N			
Totals for fund: 100				102.70	.00	**
202	460-57027-403-000000	PLAYGROUND/SPRAYGROUND MAINT	Lowes #01565	42.36	.00	
7674	CARD CENTER	60.60.420.14.5582	N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
203	460-53008-403-000000	60.60.420.04.5009 MAINTENANCE MATERIALS	Lowes #01565	42.13	.00	
7674	CARD CENTER	N				
204	460-57018-403-000000	60.60.420.14.5559 MISC EQUIPMENT MAINT	Heartland Tractor Co-Ca	945.07	.00	
7674	CARD CENTER	N				
Totals for fund: 460				1,029.56	.00	**
205	100-59026-300-000000	10.50.300.38.5989 MISCELLANEOUS EXPENSES	Lowes #01565	21.98	.00	
7674	CARD CENTER	N				
Totals for fund: 100				21.98	.00	**
206	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	Feldmans Farm And Home	33.60	.00	
7674	CARD CENTER	N				
Totals for fund: 590				33.60	.00	**
207	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	Feldmans Farm And Home	33.59	.00	
7674	CARD CENTER	N				
208	591-57030-902-000000	92.70.902.14.5591 SOFTWARE MAINTENANCE	A W Schultz Inc	1,295.00	.00	
7674	CARD CENTER	N				
Totals for fund: 591				1,328.59	.00	**
209	460-53003-400-000000	60.60.415.04.5004 RECREATION SUPPLIES	Otc Brands	67.99	.00	
7674	CARD CENTER	N				
Totals for fund: 460				67.99	.00	**
210	352-57022-403-000000	52.60.420.14.5583 GROUNDS/LANDSCAPING MAINT	Lowes #02767	34.99	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
	Totals for fund: 352			34.99	.00	**
211	100-59026-300-000000	10.50.300.38.5989 MISCELLANEOUS EXPENSES	Hy-Vee Liberty 1384	100.00	.00	
	7674 CARD CENTER	N				
	Totals for fund: 100			100.00	.00	**
212	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon.Com*n41239ic1	509.58	.00	
	7674 CARD CENTER	N				
	Totals for fund: 591			509.58	.00	**
213	100-53019-502-000000	10.40.501.04.5051 ARMORY SUPPLIES	Strike Industries	196.43	.00	
	7674 CARD CENTER	N				
	Totals for fund: 100			196.43	.00	**
214	591-57003-902-000000	92.70.902.14.5525 LIFT STATION MAINTENANCE	Feldmans Farm And Home	47.98	.00	
	7674 CARD CENTER	N				
215	591-57005-902-000000	92.70.902.14.5534 WATER PLANT MAINTENANCE	Sq *overhead Door Co Of	2,022.42	.00	
	7674 CARD CENTER	N				
	Totals for fund: 591			2,070.40	.00	**
216	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Oreilly 142	81.29	.00	
	7674 CARD CENTER	N				
217	100-59004-480-000000	10.60.481.38.5803 MEETING EXPENSE	Asian Buffet	15.34	.00	
	7674 CARD CENTER	N				
	Totals for fund: 100			96.63	.00	**

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
218	590-53000-801-000000	GENERAL SUPPLIES	Harbor Freight Tools 388	116.15	.00	
	7674 CARD CENTER	90.70.801.04.5001	N			
Totals for fund: 590				116.15	.00	**
219	591-53000-901-000000	GENERAL SUPPLIES	Harbor Freight Tools 388	116.14	.00	
	7674 CARD CENTER	92.70.901.04.5001	N			
220	591-53010-902-000000	LAB SUPPLIES	Usabluebook	98.04	.00	
	7674 CARD CENTER	92.70.902.04.5014	N			
Totals for fund: 591				214.18	.00	**
221	460-57018-403-000000	MISC EQUIPMENT MAINT	Oreilly 142	48.54	.00	
	7674 CARD CENTER	60.60.420.14.5559	N			
Totals for fund: 460				48.54	.00	**
222	100-53000-140-000000	GENERAL SUPPLIES	Hy-Vee Liberty 1384	109.88	.00	
	7674 CARD CENTER	10.25.011.04.5001	N			
223	100-59026-110-000000	MISCELLANEOUS EXPENSES	Sams Club #6247	83.64	.00	
	7674 CARD CENTER	10.20.001.38.5989	N			
Totals for fund: 100				193.52	.00	**
224	590-57019-801-000000	BUILDING MAINTENANCE	Amazon Mktpl	19.99	.00	
	7674 CARD CENTER	90.70.801.14.5571	N			
Totals for fund: 590				19.99	.00	**
225	591-57019-901-000000	BUILDING MAINTENANCE	Amazon Mktpl	19.98	.00	
	7674 CARD CENTER	92.70.901.14.5571	N			
226	591-59014-901-000000	CLOTHING EXPENSES	Feldmans Farm And Home	142.96	.00	
	7674 CARD CENTER	92.70.901.38.5812	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance No / Liquid Amt	Employee Asset id Number	
Totals for fund: 591				162.94	.00	**
227	100-57009-203-000000	VEHICLE MAINTENANCE	Oreilly 142	19.48	.00	
7674	CARD CENTER	10.70.225.14.5541	N			
Totals for fund: 100				19.48	.00	**
228	591-59014-901-000000	CLOTHING EXPENSES	Feldmans Farm And Home	114.98	.00	
7674	CARD CENTER	92.70.901.38.5812	N			
Totals for fund: 591				114.98	.00	**
229	100-53019-502-000000	ARMORY SUPPLIES	James Country Mercantile	10.00	.00	
7674	CARD CENTER	10.40.501.04.5051	N			
230	100-60004-170-000000	MINOR COMPUTER EQUIPMENT	Ebay O*09-13760-29853	36.96	.00	
7674	CARD CENTER	10.90.132.18.5605	N			
231	100-57009-203-000000	VEHICLE MAINTENANCE	Oreilly 142	1,221.92	.00	
7674	CARD CENTER	10.70.225.14.5541	N			
232	100-59026-300-000000	MISCELLANEOUS EXPENSES	Lowes #01565	26.92	.00	
7674	CARD CENTER	10.50.300.38.5989	N			
233	100-59026-300-000000		Lowes #01565	18.80	.00	
7674	CARD CENTER	10.50.300.38.5989	N			
234	100-57009-203-000000	VEHICLE MAINTENANCE	Autozone #4440	25.98	.00	
7674	CARD CENTER	10.70.225.14.5541	N			
235	100-59026-300-000000	MISCELLANEOUS EXPENSES	Lowes #01565	43.96	.00	
7674	CARD CENTER	10.50.300.38.5989	N			
236	100-59026-300-000000		Lowes #01565	34.96	.00	
7674	CARD CENTER	10.50.300.38.5989	N			
237	100-53004-301-000000	VEHICLE SUPPLIES	Oreilly 142	24.99	.00	
7674	CARD CENTER	10.50.301.04.5006	N			
238	100-59026-300-000000	MISCELLANEOUS EXPENSES	Hy-Vee Liberty 1384	200.00	.00	
7674	CARD CENTER	10.50.300.38.5989	N			
Totals for fund: 100				1,644.49	.00	**

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Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
239	590-54004-801-000000	TRAINING COSTS	Office Of Water Programs	99.00	.00	
	7674 CARD CENTER	90.70.801.06.5259	N			
Totals for fund: 590				99.00	.00	**
240	591-54004-901-000000	TRAINING COSTS	Office Of Water Programs	99.00	.00	
	7674 CARD CENTER	92.70.901.06.5259	N			
Totals for fund: 591				99.00	.00	**
241	100-57009-203-000000	VEHICLE MAINTENANCE	Tompkins Ind - Br 8	309.12	.00	
	7674 CARD CENTER	10.70.225.14.5541	N			
Totals for fund: 100				309.12	.00	**
242	247-57022-204-000000	GROUNDS/LANDSCAPING	Lowes #01565	38.52	.00	
	7674 CARD CENTER	73.70.226.14.5575	N			
Totals for fund: 247				38.52	.00	**
243	460-60015-403-000000	MINOR TOOLS	Amazon Reta* N473q2u80	22.31	.00	
	7674 CARD CENTER	60.60.420.04.5018	N			
Totals for fund: 460				22.31	.00	**
244	100-59026-300-000000	MISCELLANEOUS EXPENSES	Minskys Liberty	187.01	.00	
	7674 CARD CENTER	10.50.300.38.5989	N			
Totals for fund: 100				187.01	.00	**
245	465-53000-420-000000	GENERAL SUPPLIES	Amazon Mktpl	27.99	.00	
	7674 CARD CENTER	65.60.491.04.5001	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
	Check Number / Vendor Number / Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number					
Totals for fund: 465				27.99	.00	**
246	100-57009-203-000000	10.70.225.14.5541	VEHICLE MAINTENANCE	Oreilly 142	428.67	.00
	7674 CARD CENTER		N			
247	100-57019-300-000000	10.50.300.14.5571	BUILDING MAINTENANCE	Amazon Mktpl	148.99	.00
	7674 CARD CENTER		N			
Totals for fund: 100				577.66	.00	**
248	591-57009-902-000000	92.70.902.14.5541	VEHICLE MAINTENANCE	McGuire Lock & Safe Llc	200.00	.00
	7674 CARD CENTER		N			
Totals for fund: 591				200.00	.00	**
249	100-57009-203-000000	10.70.225.14.5541	VEHICLE MAINTENANCE	Oreilly 142	66.90	.00
	7674 CARD CENTER		N			
Totals for fund: 100				66.90	.00	**
250	461-57018-451-000000	61.60.458.14.5559	MISC EQUIPMENT MAINT	Lowes #01565	14.93	.00
	7674 CARD CENTER		N			
Totals for fund: 461				14.93	.00	**
251	460-60007-403-000000	60.60.420.18.5611	EQUIPMENT RENTAL	In *cyclone, Inc.	115.00	.00
	7674 CARD CENTER		N			
Totals for fund: 460				115.00	.00	**
252	590-53010-802-000000	90.70.802.04.5014	LAB SUPPLIES	Usabluebook	382.84	.00
	7674 CARD CENTER		N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number		
Totals for fund: 590				382.84	.00 **
253	100-60000-501-000000	10.40.500.18.5601 MINOR EQUIPMENT	Google Youtube Tv	82.99	.00
	7674 CARD CENTER	N			
254	100-59026-300-000000	10.50.300.38.5989 MISCELLANEOUS EXPENSES	Lowes #01565	113.22	.00
	7674 CARD CENTER	N			
Totals for fund: 100				196.21	.00 **
255	244-59024-119-000000	67.20.061.38.5853 SITE WAYFINDING	Lowes #01565	69.98	.00
	7674 CARD CENTER	N			
256	244-59011-119-000000	67.20.061.38.5809 HOMETOWN HOLIDAYS	Lowes #01565	8.98	.00
	7674 CARD CENTER	N			
Totals for fund: 244				78.96	.00 **
257	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Diesel Solutions Llc	792.32	.00
	7674 CARD CENTER	N			
258	100-53000-165-000000	10.20.051.04.5001 GENERAL SUPPLIES	Sams Club #6247	201.02	.00
	7674 CARD CENTER	N			
Totals for fund: 100				993.34	.00 **
259	465-60000-420-000000	65.60.491.18.5601 MINOR EQUIPMENT	Amazon.Com*nu7dz9wr2	161.45	.00
	7674 CARD CENTER	N			
260	465-53000-420-000000	65.60.491.04.5001 GENERAL SUPPLIES	Personal Touch Engraving	9.50	.00
	7674 CARD CENTER	N			
261	465-55044-420-000000	65.60.491.08.5399 MISCELLANEOUS FEES	Dropbox Sign Monthly	20.00	.00
	7674 CARD CENTER	N			
262	465-53000-420-000000	65.60.491.04.5001 GENERAL SUPPLIES	Amazon Reta* Nu5305uk2	17.77	.00
	7674 CARD CENTER	N			
Totals for fund: 465				208.72	.00 **

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
263	100-56007-170-000000	MOBILE PHONES	Amazon Mktpl	11.99	.00
	7674 CARD CENTER	10.90.132.12.5453 N			
264	100-57009-302-000000	VEHICLE MAINTENANCE	Www.Midwaytrucks.Com	.00	1,303.78
	7674 CARD CENTER	10.50.311.14.5541 N			
265	100-53000-151-000000	GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	6.99	.00
	7674 CARD CENTER	10.80.153.04.5001 N			
266	100-53000-203-000000	GENERAL SUPPLIES	Papa Johns #2044	39.67	.00
	7674 CARD CENTER	10.70.225.04.5001 N			
267	100-57009-203-000000	VEHICLE MAINTENANCE	Diesel Solutions Llc	930.44	.00
	7674 CARD CENTER	10.70.225.14.5541 N			
268	100-54000-111-000000	TRAINING TRAVEL	Stoney Creek Inn - Col	.00	15.23
	7674 CARD CENTER	10.20.021.06.5210 N			
Totals for fund: 100				989.09	1,319.01 **
269	590-53008-802-000000	MAINTENANCE MATERIALS	Reeves-Wiedeman - Libert	10.98	.00
	7674 CARD CENTER	90.70.802.04.5009 N			
Totals for fund: 590				10.98	.00 **
270	591-53000-902-000000	GENERAL SUPPLIES	Sutherlands 1214	18.95	.00
	7674 CARD CENTER	92.70.902.04.5001 N			
Totals for fund: 591				18.95	.00 **
271	460-57021-403-000000	TREE MAINTENANCE	Forestry Suppliers Inc	91.27	.00
	7674 CARD CENTER	60.60.420.14.5574 N			
Totals for fund: 460				91.27	.00 **
272	590-53000-801-000000	GENERAL SUPPLIES	The Home Depot #3019	657.00	.00
	7674 CARD CENTER	90.70.801.04.5001 N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number		
Totals for fund: 590				657.00	.00 **
273	100-53000-201-000000	10.70.201.04.5001 GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	68.55	.00
	7674 CARD CENTER	N			
Totals for fund: 100				68.55	.00 **
274	354-55047-110-000000	56.20.001.08.5822 PARTNERSHIP-COMMUNITY GROWTH	Southwes	413.96	.00
	7674 CARD CENTER	N			
Totals for fund: 354				413.96	.00 **
275	100-60000-483-000000	10.60.483.18.5601 MINOR EQUIPMENT	Amazon Mark* N45p83lg1	29.99	.00
	7674 CARD CENTER	N			
276	100-57009-150-000000	10.80.151.14.5541 VEHICLE MAINTENANCE	Chuck Anderson Ford	97.88	.00
	7674 CARD CENTER	N			
277	100-57019-203-000000	10.70.225.14.5571 BUILDING MAINTENANCE	Lowes #01565	12.16	.00
	7674 CARD CENTER	N			
278	100-57019-203-000000	10.70.225.14.5571	Lowes #01565	79.00	.00
	7674 CARD CENTER	N			
Totals for fund: 100				219.03	.00 **
279	591-59014-902-000000	92.70.902.38.5812 CLOTHING EXPENSES	Sutherlands 1214	19.99	.00
	7674 CARD CENTER	N			
Totals for fund: 591				19.99	.00 **
280	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	McDonalds F29621	25.45	.00
	7674 CARD CENTER	N			
281	590-53000-801-000000	90.70.801.04.5001	McDonalds F29621	25.45	.00
	7674 CARD CENTER	N			

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				50.90	.00	**
282	100-53000-150-000000	10.80.151.04.5001	GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	20.51	.00
7674	CARD CENTER		N			
283	100-57018-301-000000	10.50.301.14.5559	MISC EQUIPMENT MAINT	Lowes #01565	83.56	.00
7674	CARD CENTER		N			
Totals for fund: 100				104.07	.00	**
284	591-57009-902-000000	92.70.902.14.5541	VEHICLE MAINTENANCE	Etrailer Corporation	.00	40.32
7674	CARD CENTER		N			
Totals for fund: 591				.00	40.32	**
285	100-53000-501-000000	10.40.500.04.5001	GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	216.61	.00
7674	CARD CENTER		N			
Totals for fund: 100				216.61	.00	**
286	590-57006-802-000000	90.70.802.14.5535	WELLFIELD MAINTENANCE	Amazon Mktpl	119.40	.00
7674	CARD CENTER		N			
Totals for fund: 590				119.40	.00	**
287	465-53008-420-000000	65.60.491.04.5009	MAINTENANCE MATERIALS	Lowes #01565	316.73	.00
7674	CARD CENTER		N			
Totals for fund: 465				316.73	.00	**
288	460-57021-403-000000	60.60.420.14.5574	TREE MAINTENANCE	Amazon Mktpl	163.43	.00
7674	CARD CENTER		N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 460				163.43	.00	**
289	100-53000-202-000000	10.70.221.04.5001 GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	128.64	.00	
7674	CARD CENTER	N				
Totals for fund: 100				128.64	.00	**
290	460-57027-403-000000	60.60.420.14.5582 PLAYGROUND/SPRAYGROUND MAINT	Lowes #01565	4.28	.00	
7674	CARD CENTER	N				
Totals for fund: 460				4.28	.00	**
291	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon Mktpl	79.95	.00	
7674	CARD CENTER	N				
Totals for fund: 591				79.95	.00	**
292	461-53003-451-000000	61.60.458.04.5004 RECREATION SUPPLIES	Bchexbackground Checks	60.77	.00	
7674	CARD CENTER	N				
Totals for fund: 461				60.77	.00	**
293	460-53003-400-000000	60.60.415.04.5004 RECREATION SUPPLIES	Feldmans Farm And Home	40.44	.00	
7674	CARD CENTER	N				
Totals for fund: 460				40.44	.00	**
294	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Amazon Mktpl	98.64	.00	
7674	CARD CENTER	N				
Totals for fund: 461				98.64	.00	**

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number	Vendor Name	Invoice Number	PO Number	PO Item Number	Po Split Seq Number	PO Item Compl	Item No Encumbrance Liquid Amt	Employee Asset id Number		
295	100-57001-150-000000	VEHICLE FUEL	Qt 151	31.68	.00
	7674 CARD CENTER		10.80.151.14.5521				N				
Totals for fund: 100										31.68	.00 **
296	460-57021-403-000000	TREE MAINTENANCE	Amazon Mktpl	16.00	.00
	7674 CARD CENTER		60.60.420.14.5574				N				
Totals for fund: 460										16.00	.00 **
297	100-57009-203-000000	VEHICLE MAINTENANCE	Diesel Solutions Llc	1,074.59	.00
	7674 CARD CENTER		10.70.225.14.5541				N				
Totals for fund: 100										1,074.59	.00 **
298	590-54004-801-000000	TRAINING COSTS	Uei Water Program	198.00	.00
	7674 CARD CENTER		90.70.801.06.5259				N				
Totals for fund: 590										198.00	.00 **
299	465-55062-410-000000	AEROBICS	Amazon Mktpl	100.00	.00
	7674 CARD CENTER		65.60.417.08.8201				N				
Totals for fund: 465										100.00	.00 **
300	460-53003-400-000000	RECREATION SUPPLIES	Family Tree Nursery	38.18	.00
	7674 CARD CENTER		60.60.415.04.5004				N				
Totals for fund: 460										38.18	.00 **
301	100-53000-130-000000	GENERAL SUPPLIES	Amazon Mktpl	13.83	.00
	7674 CARD CENTER		10.30.130.04.5001				N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				13.83	.00	**
302	590-53000-131-000000	90.30.133.04.5001 GENERAL SUPPLIES	Amazon Mktpl	13.83	.00	
7674	CARD CENTER	N				
Totals for fund: 590				13.83	.00	**
303	591-53000-131-000000	92.30.134.04.5001 GENERAL SUPPLIES	Amazon Mktpl	13.84	.00	
7674	CARD CENTER	N				
304	591-53010-902-000000	92.70.902.04.5014 LAB SUPPLIES	Usabluebook	592.74	.00	
7674	CARD CENTER	N				
Totals for fund: 591				606.58	.00	**
305	100-57009-302-000000	10.50.311.14.5541 VEHICLE MAINTENANCE	Www.Midwaytrucks.Com	1,303.78	.00	
7674	CARD CENTER	N				
Totals for fund: 100				1,303.78	.00	**
306	460-57018-403-000000	60.60.420.14.5559 MISC EQUIPMENT MAINT	St. Joseph Tractor Inc	1,871.75	.00	
7674	CARD CENTER	N				
Totals for fund: 460				1,871.75	.00	**
307	100-53035-483-000000	10.60.483.04.5099 PROGRAM SUPPLIES	Amazon Mark* Nu1gw00w2	17.79	.00	
7674	CARD CENTER	N				
308	100-60000-483-000000	10.60.483.18.5601 MINOR EQUIPMENT	Amazon Mark* Nu1gw00w2	17.28	.00	
7674	CARD CENTER	N				
Totals for fund: 100				35.07	.00	**

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number	Vendor Name	Invoice Number	PO Number	PO Item Number	Po Split Seq Number	PO Item Compl	Item No Encumbrance Liquid Amt	Employee Asset id Number		
309	465-53000-420-000000	GENERAL SUPPLIES	Amazon Mktpl	32.29	.00
	7674	CARD CENTER	65.60.491.04.5001				N				
Totals for fund: 465										32.29	.00 **
310	590-59014-802-000000	CLOTHING EXPENSES	Amazon Mktpl	93.72	.00
	7674	CARD CENTER	90.70.802.38.5812				N				
Totals for fund: 590										93.72	.00 **
311	591-53000-901-000000	GENERAL SUPPLIES	Walgreens #4439	12.39	.00
	7674	CARD CENTER	92.70.901.04.5001				N				
Totals for fund: 591										12.39	.00 **
312	590-57019-801-000000	BUILDING MAINTENANCE	Wf *wayfair4481604763	404.55	.00
	7674	CARD CENTER	90.70.801.14.5571				N				
Totals for fund: 590										404.55	.00 **
313	591-57019-901-000000	BUILDING MAINTENANCE	Wf *wayfair4481604763	404.55	.00
	7674	CARD CENTER	92.70.901.14.5571				N				
Totals for fund: 591										404.55	.00 **
314	247-57022-204-000000	GROUNDS/LANDSCAPING	Reeves-Wiedeman - Libert	51.58	.00
	7674	CARD CENTER	73.70.226.14.5575				N				
Totals for fund: 247										51.58	.00 **
315	100-60000-501-000000	MINOR EQUIPMENT	Amazon Mktpl	38.78	.00
	7674	CARD CENTER	10.40.500.18.5601				N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				38.78	.00	**
316	590-59014-802-000000	90.70.802.38.5812 CLOTHING EXPENSES	Amazon Mktpl	41.97	.00	
7674	CARD CENTER	N				
Totals for fund: 590				41.97	.00	**
317	460-57018-403-000000	60.60.420.14.5559 MISC EQUIPMENT MAINT	Heartland Tractor Co-Ca	399.90	.00	
7674	CARD CENTER	N				
318	460-57021-403-000000	60.60.420.14.5574 TREE MAINTENANCE	Amazon Reta* Nu24s6yb0	60.79	.00	
7674	CARD CENTER	N				
Totals for fund: 460				460.69	.00	**
319	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	McDonalds F29621	17.87	.00	
7674	CARD CENTER	N				
Totals for fund: 590				17.87	.00	**
320	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	McDonalds F29621	17.86	.00	
7674	CARD CENTER	N				
321	591-54004-901-000000	92.70.901.06.5259 TRAINING COSTS	Uei Water Program	75.00	.00	
7674	CARD CENTER	N				
Totals for fund: 591				92.86	.00	**
322	247-60007-204-000000	73.70.226.18.5611 EQUIPMENT RENTAL	Platte Rental And Supply	88.00	.00	
7674	CARD CENTER	N				
Totals for fund: 247				88.00	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
323	460-53003-400-000000	RECREATION SUPPLIES	Sp Bchardscapes Supply	248.00	.00	
	7674 CARD CENTER	60.60.415.04.5004 N				
Totals for fund: 460				248.00	.00	**
324	100-59026-300-000000	MISCELLANEOUS EXPENSES	Lowes #01565	34.98	.00	
	7674 CARD CENTER	10.50.300.38.5989 N				
Totals for fund: 100				34.98	.00	**
325	460-57018-403-000000	MISC EQUIPMENT MAINT	32a Purcell Tire	301.00	.00	
	7674 CARD CENTER	60.60.420.14.5559 N				
326	460-57018-403-000000		Feldmans Farm And Home	130.86	.00	
	7674 CARD CENTER	60.60.420.14.5559 N				
Totals for fund: 460				431.86	.00	**
327	100-60000-501-000000	MINOR EQUIPMENT	Amazon Mktpl	11.99	.00	
	7674 CARD CENTER	10.40.500.18.5601 N				
Totals for fund: 100				11.99	.00	**
328	460-57021-403-000000	TREE MAINTENANCE	The Home Depot #3019	72.05	.00	
	7674 CARD CENTER	60.60.420.14.5574 N				
Totals for fund: 460				72.05	.00	**
329	591-53000-902-000000	GENERAL SUPPLIES	Amazon Mktpl	92.93	.00	
	7674 CARD CENTER	92.70.902.04.5001 N				
Totals for fund: 591				92.93	.00	**

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
	Check Number / Vendor Number / Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number				
330	590-53000-802-000000	GENERAL SUPPLIES	Fedex Office 400004952	71.23	.00
	7674 CARD CENTER / 90.70.802.04.5001 / N				
Totals for fund: 590				71.23	.00 **
331	100-59012-201-000000	PUBLICATIONS	Aashto	981.00	.00
	7674 CARD CENTER / N				
332	100-53000-110-000000	GENERAL SUPPLIES	Amazon Mktpl	29.75	.00
	7674 CARD CENTER / 10.20.001.04.5001 / N				
333	100-53000-115-000000	GENERAL SUPPLIES	Amazon Mktpl	8.92	.00
	7674 CARD CENTER / 10.20.121.04.5001 / N				
Totals for fund: 100				1,019.67	.00 **
334	461-53003-451-000000	RECREATION SUPPLIES	Amazon Mktpl	50.17	.00
	7674 CARD CENTER / 61.60.458.04.5004 / N				
335	461-53003-451-000000		Amazon Reta* Nu5611r60	35.98	.00
	7674 CARD CENTER / 61.60.458.04.5004 / N				
Totals for fund: 461				86.15	.00 **
336	591-53000-902-000000	GENERAL SUPPLIES	Wal-Mart #0234	10.53	.00
	7674 CARD CENTER / 92.70.902.04.5001 / N				
Totals for fund: 591				10.53	.00 **
337	100-53004-301-000000	VEHICLE SUPPLIES	Oreilly 142	71.98	.00
	7674 CARD CENTER / 10.50.301.04.5006 / N				
Totals for fund: 100				71.98	.00 **
338	351-57037-201-000000	STORM WATER MAINTENANCE	Sp Bchardscapes Supply	.00	267.16
	7674 CARD CENTER / 50.75.607.14.5663 / N				

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
	Check Number / Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 351				.00	267.16	**
339	461-57019-451-000000	61.60.458.14.5571 BUILDING MAINTENANCE	Lowes #01565	23.23	.00	
	7674 CARD CENTER	N				
340	461-53032-451-000000	61.60.458.04.5120 OUTSIDE PRINTING	Vistaprint	199.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				223.22	.00	**
341	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Feldmans Farm And Home	1,082.96	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				1,082.96	.00	**
342	590-53006-802-000000	90.70.802.04.5008 BUILDING MAINT SUPPLIES	Lowes #01565	107.96	.00	
	7674 CARD CENTER	N				
Totals for fund: 590				107.96	.00	**
343	100-53000-501-000000	10.40.500.04.5001 GENERAL SUPPLIES	Amazon Mark* Nu2ni27a0	11.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				11.99	.00	**
344	461-53003-451-000000	61.60.458.04.5004 RECREATION SUPPLIES	Amazon Mktpl	200.22	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				200.22	.00	**
345	100-54004-303-000000	10.50.315.06.5259 TRAINING COSTS	Eb *first Responder Pe	107.48	.00	
	7674 CARD CENTER	N				

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				107.48	.00	**
346	591-57009-902-000000	VEHICLE MAINTENANCE	Etrailer Corporation	517.51	.00	
7674	CARD CENTER	92.70.902.14.5541	N			
Totals for fund: 591				517.51	.00	**
347	100-60000-203-000000	MINOR EQUIPMENT	Feldmans Farm And Home	95.98	.00	
7674	CARD CENTER	10.70.225.18.5601	N			
Totals for fund: 100				95.98	.00	**
348	460-57025-403-000000	TRAILS MAINTENANCE	Lowes #01565	55.79	.00	
7674	CARD CENTER	60.60.420.14.5578	N			
Totals for fund: 460				55.79	.00	**
349	591-53010-902-000000	LAB SUPPLIES	Amazon Mktpl	189.00	.00	
7674	CARD CENTER	92.70.902.04.5014	N			
Totals for fund: 591				189.00	.00	**
350	100-53000-501-000000	GENERAL SUPPLIES	Sp Jiu Jitsu Five-O	549.00	.00	
7674	CARD CENTER	10.40.500.04.5001	N			
351	100-53004-301-000000	VEHICLE SUPPLIES	Oreilly 142	53.94	.00	
7674	CARD CENTER	10.50.301.04.5006	N			
Totals for fund: 100				602.94	.00	**
352	590-53006-802-000000	BUILDING MAINT SUPPLIES	Lowes #01565	.00	94.98	
7674	CARD CENTER	90.70.802.04.5008	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number	Vendor Name	Invoice Number	PO Number	PO Item Number	Po Split Seq Number	PO Item Compl	Item No Encumbrance Liquid Amt	Employee Asset id Number		
353	590-54001-801-000000	REGISTRATION FEES	Jccc Wdce	99.50	.00
	7674	CARD CENTER					N				
Totals for fund: 590										99.50	94.98 **
354	591-54001-901-000000	REGISTRATION FEES	Jccc Wdce	99.50	.00
	7674	CARD CENTER					N				
Totals for fund: 591										99.50	.00 **
355	465-55044-420-000000	MISCELLANEOUS FEES	Signrequest.Com	9.00	.00
	7674	CARD CENTER					N				
Totals for fund: 465										9.00	.00 **
356	591-54001-901-000000	REGISTRATION FEES	Mo Dmv	22.57	.00
	7674	CARD CENTER					N				
Totals for fund: 591										22.57	.00 **
357	590-54001-801-000000	REGISTRATION FEES	Mo Dmv	22.56	.00
	7674	CARD CENTER					N				
Totals for fund: 590										22.56	.00 **
358	100-53000-203-000000	GENERAL SUPPLIES	McGuire Lock & Safe Llc	19.50	.00
	7674	CARD CENTER					N				
359	100-59026-501-000000	MISCELLANEOUS EXPENSES	Amazon Mktpl	161.99	.00
	7674	CARD CENTER					N				
Totals for fund: 100										181.49	.00 **

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
	Check Number / Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
360	354-55047-110-000000	56.20.001.08.5822 PARTNERSHIP-COMMUNITY GROWTH	Southwes	491.96	.00
	7674 CARD CENTER	N			
Totals for fund: 354				491.96	.00 **
361	590-57009-801-000000	90.70.801.14.5541 VEHICLE MAINTENANCE	Lowes #01565	40.76	.00
	7674 CARD CENTER	N			
Totals for fund: 590				40.76	.00 **
362	461-53005-451-000000	61.60.458.04.5007 CONCESSION SUPPLIES	The Webstaurant Store In	155.34	.00
	7674 CARD CENTER	N			
Totals for fund: 461				155.34	.00 **
363	247-57022-204-000000	73.70.226.14.5575 GROUNDS/LANDSCAPING	Family Tree Nursery	429.98	.00
	7674 CARD CENTER	N			
Totals for fund: 247				429.98	.00 **
364	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon.Com*nu6jp6q61	47.00	.00
	7674 CARD CENTER	N			
Totals for fund: 591				47.00	.00 **
365	590-57009-801-000000	90.70.801.14.5541 VEHICLE MAINTENANCE	Bb Of Kansas City #78	64.80	.00
	7674 CARD CENTER	N			
Totals for fund: 590				64.80	.00 **
366	351-57037-201-000000	50.75.607.14.5663 STORM WATER MAINTENANCE	Sp Bchardscapes Supply	460.00	.00
	7674 CARD CENTER	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 351				**460.00**	**.00**	**
367	100-57009-203-000000	VEHICLE MAINTENANCE	Oreilly 142	435.27	.00	
7674	CARD CENTER	10.70.225.14.5541	N			
Totals for fund: 100				**435.27**	**.00**	**
368	460-53032-400-000000	OUTSIDE PRINTING	Dri*signs	403.44	.00	
7674	CARD CENTER	60.60.415.04.5120	N			
Totals for fund: 460				**403.44**	**.00**	**
369	247-57022-204-000000	GROUNDS/LANDSCAPING	Reeves-Wiedeman - Libert	205.00	.00	
7674	CARD CENTER	73.70.226.14.5575	N			
Totals for fund: 247				**205.00**	**.00**	**
370	591-53000-901-000000	GENERAL SUPPLIES	Amazon Mktpl	13.99	.00	
7674	CARD CENTER	92.70.901.04.5001	N			
Totals for fund: 591				**13.99**	**.00**	**
371	460-57021-403-000000	TREE MAINTENANCE	Sutherlands 1214	9.98	.00	
7674	CARD CENTER	60.60.420.14.5574	N			
Totals for fund: 460				**9.98**	**.00**	**
372	591-57004-901-000000	MAINS & LINES MAINTENANCE	Feldmans Farm And Home	35.99	.00	
7674	CARD CENTER	92.70.901.14.5532	N			
373	591-53000-902-000000	GENERAL SUPPLIES	Amazon Mktpl	69.99	.00	
7674	CARD CENTER	92.70.902.04.5001	N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
	Totals for fund: 591			105.98	.00	**
374	460-53003-400-000000	60.60.415.04.5004 RECREATION SUPPLIES	Hy-Vee Liberty 1384	121.32	.00	
	7674 CARD CENTER	N				
	Totals for fund: 460			121.32	.00	**
375	590-57019-801-000000	90.70.801.14.5571 BUILDING MAINTENANCE	The Home Depot #3019	552.99	.00	
	7674 CARD CENTER	N				
	Totals for fund: 590			552.99	.00	**
376	591-57019-901-000000	92.70.901.14.5571 BUILDING MAINTENANCE	The Home Depot #3019	552.98	.00	
	7674 CARD CENTER	N				
	Totals for fund: 591			552.98	.00	**
377	465-60000-420-000000	65.60.491.18.5601 MINOR EQUIPMENT	Dmx Dba Mood Media	124.25	.00	
	7674 CARD CENTER	N				
	Totals for fund: 465			124.25	.00	**
378	100-53012-301-000000	10.50.301.04.5017 EQUIPMENT SUPPLIES	Bt *liveactionsafety.	20.92	.00	
	7674 CARD CENTER	N				
379	100-53008-301-000000	10.50.301.04.5009 MAINTENANCE MATERIALS	Oreilly 142	65.94	.00	
	7674 CARD CENTER	N				
380	100-53008-301-000000	10.50.301.04.5009	Oreilly 142	21.13	.00	
	7674 CARD CENTER	N				
	Totals for fund: 100			107.99	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
381	591-57004-901-000000	MAINS & LINES MAINTENANCE	Lowes #01565	91.60	.00	
	7674 CARD CENTER	92.70.901.14.5532	N			
Totals for fund: 591				91.60	.00	**
382	460-57018-403-000000	MISC EQUIPMENT MAINT	32a Purcell Tire	1,097.40	.00	
	7674 CARD CENTER	60.60.420.14.5559	N			
Totals for fund: 460				1,097.40	.00	**
383	244-53026-119-000000	MAKE MUSIC DAY-SUPPLIES	Sticker Mule	168.00	.00	
	7674 CARD CENTER	67.20.061.04.5072	N			
Totals for fund: 244				168.00	.00	**
384	590-57009-801-000000	VEHICLE MAINTENANCE	Oreilly 142	74.20	.00	
	7674 CARD CENTER	90.70.801.14.5541	N			
Totals for fund: 590				74.20	.00	**
385	591-57009-901-000000	VEHICLE MAINTENANCE	Oreilly 142	74.19	.00	
	7674 CARD CENTER	92.70.901.14.5541	N			
Totals for fund: 591				74.19	.00	**
386	460-54004-400-000000	TRAINING COSTS	American Red Cross	14.00	.00	
	7674 CARD CENTER	60.60.415.06.5259	N			
Totals for fund: 460				14.00	.00	**
387	100-57018-301-000000	MISC EQUIPMENT MAINT	Lowes #01565	117.70	.00	
	7674 CARD CENTER	10.50.301.14.5559	N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
	Totals for fund: 100			117.70	.00 **
388	465-53008-420-000000	65.60.491.04.5009 MAINTENANCE MATERIALS	Amazon Mktpl	6.64	.00
7674	CARD CENTER	N			
	Totals for fund: 465			6.64	.00 **
389	100-59026-203-000000	10.70.225.38.5989 MISCELLANEOUS EXPENSES	Lowes #01565	129.00	.00
7674	CARD CENTER	N			
	Totals for fund: 100			129.00	.00 **
390	460-54001-400-000000	60.60.415.06.5251 REGISTRATION FEES	Mpra* Mo	20.00	.00
7674	CARD CENTER	N			
	Totals for fund: 460			20.00	.00 **
391	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Heartland Tractor Co -	2,975.33	.00
7674	CARD CENTER	N			
	Totals for fund: 461			2,975.33	.00 **
392	351-57037-201-000000	50.75.607.14.5663 STORM WATER MAINTENANCE	Sp Bchardscapes Supply	267.16	.00
7674	CARD CENTER	N			
	Totals for fund: 351			267.16	.00 **
393	460-59013-400-000000	60.60.415.38.5811 MEMBERSHIP DUES	Mpra* Mo	20.00	.00
7674	CARD CENTER	N			
	Totals for fund: 460			20.00	.00 **

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
394	590-60015-801-000000	MINOR TOOLS	Harbor Freight Tools 388	140.25	.00
	7674 CARD CENTER	90.70.801.04.5018 N			
Totals for fund: 590				140.25	.00 **
395	591-60015-901-000000	MINOR TOOLS	Harbor Freight Tools 388	140.24	.00
	7674 CARD CENTER	92.70.901.04.5018 N			
396	591-54001-901-000000	REGISTRATION FEES	Mo Dmv	59.41	.00
	7674 CARD CENTER	92.70.901.06.5251 N			
Totals for fund: 591				199.65	.00 **
397	460-57018-403-000000	MISC EQUIPMENT MAINT	General Spring	984.95	.00
	7674 CARD CENTER	60.60.420.14.5559 N			
398	460-57025-403-000000	TRAILS MAINTENANCE	Lowes #01565	59.28	.00
	7674 CARD CENTER	60.60.420.14.5578 N			
Totals for fund: 460				1,044.23	.00 **
399	590-54004-802-000000	TRAINING COSTS	Professional Training As	100.00	.00
	7674 CARD CENTER	90.70.802.06.5259 N			
Totals for fund: 590				100.00	.00 **
400	591-53000-902-000000	GENERAL SUPPLIES	The Home Depot #3019	29.98	.00
	7674 CARD CENTER	92.70.902.04.5001 N			
Totals for fund: 591				29.98	.00 **
401	590-53000-801-000000	GENERAL SUPPLIES	The Home Depot #3019	27.97	.00
	7674 CARD CENTER	90.70.801.04.5001 N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				27.97	.00	**
402	100-54000-300-000000	TRAINING TRAVEL	Marathon 79103	61.00	.00	
7674	CARD CENTER		N			
Totals for fund: 100				61.00	.00	**
403	461-57018-451-000000	MISC EQUIPMENT MAINT	St. Joseph Tractor Inc	1,035.45	.00	
7674	CARD CENTER		N			
Totals for fund: 461				1,035.45	.00	**
404	465-54004-420-000000	TRAINING COSTS	Mpra* Mo	20.00	.00	
7674	CARD CENTER		N			
Totals for fund: 465				20.00	.00	**
405	460-57018-403-000000	MISC EQUIPMENT MAINT	Heritage Tractor Smithvi	.00	188.33	
7674	CARD CENTER		N			
Totals for fund: 460				.00	188.33	**
406	100-54000-300-000000	TRAINING TRAVEL	Hampton Inn And Suites X	470.16	.00	
7674	CARD CENTER		N			
407	100-57020-202-000000	FACILITIES MAINTENANCE	Lowes #01565	117.82	.00	
7674	CARD CENTER		N			
Totals for fund: 100				587.98	.00	**
408	465-53000-420-000000	GENERAL SUPPLIES	Amazon Mktpl	25.84	.00	
7674	CARD CENTER		N			

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name / Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 465				25.84	.00	**
409	590-57004-801-000000	90.70.801.14.5532 MAINS & LINES MAINTENANCE	Autozone #4440	24.98	.00	
7674	CARD CENTER	N				
Totals for fund: 590				24.98	.00	**
410	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Oreilly 142	98.63	.00	
7674	CARD CENTER	N				
411	100-59014-501-000000	10.40.500.38.5812 CLOTHING EXPENSES	Danner Lfi	230.42	.00	
7674	CARD CENTER	N				
Totals for fund: 100				329.05	.00	**
412	590-53000-802-000000	90.70.802.04.5001 GENERAL SUPPLIES	Amazon Reta* Nm4ci16t0	74.35	.00	
7674	CARD CENTER	N				
Totals for fund: 590				74.35	.00	**
413	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Amazon Mktpl	30.39	.00	
7674	CARD CENTER	N				
Totals for fund: 461				30.39	.00	**
414	100-54000-300-000000	10.50.300.06.5210 TRAINING TRAVEL	Alamo Rent-A-Car	259.88	.00	
7674	CARD CENTER	N				
415	100-60000-501-000000	10.40.500.18.5601 MINOR EQUIPMENT	B&h Photo 800-606-6969	18.74	.00	
7674	CARD CENTER	N				
Totals for fund: 100				278.62	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
416	590-53000-802-000000	90.70.802.04.5001 GENERAL SUPPLIES	Amazon Mktpl	7.19	.00	
7674	CARD CENTER	N				
417	590-57009-802-000000	90.70.802.14.5541 VEHICLE MAINTENANCE	Fries Ag & Turf	62.91	.00	
7674	CARD CENTER	N				
Totals for fund: 590				70.10	.00	**
418	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Diesel Solutions Llc	794.95	.00	
7674	CARD CENTER	N				
419	100-53000-201-000000	10.70.201.04.5001 GENERAL SUPPLIES	Www.Apwa.Net	340.00	.00	
7674	CARD CENTER	N				
420	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Amazon.Com*nm7vx4651	18.99	.00	
7674	CARD CENTER	N				
Totals for fund: 100				1,153.94	.00	**
421	461-54001-451-000000	61.60.458.06.5251 REGISTRATION FEES	Mpra* Mo	20.00	.00	
7674	CARD CENTER	N				
Totals for fund: 461				20.00	.00	**
422	465-57019-420-000000	65.60.491.14.5571 BUILDING MAINTENANCE	A-1 Sewer & Septic	150.00	.00	
7674	CARD CENTER	N				
Totals for fund: 465				150.00	.00	**
423	590-57004-801-000000	90.70.801.14.5532 MAINS & LINES MAINTENANCE	Reeves-Wiedeman - Libert	63.00	.00	
7674	CARD CENTER	N				
Totals for fund: 590				63.00	.00	**
424	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Oreilly 142	141.89	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item Description No / Encumbrance Liquid Amt / Employee Asset id Number		
Totals for fund: 461				141.89	.00 **
425	460-57022-403-000000	60.60.420.14.5575 GROUNDS/LANDSCAPING	Platte Rental And Supply	296.80	.00
7674	CARD CENTER	N			
Totals for fund: 460				296.80	.00 **
426	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	McDonalds F29621	13.03	.00
7674	CARD CENTER	N			
Totals for fund: 590				13.03	.00 **
427	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	McDonalds F29621	13.02	.00
7674	CARD CENTER	N			
Totals for fund: 591				13.02	.00 **
428	465-53000-420-000000	65.60.491.04.5001 GENERAL SUPPLIES	Amazon Reta* Nm08729g1	9.98	.00
7674	CARD CENTER	N			
Totals for fund: 465				9.98	.00 **
429	100-57009-302-000000	10.50.311.14.5541 VEHICLE MAINTENANCE	Www.Midwaytrucks.Com	333.45	.00
7674	CARD CENTER	N			
Totals for fund: 100				333.45	.00 **
430	590-59014-802-000000	90.70.802.38.5812 CLOTHING EXPENSES	Amazon.Com*nm0824jw2	77.91	.00
7674	CARD CENTER	N			
Totals for fund: 590				77.91	.00 **

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	Check Number / Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
431	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Feldmans Farm And Home	149.97	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				149.97	.00	**
432	590-57004-801-000000	90.70.801.14.5532 MAINS & LINES MAINTENANCE	Feldmans Farm And Home	91.96	.00	
	7674 CARD CENTER	N				
Totals for fund: 590				91.96	.00	**
433	100-53000-203-000000	10.70.225.04.5001 GENERAL SUPPLIES	Sutherlands 1214	52.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				52.99	.00	**
434	590-57004-801-000000	90.70.801.14.5532 MAINS & LINES MAINTENANCE	Amazon Mktpl	344.22	.00	
	7674 CARD CENTER	N				
Totals for fund: 590				344.22	.00	**
435	591-57004-901-000000	92.70.901.14.5532 MAINS & LINES MAINTENANCE	Amazon Mktpl	344.22	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				344.22	.00	**
436	247-53027-204-000000	73.70.226.04.5073 SUPPLIES-CEMETERY COMMITTEE	Family Tree Nursery	419.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 247				419.99	.00	**
437	590-53000-802-000000	90.70.802.04.5001 GENERAL SUPPLIES	Feldmans Farm And Home	10.98	.00	
	7674 CARD CENTER	N				

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
438	590-59015-802-000000	PROTECTIVE CLOTHING	Feldmans Farm And Home	35.63	.00	
	7674 CARD CENTER	90.70.802.38.5813	N			
Totals for fund: 590				46.61	.00	**
439	460-57027-403-000000	PLAYGROUND/SPRAYGROUND MAINT	Tractor Supply #2807	208.56	.00	
	7674 CARD CENTER	60.60.420.14.5582	N			
Totals for fund: 460				208.56	.00	**
440	591-53010-902-000000	LAB SUPPLIES	Spex	807.82	.00	
	7674 CARD CENTER	92.70.902.04.5014	N			
Totals for fund: 591				807.82	.00	**
441	247-57022-204-000000	GROUNDS/LANDSCAPING	Sq *williams Family Ranc	675.00	.00	
	7674 CARD CENTER	73.70.226.14.5575	N			
Totals for fund: 247				675.00	.00	**
442	591-53000-902-000000	GENERAL SUPPLIES	Amazon Mktpl	66.48	.00	
	7674 CARD CENTER	92.70.902.04.5001	N			
Totals for fund: 591				66.48	.00	**
443	100-55044-501-000000	MISCELLANEOUS FEES	Amazon Mktpl	21.98	.00	
	7674 CARD CENTER	10.40.500.08.5399	N			
Totals for fund: 100				21.98	.00	**
444	591-53008-902-000000	MAINTENANCE MATERIALS	Feldmans Farm And Home	29.96	.00	
	7674 CARD CENTER	92.70.902.04.5009	N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 591				29.96	.00	**
445	460-53000-403-000000	60.60.420.04.5001 GENERAL SUPPLIES	Stanion Wholesale Electr	436.29	.00	
7674	CARD CENTER	N				
Totals for fund: 460				436.29	.00	**
446	100-54000-501-000000	10.40.500.06.5210 TRAINING TRAVEL	Southwes	346.96	.00	
7674	CARD CENTER	N				
Totals for fund: 100				346.96	.00	**
447	460-53008-403-000000	60.60.420.04.5009 MAINTENANCE MATERIALS	Lowes #01565	24.78	.00	
7674	CARD CENTER	N				
Totals for fund: 460				24.78	.00	**
448	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Amazon Mktpl	25.50	.00	
7674	CARD CENTER	N				
Totals for fund: 461				25.50	.00	**
449	100-54004-303-000000	10.50.315.06.5259 TRAINING COSTS	Audible	14.95	.00	
7674	CARD CENTER	N				
450	100-57009-302-000000	10.50.311.14.5541 VEHICLE MAINTENANCE	Www.Midwaytrucks.Com	3,632.60	.00	
7674	CARD CENTER	N				
Totals for fund: 100				3,647.55	.00	**
451	590-53008-802-000000	90.70.802.04.5009 MAINTENANCE MATERIALS	Feldmans Farm And Home	76.00	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				76.00	.00	**
452	460-53008-403-000000	60.60.420.04.5009 MAINTENANCE MATERIALS	Lowes #01565	31.73	.00	
7674	CARD CENTER	N				
Totals for fund: 460				31.73	.00	**
453	591-53010-902-000000	92.70.902.04.5014 LAB SUPPLIES	Hach Company	182.23	.00	
7674	CARD CENTER	N				
454	591-54004-902-000000	92.70.902.06.5259 TRAINING COSTS	Tst*neighborhood Cafe	22.56	.00	
7674	CARD CENTER	N				
Totals for fund: 591				204.79	.00	**
455	590-57006-802-000000	90.70.802.14.5535 WELLFIELD MAINTENANCE	Amazon Mktpl	88.77	.00	
7674	CARD CENTER	N				
Totals for fund: 590				88.77	.00	**
456	100-54004-303-000000	10.50.315.06.5259 TRAINING COSTS	Audible	19.95	.00	
7674	CARD CENTER	N				
Totals for fund: 100				19.95	.00	**
457	460-53003-400-000000	60.60.415.04.5004 RECREATION SUPPLIES	D Agee And Co Florist	300.00	.00	
7674	CARD CENTER	N				
Totals for fund: 460				300.00	.00	**
458	100-59014-501-000000	10.40.500.38.5812 CLOTHING EXPENSES	Destination Xl #9875	204.00	.00	
7674	CARD CENTER	N				

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
459	100-53000-140-000000	10.25.011.04.5001 GENERAL SUPPLIES	Amazon Reta* Nm2k47df0	38.98	.00
	7674 CARD CENTER	N			
Totals for fund: 100				242.98	.00 **
460	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	Sams Club #6247	55.72	.00
	7674 CARD CENTER	N			
461	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon Mktpl	26.98	.00
	7674 CARD CENTER	N			
Totals for fund: 591				82.70	.00 **
462	460-53000-403-000000	60.60.420.04.5001 GENERAL SUPPLIES	Amazon Reta* Nm3yi5oo2	25.30	.00
	7674 CARD CENTER	N			
Totals for fund: 460				25.30	.00 **
463	591-53008-902-000000	92.70.902.04.5009 MAINTENANCE MATERIALS	Sutherlands 1214	18.47	.00
	7674 CARD CENTER	N			
Totals for fund: 591				18.47	.00 **
464	100-53000-203-000000	10.70.225.04.5001 GENERAL SUPPLIES	Lowes #01565	18.96	.00
	7674 CARD CENTER	N			
Totals for fund: 100				18.96	.00 **
465	460-53008-403-000000	60.60.420.04.5009 MAINTENANCE MATERIALS	Menards 3342	35.90	.00
	7674 CARD CENTER	N			
Totals for fund: 460				35.90	.00 **

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number		
466	591-54004-902-000000	92.70.902.06.5259 TRAINING COSTS	American Water College	349.99	.00
	7674 CARD CENTER	N			
467	591-54004-902-000000	92.70.902.06.5259	Jersey Mikes Online Uc	140.88	.00
	7674 CARD CENTER	N			
468	591-54004-902-000000	92.70.902.06.5259	Wal-Mart #0234	22.81	.00
	7674 CARD CENTER	N			
Totals for fund: 591				513.68	.00 **
469	461-57018-451-000000	61.60.458.14.5559 MISC EQUIPMENT MAINT	Amazon Mktpl	127.90	.00
	7674 CARD CENTER	N			
Totals for fund: 461				127.90	.00 **
470	465-53008-420-000000	65.60.491.04.5009 MAINTENANCE MATERIALS	Stage Lighting Store	1,013.88	.00
	7674 CARD CENTER	N			
Totals for fund: 465				1,013.88	.00 **
471	100-54000-501-000000	10.40.500.06.5210 TRAINING TRAVEL	Expedia 73273719726227	787.57	.00
	7674 CARD CENTER	N			
472	100-54001-501-000000	10.40.500.06.5251 REGISTRATION FEES	National Shooting Sports	90.00	.00
	7674 CARD CENTER	N			
Totals for fund: 100				877.57	.00 **
473	591-60000-902-000000	92.70.902.18.5601 MINOR EQUIPMENT	Grainger	.00	1,787.07
	7674 CARD CENTER	N			
Totals for fund: 591				.00	1,787.07 **
474	590-59014-801-000000	90.70.801.38.5812 CLOTHING EXPENSES	Costco Whse#1268	116.44	.00
	7674 CARD CENTER	N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number		
Totals for fund: 590				116.44	.00 **
475	591-59014-901-000000	92.70.901.38.5812 CLOTHING EXPENSES	Costco Whse#1268	116.44	.00
7674	CARD CENTER	N			
Totals for fund: 591				116.44	.00 **
476	590-59014-801-000000	90.70.801.38.5812 CLOTHING EXPENSES	Feldmans Farm And Home	163.90	.00
7674	CARD CENTER	N			
Totals for fund: 590				163.90	.00 **
477	461-53009-451-000000	61.60.458.04.5010 CHEMICALS	Siteone Landscape Supply	318.74	.00
7674	CARD CENTER	N			
Totals for fund: 461				318.74	.00 **
478	100-57018-301-000000	10.50.301.14.5559 MISC EQUIPMENT MAINT	Lowes #01565	139.38	.00
7674	CARD CENTER	N			
Totals for fund: 100				139.38	.00 **
479	590-57009-801-000000	90.70.801.14.5541 VEHICLE MAINTENANCE	Costco Whse#1268	123.99	.00
7674	CARD CENTER	N			
Totals for fund: 590				123.99	.00 **
480	591-57009-901-000000	92.70.901.14.5541 VEHICLE MAINTENANCE	Costco Whse#1268	123.99	.00
7674	CARD CENTER	N			
Totals for fund: 591				123.99	.00 **

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JE Line	Account Number	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
481	461-57018-451-000000	MISC EQUIPMENT MAINT	Amazon Mktpl	1,390.61	.00
	7674 CARD CENTER	61.60.458.14.5559 N			
Totals for fund: 461				1,390.61	.00 **
482	465-55044-420-000000	MISCELLANEOUS FEES	Pandora For Business B	29.95	.00
	7674 CARD CENTER	65.60.491.08.5399 N			
Totals for fund: 465				29.95	.00 **
483	590-54004-802-000000	TRAINING COSTS	Sq *shake Shack	23.61	.00
	7674 CARD CENTER	90.70.802.06.5259 N			
Totals for fund: 590				23.61	.00 **
484	591-54004-902-000000	TRAINING COSTS	Sq *shake Shack	23.36	.00
	7674 CARD CENTER	92.70.902.06.5259 N			
Totals for fund: 591				23.36	.00 **
485	100-60000-483-000000	MINOR EQUIPMENT	Amazon Mark* Nm7v30vi1	59.16	.00
	7674 CARD CENTER	10.60.483.18.5601 N			
486	100-57009-203-000000	VEHICLE MAINTENANCE	Diesel Solutions Llc	785.32	.00
	7674 CARD CENTER	10.70.225.14.5541 N			
487	100-53000-130-000000	GENERAL SUPPLIES	Amazon Mark* Nm5qb6br0	30.24	.00
	7674 CARD CENTER	10.30.130.04.5001 N			
Totals for fund: 100				874.72	.00 **
488	590-53000-131-000000	GENERAL SUPPLIES	Amazon Mark* Nm5qb6br0	15.12	.00
	7674 CARD CENTER	90.30.133.04.5001 N			

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number	Vendor Name	Invoice Number	PO Number	PO Item Number	Po Split Seq Number	PO Item Compl	No Encumbrance Liquid Amt	Employee Asset id Number		
Totals for fund: 590				15.12	.00 **
489	591-53000-131-000000		92.30.134.04.5001	GENERAL SUPPLIES					Amazon Mark* Nm5qb6br0	15.12	.00
7674	CARD CENTER						N				
Totals for fund: 591				15.12	.00 **
490	590-59015-802-000000		90.70.802.38.5813	PROTECTIVE CLOTHING					Amazon Mktpl	16.14	.00
7674	CARD CENTER						N				
Totals for fund: 590				16.14	.00 **
491	461-59026-451-000000		61.60.458.38.5989	MISCELLANEOUS EXPENSES					Www.Peachjar.Com	425.00	.00
7674	CARD CENTER						N				
Totals for fund: 461				425.00	.00 **
492	352-57022-403-000000		52.60.420.14.5583	GROUNDS/LANDSCAPING MAINT					Lowes #01565	17.96	.00
7674	CARD CENTER						N				
Totals for fund: 352				17.96	.00 **
493	465-53000-420-000000		65.60.491.04.5001	GENERAL SUPPLIES					Amazon.Com*nm0l793l1	19.78	.00
7674	CARD CENTER						N				
Totals for fund: 465				19.78	.00 **
494	591-53008-902-000000		92.70.902.04.5009	MAINTENANCE MATERIALS					Amazon Reta* Nm16213p1	76.96	.00
7674	CARD CENTER						N				
Totals for fund: 591				76.96	.00 **

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
495	244-53026-119-000000	67.20.061.04.5072 MAKE MUSIC DAY-SUPPLIES	Lanyard* Customlanyard	449.23	.00	
	7674 CARD CENTER		N			
Totals for fund: 244				449.23	.00	**
496	461-54001-451-000000	61.60.458.06.5251 REGISTRATION FEES	Mpra* Mo	20.00	.00	
	7674 CARD CENTER		N			
Totals for fund: 461				20.00	.00	**
497	100-53000-501-000000	10.40.500.04.5001 GENERAL SUPPLIES	Amazon Mark* Nm3wb5j01	18.99	.00	
	7674 CARD CENTER		N			
Totals for fund: 100				18.99	.00	**
498	460-54001-403-000000	60.60.420.06.5251 REGISTRATION FEES	Mpra* Inv-4158	215.00	.00	
	7674 CARD CENTER		N			
499	460-53003-400-000000	60.60.415.04.5004 RECREATION SUPPLIES	Dri*signs	39.23	.00	
	7674 CARD CENTER		N			
Totals for fund: 460				254.23	.00	**
500	591-59020-902-000000	92.70.902.38.5832 SAFETY EQUIPMENT	Feldmans Farm And Home	21.99	.00	
	7674 CARD CENTER		N			
Totals for fund: 591				21.99	.00	**
501	100-59014-501-000000	10.40.500.38.5812 CLOTHING EXPENSES	Amazon Mktpl	189.95	.00	
	7674 CARD CENTER		N			
Totals for fund: 100				189.95	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance No / Liquid Amt / Employee Asset id Number			
502	590-59014-801-000000	90.70.801.38.5812 CLOTHING EXPENSES	Amazon.Com*nm7235vh0	62.34	.00	
	7674 CARD CENTER	N				
Totals for fund: 590				62.34	.00	**
503	460-53008-403-000000	60.60.420.04.5009 MAINTENANCE MATERIALS	Lowes #01565	34.99	.00	
	7674 CARD CENTER	N				
504	460-57025-403-000000	60.60.420.14.5578 TRAILS MAINTENANCE	Feldmans Farm And Home	405.95	.00	
	7674 CARD CENTER	N				
Totals for fund: 460				440.94	.00	**
505	100-53000-170-000000	10.90.132.04.5001 GENERAL SUPPLIES	Amazon Reta* Nm35a4et1	7.48	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				7.48	.00	**
506	591-57005-902-000000	92.70.902.14.5534 WATER PLANT MAINTENANCE	Lowes #01565	389.00	.00	
	7674 CARD CENTER	N				
507	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Amazon Mktpl	33.24	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				422.24	.00	**
508	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Diesel Solutions Llc	695.83	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				695.83	.00	**
509	461-59026-451-000000	61.60.458.38.5989 MISCELLANEOUS EXPENSES	Www.Peachjar.Com	990.00	.00	
	7674 CARD CENTER	N				

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 461				990.00	.00	**
510	100-53007-300-000000	10.50.300.04.5013 FOOD	Hy-Vee Liberty 1384	1,975.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				1,975.00	.00	**
511	460-54004-400-000000	60.60.415.06.5259 TRAINING COSTS	Mpra* Mo	20.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 460				20.00	.00	**
512	591-59020-902-000000	92.70.902.38.5832 SAFETY EQUIPMENT	Amazon.Com*nm80j6360	19.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				19.99	.00	**
513	100-53000-203-000000	10.70.225.04.5001 GENERAL SUPPLIES	Wm Supercenter #234	34.08	.00	
	7674 CARD CENTER	N				
514	100-53000-300-000000	10.50.300.04.5001 GENERAL SUPPLIES	Personal Touch Engraving	120.00	.00	
	7674 CARD CENTER	N				
515	100-60000-501-000000	10.40.500.18.5601 MINOR EQUIPMENT	Amazon Mktpl	29.85	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				183.93	.00	**
516	465-55044-420-000000	65.60.491.08.5399 MISCELLANEOUS FEES	Dropbox Sign Monthly	20.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 465				20.00	.00	**

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
517	244-59011-119-000000	67.20.061.38.5809 HOMETOWN HOLIDAYS	Best Value Copy	.00	4.69	
	7674 CARD CENTER	N				
Totals for fund: 244				.00	4.69	**
518	100-54000-111-000000	10.20.021.06.5210 TRAINING TRAVEL	Stoney Creek Inn - Col	215.78	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				215.78	.00	**
519	465-55064-410-000000	65.60.417.08.8227 WELLNESS	Challengerunner.Com	449.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 465				449.00	.00	**
520	591-53008-901-000000	92.70.901.04.5009 MAINTENANCE MATERIALS	Amazon Mktpl	59.80	.00	
	7674 CARD CENTER	N				
521	591-53000-902-000000	92.70.902.04.5001 GENERAL SUPPLIES	Office Depot #2167	429.98	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				489.78	.00	**
522	100-53008-301-000000	10.50.301.04.5009 MAINTENANCE MATERIALS	Lowes #01565	36.98	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				36.98	.00	**
523	351-57031-201-000000	50.75.607.14.5621 ASPHALT-STREET REPAIRS	Crafco-Lees Summit Mo	1,386.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 351				1,386.00	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number		
524	590-54004-801-000000	TRAINING COSTS	Mo Dept Of Nat Resorc	51.25	.00
	7674 CARD CENTER	90.70.801.06.5259 N			
Totals for fund: 590				51.25	.00 **
525	100-53000-501-000000	GENERAL SUPPLIES	Odp Bus Sol Llc # 101079	71.96	.00
	7674 CARD CENTER	10.40.500.04.5001 N			
Totals for fund: 100				71.96	.00 **
526	590-57018-801-000000	MISC EQUIPMENT MAINT	Kranz Of Kansas City	262.74	.00
	7674 CARD CENTER	90.70.801.14.5559 N			
Totals for fund: 590				262.74	.00 **
527	591-57018-901-000000	MISC EQUIPMENT MAINT	Kranz Of Kansas City	262.74	.00
	7674 CARD CENTER	92.70.901.14.5559 N			
Totals for fund: 591				262.74	.00 **
528	465-55070-410-000000	THEATER PROMOTIONS	Joinhomebase.Com	288.00	.00
	7674 CARD CENTER	65.60.417.08.8810 N			
Totals for fund: 465				288.00	.00 **
529	100-57009-203-000000	VEHICLE MAINTENANCE	Diesel Solutions Llc	695.83	.00
	7674 CARD CENTER	10.70.225.14.5541 N			
530	100-54000-300-000000	TRAINING TRAVEL	Theparkingspot-Ecw725	71.11	.00
	7674 CARD CENTER	10.50.300.06.5210 N			
Totals for fund: 100				766.94	.00 **

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
531	465-53008-420-000000	MAINTENANCE MATERIALS	Lowes #01565	368.35	.00	
	7674 CARD CENTER	N				
Totals for fund: 465				368.35	.00	**
532	244-59011-119-000000	HOMETOWN HOLIDAYS	Best Value Copy	.00	3.33	
	7674 CARD CENTER	N				
Totals for fund: 244				.00	3.33	**
533	591-53008-901-000000	MAINTENANCE MATERIALS	Amazon Mktpl	40.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				40.00	.00	**
534	100-53000-501-000000	GENERAL SUPPLIES	Tst* Nothing Bundt Cakes	116.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				116.00	.00	**
535	465-53000-420-000000	GENERAL SUPPLIES	Amazon Mktpl	5.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 465				5.99	.00	**
536	461-57022-451-000000	GROUNDS/LANDSCAPING	Lowes #01565	45.54	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				45.54	.00	**
537	100-54001-501-000000	REGISTRATION FEES	Calibre Press	359.00	.00	
	7674 CARD CENTER	N				

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt	Employee Asset id Number		
Totals for fund: 100				359.00	.00	**
538	590-53010-802-000000	90.70.802.04.5014 LAB SUPPLIES	Usabluebook	56.23	.00	
7674	CARD CENTER	N				
Totals for fund: 590				56.23	.00	**
539	100-59014-203-000000	10.70.225.38.5812 CLOTHING EXPENSES	Feldmans Farm And Home	40.00	.00	
7674	CARD CENTER	N				
Totals for fund: 100				40.00	.00	**
540	590-59015-802-000000	90.70.802.38.5813 PROTECTIVE CLOTHING	Kuhl Clothing	239.20	.00	
7674	CARD CENTER	N				
541	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	Sutherlands 1214	12.54	.00	
7674	CARD CENTER	N				
Totals for fund: 590				251.74	.00	**
542	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	Sutherlands 1214	12.54	.00	
7674	CARD CENTER	N				
543	591-53000-901-000000	92.70.901.04.5001	McDonalds F29621	36.63	.00	
7674	CARD CENTER	N				
Totals for fund: 591				49.17	.00	**
544	590-53000-801-000000	90.70.801.04.5001 GENERAL SUPPLIES	Sutherlands 1214	14.89	.00	
7674	CARD CENTER	N				
Totals for fund: 590				14.89	.00	**

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Item No / Encumbrance Liquid Amt / Employee Asset id Number			
545	591-53000-901-000000	92.70.901.04.5001 GENERAL SUPPLIES	Sutherlands 1214	14.88	.00	
	7674 CARD CENTER	N				
546	591-53008-902-000000	92.70.902.04.5009 MAINTENANCE MATERIALS	Amazon Mktpl	23.56	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				38.44	.00	**
547	461-59026-451-000000	61.60.458.38.5989 MISCELLANEOUS EXPENSES	The Home Depot #3019	15.58	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				15.58	.00	**
548	590-53010-802-000000	90.70.802.04.5014 LAB SUPPLIES	Usabluebook	97.99	.00	
	7674 CARD CENTER	N				
Totals for fund: 590				97.99	.00	**
549	100-59026-203-000000	10.70.225.38.5989 MISCELLANEOUS EXPENSES	Used Tire City	165.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				165.00	.00	**
550	591-57005-902-000000	92.70.902.14.5534 WATER PLANT MAINTENANCE	Lowes #01565	20.48	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				20.48	.00	**
551	100-59014-501-000000	10.40.500.38.5812 CLOTHING EXPENSES	Sq *brant?s Clothing	60.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				60.00	.00	**

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Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	No / Encumbrance Liquid Amt / Employee Asset id Number			
552	461-54001-451-000000	61.60.458.06.5251 REGISTRATION FEES	Mpra* Mo	20.00	.00	
	7674 CARD CENTER	N				
Totals for fund: 461				20.00	.00	**
553	100-53000-170-000000	10.90.132.04.5001 GENERAL SUPPLIES	Amazon.Com*nv69z2w12	84.14	.00	
	7674 CARD CENTER	N				
554	100-53000-170-000000	10.90.132.04.5001	Amazon.Com*nv21i3rk2	69.13	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				153.27	.00	**
555	244-59011-119-000000	67.20.061.38.5809 HOMETOWN HOLIDAYS	Otc Brands	23.97	.00	
	7674 CARD CENTER	N				
Totals for fund: 244				23.97	.00	**
556	591-57005-902-000000	92.70.902.14.5534 WATER PLANT MAINTENANCE	Lowes #01565	539.94	.00	
	7674 CARD CENTER	N				
557	591-53008-902-000000	92.70.902.04.5009 MAINTENANCE MATERIALS	Oreilly 142	39.96	.00	
	7674 CARD CENTER	N				
Totals for fund: 591				579.90	.00	**
558	100-53007-300-000000	10.50.300.04.5013 FOOD	Samsclub #6247	321.72	.00	
	7674 CARD CENTER	N				
Totals for fund: 100				321.72	.00	**
559	590-53010-802-000000	90.70.802.04.5014 LAB SUPPLIES	Usabluebook	27.98	.00	
	7674 CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 590				27.98	.00	**
560	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Harbor Freight Tools 388	193.27	.00	
7674	CARD CENTER	N				
Totals for fund: 100				193.27	.00	**
561	460-57027-403-000000	60.60.420.14.5582 PLAYGROUND/SPRAYGROUND MAINT	Platte Rental And Supply	358.40	.00	
7674	CARD CENTER	N				
562	460-53000-400-000000	60.60.415.04.5001 GENERAL SUPPLIES	Amazon.Com*nf0pa0950	333.98	.00	
7674	CARD CENTER	N				
Totals for fund: 460				692.38	.00	**
563	100-59026-203-000000	10.70.225.38.5989 MISCELLANEOUS EXPENSES	Used Tire City	191.00	.00	
7674	CARD CENTER	N				
Totals for fund: 100				191.00	.00	**
564	465-53000-420-000000	65.60.491.04.5001 GENERAL SUPPLIES	Amazon Mktpl	12.78	.00	
7674	CARD CENTER	N				
Totals for fund: 465				12.78	.00	**
565	590-57004-801-000000	90.70.801.14.5532 MAINS & LINES MAINTENANCE	Reeves-Wiedeman - Libert	299.43	.00	
7674	CARD CENTER	N				
Totals for fund: 590				299.43	.00	**
566	100-57009-203-000000	10.70.225.14.5541 VEHICLE MAINTENANCE	Oreilly 142	599.00	.00	
7674	CARD CENTER	N				

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				599.00	.00	**
567	590-53000-802-000000	90.70.802.04.5001	GENERAL SUPPLIES	Amazon.Com*nf6i73e51	149.99	.00
7674	CARD CENTER		N			
Totals for fund: 590				149.99	.00	**
568	100-59004-501-000000	10.40.500.38.5803	MEETING EXPENSE	Sq *metro Chiefs And She	182.10	.00
7674	CARD CENTER		N			
569	100-53000-116-000000	10.20.131.04.5001	GENERAL SUPPLIES	Amazon Mktpl	37.15	.00
7674	CARD CENTER		N			
Totals for fund: 100				219.25	.00	**
570	590-53010-802-000000	90.70.802.04.5014	LAB SUPPLIES	Usabluebook	851.80	.00
7674	CARD CENTER		N			
Totals for fund: 590				851.80	.00	**
571	591-57009-902-000000	92.70.902.14.5541	VEHICLE MAINTENANCE	Mo Dmv	53.80	.00
7674	CARD CENTER		N			
572	591-53010-902-000000	92.70.902.04.5014	LAB SUPPLIES	Usabluebook	961.40	.00
7674	CARD CENTER		N			
Totals for fund: 591				1,015.20	.00	**
573	999-39100-000-000000	100	EQ IN POOLED CASH - FUND 100		43,004.93	.00
Totals for fund: 999				43,004.93	.00	**
574	100-10001-000-000000	10.1200	CASH AND INVESTMENTS		.00	43,004.93

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 100				.00	43,004.93	**
575	999-39351-000-000000	100	EQ IN POOLED CASH - FUND 351	2,834.22	.00	
Totals for fund: 999				2,834.22	.00	**
576	351-10001-000-000000	50.1200	CASH AND INVESTMENTS	.00	2,834.22	
Totals for fund: 351				.00	2,834.22	**
577	999-39352-000-000000	100	EQ IN POOLED CASH - FUND 352	52.95	.00	
Totals for fund: 999				52.95	.00	**
578	352-10001-000-000000	52.1200	CASH AND INVESTMENTS	.00	52.95	
Totals for fund: 352				.00	52.95	**
579	999-39354-000-000000	100	EQ IN POOLED CASH - FUND 354	1,509.94	.00	
Totals for fund: 999				1,509.94	.00	**
580	354-10001-000-000000	56.1200	CASH AND INVESTMENTS	.00	1,509.94	
Totals for fund: 354				.00	1,509.94	**
581	999-39460-000-000000	100	EQ IN POOLED CASH - FUND 460	11,730.55	.00	
Totals for fund: 999				11,730.55	.00	**

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number	Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl / Encumbrance Liquid Amt / Employee Asset id Number			
582	460-10001-000-000000	CASH AND INVESTMENTS	60.1200	.00	11,730.55	
Totals for fund: 460				.00	11,730.55	**
583	999-39461-000-000000	EQ IN POOLED CASH - FUND 461	100	8,571.17	.00	
Totals for fund: 999				8,571.17	.00	**
584	461-10001-000-000000	CASH AND INVESTMENTS	61.1200	.00	8,571.17	
Totals for fund: 461				.00	8,571.17	**
585	999-39465-000-000000	EQ IN POOLED CASH - FUND 465	100	3,676.72	.00	
Totals for fund: 999				3,676.72	.00	**
586	465-10001-000-000000	CASH AND INVESTMENTS	65.1200	.00	3,676.72	
Totals for fund: 465				.00	3,676.72	**
587	999-39244-000-000000	EQ IN POOLED CASH - FUND 244	100	3,523.67	.00	
Totals for fund: 999				3,523.67	.00	**
588	244-10001-000-000000	CASH AND INVESTMENTS	67.1200	.00	3,523.67	
Totals for fund: 244				.00	3,523.67	**
589	999-39247-000-000000	EQ IN POOLED CASH - FUND 247	100	2,236.01	.00	

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JE Line Number	Account	Description	Item Description	Debit Amount	Credit Amount	
Check Number	Vendor Number / Vendor Name	Invoice Number / PO Number / PO Item Number / Po Split Seq Number / PO Item Compl	Encumbrance Liquid Amt / Employee Asset id Number			
Totals for fund: 999				2,236.01	.00	**
590	247-10001-000-000000	73.1200	CASH AND INVESTMENTS	.00	2,236.01	
Totals for fund: 247				.00	2,236.01	**
591	999-39590-000-000000	100	EQ IN POOLED CASH - FUND 590	11,662.25	.00	
Totals for fund: 999				11,662.25	.00	**
592	590-10001-000-000000	90.1251	CASH AND INVESTMENTS	.00	11,662.25	
Totals for fund: 590				.00	11,662.25	**
593	999-39591-000-000000	100	EQ IN POOLED CASH - FUND 591	25,759.87	.00	
Totals for fund: 999				25,759.87	.00	**
594	591-10001-000-000000	92.1251	CASH AND INVESTMENTS	.00	25,759.87	
Totals for fund: 591				.00	25,759.87	**
595	999-10001-000-000000	999	CASH AND INVESTMENTS	.00	114,562.28	
Totals for fund: 999				.00	114,562.28	**
Totals for journal entry number: 3311				234,715.04	234,715.04	***

Fiscal Year: 2025 Journal entry number: 3311 Journal entry date: 11/28/2025 UMB Visa Nov 2025

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: December 15, 2025
Subject: Liberty Hill Townhomes

The City Council held a public hearing on November 24, 2025, for PZ Case 25-58R&PDP, a request to rezone 7.04± acres at the southwest corner of Camille Street and N. Church Road from R-1A to PD for a 49-unit townhome development.

During the meeting, the City Council expressed concerns regarding the proposed building exterior materials, requested more trees on the site, and had questions about the fencing. This item was initially postponed to the December 8 meeting and then further postponed to the December 15 meeting.

The applicant has submitted the attached comments and updated site plan and building elevations in response to the concerns raised on November 24.

This memorandum is provided for your information.

December 3, 2025

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

RE: Liberty Hills Townhomes – PDP Revisions Narrative

Dear Mrs. Sharp,

Monday, November 24th the City Council reviewed the proposed rezoning and Preliminary Development Plan (PDP) application for the Liberty Hills Townhomes project at Camille Street & N. Church Road in North Liberty. The City Council requested a second read to allow the applicant to respond to comments and make revisions to the application. Thank-you once again for the opportunity to revisit the discussion points from the Nov. 24 Council meeting.

The Liberty Hills Townhomes project as previously presented is fully compliant with the city's adopted codes, zoning, comprehensive plan and ordinances for a PDP submittal.

The City of Liberty Planning Commission thoroughly reviewed the proposal for compliance and approved the project on Nov. 12 with a 7-0 vote.

The development team understands that the council members have high expectations for the site and the future of Liberty that may not be fully captured in the city's adopted requirements applicable to this site.

In an effort to bridge the gap between requirements and expectations, the project team has made modifications to the design above and beyond the requirements. We hope that this effort shows an investment in the community by providing a quality property with longevity and a positive community impact in mind.

Architecture | Landscape Architecture
9415 Nall Ave, Suite 300, Prairie Village, KS 66207
P. 913.831.1415 | F.913.831.1563 | nspjarch.com

Modifications proposed:

1. Public Streetscape enhancement

   Council raised concerns about the quality of the streetscape along N. Church Rd. – specifically regarding the elevations of the townhomes facing the street and requesting trees as a buffer.

   a. Sheet **A8** has been added to show the color elevation facing N. Church Rd. to show the character and mix of materials along this streetscape.
   b. Sheet **SP1** shows added landscape improvements along N. Church Rd. and Camille St. to provide a buffer between the roadways and the Townhome community. The proposed change adds 30 street trees.

2. Exterior cladding materials

   Concerns about vinyl siding were raised by council members as a cladding material, raising questions about aesthetics, quality, and maintenance. Vinyl siding is allowed per the zoning code, however council remained deeply concerned and prefers fiber cement siding.

   a. The development team is proposing that fiber cement siding is used on all front elevations, side elevations with high visibility, and as accent materials on the rear elevations. Please see the diagram on sheet **SP2** that demonstrates the facades that receive fiber cement siding.
   b. Please refer to sheets **A3-A8** for the areas of fiber cement and vinyl siding proposed.
   c. There are four common quality grades for vinyl siding: Economy, Builder's Grade, Standard Residential, and Premium. Issues such as cracking, fading, warping, and reduced longevity are more prevalent with economy and builder grades, which use thinner materials and typically carry shorter warranties (20–30 years). This project proposes using a Standard Residential grade vinyl siding, approximately 15% thicker than economy grade (0.044" vs. 0.038") and backed by a limited lifetime warranty, offering improved durability and long-term performance.

3. Fencing

   Concerns about the fencing locations and types were discussed.

   a. The project will have fencing at retaining walls for fall protection and as an enclosure at the dog park. The locations of fencing and graphics of fencing style are annotated on sheet **SP2**.

** A graphic summary of the changes made since the Nov. 24th Council meeting are graphically represented on sheet **SP2**, included in the revision submission as well as attached to this letter.

Thank you for your thoughtful input and for helping us shape a project that reflects the character and future of Liberty. We're excited about the improvements and remain dedicated to creating a development that residents will be proud of for years to come. Please don't hesitate to reach out if you have any additional questions or suggestions.

Best Regards,

Theresa Sipe Curtis, AIA, NCARB
Principal Architect, Vice President
NSPJ Architects, P.A.

24x36 SHEET (Arch D)

LIBERTY HILLS TOWNHOMES - SITE DATA

49 TOWNHOMES
11 BUILDINGS
1 SITE ENTRANCE

TOWNHOMES:
3BD / 2.5BA / 2-CAR GARAGE
+/- 1,700 SF

OPEN AREA: +/- 58%
CURRENTLY ZONED: R-1 A
PROPOSED ZONING: PD
DENSITY: +/-6.96 DU/ACRE
(49DU / 7.04 AC)

50 FT. LANDSCAPE BUFFER

14'-0" 14'-0" 14'-2" 14'-0" +/- 39'-8" +/- 17'-0"

23'-5" 24'-0" +/- 296'-5" +/- 311'-5" 35'-0" TYP. 16'-0" TYP. 5'-0" TYP. +/- 48'-0"

R39'-0" +/- 48'-4" +/- 78'-2" 14'-8" 13'-3"

DOG PARK

DRY DETENTION BASIN

+/-85'-6" 15'-0" SETBACK

CAMILLE STREET

N. CHURCH ROAD

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207
© 2025

NOT FOR CONSTRUCTION

A NEW TOWNHOME DEVELOPMENT FOR:

LIBERTY HILLS TOWNHOMES

CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
● 10.03.25 PRELIMINARY DEV. PLAN

△ REVISIONS

JOB NO. 775425
DATE 10.03.2025
DRAWN BY TSC / RD / NSO

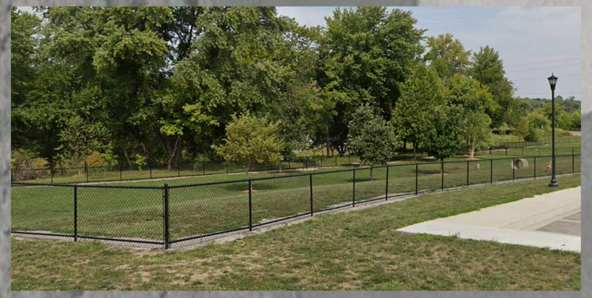
SHEET NAME
CONCEPTUAL SITE PLAN RENDERING
SHEET NO.
SP1

PRELIMINARY
CONCEPTUAL SITE AND LANDSCAPE PLAN
1" = 30'-0"

0' 15' 30' 60'

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



VINYL COATED CHAIN-LINK FENCE

3-RAIL STEEL GUARDRAIL

LIGHT POLE STYLE

GRAPHIC LEGEND

- FACADE IS FIBER CEMENT & STONE
- FACADE FEATURES PARTIAL FIBER CEMENT ACCENTS
- VINYL COATED CHAIN-LINK
- 3-RAIL STEEL GUARDRAIL
- STREET TREES ADDED TO ORIGINAL DESIGN

50 FT. LANDSCAPE BUFFER

14'-0" 14'-0" 14'-2" 14'-0" +/- 39'-8" +/- 17'-0"

23'-5" 24'-0" +/- 296'-5" +/- 78'-2" +/- 311'-5" 35'-0" TYP. 16'-0" TYP. 5'-0" TYP. +/- 48'-0"

R39'-0" +/- 48'-4" 13'-3" 14'-8" 14'-0"

DOG PARK

DRY DETENTION BASIN

CAMILLE STREET

+/-85'-6" 15'-0" SETBACK

N. CHURCH ROAD

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A NEW TOWNHOME DEVELOPMENT FOR:

LIBERTY HILLS TOWNHOMES

CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
● 10.03.25 PRELIMINARY DEV. PLAN

△ REVISIONS

JOB NO. 775425
DATE 10.03.2025
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SHEET NAME
PDP REVISIONS DIAGRAM
SHEET NO.
SP2

PDP REVISIONS DIAGRAM

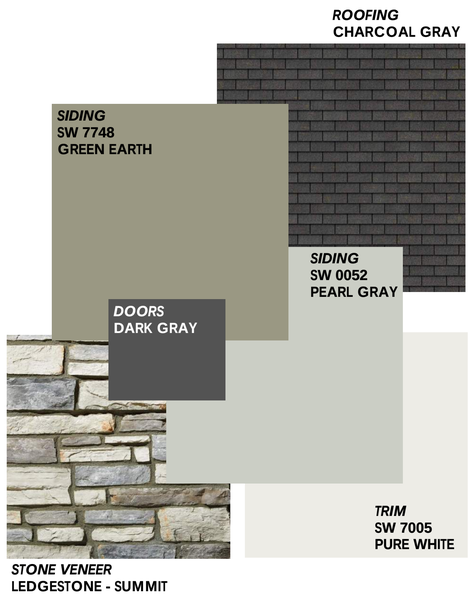
1" = 30'-0"

0' 15' 30' 60'

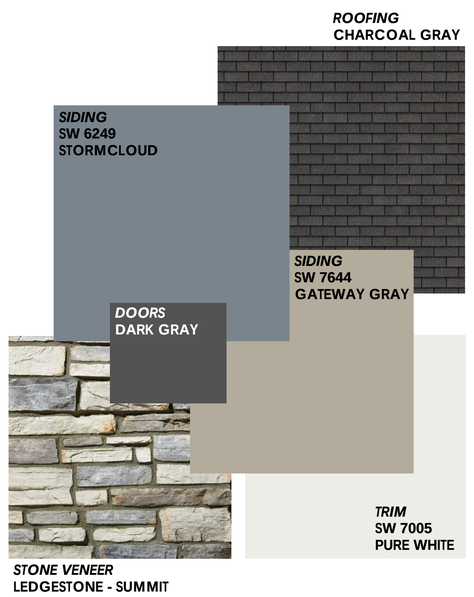
10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)

EXTERIOR COLOR PALETTE 'A'



EXTERIOR COLOR PALETTE 'B' (SHOWN BELOW)



EXTERIOR COLOR PALETTE 'C'

PRELIMINARY

1 4-PLEX FRONT ELEVATION

(COLOR PALETTE 'B')

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
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LIBERTY, MISSOURI

DRAWING RELEASE LOG
- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

△ REVISIONS

JOB NO. 775425
DATE 10.17.2025
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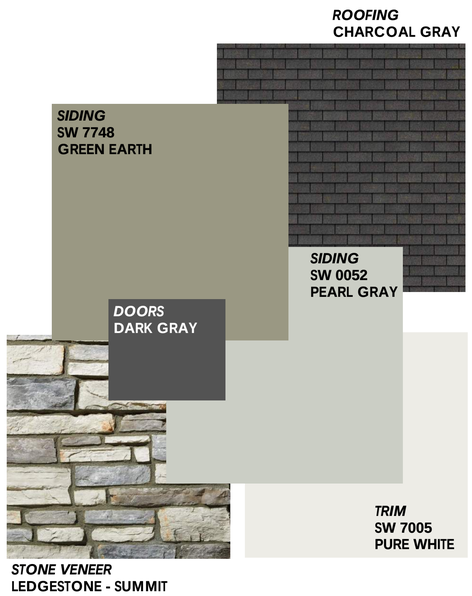
SHEET NAME
COLORED ELEVATION

SHEET NO.
A7

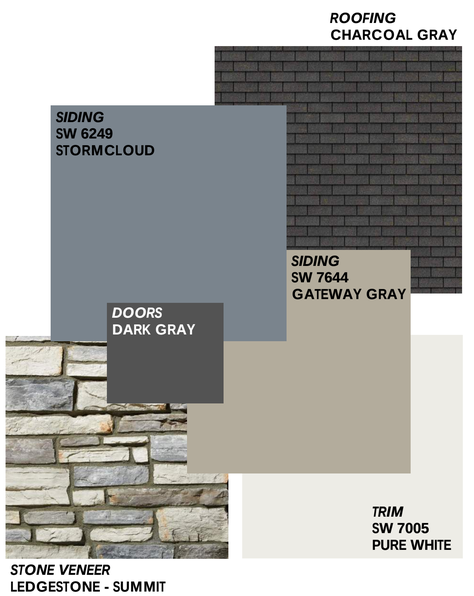
10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)

EXTERIOR COLOR PALETTE 'A'



EXTERIOR COLOR PALETTE 'B'



EXTERIOR COLOR PALETTE 'C' (SHOWN BELOW)

PRELIMINARY

1 4-PLEX REAR ELEVATION

(COLOR PALETTE 'C')

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- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

△ REVISIONS

JOB NO. 775425
DATE 10.17.2025
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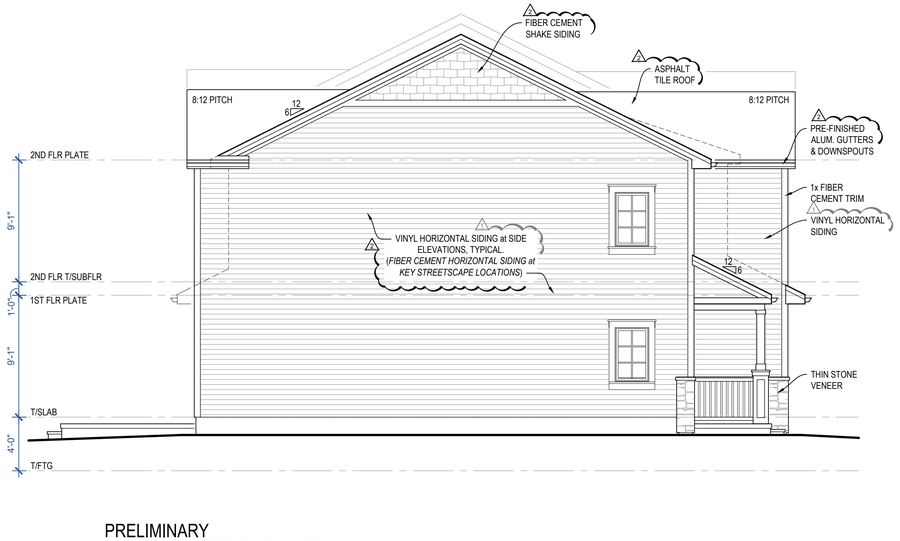
SHEET NAME
COLORED ELEVATION

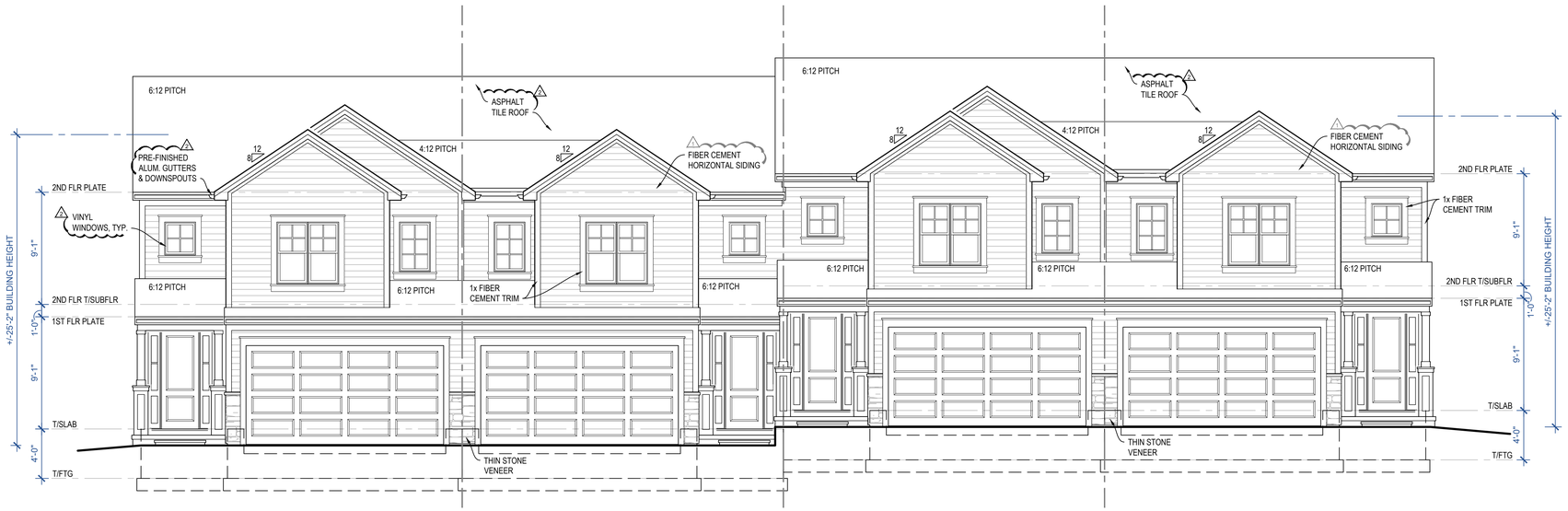
SHEET NO.
A8

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



PRELIMINARY
2 4-PLEX LEFT ELEVATION
3/16" = 1'-0"



PRELIMINARY
1 4-PLEX FRONT ELEVATION
3/16" = 1'-0"

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- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

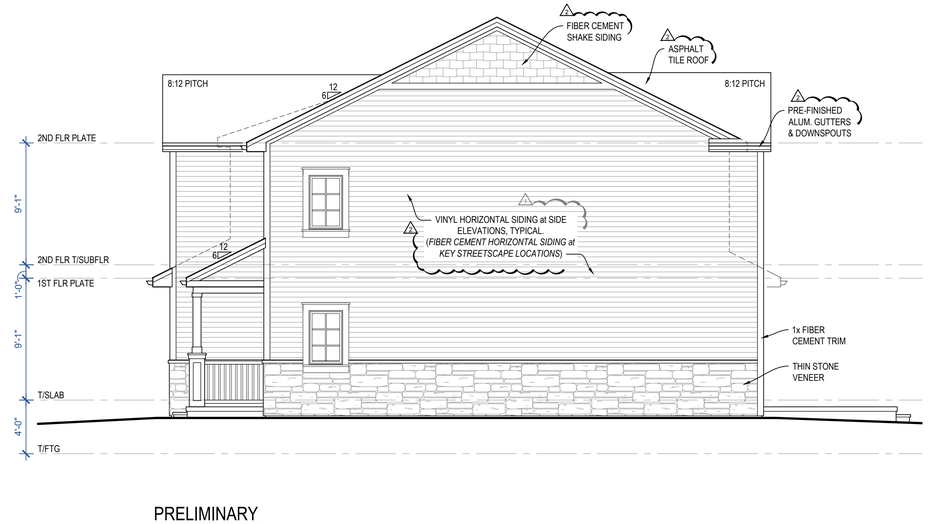
REVISIONS
1 10.31.25 PER CITY COMMENTS
2 12.03.25 PER CITY COMMENTS

JOB NO. **775425**
DATE **10.17.2025**
DRAWN BY **TSC / RD / NSO**

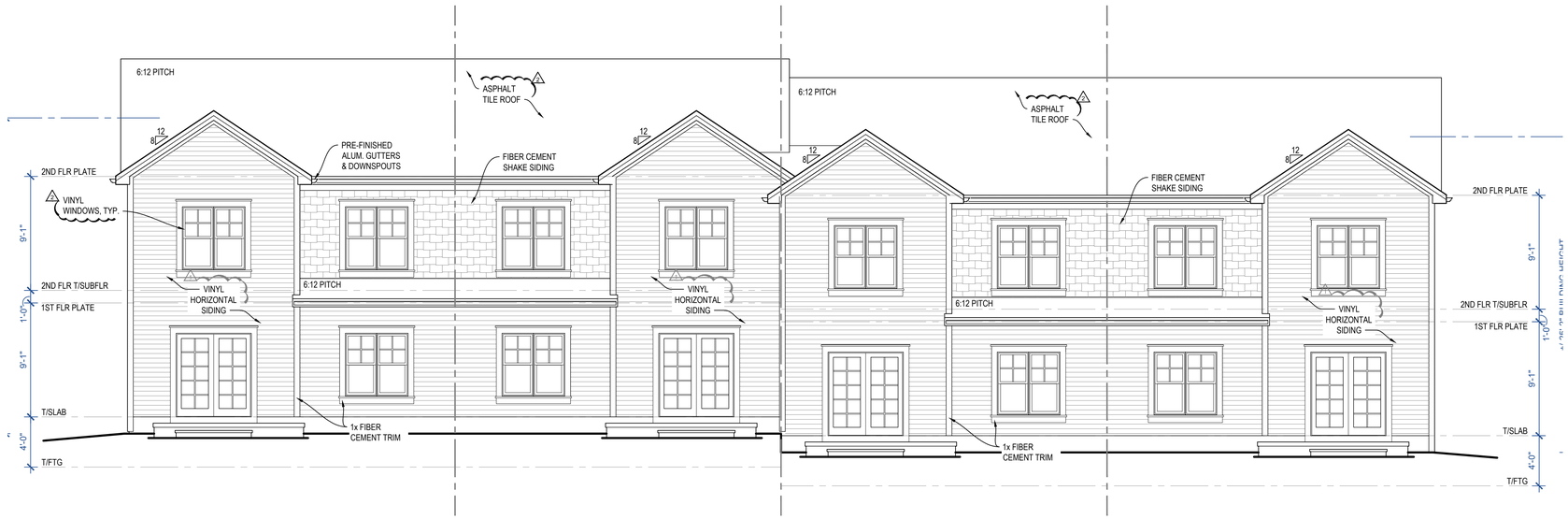
SHEET NAME
4-PLEX BLDG. ELEVATIONS
SHEET NO.
A3

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



PRELIMINARY
2 4-PLEX RIGHT ELEVATION
3/16" = 1'-0"



PRELIMINARY
1 4-PLEX REAR ELEVATION
3/16" = 1'-0"

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- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

REVISIONS
1 10.31.25 PER CITY COMMENTS
2 12.03.25 PER CITY COMMENTS

JOB NO. 775425
DATE 10.17.2025
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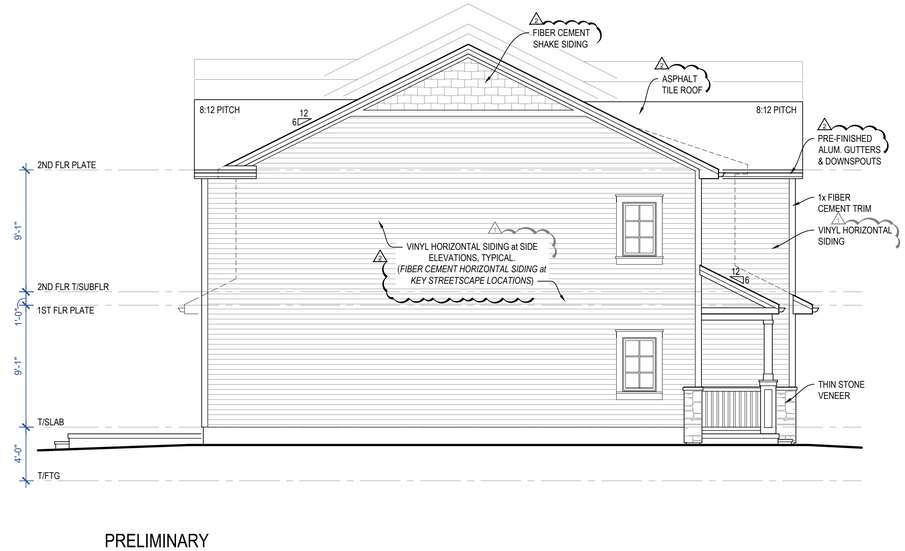
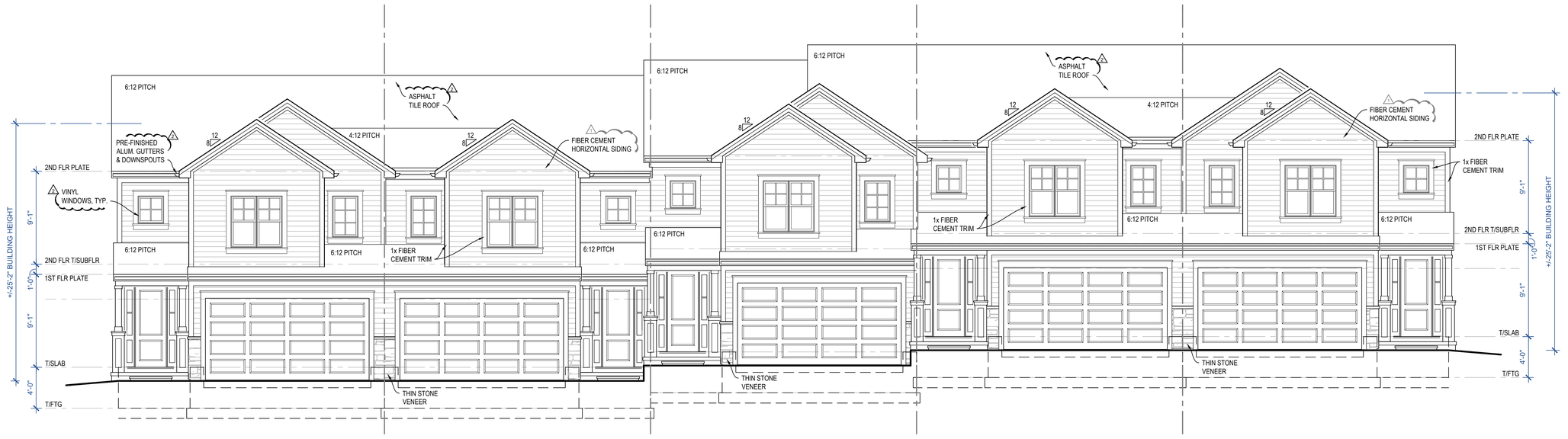
SHEET NAME
4-PLEX BLDG. ELEVATIONS
SHEET NO.
A4

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



PRELIMINARY
2 5-PLEX LEFT ELEVATION
3/16" = 1'-0"



PRELIMINARY
1 5-PLEX FRONT ELEVATION
3/16" = 1'-0"

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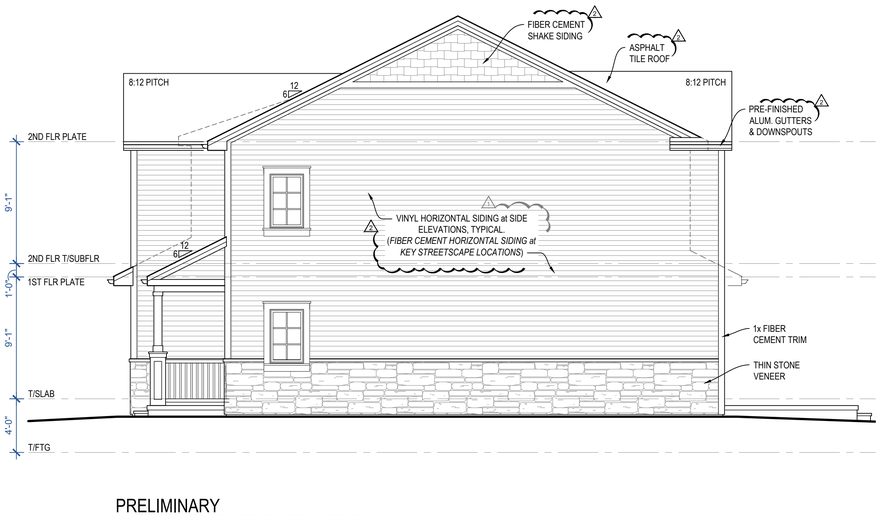
SHEET NAME
5-PLEX
BLDG. ELEVATIONS
SHEET NO.
A5

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



PRELIMINARY
2 5-PLEX RIGHT ELEVATION
3/16" = 1'-0"

PRELIMINARY
1 5-PLEX REAR ELEVATION
3/16" = 1'-0"

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REVISIONS
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JOB NO. 775425
DATE 10.17.2025
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SHEET NAME
5-PLEX BLDG. ELEVATIONS
SHEET NO.
A6

10/3/2022 2:48:43 PM

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: December 15, 2025
Subject: Liberty Hill Townhomes

The City Council held a public hearing on November 24, 2025, for PZ Case 25-58R&PDP, a request to rezone 7.04± acres at the southwest corner of Camille Street and N. Church Road from R-1A to PD for a 49-unit townhome development.

During the meeting, the City Council expressed concerns regarding the proposed building exterior materials, requested more trees on the site, and had questions about the fencing. This item was initially postponed to the December 8 meeting and then further postponed to the December 15 meeting.

The applicant has submitted the attached comments and updated site plan and building elevations in response to the concerns raised on November 24.

This memorandum is provided for your information.

December 3, 2025

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

RE: Liberty Hills Townhomes – PDP Revisions Narrative

Dear Mrs. Sharp,

Monday, November 24th the City Council reviewed the proposed rezoning and Preliminary Development Plan (PDP) application for the Liberty Hills Townhomes project at Camille Street & N. Church Road in North Liberty. The City Council requested a second read to allow the applicant to respond to comments and make revisions to the application. Thank-you once again for the opportunity to revisit the discussion points from the Nov. 24 Council meeting.

The Liberty Hills Townhomes project as previously presented is fully compliant with the city's adopted codes, zoning, comprehensive plan and ordinances for a PDP submittal.

The City of Liberty Planning Commission thoroughly reviewed the proposal for compliance and approved the project on Nov. 12 with a 7-0 vote.

The development team understands that the council members have high expectations for the site and the future of Liberty that may not be fully captured in the city's adopted requirements applicable to this site.

In an effort to bridge the gap between requirements and expectations, the project team has made modifications to the design above and beyond the requirements. We hope that this effort shows an investment in the community by providing a quality property with longevity and a positive community impact in mind.

Architecture | Landscape Architecture
9415 Nall Ave, Suite 300, Prairie Village, KS 66207
P. 913.831.1415 | F.913.831.1563 | nspjarch.com

Modifications proposed:

1. Public Streetscape enhancement

   Council raised concerns about the quality of the streetscape along N. Church Rd. – specifically regarding the elevations of the townhomes facing the street and requesting trees as a buffer.

   a. Sheet **A8** has been added to show the color elevation facing N. Church Rd. to show the character and mix of materials along this streetscape.
   b. Sheet **SP1** shows added landscape improvements along N. Church Rd. and Camille St. to provide a buffer between the roadways and the Townhome community. The proposed change adds 30 street trees.

2. Exterior cladding materials

   Concerns about vinyl siding were raised by council members as a cladding material, raising questions about aesthetics, quality, and maintenance. Vinyl siding is allowed per the zoning code, however council remained deeply concerned and prefers fiber cement siding.

   a. The development team is proposing that fiber cement siding is used on all front elevations, side elevations with high visibility, and as accent materials on the rear elevations. Please see the diagram on sheet **SP2** that demonstrates the facades that receive fiber cement siding.
   b. Please refer to sheets **A3-A8** for the areas of fiber cement and vinyl siding proposed.
   c. There are four common quality grades for vinyl siding: Economy, Builder's Grade, Standard Residential, and Premium. Issues such as cracking, fading, warping, and reduced longevity are more prevalent with economy and builder grades, which use thinner materials and typically carry shorter warranties (20–30 years). This project proposes using a Standard Residential grade vinyl siding, approximately 15% thicker than economy grade (0.044" vs. 0.038") and backed by a limited lifetime warranty, offering improved durability and long-term performance.

3. Fencing

   Concerns about the fencing locations and types were discussed.

   a. The project will have fencing at retaining walls for fall protection and as an enclosure at the dog park. The locations of fencing and graphics of fencing style are annotated on sheet **SP2**.

** A graphic summary of the changes made since the Nov. 24th Council meeting are graphically represented on sheet **SP2**, included in the revision submission as well as attached to this letter.

Thank you for your thoughtful input and for helping us shape a project that reflects the character and future of Liberty. We're excited about the improvements and remain dedicated to creating a development that residents will be proud of for years to come. Please don't hesitate to reach out if you have any additional questions or suggestions.

Best Regards,

Theresa Sipe Curtis, AIA, NCARB
Principal Architect, Vice President
NSPJ Architects, P.A.

24x36 SHEET (Arch D)

LIBERTY HILLS TOWNHOMES - SITE DATA

49 TOWNHOMES
11 BUILDINGS
1 SITE ENTRANCE

TOWNHOMES:
3BD / 2.5BA / 2-CAR GARAGE
+/- 1,700 SF

OPEN AREA: +/- 58%
CURRENTLY ZONED: R-1 A
PROPOSED ZONING: PD
DENSITY: +/-6.96 DU/ACRE
(49DU / 7.04 AC)

50 FT. LANDSCAPE BUFFER

DOG PARK

DRY DETENTION BASIN

CAMILLE STREET

N. CHURCH ROAD

15'-0" SETBACK

14'-0" 14'-0" 14'-2" 14'-0" 14'-0" 14'-8" 14'-0" 13'-3"

23'-5" 24'-0" +/- 296'-5" +/- 48'-4" R39'-0" +/- 78'-2" +/- 311'-5" 35'-0" TYP. 16'-0" TYP. 5'-0" TYP. +/- 39'-8" +/- 17'-0" +/- 48'-0" +/-85'-6"

5 5 5 5 4 4 4 4 4 4 4

PRELIMINARY
CONCEPTUAL SITE AND LANDSCAPE PLAN
1" = 30'-0"

0' 15' 30' 60'

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LIBERTY, MISSOURI

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● 10.03.25 PRELIMINARY DEV. PLAN

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DATE 10.03.2025
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SHEET NAME
CONCEPTUAL SITE PLAN RENDERING
SHEET NO.
SP1

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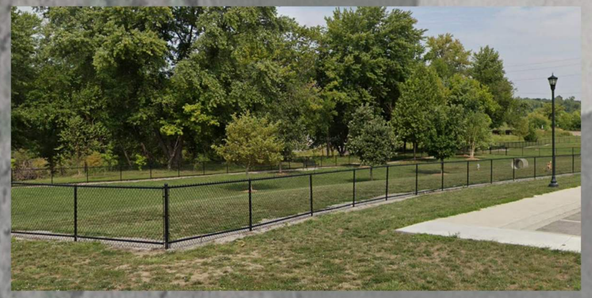
24x36 SHEET (Arch D)



VINYL COATED CHAIN-LINK FENCE

3-RAIL STEEL GUARDRAIL

LIGHT POLE STYLE

GRAPHIC LEGEND

- FACADE IS FIBER CEMENT & STONE
- FACADE FEATURES PARTIAL FIBER CEMENT ACCENTS
- VINYL COATED CHAIN-LINK
- 3-RAIL STEEL GUARDRAIL
- STREET TREES ADDED TO ORIGINAL DESIGN

50 FT. LANDSCAPE BUFFER

14'-0" 14'-0" 14'-2" 14'-0" +/- 39'-8" +/- 17'-0" 5'-0" TYP. 23'-5" 24'-0" +/- 296'-5" +/- 311'-5" 35'-0" TYP. 16'-0" TYP. +/- 48'-0" +/- 78'-2" 14'-8" R39'-0" +/- 48'-4" 13'-3" +/-85'-6" 15'-0" SETBACK

DOG PARK

DRY DETENTION BASIN

CAMILLE STREET

N. CHURCH ROAD

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△ REVISIONS

JOB NO. 775425
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SHEET NAME
PDP REVISIONS DIAGRAM
SHEET NO.
SP2

PDP REVISIONS DIAGRAM

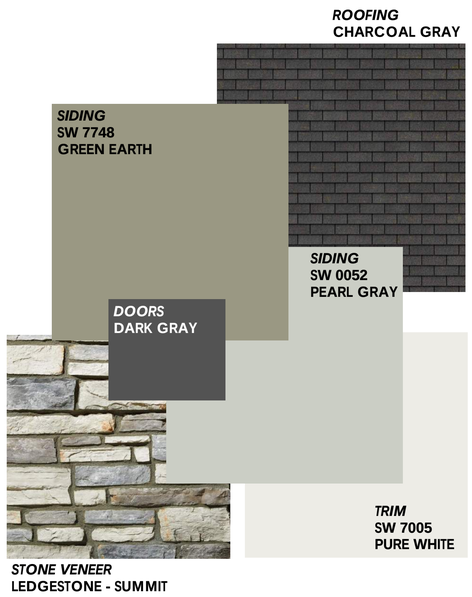
1" = 30'-0"

0' 15' 30' 60'

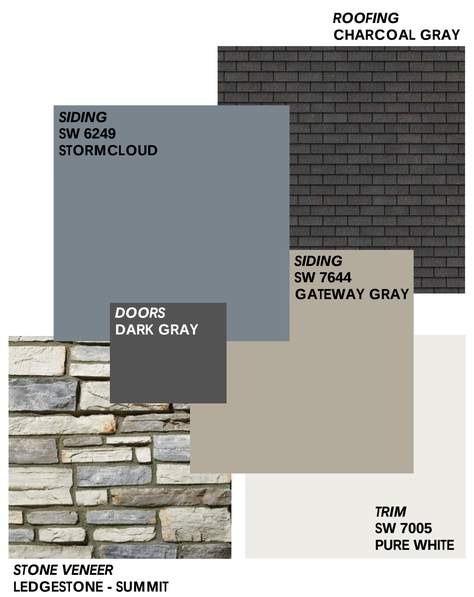
10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)

EXTERIOR COLOR PALETTE 'A'



EXTERIOR COLOR PALETTE 'B' (SHOWN BELOW)



EXTERIOR COLOR PALETTE 'C'

PRELIMINARY

1 4-PLEX FRONT ELEVATION

(COLOR PALETTE 'B')

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LIBERTY, MISSOURI

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JOB NO. 775425
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SHEET NAME
COLORED ELEVATION

SHEET NO.
A7

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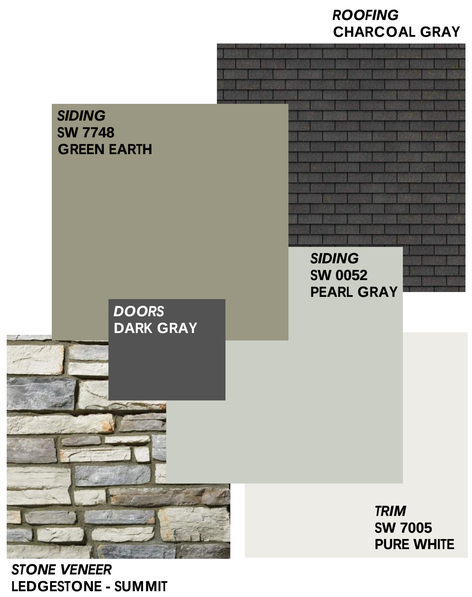
24x36 SHEET (Arch D)

EXTERIOR COLOR PALETTE 'A'



EXTERIOR COLOR PALETTE 'B'

EXTERIOR COLOR PALETTE 'C' (SHOWN BELOW)

PRELIMINARY

1 4-PLEX REAR ELEVATION

(COLOR PALETTE 'C')

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DATE 10.17.2025
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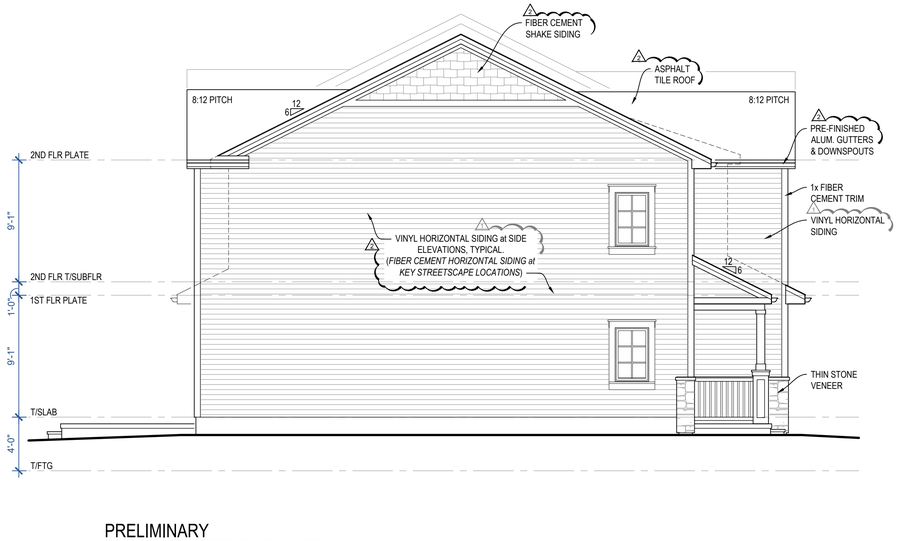
SHEET NAME
COLORED ELEVATION

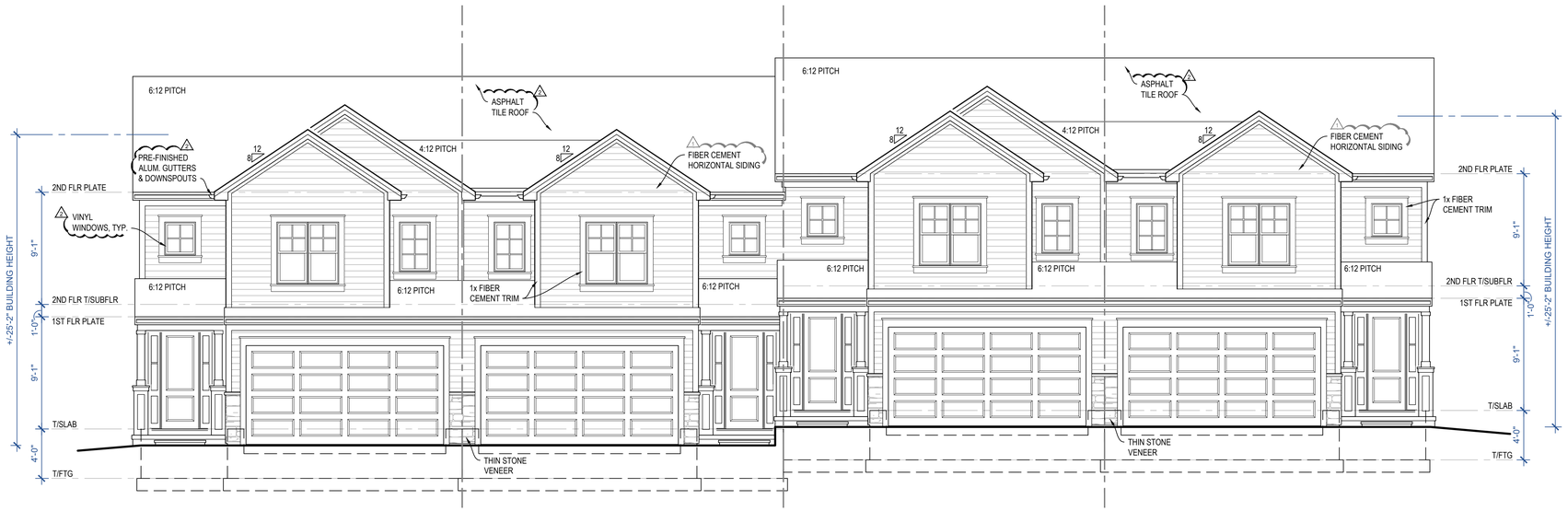
SHEET NO.
A8

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)



PRELIMINARY
2 4-PLEX LEFT ELEVATION
3/16" = 1'-0"



PRELIMINARY
1 4-PLEX FRONT ELEVATION
3/16" = 1'-0"

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JOB NO. 775425
DATE 10.17.2025
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SHEET NAME
4-PLEX BLDG. ELEVATIONS
SHEET NO.
A3

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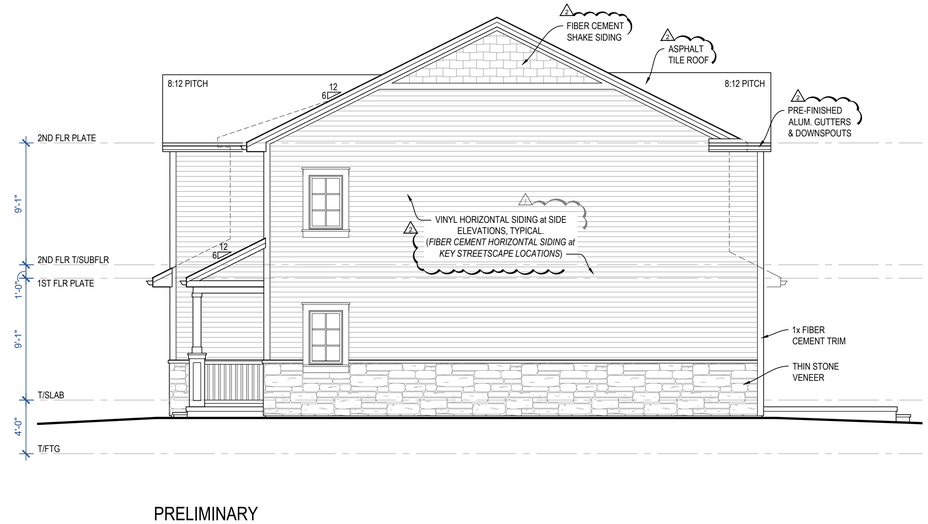

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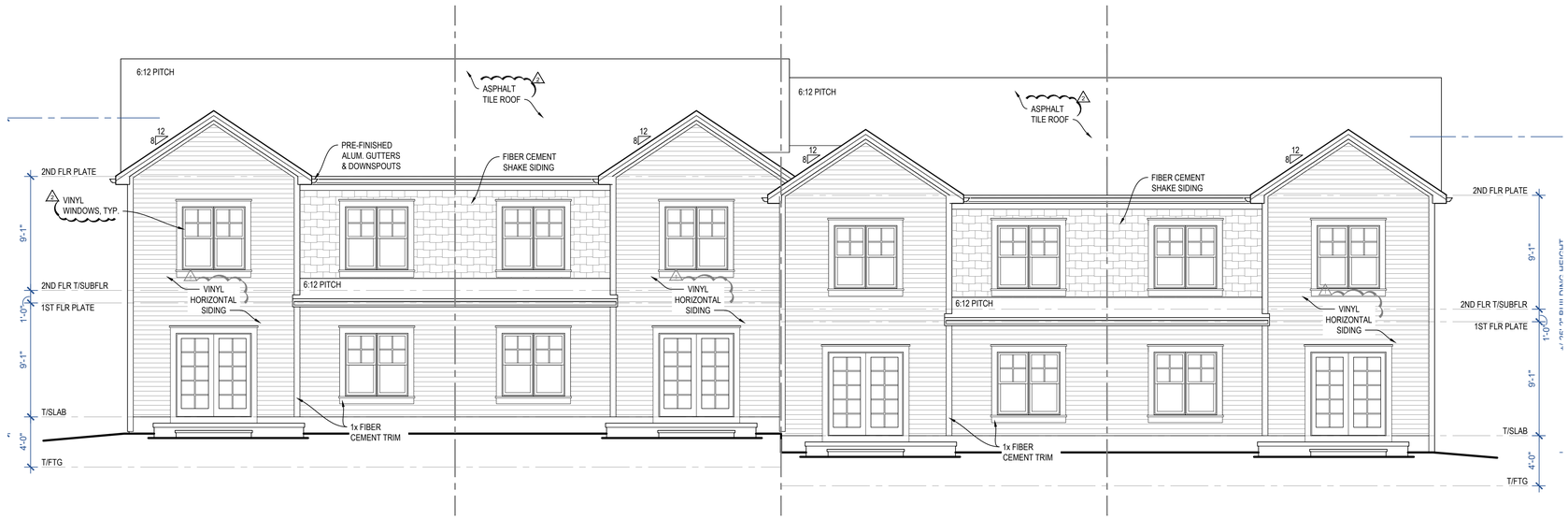

PRELIMINARY
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3/16" = 1'-0"

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A NEW TOWNHOME DEVELOPMENT FOR:
LIBERTY HILLS TOWNHOMES
CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

REVISIONS
1 10.31.25 PER CITY COMMENTS
2 12.03.25 PER CITY COMMENTS

JOB NO. 775425
DATE 10.17.2025
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SHEET NAME
4-PLEX BLDG. ELEVATIONS
SHEET NO.
A4

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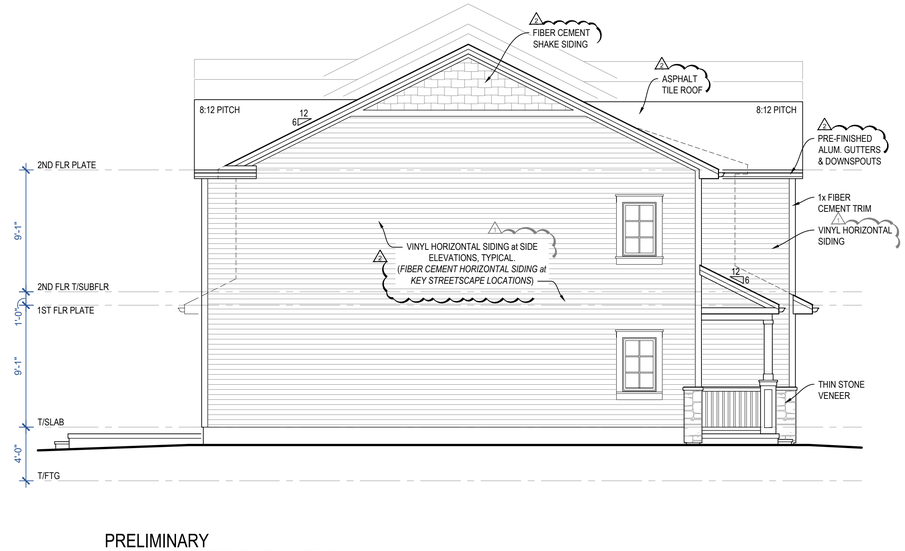

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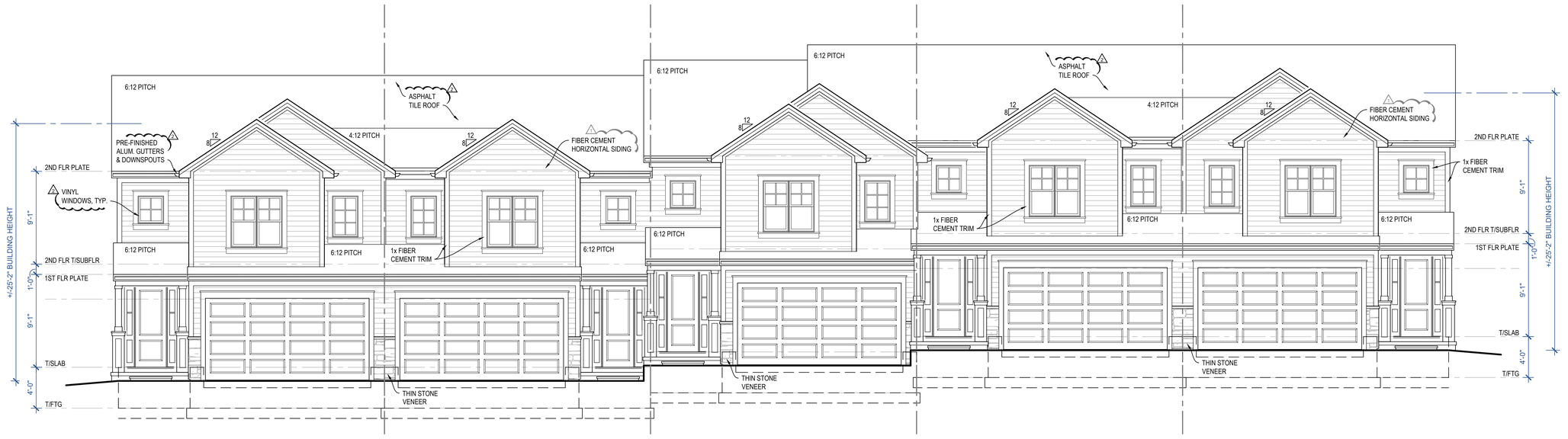

PRELIMINARY
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3/16" = 1'-0"

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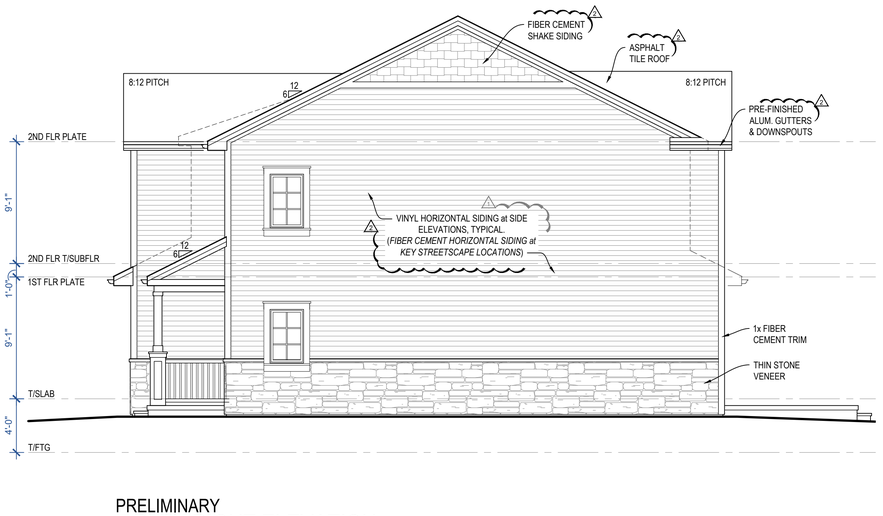

PRELIMINARY
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3/16" = 1'-0"

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DRAWN BY TSC / RD / NSO

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SHEET NO.
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The City of Liberty missouri

STAFF REPORT

Planning and Zoning Case 25-58R&PDP

Staff: Kyle McGinnis, Senior Planner

Date: November 24, 2025

GENERAL INFORMATION

Application:	**P&Z Case 25-58R&PDP: Rezoning & Preliminary Development Plan for Liberty Hills Townhomes. Rezoning from R-1A, "Suburban Residential District" to PD, "Planned Development District" for a 49-unit townhome development on 7.04+/- acres located at the southwest corner of Camille Street and N. Church Road.**
Applicant:	Ryan Salliotte Kaw Valley Engineering, Inc. 8040 N. Oak Trafficway Kansas City, MO 64118
Owner:	United Pentecostal Church of Liberty Center 48 Capital, LLC 1315 Nashua Road Liberty, MO 64068
Existing Land Use/Zoning:	Undeveloped / R-1A, "Suburban Residential"
Future Land Use Designation:	Mixed Residential
Proposed Zoning:	PD, "Planned Development"
Surrounding Land Uses/Zoning:	**North**: Camille Street, Place Liberte Park / R-1A, "Suburban Residential" **South**: N. Church Road, Medical Office / C-2, "General Business" **East**: N. Church Road, Undeveloped / PD Flex, "Planned Development Flex District" **West**: Warren Hills Elementary School / R-1A, "Suburban Residential"
Public Notice:	Legal Notice printed in Courier Tribune – October 22, 2025 Letter sent to property owners within 185 ft. - October 21, 2025 Sign Posted on site – October 21, 2025
File Date:	October 3, 2025

APPLICANT'S PROPOSAL

Summary

This is an application to rezone 7.04+/- acres from R-1A, "Suburban Residential" to PD, "Planned Development" to allow for the construction of a townhome development – Liberty Hills Townhomes. The development will encompass 49 dwelling units spread across 11 townhome structures. Per Section 30-59.1 – "District PD, permitted uses," of the *Unified Development Ordinance* (UDO):

> "The permitted use or uses of property located in the planned development shall be determined at the time the PD zoning district and preliminary development plan is approved, and development within that PD district shall be limited to those uses specifically requested as part of the application and approved by the planning and zoning commission and city council. Any addition of uses, change of plans, or increase in size or density shall require a separate application for amendment to the original approved development plan and shall follow the same process as any other development plan amendment."

In accordance with the UDO, and as outlined by the preliminary site plan provided by the applicant (Exhibit B), this development, if approved, would be limited to a townhouse style of attached single-family dwellings at a density of approximately seven dwelling units per acre following the configuration depicted in Exhibit B. Changes to the density of dwellings, the configuration of the development, or general use of the property would require separate approval from the Planning and Zoning Commission and the City Council.

Use

The applicant has proposed a uniform townhouse style of attached single-family housing. Each dwelling will contain three bedrooms, two-and-a-half baths, and a two-car garage. In addition, an area of open space located near the terminus of the proposed cul-de-sac will be set aside for use as a dog park for residents of the development. No other forms of residential dwellings, associated amenities, or non-residential uses are proposed as part of this planned development.

Site Design

The subject property is situated at the southwest corner of the intersection of N. Church Road and Camille Street, east of Warren Hills Elementary School. The development will only have one entrance off of Camille Street, north of the site. All 11 of the proposed townhouse structures will line this single private drive.

A dry detention pond is depicted in the northeast corner of the site; due to the site's topography, a large retaining wall (approximately 20 feet in height at its tallest point) will border this stormwater facility to the north and east, which will be capped by a 3'-6" guardrail fence. Along the site's west boundary, a 50-foot landscaped berm has been proposed. A small dog park will be provided at the end of the proposed cul-de-sac for use by the development's residents.

Access/Circulation/Parking

Access to the development will be provided by a single private drive onto Camille Street, north of the site. This private drive will be 24 feet wide and will run approximately 770 feet before terminating in a cul-de-sac at the south end of the site. Five-foot wide sidewalks will be provided on both sides of the private drive for its full length and will connect to the public pedestrian infrastructure present along Camille Street. The cul-de-sac will be designed to accommodate emergency service vehicles as required.

Per Sec. 30-83.2 – "Required vehicle parking by use," the standard parking ratio for non-apartment residential uses is a minimum of two parking spaces per dwelling unit. Each townhome dwelling will include a two-car garage to satisfy this requirement, plus additional driveway parking for use by residents and their guests.

Landscaping & Open Space

The proposed development is comprised of one lot encompassing 7.04+/- acres. Per the landscape plan provided by the applicant (Exhibit C), approximately 58% of the total lot area will be maintained as open space. This plan denotes street trees along both sides of the proposed private drive. Additional plantings are shown within the 50-foot landscape buffer along the property's west edge, which includes a three-foot earthen berm to provide additional screening between the site and Warren Hills Elementary School. Clustered plantings of shade and evergreen trees will be provided near the development's entrance off of Camille Street. Complete landscaping details will be reviewed as part of a future Final Development Plan application.

Building Design

The 49 proposed dwelling units will be spread across 11 townhome structures, each containing between four and five dwellings. The two-story townhome structures will reach a height of approximately 30 feet. The exterior of the structures will include a mix of materials, including vinyl horizontal siding with shingle siding, stone veneer, and fiber cement accents. The roofs will utilize a typical asphalt shingle. Example elevations, including color palettes, are included in Exhibit D.

PUBLIC INFRASTRUCTURE

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

Streets

The development will have one entrance, taken from Camille Street to the north. The entire site will be served by a single 24-foot wide private drive approximately 770 feet long, terminating in a cul-de-sac at the south end of the property. Five-foot sidewalks will be provided on both sides of the private drive and will connect to the public pedestrian infrastructure located along Camille Street.

Sanitary Sewer

Per the preliminary utility plan (Exhibit E), a connection to the public sanitary sewer system will be provided via an existing sanitary sewer easement which traverses the southeast corner of the Warren Hills Elementary School property to the west. The existing sanitary sewer line within this easement is eight inches in diameter. This easement is currently 15 feet wide and will be increased to a 60-foot wide easement in order to accommodate this development. Public Works has notified the applicant that this easement must be formally widened by a separate recorded document prior to the issuance of building permits for this project.

Water

Water service will be provided via a connection to an existing 12-inch water main located within the public right-of-way southwest of the site, along N. Church Road (Exhibit E).

Stormwater

Stormwater will be collected by an on-site collection system directed to the dry detention area proposed in the northeast corner of the site (Exhibit E) and then released into the Liberty stormwater system at an acceptable rate. A final detailed stormwater analysis will be required at the Final Development Plan phase.

Public Works has notified the applicant that the retaining wall proposed in conjunction with the dry detention basin must be privately maintained by the property owner and will not be the responsibility of the City.

STAFF ANALYSIS

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

1. **The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.**
   Staff believes that the application substantially complies with the intent of the Comprehensive Plan. The Future Land Use Framework of the City's Comprehensive Plan, *Leading Liberty Forward*, provided this property with the Mixed Residential future land use designation. Per the plan, this future land use category allows for a mixture of residential housing types, including detached single-family dwellings, "...as well as complementary, small-scale, and low-density attached housing, including townhomes, row homes, duplexes, and live-work units."

2. **The effect the proposed rezoning will have on properties in the general vicinity.**
   The effect the proposed rezoning will have on the properties in the general vicinity is not likely to be substantial. The property is separated from its north and east neighbors by Camille Street and N. Church Road, respectively. Where the property borders the Warren Hills Elementary School property to the west, a 50-foot landscape buffer, including a three-foot earthen berm, will be installed and maintained to screen these properties from one another. The subject property shares a small southern border with a commercial district to the south, which should not be impacted by this development.

3. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.**
   As outlined in the Public Infrastructure section of this report, public facilities are available and adequate to meet the needs of this development.

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

1. **The plan substantially complies with the intent of the comprehensive plan;**
   As addressed above, staff believes this proposal does satisfy the intent of the Comprehensive Plan and the Future Land Use map.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the application substantially conforms to the requirements set forth in the *Unified Development Ordinance.*

3. **The plan substantially complies with approved city development standards and policies;**
   Staff finds that this application does fully comply with the intent of city development standards and policies.

STAFF RECOMMENDATION

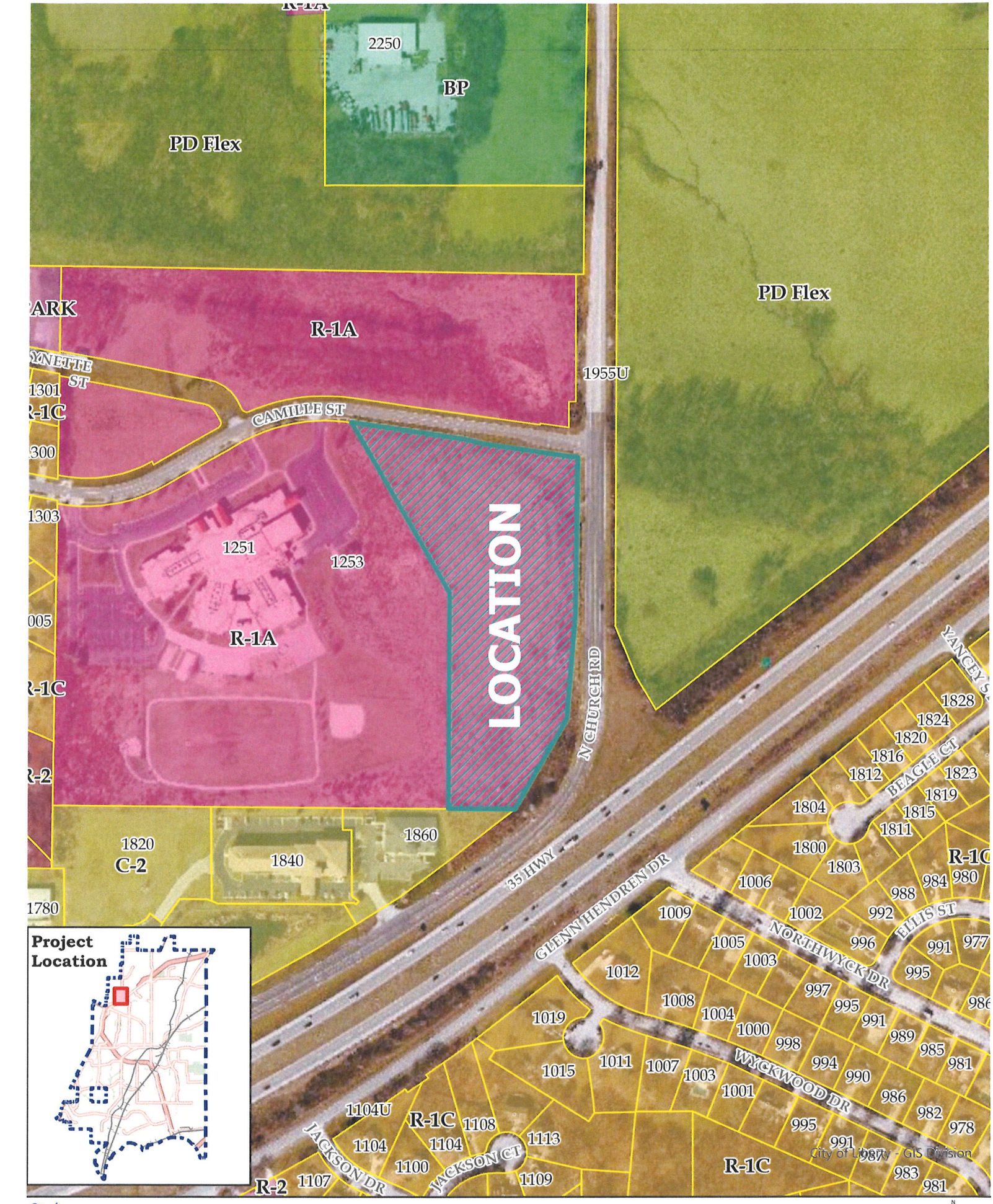
Staff finds this application meets the standards of review for a Rezoning (UDO Sec. 30-24.3) and Preliminary Development Plan (UDO Sec. 30-27.3), and recommends approval of P&Z Case 25-58R&PDP.

P&Z RECOMMENDATION

At its November 12, 2025 meeting, the Planning Commission voted 7-0-0 to recommend approval of P&Z Case 25-58R&PDP as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Preliminary Site Plan
Exhibit C: Preliminary Landscape Plan
Exhibit D: Preliminary Building Elevations
Exhibit E: Preliminary Utility Plan
Exhibit F: Excerpt minutes from Planning & Zoning Commission meeting
Exhibit G: Ordinance



City of Liberty Missouri

Vicinity Map
Exhibit A

P&Z Case 25-58R&PDP
Rezoning & Preliminary Development Plan
Liberty Hills Townhomes

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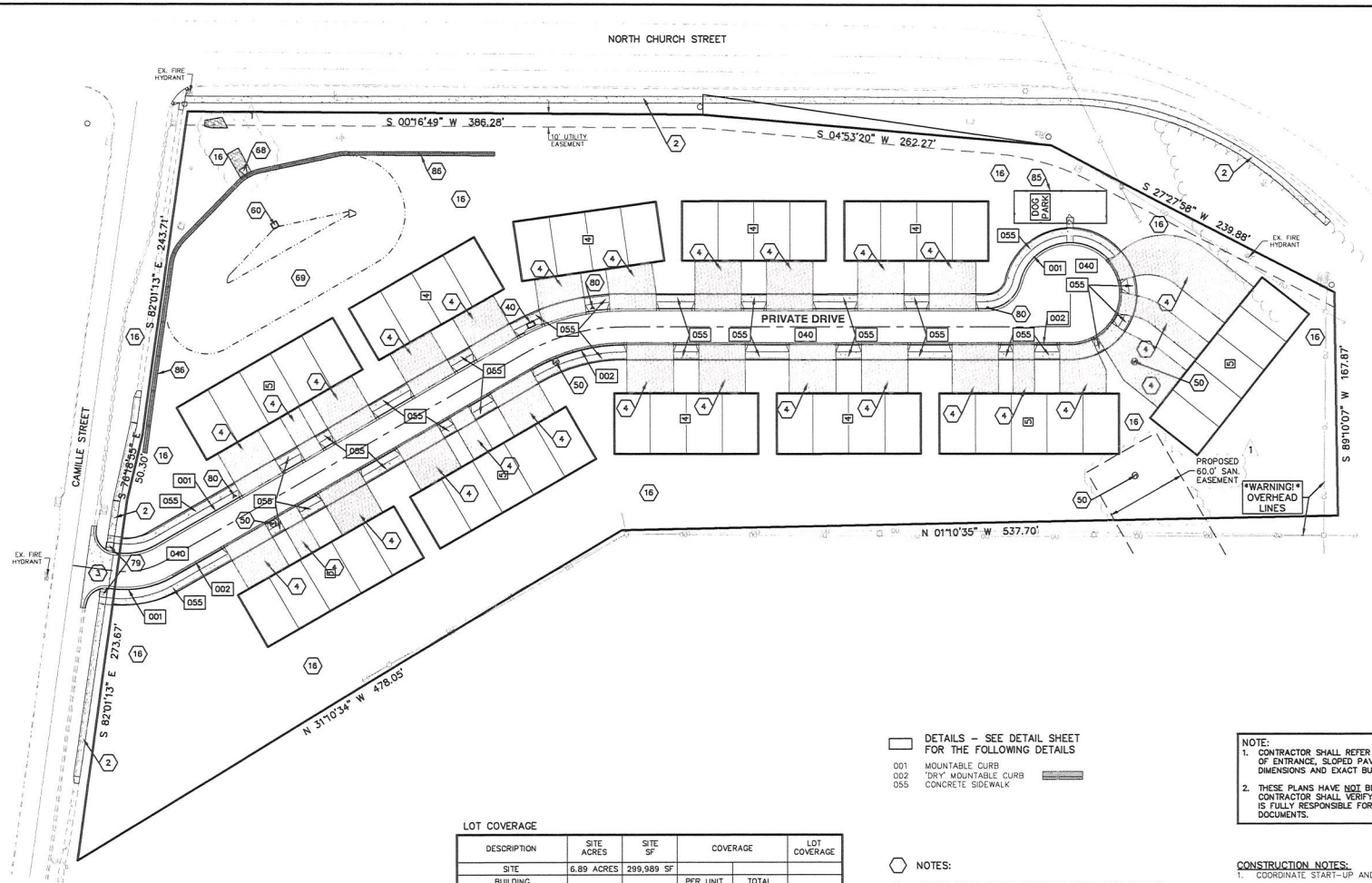
Feet



DETAILS – SEE DETAIL SHEET FOR THE FOLLOWING DETAILS

001 MOUNTABLE CURB
002 "DRY" MOUNTABLE CURB
055 CONCRETE SIDEWALK

NOTES:

2. INSTALL SIDEWALK PER CITY OF LIBERTY STANDARD DETAIL D22-1
3. INSTALL CONCRETE COMMERCIAL DRIVEWAY PER CITY OF LIBERTY STANDARD DETAIL D22-10
4. INSTALL CONCRETE DRIVEWAY
16. LANDSCAPE AREA (SEE LANDSCAPE PLAN)
40. SETBACK CURB INLET (SEE UTILITY PLAN)
50. SANITARY SEWER MANHOLE (SEE UTILITY PLAN)
60. POND RELEASE STRUCTURE (SEE UTILITY PLAN)
68. FLARED END SECTION (SEE UTILITY PLAN)
69. PP5HPTRM WITH PP5 ARMOR SYSTEM TURF REINFORCEMENT MAT INSTALLED PER MANUFACTURER'S SPECIFICATIONS
79. INSTALL SIDEWALK RAMP PER CITY OF LIBERTY DETAIL D22-12
80. INSTALL FIRE HYDRANT PER CITY OF LIBERTY DETAIL D50-5A
85. INSTALL 6' TALL CHAIN LINK FENCE (48" HT. CHAIN LINK, VINYL COATED BLACK)
86. RETAINING WALL (42" HT 3-RAIL MONTAGE PLUS, STYLE MAJESTIC, BY AMERISTAR FENCING, OR APPROVED EQUAL) WITH GUARDRAIL FENCE (42" HT. 3-RAIL MONTAGE PLUS, STYLE MAJESTIC, COLOR BLACK BY AMERISTAR FENCING, OR APPROVED EQUAL)

LOT COVERAGE

DESCRIPTION	SITE ACRES	SITE SF	COVERAGE		LOT COVERAGE
SITE	6.89 ACRES	299,989 SF			
BUILDING			PER UNIT	TOTAL	
4-UNIT (6-TYP)			4,865 SF	29,190 SF	9.73%
5-UNIT (5-TYP)			6,075 SF	30,375 SF	10.13%
HARD SURFACE				63,954 SF	21.32%
OPEN AREA				176,470 SF	58.82%
TOTALS	6.89 ACRES	299,989 SF		299,989 SF	100%

BLDG SF/SITE SF=LOT COVERAGE

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

CONSTRUCTION NOTES:
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF KANSAS CITY, MISSOURI.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS, AND ENTRANCES, SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
8. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
9. THE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITIES OF THE RETAINING WALLS SHALL BE THE PROPERTY OWNER.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	10/31/25	PER CITY COMMENTS	MAC	JAD	---
1	10/17/25	PER CITY COMMENTS	MAC	JAD	---
0	10/03/25	INITIAL SUBMITAL	RPS	JAD	---

MATTHEW A. CROSS
ENGINEER
MO # 2020008364

KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
(816) 468-8818
ke@kveng.com | www.kveng.com
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LIBERTY HILLS TOWNHOMES
CAMILLE ST & N CHURCH RD
LIBERTY, CLAY COUNTY, MISSOURI

CIVIL PLANS
SITE PLAN

PROJ. NO: B25D5223
DESIGNER: MAC | DRAWN BY: JAD
CFN: 5223SP
SHEET: C200 | REV: 2

MISSOURI811

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

PRELIMINARY
CONCEPTUAL SITE AND LANDSCAPE PLAN
1" = 30'-0"

0' 15' 30' 60'

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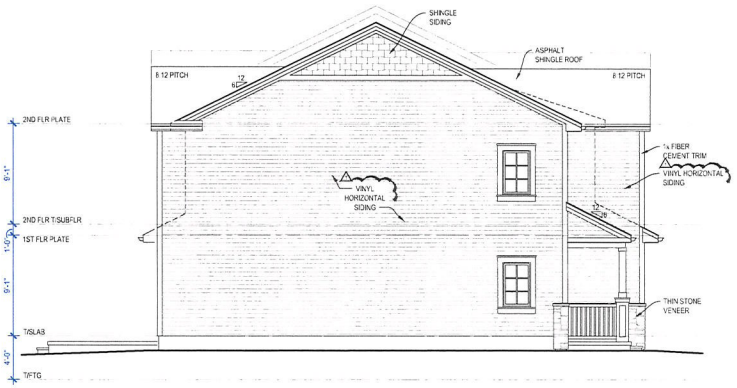

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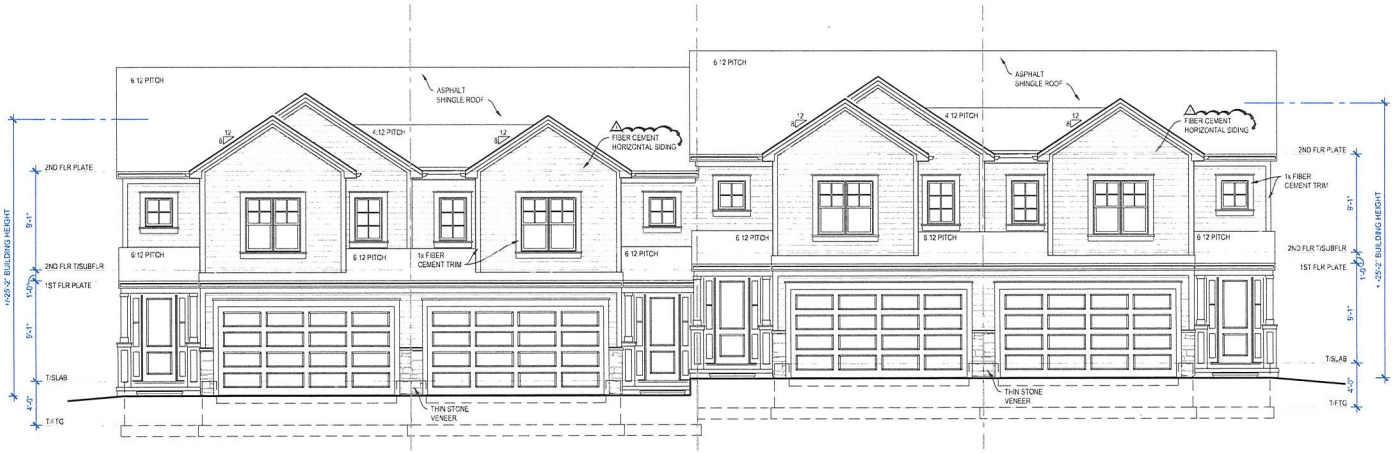

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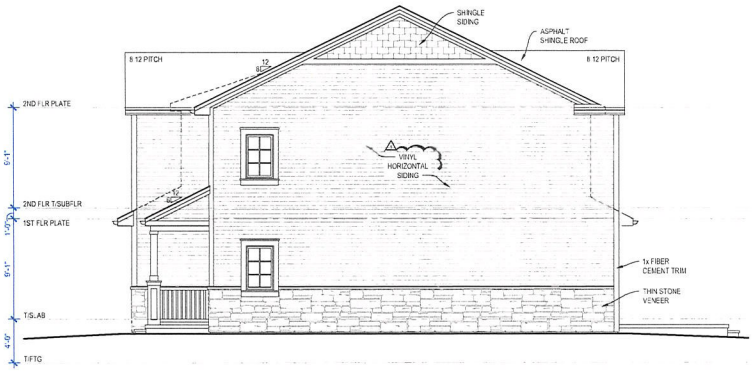

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NOT FOR CONSTRUCTION

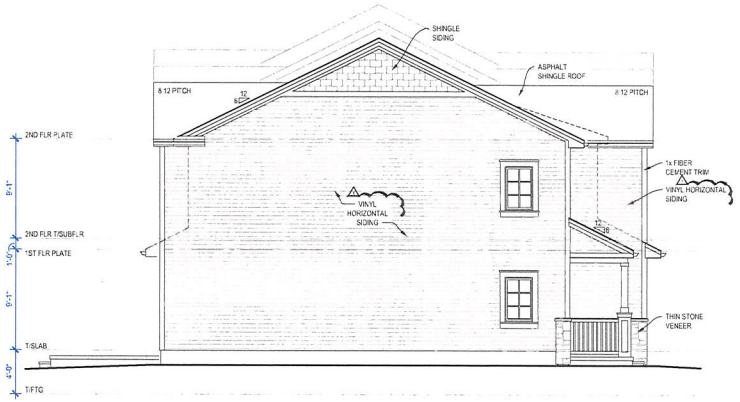
A NEW TOWNHOME DEVELOPMENT FOR:
LIBERTY HILLS TOWNHOMES
CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
- BLDG. PRELIMINARY DEV. PLAN
- 10.17.25 REV. PKG. PRELIMINARY DEV. PLAN

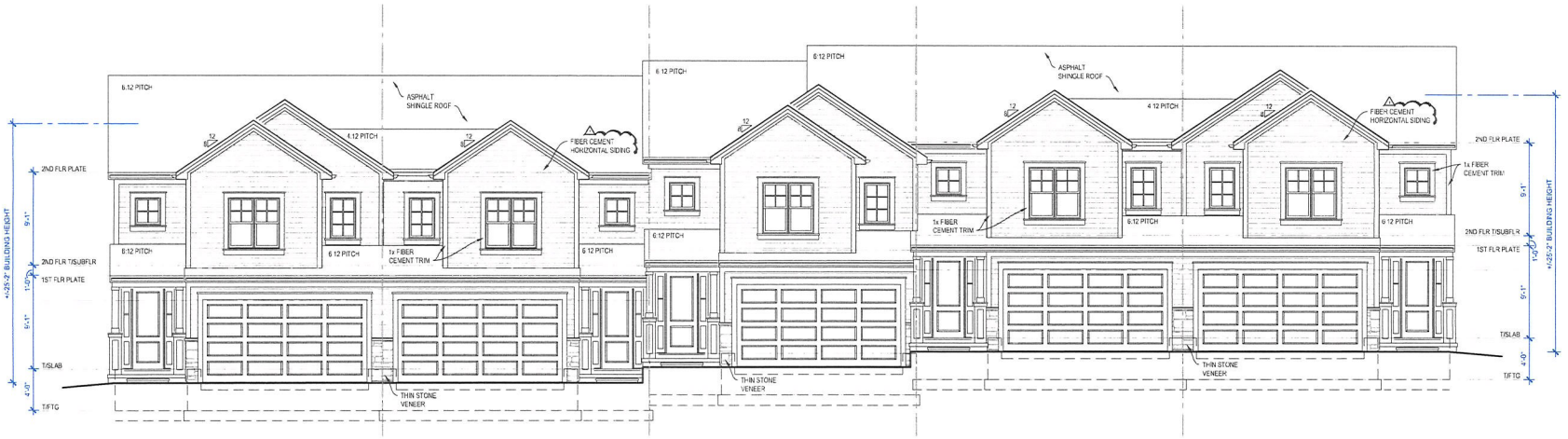
REVISIONS
1. 10.31.25 PLAN CITY COMMENTS

JOB NO. 775425
DATE 10.17.25
DRAWN BY TSC / RD / NSO

SHEET NAME
4-PLEX BLDG. ELEVATIONS
SHEET NO.
A4



PRELIMINARY
2 5-PLEX LEFT ELEVATION
3/16" = 1'-0"



PRELIMINARY
1 5-PLEX FRONT ELEVATION
3/16" = 1'-0"

nspj
ARCHITECTS
ARCHITECTUR
LANDSCAP
ARCHITECTUR
P.913.831.141
NSPJARCH.CO
9415 NALL AVE., #3
PRAIRIE VILLAG
KANSAS, 6620

NOT FOR CONSTRUCTION

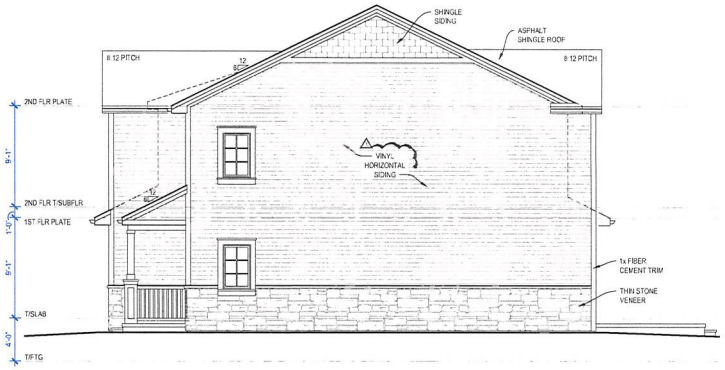
A NEW TOWNHOME DEVELOPMENT FOR:
LIBERTY HILLS TOWNHOMES
CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
- 10.03.25 PRELIMINARY DEV. PLAN
- 10.17.25 REV. PRELIMINARY DEV. PLAN

REVISIONS
1 10.27.25 PLN CITY COMMENTS

Job No. 775425
DA 10.17.20
Drawn By: TSC / RD / NSO

SHEET NAME
5-PLEX BLDG. ELEVATIONS
SHEET NO.
A5



PRELIMINARY
2 5-PLEX RIGHT ELEVATION
3/16" = 1'-0"

PRELIMINARY
1 5-PLEX REAR ELEVATION
3/16" = 1'-0"

nspj
ARCHITECTS
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LANDSCAP
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KANSAS, 6620

NOT FOR CONSTRUCTION

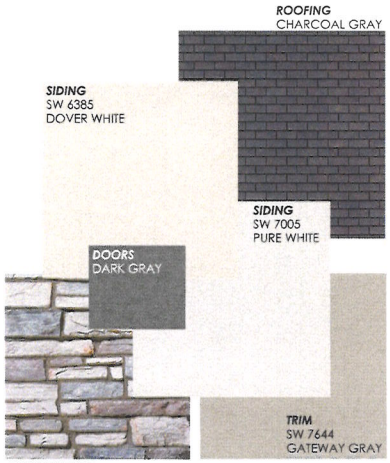
A NEW TOWNHOME DEVELOPMENT FOR:
LIBERTY HILLS TOWNHOMES
CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
- 10.01.20 PRE-BINARY DEV. PLAN
- 10.17.20 REV. PRE-BINARY DEV. PLAN

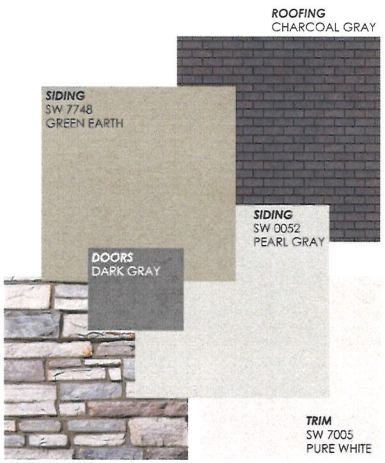
REVISIONS
1 10.31.20 PLAN CITY COMMENTS

JOB NO. 775425
DATE 10.17.20
DRAWN BY TSC / RD / NSO

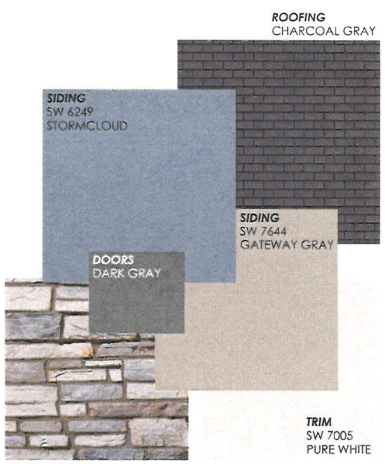
SHEET NAME
5-PLEX
BLDG. ELEVATIONS
SHEET NO.
A6



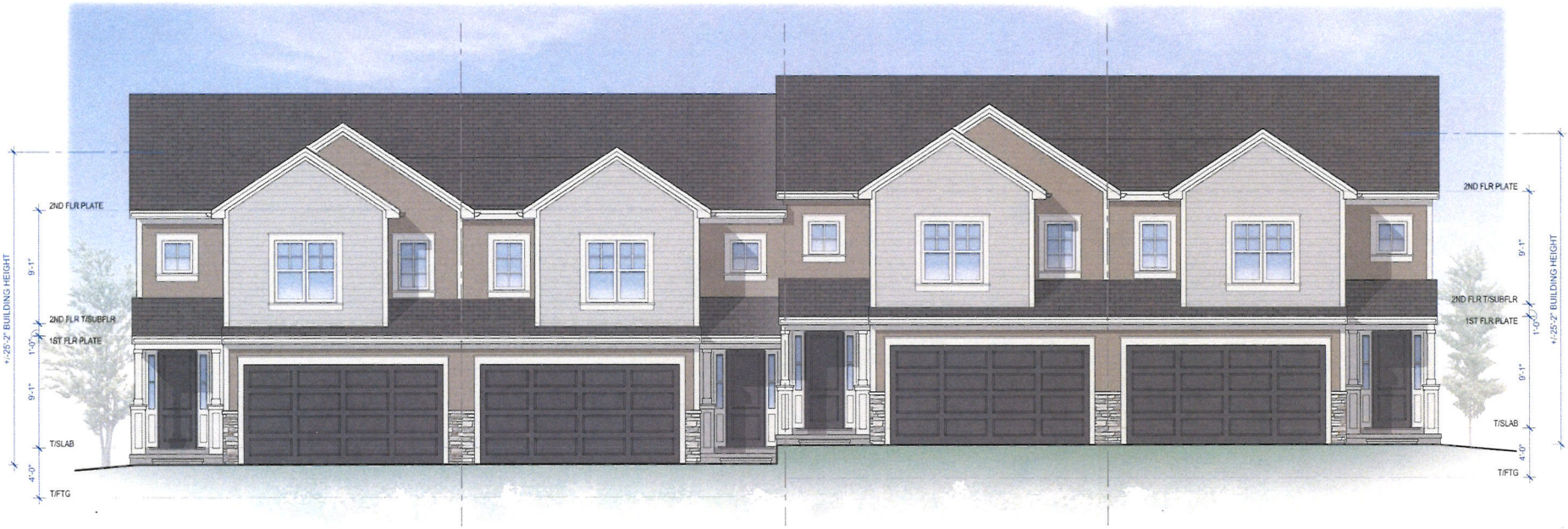
EXTERIOR COLOR PALETTE 'A'



EXTERIOR COLOR PALETTE 'B' (SHOWN BELOW)



EXTERIOR COLOR PALETTE 'C'



PRELIMINARY
1 4-PLEX FRONT ELEVATION

nspj
ARCHITECTS
ARCHITECTUR
LANDSCAP
ARCHITECTUR
P.913.831.141
NSPJARCH.CO
9415 NALL AVE., #3
PRAIRIE VILLAG
KANSAS, 6620

NOT FOR CONSTRUCTION

A NEW TOWNHOME DEVELOPMENT FOR:
LIBERTY HILLS TOWNHOMES
CAMILLE STREET & N. CHURCH ROAD
LIBERTY, MISSOURI

DRAWING RELEASE LOG
10.03.25 PRELIMINARY DEV. PLAN

REVISIONS

JOB NO. 775425
DA 10.03.20
DRAWN BY TSC / RD / NSO

SHEET NAME COLORED ELEVATION

SHEET NO. A7

STORM SEWER CONSTRUCTION NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 2600 STORM SEWER OF THE KANSAS CITY METRO CHAPTER OF APWA SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS. REFERENCE APWA SPECIFICATION SECTION 2102.4 FOR EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE AND STORM STRUCTURES. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. REFER TO THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. COMPACTION TESTS SHALL BE TAKEN EVERY 150' (PER LIFT), AT EACH PAVEMENT CROSSING (PER LIFT) AND AT LOCATIONS DESIGNATED BY THE CITY INSPECTOR OR OWNER'S TESTING AGENCY. ALL TRENCH BACKFILL WHICH DOES NOT MEET THE REQUIRED DENSITY SHALL BE RE-EXCAVATED AND RE-COMPACTED UNTIL THE REQUIRED DENSITY IS OBTAINED. COPIES OF ALL COMPACTION TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER.
2. PIPE FOR SEWER CONSTRUCTION SHALL CONFORM TO SECTION 2602 UNLESS NOTED OTHERWISE.
3. A MINIMUM OF 18" COVER SHALL BE PROVIDED PRIOR TO AND MAINTAINED AFTER INSTALLATION OF STORM SEWER.
4. ALL COORDINATES FOR CURB INLETS ARE TO THE MIDDLE OF THE INSIDE FRONT FACE. ALL COORDINATES FOR PVC STRUCTURES AND CONCRETE YARD INLETS ARE TO THE CENTER OF THE STRUCTURE.
5. ALL JUNCTION BOXES/AREA INLETS HAVE ONE COORDINATE PROVIDED AT THE CENTER OF STRUCTURE. SEE PLAN FOR CLARIFICATION. ORIENT STRUCTURES PARALLEL TO ADJACENT CURB, BUILDING OR WALL FACE, UNLESS NOTED OTHERWISE.
6. RIM ELEVATION IS PROVIDED AT COORDINATE, UNLESS NOTED OTHERWISE. CONTRACTOR TO ADJUST ELEVATION OF RIM AS REQUIRED TO MATCH SLOPE OF ADJACENT CURB LINE. REFER TO GRADING PLAN (C300 SERIES SHEETS).
7. ALL EXISTING UTILITIES INDICATED ON THE DRAWING ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
8. ALL BACKFILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY AT +/- 3% OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST.
9. ALL EXCAVATION BENEATH THE STREETS AND PARKING LOTS FOR DRAINAGE PIPE LESS THAN 4'-0" IN DIAMETER SHALL BE BACKFILLED WITH AGGREGATE TO FOUR FEET (4') PAST BACK OF CURB IN ACCORDANCE WITH APWA SPECIFICATIONS SECTION 2102.4J.
10. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT THEIR EXPENSE.
11. IF PRECAST STORM STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
12. ALL HDPE PIPE JOINTS SHALL BE WATER TIGHT
13. SEE LANDSCAPE PLAN BED PIPE DETAIL ON SHEET C690.
14. PIPE LENGTHS INCLUDE FLARED END SECTIONS.
15. CURB INLET SHALL INCLUDE INLET STAMP PER LIBERTY DETAIL D41-1B OR APPOVED EQUAL.
16. IN ANY FILL SCENARIO BENEATH THE PIPE, FILL SHALL BE PLACED AND COMPACTED PRIOR TO THE LAYING OF THE PIPE.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:

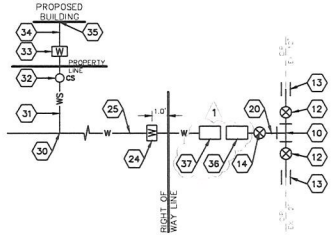
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGEND

- S — SANITARY SEWER LINE
- SV — SANITARY SERVICE LINE
- D — STORM LINE
- W — WATER MAIN
- WS — WATER SERVICE LINE
- OHU — OVERHEAD UTILITY LINES



WATERLINE SCHEMATIC

N.T.S.

NOTE:
ALL WATER SERVICE INSTALLATIONS, INCLUDING BACKFLOW DEVICES, ARE SUBJECT TO FIELD VERIFICATION, AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

NOTES

10 INSTALL 12"x12"x6" DIP TEE
12 INSTALL 12" GATE VALVE
13 INSTALL 12" SOLID SLEEVE
14 INSTALL 6" GATE VALVE
20 INSTALL 6" DUCTILE IRON WATER LINE
24 6" METER WITH PIT (1' MINIMUM FROM PROPERTY LINE)
25 6" SDR 21 CLASS 200 PVC WATER LINE
30 TAP SERVICE CONNECTION
31 INSTALL TYPE K COPPER WATERLINE OR HDPE SDR9 C901 WATERLINE
32 CURB STOP, 1 FOOT BEHIND CURB, LOCATED DIRECTLY BETWEEN WATER MAIN AND BUILDING FOOTPRINT
33 METER WITH PIT
34 TYPE "K" COPPER WATER LINE (MINIMUM LENGTH = 5.0')
35 POINT OF CONNECTION – WATER SERVICE LINE TO BUILDING (SEE MEP FOR CONTINUATION)
36 6" METER VALVE PER LIBERTY STANDARD DETAIL D50-12
37 INSTALL BACKFLOW VAULT PER LIBERTY DETAIL D50-9
40 CONTRACTOR TO REMOVE EXISTING 8" PVC STUB PIPE, AND CONNECT PROPOSED 8" D.I.P. TO MANHOLE AT EXISTING CONNECTION POINT
50 SETBACK CURB INLET PER CITY OF LIBERTY STANDARD DETAIL D41-1 AND INLET STAMP PER CITY OF LIBERTY STANDARD DETAIL D-41-1B
59 FIRE HYDRANT ASSEMBLY PER CITY OF LIBERTY DETAIL D50-5A.
61 NYLOPLAST BASIN WITH SOLID GRATE
62 12" HDPE PIPE
63 30" HDPE PIPE
70 RIP RAPPED APRON

BENCHMARKS AND CONTROL POINTS:

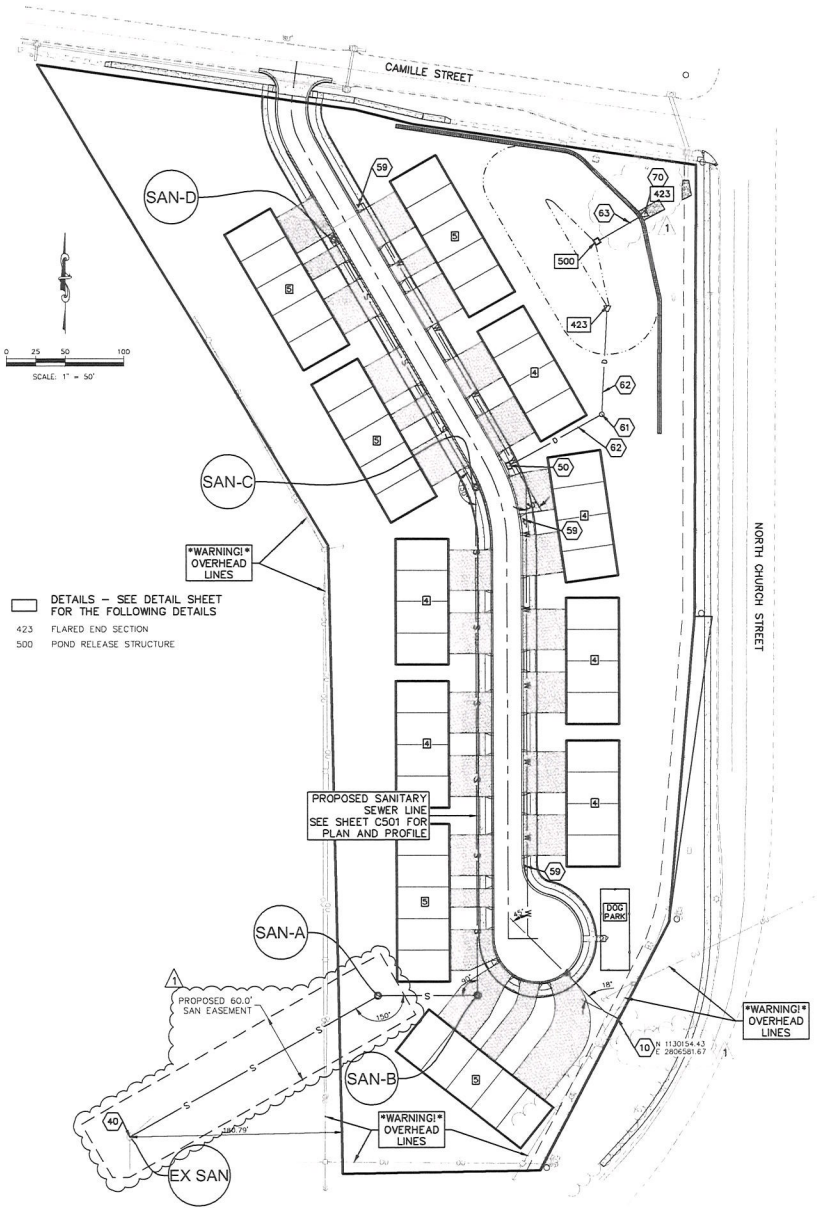
BM#61: 'PLUS' CUT ON NORTHWEST CORNER OF A CURB INLET LOCATED ON A CURB INLET AT THE NORTH SIDE OF CAMILLE STREET ACROSS FROM SUBJECT PROPERTY.
N=1130985.32'
E=2806354.28'
ELEV=958.72'

BM#60: 'SQUARE' CUT ON NORTHWEST CORNER OF A H20 VAULT AT THE FIRST ENTRANCE TO WARREN HILLS ELEMENTARY SCHOOL.
N=1130977.56'
E=2806061.01'
ELEV=984.85'

CP#100: ½"x24REBAR CNTL CAP
N= 1130879.89'
E= 2806665.84'
ELEV= 936.18'

CP#101: ½"x24REBAR W/ORANGE CNTL CAP
N= 1130987.07'
E= 2806064.46'
ELEV= 983.69'

CP#302: ½"x24REBAR W/ORANGE CNTL CAP
N= 1130129.86'
E= 2806682.32'
ELEV= 964.57'



RFV	DATE	DESCRIPTION	DSN	DWN	CHK
2	10/31/25	PER CITY COMMENTS	MAC	JAD	---
1	10/17/25	PER CITY COMMENTS	MAC	JAD	---
0	10/03/25	INITIAL SUBMITAL	RPS	JAD	---

MATTHEW A. CROSS
ENGINEER
MO # 2020008364

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
816.455.4545 | 816.455.4555
kcdl@kvng.com | www.kvng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842

LIBERTY HILLS TOWNHOMES
CAMILLE ST & N CHURCH RD
LIBERTY, CLAY COUNTY, MISSOURI

CIVIL PLANS
UTILITY PLAN

PROJ. NO. B2505223
DESIGNER MAC | DRAWN BY JAD
CTN 5223UP
SHEET C500 | REV 2

MISSOURI811

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

A. **PZ Case 25-58R&PDP:** Rezoning & Preliminary Development Plan for Liberty Hills Townhomes. Rezoning from R-1A to PD for 49 2-story townhomes configured in 4-unit and 5-unit structures on 7 acres at SW corner of Church & Camille.

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

Chairman Rosekrans asked if the commission had any questions of staff.

Commissioner Noland asked whether there is a Code requirement that a development such as this provide both an entry and an exit separately. Mr. McGinnis stated that Code limits roadways which do not intersect with other streets to a maximum length of 800 feet, and that the proposed private drive is within this maximum allowance with a length of approximately 770 feet. Ms. Sharp added that the Fire Code requires a secondary entry/exit based on the number of dwelling units proposed, but that the 49 dwellings proposed as part of this project would not trigger that requirement.

Commissioner Summers asked whether the cul-de-sac would be designed to accommodate trash trucks and emergency service vehicles, like fire trucks. Ms. Sharp stated that these details are reviewed by various members of staff as part of the Plan Review process to ensure these vehicles can navigate cul-de-sacs safely.

Chairman Rosekrans asked if the commission had any further questions for staff. Seeing none, he asked for the applicant or their representative to step forward.

Theresa Curtis – Principal Architect and Vice President of NSPJ Architects located at 9415 Nall Avenue, Suite 300, Prairie Village, KS – introduced herself to the Commission as the representative for this project. Ms. Curtis stated that the development will act as a good buffer between the elementary school to the west and the larger Montage/Aviara project to the east.

Commissioner Reinier asked whether the site will be regraded so that it will be flat, or if the land will remain sloped. Ms. Curtis confirmed that the site will remain sloped, and that the townhomes will "step" along the private drive due to the change in elevation.

Commissioner Reinier asked whether there will be a retaining wall along the west boundary of the site. Ms. Curtis stated that the west boundary will only contain the 50-foot landscape buffer and three-foot earthen berm as required by Code, and will not include a retaining wall at that location.

Chairman Rosekrans asked if the commission had any further questions for the applicant/representative. Seeing none, he opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the proposal.

Seeing no persons wishing to speak, Chairman Rosekrans closed the public hearing.

Chairman Rosekrans asked for any final questions from the commission.

Commissioner Summers asked for an estimated rent for these dwellings. Kevin Jury – of Center 48, the developer for this project – stated that the price is not locked in at this point, but they would be market rate.

Andy Ashwal – also of Center 48 – stated that a similar project of theirs located in Smithville is priced at $2,500 per month.

Commissioner Crawford asked for the square footage of these dwelling units. Mr. Ashwal stated that they are between 1,600 and 1,700 square feet in area.

Commissioner Rosekrans asked whether this development will be age-restricted. Mr. Jury stated that these townhomes will not be age-restricted.

Commissioner Noland asked whether this proposal prompted any concerns regarding traffic on Camille Street or N. Church Road. Matt Cross – of Kaw Valley Engineers – stated that a traffic impact study was completed as part of the Plan Review process, but that the project's anticipated minimal impact did not trigger any sort of public improvements to either roadway. Chairman Rosekrans noted that there is a dedicated left-turn lane on northbound N. Church Road onto Camille Street, and that there is also a dedicated merge lane for southbound travelers turning right onto N. Church Road from Camille Street.

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for a motion.

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

Vote: Motion approved 7-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, November 24, 2025 at 7:00 p.m.

Document No._____ P&Z Case 25-58R&PDP

ORDINANCE NO._____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 7.04 ACRES FROM R-1A, “SUBURBAN RESIDENTIAL DISTRICT” TO PD, “PLANNED DEVELOPMENT DISTRICT” FOR A 49-UNIT TOWNHOME DEVELOPMENT AT THE SOUTHWEST CORNER OF N. CHURCH ROAD AND CAMILLE STREET

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

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning 7.04 acres from R-1A, “Suburban Residential District” to PD, “Planned Development District” for a 49-unit townhome development at the southwest corner of N. Church Road and Camille Street, in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

Lot 1, LIBERTY HILLS BAPTIST CHURCH, a subdivision of land in Liberty, Clay County, Missouri, according to the recorded plat thereof.

SECTION II

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

SECTION III

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

SECTION IV

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

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this _____day of _____, 2025.

_____
GREG CANUTESON, MAYOR

STAFF REPORT

Planning and Zoning Case 25-50FDP

Staff: Michael Peterman, Assistant Director of Planning & Development

Date: December 15, 2025

GENERAL INFORMATION

Application:	**Final Development Plan Construction of one industrial building totaling 11,664 sq. ft. at 1050 Route H.**
Applicant:	Dan Finn Phelps Engineering 1270 N. Winchester Olathe, KS 66061
Owner:	Patricia McKinley 13200 A Hwy Liberty, MO 64068
Location:	1050 Route H
Site Acreage:	+/- 4.15
Building Area:	11,664sq. ft. new building
Existing Land Use / Zoning:	Light industrial / M-1, “Light Industrial District” and C-3 “Highway Business”
Future Land Use Map:	Single-Family Residential, Floodplain/Stormwater Management
Surrounding Land Use / Zoning:	North: Floodplain and Business / R-1A, “Suburban Residential” South: Route H and Undeveloped / R-1A, “Suburban Residential” East: Floodplain and Business / C-3 “Highway Business” West: Railroad / R-1A, “Suburban Residential”
Public Notice:	None Required
File Date:	November 5, 2025

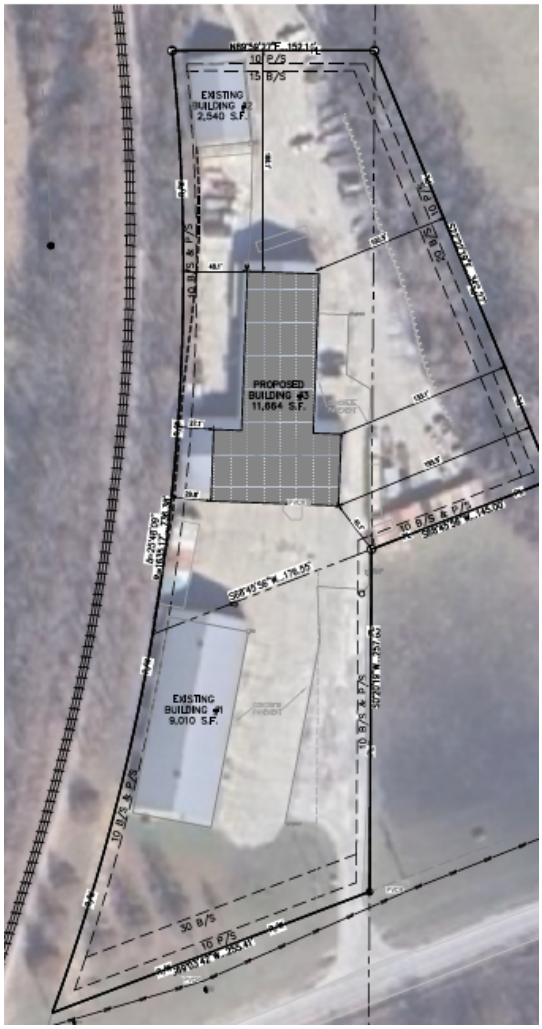
PREVIOUS CASES / SITE HISTORY

P&Z Case 25-56FP – Final Plat for McKinley Addition, a 4.15 acre lot is running concurrently with this application.

APPLICANT'S PROPOSAL

Use

The proposal is for a 11,664 square foot building. This is a reconstruction of a previous building that was destroyed by fire. The new building is slightly smaller than the original and will be constructed of similar materials and in the exact location.



Proposed site plan overlaid on aerial image.

Site Layout/Access

The existing site is 4.15 acres. Proposed is a 1 story, 11,664 square foot building. The proposed use is for a warehouse/industrial building. There is one access point from Route H. The site will continue to function as it did before the fire. No changes to the access or drive aisles are proposed.

Building Design

The building is proposed as a single-story building with an overall height of 16 feet above grade. The proposed material is metal sheathing which is allowed in the M-1 zoning district. There are garage door entrances on the east side of the building facing the parking lot.

Landscape Plan

The existing vegetation on site meets the requirements for landscaping. There are existing trees along Route H

and no work is proposed in the floodplain area on the east portion of the lot, all vegetation is proposed to remain. There is also existing vegetation along the west property line that is adjacent to the railroad right of way that will remain.

PUBLIC INFRASTRUCTURE

Sanitary Sewer
The site has a direct access connection to an 8" public sanitary sewer main on the east side of the property.

Water
There is direct access to an existing 16" water main on Route H.

Streets
The site has access to fully improved Route H.

Stormwater
Stormwater runoff is proposed to be directed to the creek to the east. The existing creek has the capacity to receive any increased storm water runoff from this site.

STAFF ANALYSIS

Staff analyzed this application in accordance with the Liberty *Unified Development Ordinance* (UDO), Section 30-27.8. All criteria must be satisfied in order for staff to recommend approval:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   Our Comprehensive Plan, Leading Liberty Forward (2023), lists goals and strategies that should be used to guide our community growth.

   Goal 1, Strategy 1.2 states that the City should, "Align infrastructure improvements and future development and redevelopment opportunities as illustrated in the plan".

   The Future Land Use Map designation in this area is Single-family Residential. However, the property is currently zoned M-1 and C-3, therefore the industrial type buildings currently existing and proposed at this location are allowed by zoning.

   Staff believes the proposal conforms to the general intent of the Comprehensive Plan.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the development plan application substantially conforms to the requirements set forth in the Unified Development Ordinance.

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

STAFF RECOMMENDATION

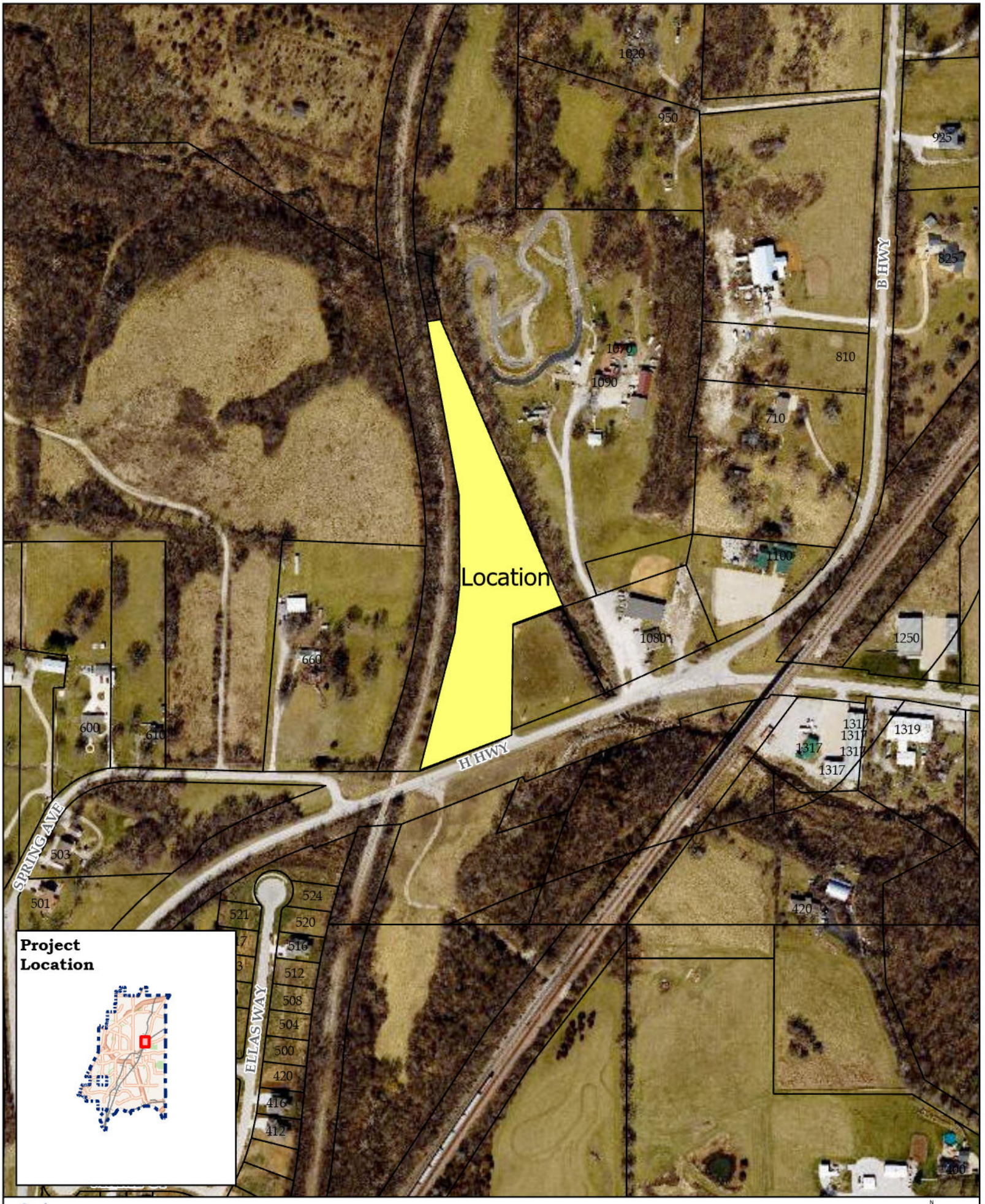
Staff finds this application meets the standards of review for a Final Development Plan in Section 30-97.5 (1) of the UDO. Staff recommends approval of P&Z Case 25-50FDP.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-50FDP, as presented in the staff report.

ATTACHMENTS

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



City of Liberty

Vicinity Map
Exhibit A

PZ Case 25-50FDP
Final Development Plan
McKinley Buildings

0 140 280
Feet

ZONING BULK REGULATIONS

ZONING	
EXISTING: M-1	PROPOSED: M-1

COMMERCIAL SITE & BUILDING SUMMARY TABLE

SITE AREA	3.11 AC.
BUILDING DATA	
EX. BUILDING #1	9,010 S.F.
EX. BUILDING #2	2,540 S.F.
PROP. BUILDING #3	11,664 S.F.
TOTAL	23,214 S.F.*
FAR	0.1711

*PREVIOUS METAL BUIDLINGS WHICH WERE RECENTLY REMOVED TOTALED APPROXIMATELY 12,570 SF RESULTING IN A PREVIOUS TOTAL BUILDING SF OF 24,120 SF.

NOTE:
THIS PROJECT RESULTS IN NO CHANGE IN IMPERVIOUS AREA

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- PROPOSED BUILDING

Know what's **below.** **Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SCALE: 1"=40'
0' 40' 80'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN - OVERALL

MCKINLEY MORTON BUILDING
ADDRESS:1050 HIGHWAY H
LIBERTY, CLAY COUNTY, MISSOURI

No.	Date	Revisions:	By	App.
1.	11/17/2025	REVISED PER CITY COMMENTS	DBB	DAF

PROJECT NO. 25501
DATE: 07-11-2025 | DRAWN: DBB
CHECKED: DAF | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING - LS-82
CERTIFICATE OF AUTHORIZATION MISSOURI SURVEYING-2007001128
LAND SURVEYING-2007000239
ENGINEERING-2007000239

SHEET
C100

\\phelps-server\projects\PJ\25501\dwg\preliminary\SITE - OVERALL.dwg Layout:1 Nov 17, 2025 - 9:47pm Daniel Finn

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811 Know what's below. Call before you dig.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL

N

SCALE: 1"=20'
0' 20' 40'

GRADING PLAN

MCKINLEY MORTON BUILDING
ADDRESS:1050 HIGHWAY H
LIBERTY, CLAY COUNTY, MISSOURI

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
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PLANNING
ENGINEERING
IMPLEMENTATION

No.	Date	Revisions:	By	App.
1.	11/17/2025	REVISED PER CITY COMMENTS	DBB	DAF

PROJECT NO. 250601
DATE: 07-11-2025 | DRAWN: DDB
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LANDSURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007005208

SHEET
C200

\\phelps-server\projects\P\250601\dwg\preliminary\GRADING - OVERALL.dwg Layout:1 Nov 17, 2025 - 9:47pm Daniel Finn

811 Know what's **below.** **Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
BT	EXISTING BURIED TELEPHONE LINE
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
BT	PROPOSED BURIED TELEPHONE LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
STM	PROPOSED SECONDARY STORM

N

SCALE: 1"=40'
0' 40' 80'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

UTILITY PLAN

MCKINLEY MORTON BUILDING
ADDRESS:1050 HIGHWAY H
LIBERTY, CLAY COUNTY, MISSOURI

No.	Date	Revisions:	By	App.
1.	11/17/2025	REVISED PER CITY COMMENTS	DBB	DAF

PROJECT NO. 25S601
DATE: 07-11-2025 | DRAWN: DBB
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007003239

SHEET
C300

\\phelps-server\projects\P\25S601\dwg\preliminary\UTILITY.dwg Layout:1 Nov 17, 2025 - 9:47pm Daniel Finn

NOTES:
1. EXISTING TREES AND THEIR ROOT ZONES ABUTTING PROPERTY MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
2. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF LIBERTY.

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

N

SCALE: 1"=40'
0' 40' 80'

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1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1166
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

LANDSCAPE PLAN

MCKINLEY MORTON BUILDING
ADDRESS:1050 HIGHWAY H
LIBERTY, CLAY COUNTY, MISSOURI

No.	Date	Revisions:	By	App.

PROJECT NO.: 259601
DATE: 07-11-2025 | DRAWN: DDB
CHECKED/DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005008

SHEET
L100

\\PHELPS-SERVER\Projects\P\259601\dwg\Preliminary\LANDSCAPE.dwg Layout:1 Sep 03, 2025 - 4:55pm Mike McGrew

96"
306 54'x16'x96' (#2)

A. PZ Case 25-50FDP: Final Development Plan for the construction of an 11,664 sq. ft. industrial building at 1050 Route H.

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

Chairman Rosekrans asked if the Commission had any questions of staff.

Commissioner Holt asked whether the City allows metal buildings. Mr. Peterman confirmed that the UDO allows for metal buildings in certain instances, such as within the M-1, “Light Industrial District,” which this property is zoned. Ms. Sharp added that while the UDO allows for metal buildings in the M-1 district, it is not always utilized by developers; concrete tilt-up panels are a common exterior material for larger industrial projects.

Chairman Rosekrans asked if the Commission had any further questions for staff. Seeing none, he asked for the applicant or their representative to step forward.

Dan Finn of Phelps Engineering, located at 1270 N. Winchester Street, Olathe, KS 66061, introduced himself as the applicant for this proposal and said he was available to answer any questions.

Chairman Rosekrans asked if the Commission had any additional questions for the applicant or staff. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR A 11,664 SQ. FT. BUILDING AT 1050 ROUTE H IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final development plan for the construction of a 11,664 sq. ft. building at 1050 Route H, City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning & Zoning Commission on December 9, 2025 and the City Council on December 15, 2025; and

WHEREAS, pursuant to the Unified Development Ordinance of the City of Liberty, the City Council finds that the final development plan described duly conforms to the standards and requirements of ordinances in place at the time of the application;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the final development plan for the construction of a 11,664 sq. ft. building at 1050 Route H, City of Liberty, Clay County, Missouri, is hereby approved according to the final development plan on file in the office of the Department of Planning and Development.

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 25-56FP

Staff: Michael Peterman, Assistant Director of Planning & Development

Date: December 15, 2025

GENERAL INFORMATION

Application:	**Final Plat for McKinley Addition. One lot on 4.15 acres.**
Applicant:	Dan Finn Phelps Engineering 1270 N. Winchester Olathe, KS 66061
Owner:	Patricia McKinley 13200 A Hwy Liberty, MO 64068
Location:	1050 Route H
Site Acreage:	+/- 4.15
Existing Land Use / Zoning:	Light industrial / M-1, “Light Industrial District” and C-3 “Highway Business”
Future Land Use Map:	Single-Family Residential, Floodplain/Stormwater Management
Surrounding Land Use / Zoning:	North: Floodplain and Business / R-1A, “Suburban Residential” South: Route H and Undeveloped / R-1A, “Suburban Residential” East: Floodplain and Business / C-3 “Highway Business” West: Railroad / R-1A, “Suburban Residential”
Public Notice:	None Required
File Date:	November 5, 2025

PREVIOUS CASES/SITE HISTORY

The buildings on the rear of the property were destroyed in a fire. The development of the new buildings require that the lots are platted and meet current standards.

PZ Case 25-50FDP, a Final Development Plan, to construct a 11,664 Building is running concurrently with this application.

DESCRIPTION OF PROPOSAL

Technical Information

This is a proposal for a Final Plat at 1050 Route H. This plat contains a single 4.15-acre lot. The platting of this lot has been proposed in preparation for the construction of a new industrial/warehouse building.

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The proposed Lot 1 has direct access to Route H to the south.
Sanitary Sewer	Direct, gravity flow connection	An 8" public sewer line is located along the east boundaries of the proposed plat.
Water	Direct connection to City water services	The proposed Lot 1 connects to a 16" public water line located north of Route H.
Storm Water	Storm water must be released at an acceptable rate	This proposal does not trigger stormwater requirements. The proposal does not increase impervious surface on the site.

STAFF ANALYSIS

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

1. **The final plat substantially complies with the intent of the comprehensive plan;**
   The Future Land Use Map designation in this area is Single-family Residential. The property is currently zoned M-1 and C-3, industrial type buildings currently exist at this location is allowed by zoning.

2. **The final plat complies with the provisions of this UDO;**
   The proposed plat complies with all standards of the UDO for this site and requires no variances.

3. **The final plat substantially complies with approved city development standards and policies;**
   The proposed plat has direct access to water, sewer, and the public street network and substantially complies with City standards and policies.

4. **The final plat substantially conforms to the approved preliminary plat;**
   There is no previously approved preliminary plat on file.

5. **All public works elements have been designed to city specifications and certified by the city engineer;**
   No extensions of public utilities are required as part of this proposal as all services are currently available to the subject property.

6. **All necessary easements, dedications, vacations, and other agreements have been accepted or approved.**
   All easements and dedications have been reviewed by the City Engineer and will be accepted with the approval of the Public Improvement Plans and recordation of this plat.

STAFF RECOMMENDATION

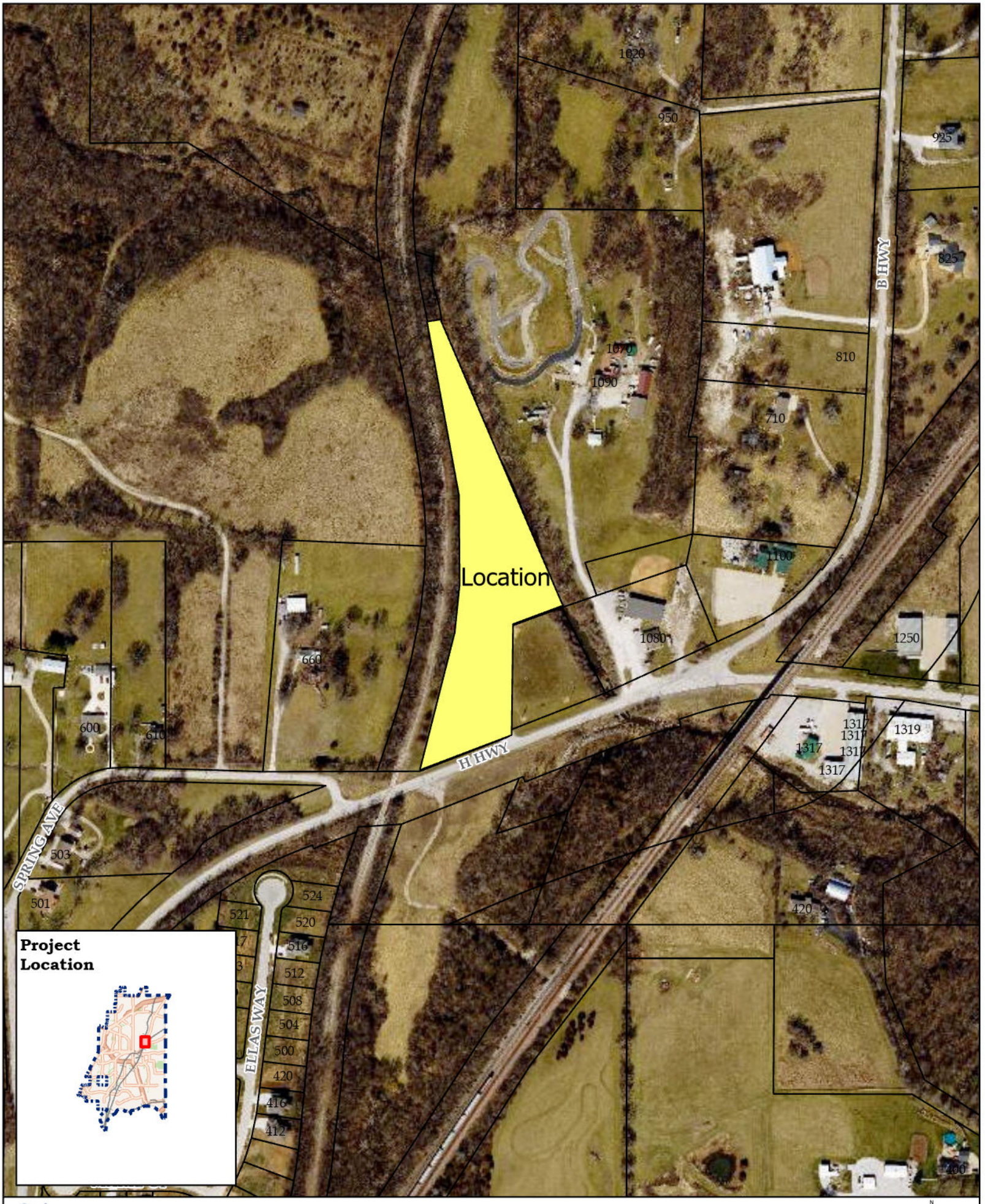
Staff finds the application meets the standards of review for a Final Plat in Section 30-28.14 of the UDO and recommends approval of P&Z Case 25-56FP.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-56FP, as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Final Plat
Exhibit C: Planning & Zoning Commission Minutes Excerpt
Exhibit D: Ordinance



City of Liberty

Vicinity Map
Exhibit A

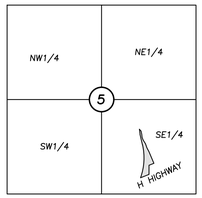
PZ Case 25-56FP
Final Plat
McKinley Addition

0 140 280
Feet

FINAL PLAT OF

MCKINLEY ADDITION FIRST PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 31 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI



VICINITY MAP
SEC. 5-51-31

SCALE:
1"=2000'

SCALE: 1"=100'

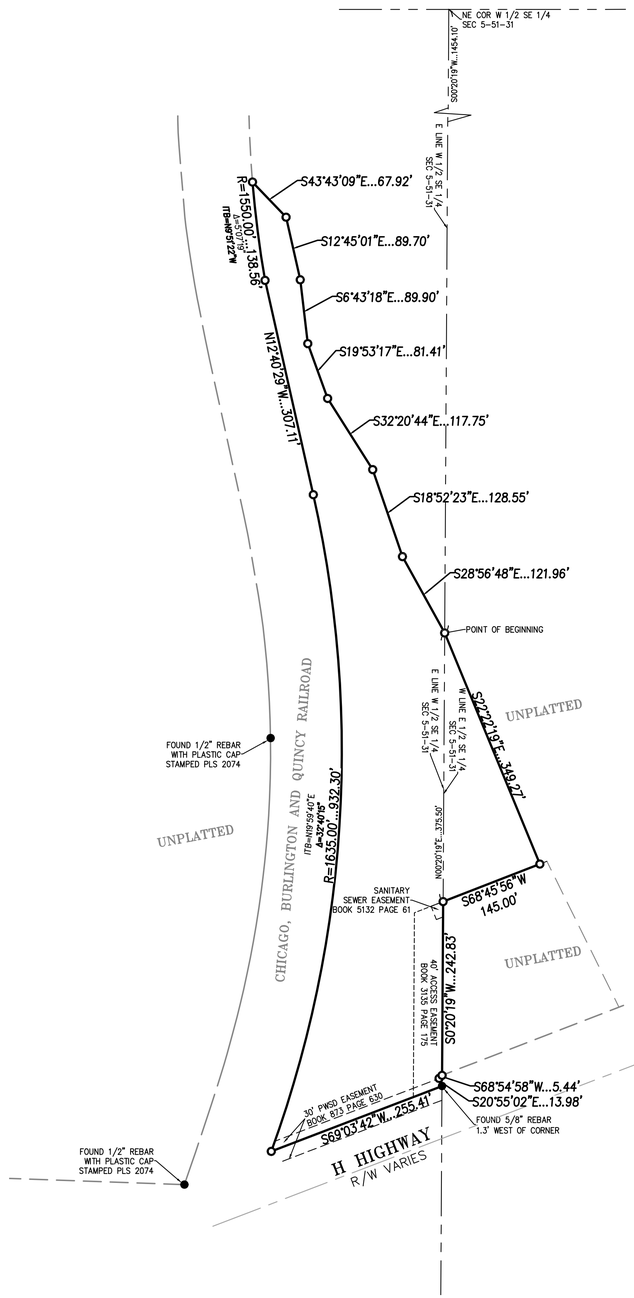
0' 100' 200'

BEARING BASIS:
U.S. STATE PLANE 1983 MISSOURI WEST ZONE #2403

LEGEND

- O = DENOTES SET 1/2"x24" REBAR W/PHELPS MO CLS 2007001128 CAP
- ● = DENOTES FOUND SURVEY MONUMENT AS NOTED

U/E DENOTES UTILITY EASEMENT
B.L. DENOTES BUILDING LINE



TITLE NOTE:

TITLE INFORMATION SHOWN HEREON IS FROM COFFELT LAND TITLE, INC INFORMATIONAL REPORT DATED OF OCTOBER 21, 2025 AT 8:00 a.m.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE AE, DEFINED AS HAVING BASE FLOOD ELEVATIONS DETERMINED, IN ADDITION TO BEING IN A DESIGNATED FLOODWAY, DEFINED AND SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LIBERTY, COMMUNITY NO. 290096, CLAY COUNTY, MISSOURI, MAP NO. 29047C0144E, AND DATED AUGUST 3, 2015.

LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 5, Township 51, Range 31, in the City of Liberty, Clay County, Missouri, being more particularly described by Phelps Engineering, Inc., CLS-2007001128. On November 4, 2025, for project 250601, as follows:

Commencing at the Northeast corner of the West One-Half of the Southeast Quarter of said Section 5; thence S 0°20'19" W, along the East line of the West One-Half of the Southeast Quarter of said Section 5, a distance of 1454.10 feet, to the Point of Beginning; thence S 22°22'19" E, a distance of 349.27 feet; thence S 68°45'56" W, a distance of 145.00 feet, to a point on the East line of the West One-Half of the Southeast Quarter of said Section 5; thence S 0°20'19" W, along the East line of the West One-Half of the Southeast Quarter of said Section 5, a distance of 242.83 feet, to a point on the North Right-of-Way line of Highway No. 10; thence Westerly along the Northerly Right-of-Way line of said Highway No. 10 for the following three (3) courses; thence S 68°54'58" W, a distance of 5.44 feet; thence S 20°55'02" E, a distance of 13.98 feet; thence S 69°03'42" W, a distance of 255.41 feet, to a point on the Easterly Right-of-Way line of the Chicago, Burlington and Quincy Railroad, (formerly the Hannibal and St. Joseph Railroad); thence Northerly along said Easterly Right-of-Way line of said Chicago, Burlington and Quincy Railroad for the following three (3) courses; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 19°59'40" E, a radius of 1635.00 feet, and an arc distance of 932.30 feet; thence N 12°40'29" W, a distance of 307.11 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 9°51'22" W, a radius of 1550.00 feet, and an arc distance of 138.56 feet, to the intersection of said Easterly Right-of-Way line of said Chicago, Burlington and Quincy Railroad, and the centerline of Rush Creek; thence along said centerline of said Rush Creek for the following seven (7) courses; thence S 43°43'09" E, a distance of 67.92 feet; thence S 12°45'01" E, a distance of 89.70 feet; thence S 6°43'18" E, a distance of 89.90 feet; thence S 19°53'17" E, a distance of 81.41 feet; thence S 32°20'44" E, a distance of 117.75 feet; thence S 18°52'23" E, a distance of 128.55 feet; thence S 28°56'48" E, a distance of 121.96 feet, to the Point of Beginning, containing 4.1534 acres, more or less, of unplatted land.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the some to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as " MCKINLEY ADDITION FIRST PLAT".

CONSERVATION EASEMENT

An easement and license is hereby granted to the City of Liberty, Missouri to enter upon and regulate within the area of land described on this plat and designated as "Conservation Easement" or "C/E" for the purposes of conserving and maintaining, at its sole cost and risk, the trees and other vegetation located therein. Within this area of land, the City of Liberty is granted the right to access and maintain such land at its sole cost and risk, including understory thinning, tree thinning, and clearing of dead and down wood, in accordance with the purpose of this conservation easement and approved city policy. Vegetation within the area designated as the Conservation Easement shall be maintained in its natural state and no trees shall be removed unless they pose a risk to people or property. Dumping any materials, constructing or placing any structures or retaining walls, and grading, filling or materially altering the terrain or other natural features in the area of land designated as "C/E", except as may be specifically permitted by the City of Liberty, in writing, in advance, in accordance with approved city policy, shall be prohibited.

ACCESS EASEMENT

The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to the City of Liberty, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither the City of Liberty, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20___

GEORGE ALVIN MCKINLEY TRUST

_____
George Alvin McKinley, Trustee

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____ , 20_____ , before me, the undersigned, a Notary Public in and for said County and State, came George Alvin McKinley, Trustee of the, GEORGE ALVIN MCKINLEY TRUST, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said Association, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

APPROVED by the Planning and Zoning Commission of the City of Liberty, Clay County, Missouri, this _____ day of _____ , 2025.

_____
Chairperson: Dee Rosekrans

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

_____ Attest: _____
Mayor: Greg Canuteson Deputy City Clerk: Sarah Ranes

_____
Public Works Director: Sherri McIntyre

THE PLAT TITLED "MCKINLEY ADDITION FIRST PLAT", IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AND THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION OF THE STATE OF MISSOURI AND THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: SCOTT G. CHRISMAN, MO. LS-2594

CERTIFICATE OF AUTHORIZATION
KANSAS:
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI:
LAND SURVEYING-2007001128
ENGINEERING-2007000508

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PLANNING
ENGINEERING
IMPLEMENTATION

PEI #250601 - 11/4/25

Error Closure: 0.001712' North: -0.0010674' East: 0.0013381' Perimeter: 3087.100' Precision 1:1795838

B. PZ Case 25-56FP: Final Plat for McKinley Addition. One lot on 4.15 acres at 1050 Route H.

Mr. Peterman presented the proposal to the Commission as described in the staff report.

Chairman Rosekrans asked if the Commission had any questions of staff or the applicant, Dan Finn. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

Document No._____ P&Z Case No. 25-56FP

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR MCKINLEY ADDITION, 1 LOT ON 4.15 ACRES IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a Final Plat for McKinley Addition, 1 lot on 4.15 acres in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on December 9, 2025 and City Council on December 15, 2025; and

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

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

SECTION I

The City Council hereby accepts and approves a Final Plat for McKinley Addition, 1 lot on 4.15 acres, in the City of Liberty, Clay County, Missouri the legal description of which follows:

All that part of the Southeast Quarter of Section 5, Township 51, Range 31, in the City of Liberty, Clay County, Missouri, being more particularly described by Phelps Engineering, Inc., CLS-2007001128. On November 4, 2025, for project 250601, as follows:

Commencing at the Northeast corner of the West One-Half of the Southeast Quarter of said Section 5; thence S 0°20’19” W, along the East line of the West One-Half of the Southeast Quarter of said Section 5, a distance of 1454.10 feet, to the Point of Beginning; thence S 22°22'19" E, a distance of 349.27 feet; thence S 68°45'56" W, a distance of 145.00 feet, to a point on the East line of the West One-Half of the Southeast Quarter of said Section 5; thence S 0°20'19" W, along the East line of the West One-Half of the Southeast Quarter of said Section 5, a distance of 242.83 feet, to a point on the North Right-of-Way line of Highway No. 10; thence Westerly along the Northerly Right-of-Way line of said Highway No. 10 for the following three (3) courses; thence S 68°54'58" W, a distance of 5.44 feet; thence S 20°55'02" E, a distance of 13.98 feet; thence S 69°03'42" W, a distance of 255.41 feet, to a point on the Easterly Right-of-Way line of the Chicago, Burlington and Quincy Railroad, (formerly the Hannibal and St. Joseph Railroad); thence Northerly along said Easterly Right-of-Way line of said Chicago, Burlington and Quincy Railroad for the following three (3) courses; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 19°59’40” E, a radius of 1635.00 feet, and an arc distance of 932.30 feet; thence N 12°40'29" W, a distance of 307.11 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 9°51’22” W, a radius of 1550.00 feet, and an arc distance of 138.56 feet, to the intersection of said Easterly Right-of-Way line of said Chicago, Burlington and Quincy Railroad, and the

centerline of Rush Creek; thence along said centerline of said Rush Creek for the following seven (7) courses; thence S 43°43'09" E, a distance of 67.92 feet; thence S 12°45'01" E, a distance of 89.70 feet; thence S 6°43'18" E, a distance of 89.90 feet; thence S 19°53'17" E, a distance of 81.41 feet; thence S 32°20'44" E, a distance of 117.75 feet; thence S 18°52'23" E, a distance of 128.55 feet; thence S 28°56'48" E, a distance of 121.96 feet, to the Point of Beginning, containing 4.1534 acres, more or less, of unplatted land.

SECTION II

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

SECTION III

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

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

STAFF REPORT

Planning and Zoning Case 25-59FDP

Staff: Kyle McGinnis, Senior Planner

Date: December 15, 2025

GENERAL INFORMATION

Application:	**Final Development Plan for Liberty Police Station Expansion at City Hall. 21,877 sq. ft. building addition at 101 E. Kansas Street.**
Applicant:	Megan Hohensinner 4622 Pennsylvania Avenue, Suite 1400 Kansas City, MO 64112
Owner:	City of Liberty 101 E. Kansas Street Liberty, MO 64068
Existing Land Use/Zoning:	Government / CBD, "Central Business"
Future Land Use Designation:	Civic / Institutional
Surrounding Land Uses/Zoning:	**North**: E. Kansas Street, 3 Halves Brewing / CBD, "Central Business" **South**: Clay County Courthouse / CBD, "Central Business" **East**: S. Missouri Street, Public Parking / CBD, "Central Business" **West**: Clay County Facilities / CBD, "Central Business"
Public Notice:	None Required
File Date:	November 7, 2025

PREVIOUS CASES / SITE HISTORY

City Hall was constructed in 1982, with significant renovations most recently completed to the atrium in April 2024.

APPLICANT'S PROPOSAL

Use

This is a proposal to expand upon the existing Liberty City Hall building by 21,877 square feet and renovate 11,990 square feet of existing floor area in order to accommodate an expansion of the City's Police Headquarters.

Site Design

City Hall is situated at the southwest corner of the intersection of E. Kansas Street and N. Missouri Street. As part of this proposal, City Hall will be expanded into the pubic right-of-way of S. Missouri Street to the east. This expansion will require the permanent closure and vacation of the north 218 feet of S. Missouri Street between E.

Kansas Street and E. Mill Street, as well as the removal of a portion of the public parking which currently exists on the east side of S. Missouri Street.

The vacation of public right-of-way and elimination of parking would additionally accommodate a new landscaped, public courtyard immediately south of E. Kansas Street, near the new public entrance to the Police Department. South of the public courtyard and east of the building addition, a plaza for use by the Police Department will be installed, enclosed by a 6'-8" brick and stone-capped screening wall. This screening wall will run along the perimeter of this plaza, as well as around the vehicular entry area for the sallyports proposed along the southmost portion of the addition's eastern façade. A site plan is attached as Exhibit B.

Access/Circulation/Parking

Due to the vacation of the north segment of S. Missouri Street at this location, the western public parking entry along this stretch of road will be eliminated; as a result, this parking area will only be accessible from its east entry on S. Leonard Street. Within this parking area, 88 parking stalls, in addition to four ADA parking stalls, shall remain for use by City staff and the visiting public. At the southwest corner of this parking area, a drive will be available for police or other city-affiliated vehicles to access the three proposed sallyports located on the east façade of the building expansion. Street parking along E. Kansas Street shall remain.

Landscaping

Landscaping for this project will largely be focused within and around the public courtyard south of E. Kansas Street. This courtyard will include a variety of plantings, including deciduous trees, shrubs, grasses, and perennials. Additional plantings and decorative boulders will be provided within the Police Department plaza, south of the public courtyard. A landscape plan depicting these plantings is attached as Exhibit C.

Building Design

This two-story building addition will reach a height of approximately 28'-8" at the top of its parapet wall, though the glass atrium and rooftop mechanical screening will reach heights of 34'-8" and 37', respectively. The exterior of the building will feature a primary and accent tone of brick, additional cast stone accents, metal paneling around the windows, painted concrete along the building's base, and exterior glazing. A large insignia accompanied by the words "Liberty Police" will be located on the upper brick façade of the north elevation. The public courtyard walls and plaza screening wall will utilize brick and stone accents to match the façade of the addition to City Hall. Building elevations are attached as Exhibit D.

PUBLIC INFRASTRUCTURE

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

Streets

No new public or private streets are proposed as part of this project. An approximately 218-foot segment of S. Missouri Street, south of its intersection with E. Kansas Street, will be vacated in order to accommodate this proposal. That vacation is forthcoming and will be brought forward to the City Council for their consideration by the Public Works Department.

Sanitary Sewer

The sanitary sewer infrastructure currently located within the portion of S. Missouri Street right-of-way to be vacated will be removed as part of this project. A new manhole will be installed within the remaining right-of-way of S. Missouri Street to the south of this site, which will serve the building. In addition, due to the removal of sanitary sewer infrastructure at the intersection of E. Kansas and S.

Missouri Street, a short segment of sanitary sewer will be constructed between two existing manholes within the right-of-way of E. Kansas Street in order to maintain flow.

Water

The existing four-inch water main located within the right-of-way of S. Missouri Street will be removed as part of this project and will be replaced by a six-inch water main within the remaining right-of-way of S. Missouri Street. This main extension will terminate just south of the proposed building addition.

Stormwater

Three new stormwater inlets will be constructed along the south side of E. Kansas Street, just north of the proposed public courtyard. These drains will flow through new stormwater infrastructure constructed beneath the public courtyard, parking, and sallyport vehicular entry area, eventually connecting to an existing stormwater inlet located on the east side of S. Missouri Street, south of the project area.

STAFF ANALYSIS

Staff analyzed this application in accordance with the Liberty *Unified Development Ordinance* (UDO), Section 30-27.8. All criteria must be satisfied in order for staff to recommend approval:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   The City's Comprehensive Plan, *Leading Liberty Forward*, contains a Future Land Use Framework Plan which provides all property within the City with a Future Land Use designation to assist the community in achieving its long-term vision as development, redevelopment, and improvement opportunities arise. The Future Land Use Map provided this property with the Civic/Institutional future land use designation, which the Plan describes as, "… public and semi-public uses that [provide] for the necessary functions of the community which include schools, cemeteries, public utilities, city or county buildings or facilities, public safety facilities, hospitals, etc." This project – to expand City Hall in order to better accommodate the needs of a modern police force – aligns with the intent of this future land use designation. This project also aligns with Section 2, Goal 2, Strategy 2.2 of the Plan, which calls for continued investment in facilities and amenities at Liberty's Historic Downtown Square in order to expand opportunities for programmed community events, informal community gatherings, and day-to-day activities.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the development plan application substantially conforms to the requirements set forth in the *Unified Development Ordinance*.

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

STAFF RECOMMENDATION

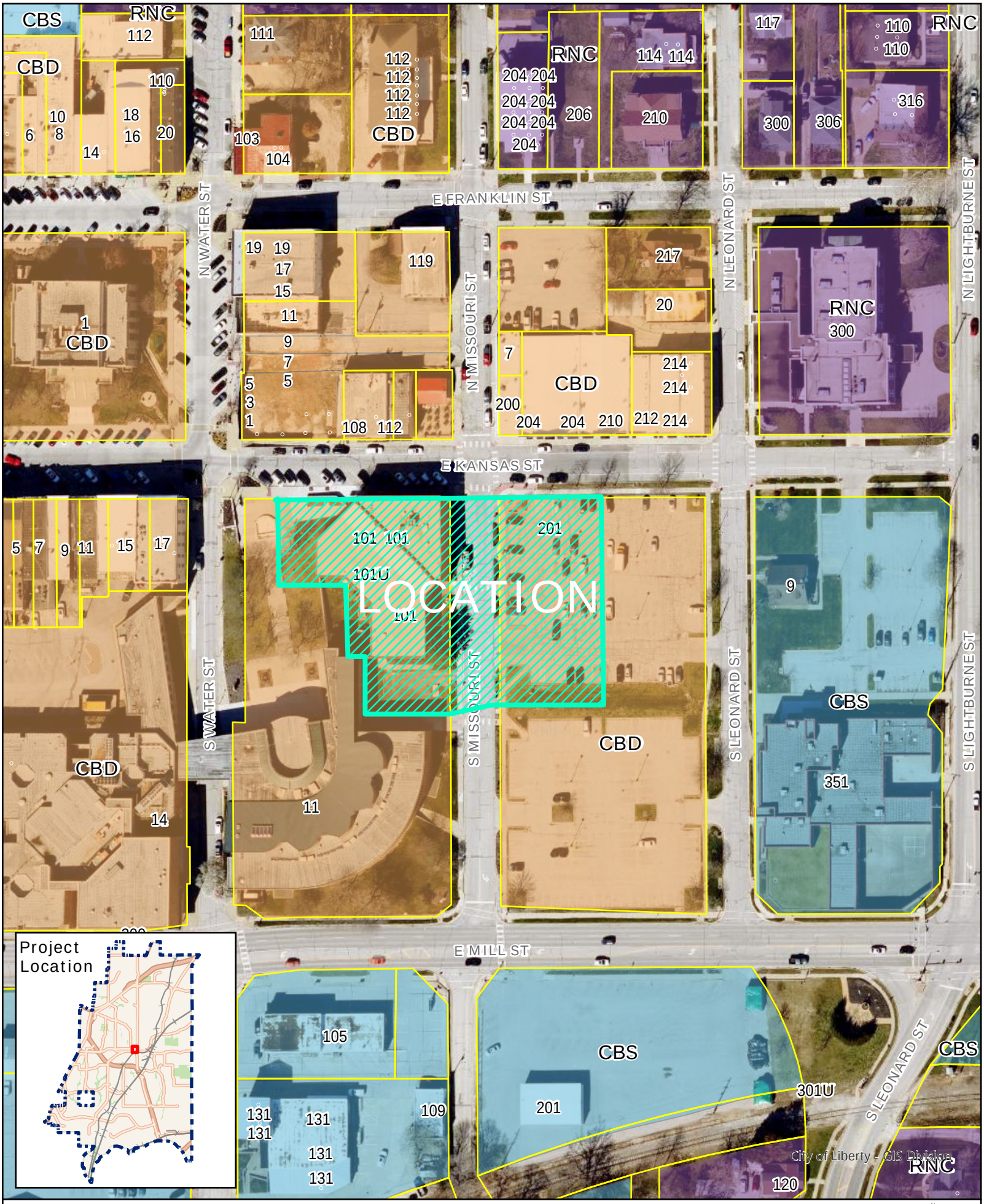
Staff finds this application meets the standards of review for a Final Development Plan in Section 30-97.5 (1) of the UDO. Staff recommends approval of P&Z Case 25-59FDP.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-59FDP as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Site Plan
Exhibit C: Landscape Plan
Exhibit D: Building Elevations
Exhibit E: Utility Plans
Exhibit F: Excerpt minutes from Planning & Zoning Commission meeting
Exhibit G: Resolution



City of Liberty missouri

Vicinity Map
Exhibit A

P&Z Case 25-59FDP
Final Development Plan - City Hall Police Expansion

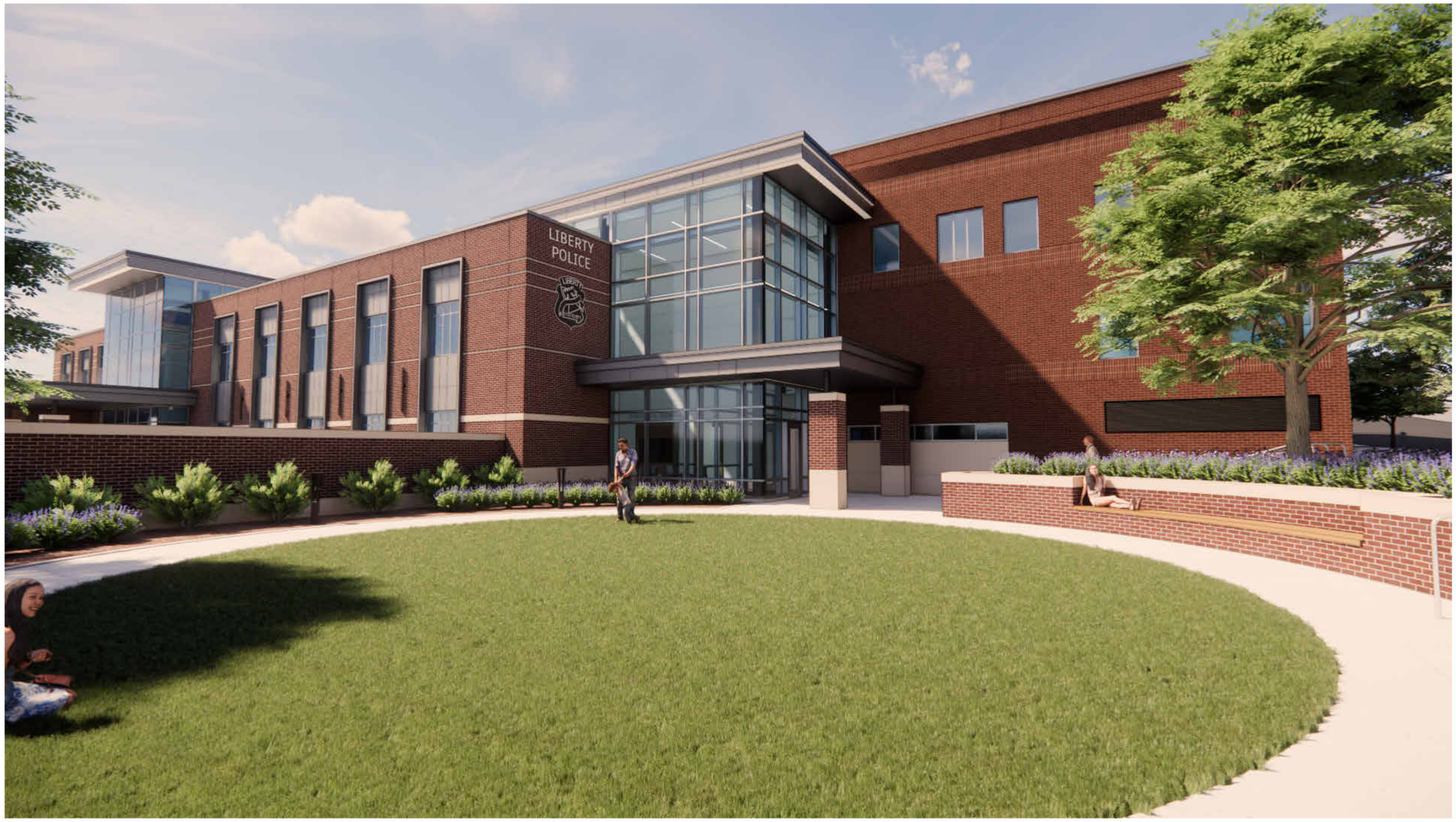
0 50 100
Feet

LIBERTY POLICE

101 E KANSAS ST,
LIBERTY, MO 64068

HOEFER WELKER

HW PROJECT NO: 1248201



FINAL DEVELOPMENT PLAN NOV 21, 2025

CIVIL FDP	
C-1	SURVEY
C-101.	SITE PLAN
C-201.	GRADING PLAN
C-301.	UTILITY PLAN

LANDSCAPE FDP	
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS

ARCHITECTURAL FDP	
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS

ELECTRICAL FDP	
EF101	ELECTRICAL SITE LIGHTING CALCULATIONS PLAN

OWNER
CITY OF LIBERTY
101 E KANSAS STREET
LIBERTY, MO 64068
P: 816.439.4400

ARCHITECT
HOEFER WELKER
4622 PENNSYLVANIA AVENUE, SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700

CONSTRUCTION MANAGER
MCCOWN GORDON CONSTRUCTION
850 MAIN STREET
KANSAS CITY, MO 64105
P: 816.960.1111

MECH AND ELECT ENGINEER
HOEFER WELKER
4622 PENNSYLVANIA AVENUE, SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700

PLUMBING ENGINEER
PRECISION PLUMBING ENGINEERING CONSULTANTS
P: 816.648.7869

STRUCTURAL ENGINEER
BOB D CAMPBELL
4338 BELLEVIEW AVENUE
KANSAS CITY, MO 64111
P: 816.531.4144

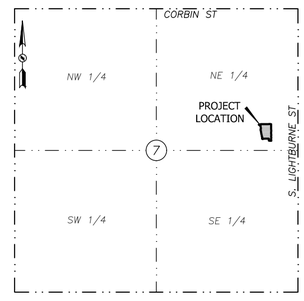
CIVIL ENGINEER
BHC
7101 COLLEGE BLVD, SUITE 400
OVERLAND PARK, KANSAS 66210
P: 913.663.1900

LANDSCAPE ARCHITECT
LANDWORKS STUDIO
102 S CHERRY STREET, 2ND FLOOR
OLATHE, KANSAS 66061
P: 913.780.6707

FIRE PROTECTION
IMEG
2882 106TH STREET
URBANDALE, IA 50322
P: 515.334.9906

TECHNOLOGY
IMEG
2882 106TH STREET
URBANDALE, IA 50322
P: 515.334.9906

BOUNDARY AND TOPOGRAPHIC EXHIBIT
LIBERTY ORIGINAL TOWN
A SUBDIVISION IN THE CITY OF
LIBERTY, CLAY COUNTY, MISSOURI

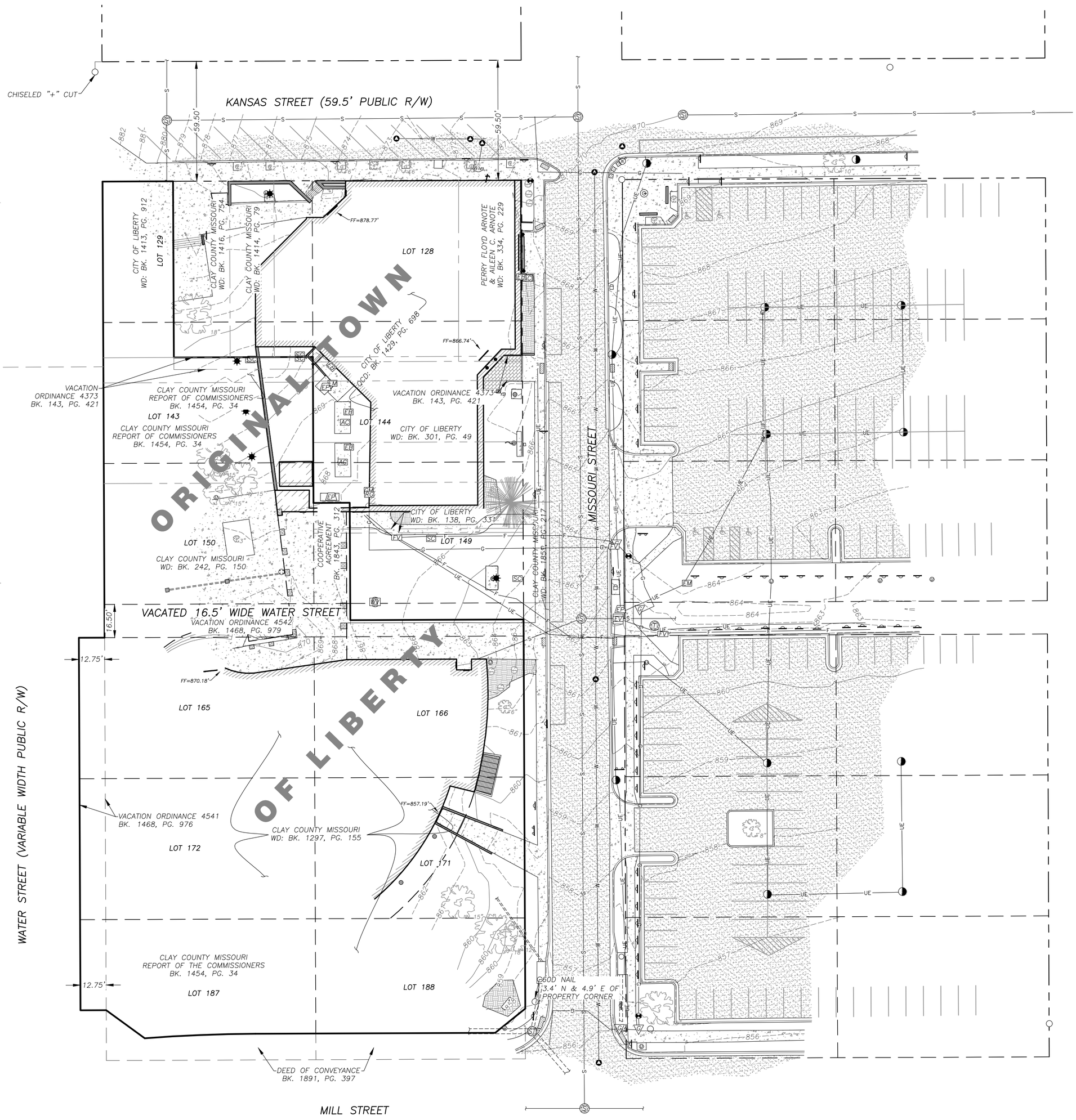


SECTION MAP
SECTION 7-T51N-R31W
(NOT TO SCALE)

GRAPHIC SCALE
30 0 30
1 inch = 30 feet

LEGEND

- Found Survey Monument
- R= Radius
- L= Arc Length
- CB Chord Bearing
- CD Chord Distance
- R/W Right-of-Way
- (M) Monumented
- (D) Deeded
- (P) Platted
- (CR) Calculated from Record Dimensions
- (CM) Calculated from Found Monuments
- (CP) Calculated from Plat
- BK. Book
- PG. Page
- WD Warranty Deed
- QCD Quit Claim Deed
- Benchmark
- UE Underground Electric Line
- EP Electric Pedestal (above ground)
- EM Electric Meter
- EB Electric Access Box (mounted)
- EB Electric Access Box (mounted)
- Yard Light
- U Utility Pull Box (underground)
- AC Air Conditioner Unit
- W Water Line
- Water Valve
- SC Sprinkler Control Box
- WM Water Meter
- W Water Manhole
- RG Regulator Unit
- GM Gas Meter
- F Underground Fiber Optic Line
- FV Fiber Optic Vault (underground)
- S Sanitary Sewer Line
- S Sanitary Sewer Manhole
- Clean-out
- Grate Inlet
- YD Yard Drain
- PVC Polyvinyl Chloride Pipe
- RCP Reinforced Concrete Pipe
- Pipe Continues-Outlet or Source Not Found or Not Surveyed
- Single Pole Sign
- Metal Guard Rail or Hand Rail
- Flag Pole
- Concrete or Metal Bollard
- ADA Detection Pad
- Deciduous Tree and Size
- Coniferous Tree and Size
- L/S Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them)



Sheet:	1 OF 1
Issue Date:	2025/06/10
Drawn By:	GJW
Field Date:	2025/05/14
Field Crew:	ZL
Project No:	046360

Project:

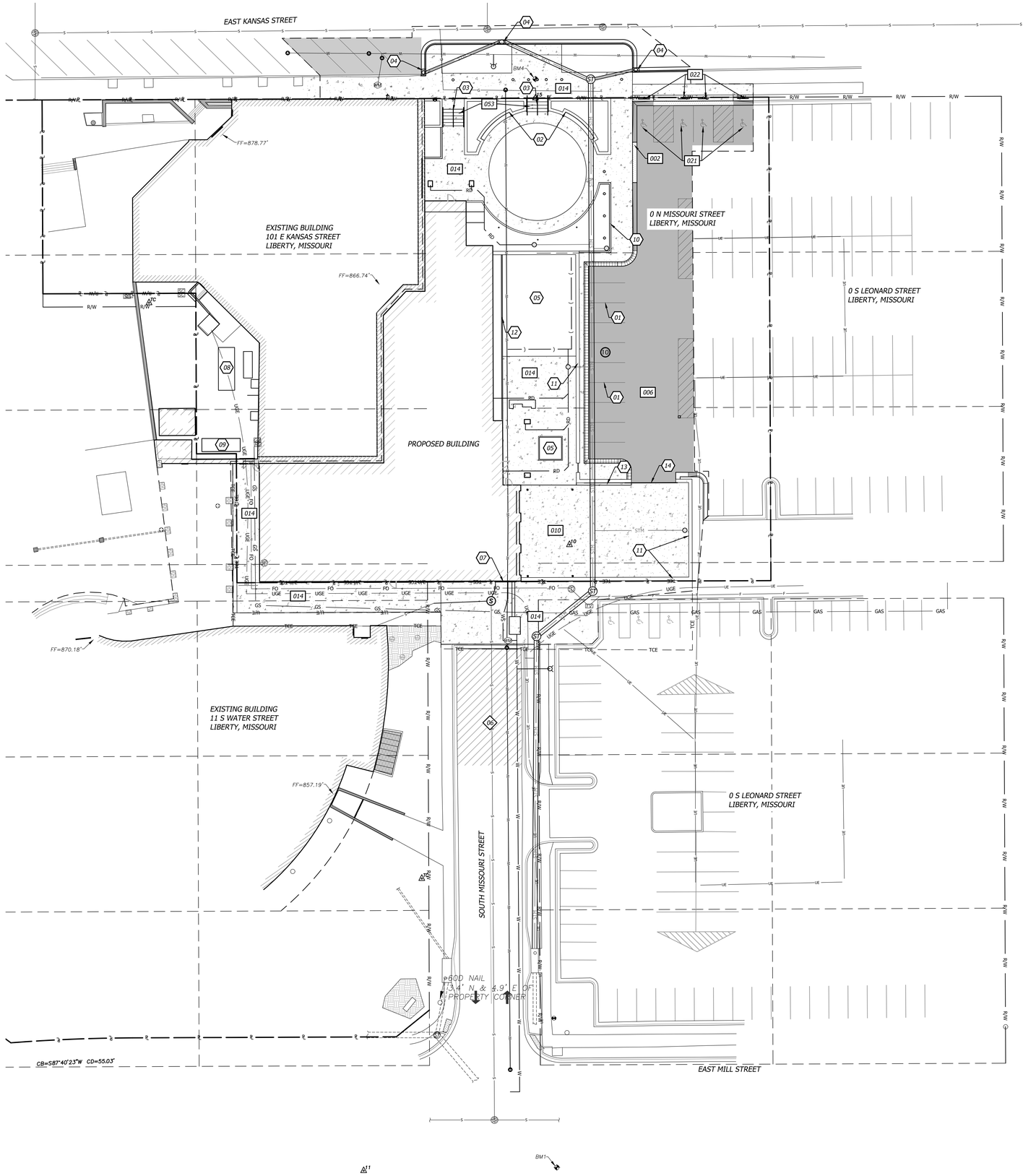
BOUNDARY AND TOPOGRAPHIC EXHIBIT
LIBERTY ORIGINAL TOWN
LIBERTY, CLAY COUNTY, MISSOURI

Client:

CITY OF LIBERTY
101 E. KANSAS STREET
LIBERTY MO, 64068

BHC
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Rev.	Date	Description	Drawn	Checked



SITE DATA

SITE		
DISTURBED LIMITS AREA:	0.98	AC
	42,606	SF
IMPERVIOUS AREA:		
EXISTING:	27,525	SF (64.6%)
PROPOSED:	32,890	SF (77.0%)
BUILDING		
BUILDING AREA:	11,488	SF (28.8%)
PARKING		
PARKING PROVIDED:	88	STANDARD
	4	ADA

ZONING

CBD (CENTRAL BUSINESS DISTRICT)

00 CONSTRUCTION NOTES

01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
02 PROPOSED ENGINEERED RETAINING WALL; REFER TO STRUCTURAL PLANS.
03 STAIRS W/ HANDRAIL
04 PROPOSED STORM SYSTEM.
05 PROPOSED TURF SYSTEM; REFER TO LANDSCAPING PLANS.
06 PROPOSED FIRE ACCESS STRIPING
07 PROPOSED BUILDING STEM-WALL; REFER TO STRUCTURAL PLANS.
08 CHILLER UNIT; REFER TO MEP PLANS
09 PROPOSED GENERATOR AND PAD.
10 8" INTEGRAL CURB
11 SCREEN WALL; REFER TO ARCH PLANS.
12 LANDSCAPE & TURF EDGE - 8" ZERO-HEIGHT CURB
13 CONCRETE NOTCH OUT FOR ROLLING GATE
14 AMERISTAR ROLLING GATE; REFER TO ARCH PLANS.

000 DETAILS

002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
006 MEDIUM DUTY ASPHALT PAVEMENT
010 MEDIUM DUTY PCC PAVEMENT
014 SIDEWALK CONCRETE PAVEMENT
020 (ADA) HANDICAP PARKING STRIPING
022 (ADA) HANDICAP PARKING SIGNAGE
053 CONCRETE STAIR & HANDRAIL

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- MEDIUM DUTY ASPHALT PAVEMENT
- MEDIUM DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- (#) PARKING STALL COUNT
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- STANDARD ZERO HEIGHT CURB
- TRANSITION CURB
- RETAINING WALL

GRAPHIC SCALE
20 0 20

HOEFER WELKER
4622 PENNSYLVANIA AVENUE
SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700
www.hoeferwelker.com
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BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

FINAL DEVELOPMENT PLAN

LIBERTY POLICE

101 E KANSAS ST,
LIBERTY, MO 64068

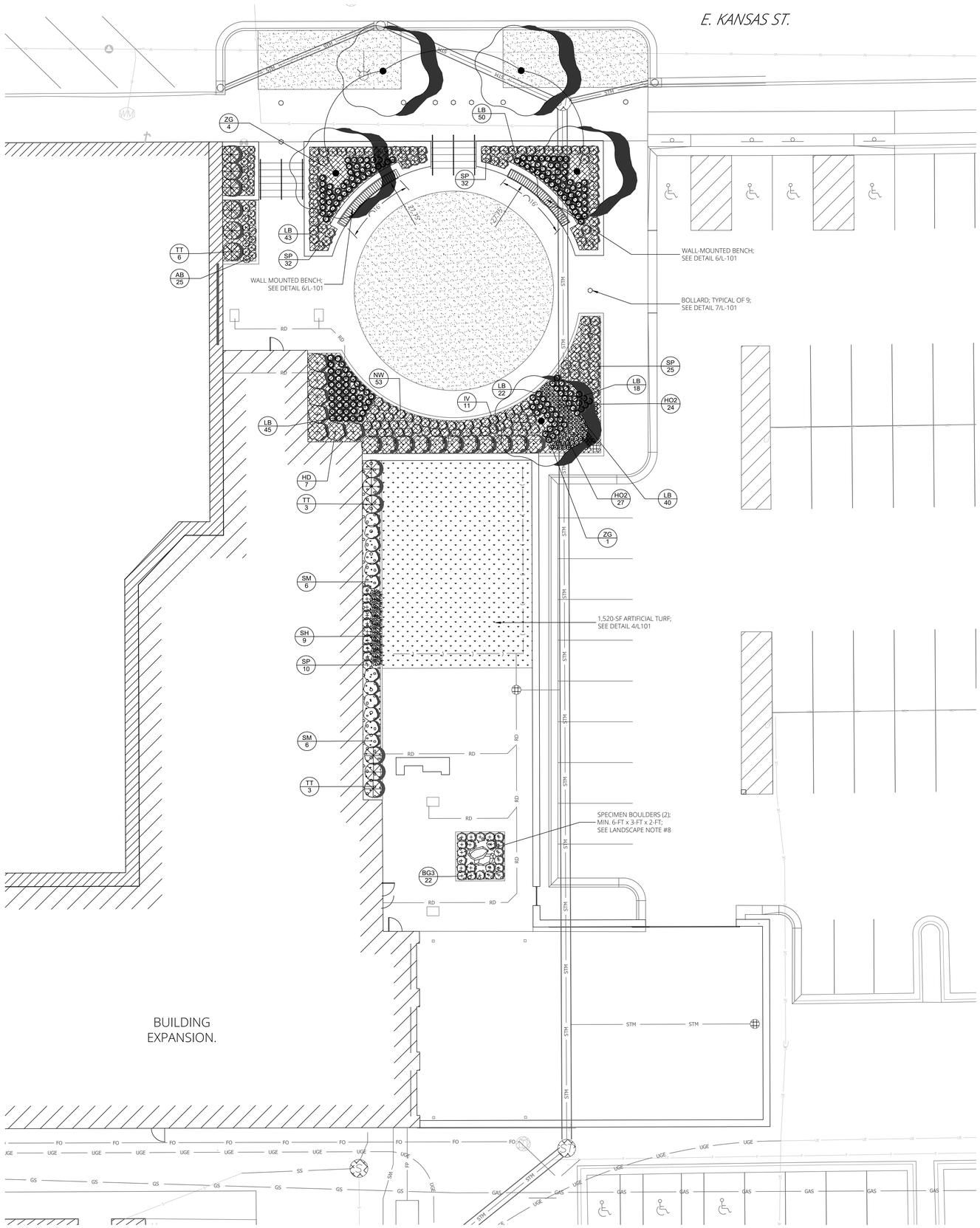
REVISION DATES:

STATE OF MISSOURI
MICHAEL T. MARRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

C-101

ISSUE DATE: NOV. 21, 2025
HOEFER WELKER #: 1248201

SITE PLAN



1 LANDSCAPE PLAN
SCALE = 1" = 10'

GRAPHIC SCALE 10'

NORTH

LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
3. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
4. ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVERS.
5. ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
6. ALL SHRUBS AND PERENNIALS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
7. APPLY A 3" LAYER OF MULCH OVER NON-WOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS. THE PUBLIC PLAZA SPACE SHALL UTILIZE ORGANIC MULCH WHILE THE POLICE STAFF PLAZA SPACE SHALL UTILIZE DECORATIVE GRAVEL MULCH.
8. SPECIMEN BOULDERS SHALL HAVE MINIMUM DIMENSIONS OF 6-FEET BY 3-FEET BY 2-FEET AND SHALL BE MOSS BOULDERS SUPPLIED BY THE HOUSE OF ROCKS. CONTACT MICKEY HIGDON AT (913) 284-1929 OR MICKEY@THEHOUSEOFROCKS.COM. CONTRACTOR SHALL PROVIDE PHOTOS PRIOR TO PROCUREMENT.
9. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURF GRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SODS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
10. ARTIFICIAL TURF SHALL BE SYNSPORT MANUFACTURED BY SYNLAWN, OR APPROVED EQUAL. SEE DETAIL 6 ON SHEET L-101. CONTRACTOR TO SUBMIT SAMPLE AND WARRANTY FOR APPROVAL PRIOR TO PURCHASE.
11. ALL BOLLARDS SHALL BE PRODUCT NO. 150-RS FROM BOLLARDS USA, OR APPROVED EQUAL. BOLLARD TO BE PIPE MOUNTED IN A 12-INCH DIAMETER CONCRETE FOOTING AND HAVE A BLACK POWDER COAT FINISH. SEE DETAIL 7 ON SHEET L-101.
12. WALL-MOUNTED BENCHES SHALL BE CUSTOM FABRICATED FROM SQUARE STEEL TUBING AND COMPOSITE DECK LUMBER BASED ON DETAIL 6, SHEET L-101. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE ONCE PLANTER WALLS ARE CONSTRUCTED AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO STEEL FRAME FABRICATION.
13. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
14. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
15. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
DECIDUOUS TREES				
	ZG	5	GREEN VASE JAPANESE ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'	B & B
SHRUBS				
	HD	7	LITTLE LIME PUNCH® HYDRANGEA / HYDRANGEA PANICULATA 'SMNHPH'	#3
	IV	11	LITTLE HENRY SWEETSPIRE / ITEA VIRGINICA 'SPRICH'	#3
	SM	12	MAGIC CARPET JAPANESE SPIREA / SPIRAEA JAPONICA 'WALBUMA'	#3
	TT	12	TATOR TOT ARBORVITAE / THUJA OCCIDENTALIS 'TATOR TOT'	#3
GRASSES & PERENNIALS				
	AB	25	BURGUNDY GLOW CARPET BUGLE / AJUGA REPTANS 'BURGUNDY GLOW'	1 GAL
	BG3	22	BLUE GRAMA GRASS / BOUTELOUA GRACILIS	#1
	HO2	51	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'	#1
	LB	178	BIG BLUE LILYTURF / LIRIOPE MUSCARI 'BIG BLUE'	#1
	NW	53	WALKER'S LOW CATMINT / NEPETA X 'WALKER`S LOW'	#1
	SP	99	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	#1
	SH	9	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	DG	372 SF	DECORATIVE GRAVEL / 1" - 3" MISSOURI RAINBOW	ROCK
	DR	34 SF	DRAINAGE STONE / 2" - 4" GREY COBBLESTONE	ROCK
	TS	2,334 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD
	OM	1,570 SF	ORGANIC MULCH / SHREDDED HARDWOOD BARK	MULCH
	APG	1,521 SF	ARTIFICIAL TURF / SYNSPORT BY SYNLAWN	N/A

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SUITE 1400
KANSAS CITY, MO 64112
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FINAL DEVELOPMENT PLAN

LIBERTY POLICE

101 E. KANSAS ST.
LIBERTY, MO 64068

REVISION DATES:

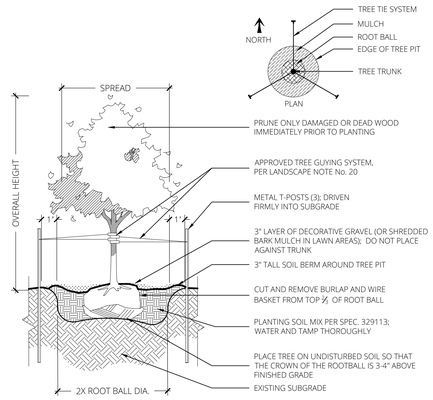
STATE OF MISSOURI
CARRIE J. MCMULLEN
NUMBER LA-1998012509
LANDSCAPE ARCHITECT

PROFESSIONAL SEAL

L-100

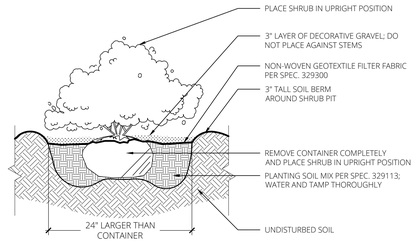
ISSUE DATE: NOV. 21, 2025
HOEFER WELKER #: 1248201

LANDSCAPE PLAN



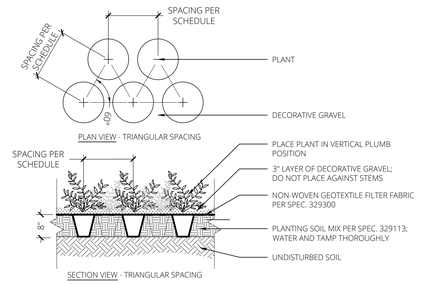
1 DECIDUOUS TREE PLANTING

SCALE = 1/4" = 1'-0"



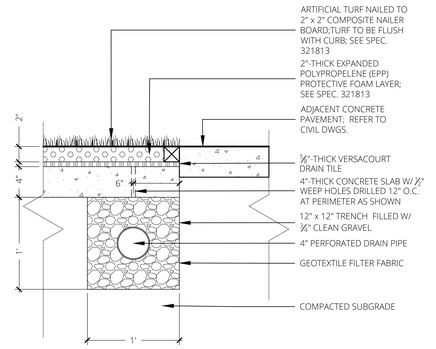
2 SHRUB PLANTING

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



3 PERENNIAL PLANTING

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



4 ARTIFICIAL TURF

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

5 CONCRETE PLANTER WALL

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

6 WALL MOUNTED BENCH

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

7 BOLLARD

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

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SUITE 1400
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FINAL DEVELOPMENT PLAN

LIBERTY POLICE

101 E. KANSAS ST.
LIBERTY, MO 64068

REVISION DATES:

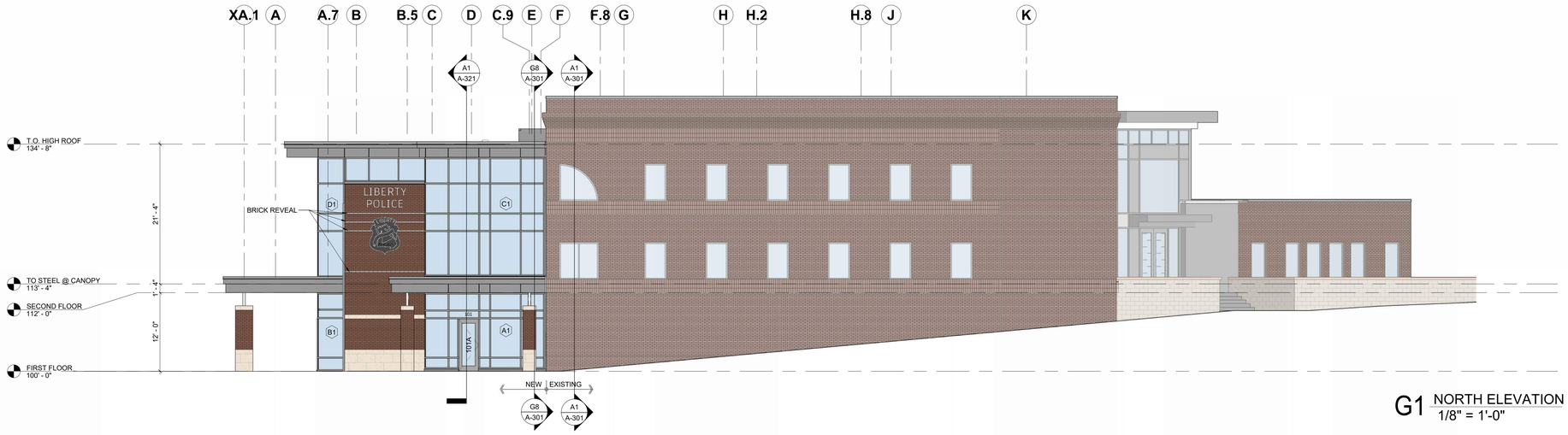
STATE OF MISSOURI
CHRISTOPHER J. CARSKI
MC-MULLEN
NUMBER
LA-1998127
11-21-25
LANDSCAPE ARCHITECT

PROFESSIONAL SEAL

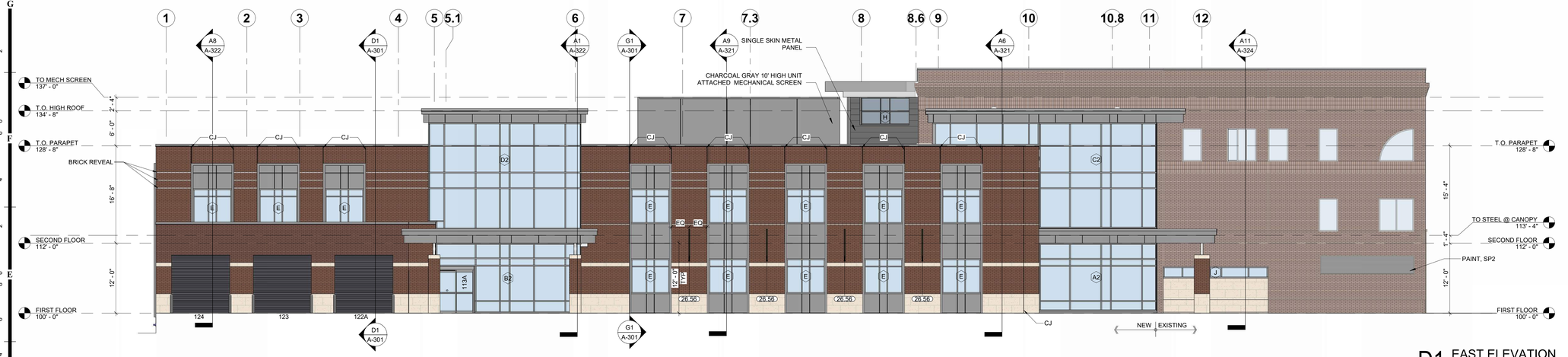
L-101

ISSUE DATE: NOV. 21, 2025
HOEFER WELKER #: 1248201

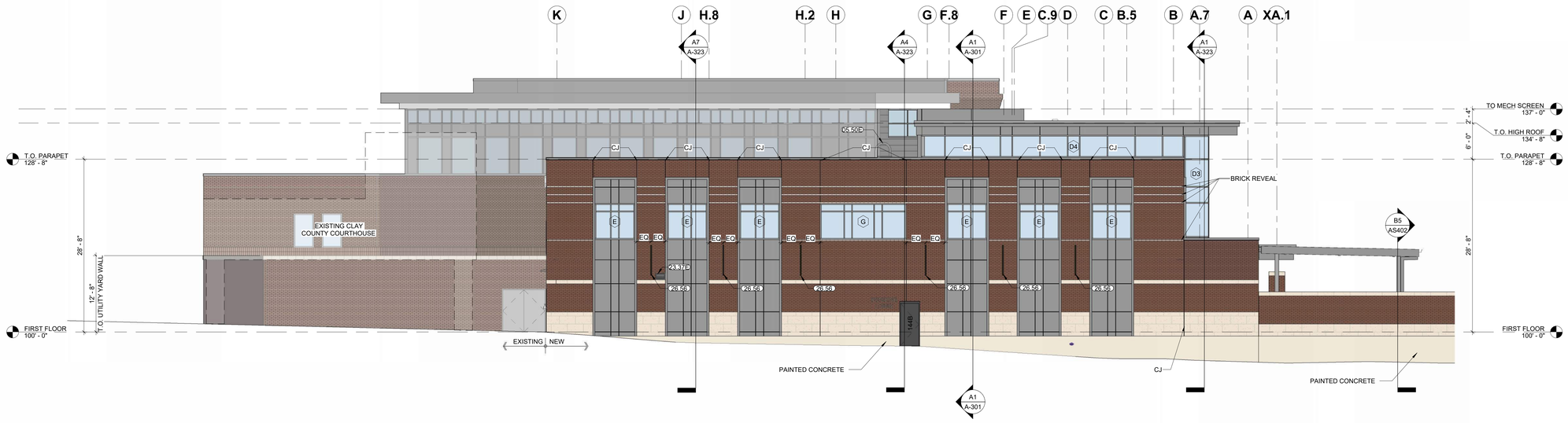
LANDSCAPE DETAILS



G1 NORTH ELEVATION
1/8" = 1'-0"



D1 EAST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
2. REFER TO EXTERIOR WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW AND GLAZING TYPES.
3. EXTERIOR FERROUS METAL ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SHALL BE GALVANIZED AND PAINTED SP2, UNLESS OTHERWISE INDICATED:
   A. EXPOSED STEEL COLUMNS
   B. LOOSE LINTELS
   C. SHELF ANGLES
   D. STEEL ANGLE OR CHANNEL JAMBS
   E. LADDERS
   F. LADDER SAFETY CAGES
   G. HANDRAILS
   H. GUARDRAILS
   I. BOLLARDS
4. PAINT ALL EXPOSED EQUIPMENT AND PIPING SP2, WITH THE EXCEPTION OF ALUMINUM AND STAINLESS STEEL SURFACES. COLOR TO BE DETERMINED BY ARCHITECT.
5. REFER TO FINISH LEGEND FOR PAINT COLORS FOR HOLLOW METAL DOORS & FRAMES.

MATERIAL KEYNOTES

05.50E	THROUGH LADDERS
23.37E	LOUVER
26.56	EXTERIOR LIGHT FIXTURE

EXTERIOR ELEVATION MATERIALS

- BRICK 1 (MASONRY) - ENDICOTT MEDIUM IRONSPOT #46 VELOUR
- BRICK 2 (MANSORY) - CLOUD CERAMICS DOVE GRAY VELOUR
- CAST STONE - HEARTLAND HA103
- METAL PANEL - ALUCOBOND GREY MICA II
- SINGLE SKIN METAL PANEL - CENTRIA 9947 GRAY VELVET
- EXTERIOR GLAZING
- PAINTED CONCRETE

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4622 PENNSYLVANIA AVENUE
SUITE 1400
KANSAS CITY, MO 64112
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FINAL DEVELOPMENT PLAN

LIBERTY POLICE

101 E KANSAS ST,
LIBERTY, MO 64068

REVISION DATES:

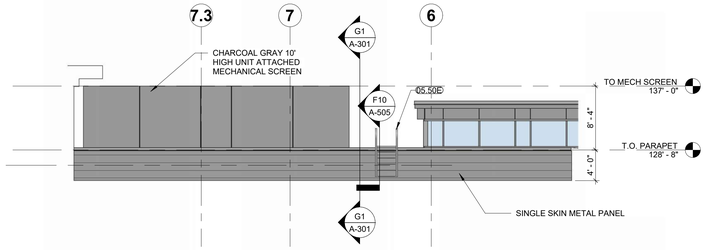
STATE OF MISSOURI
NICHOLAS ALAN LIR
NUMBER A-2011008156
ARCHITECT

PROFESSIONAL SEAL

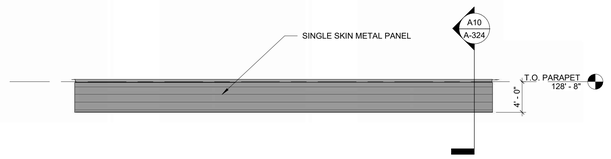
A-201

ISSUE DATE: NOV 21, 2025
HOEFER WELKER #: 1248201

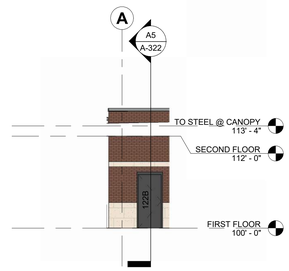
EXTERIOR ELEVATIONS



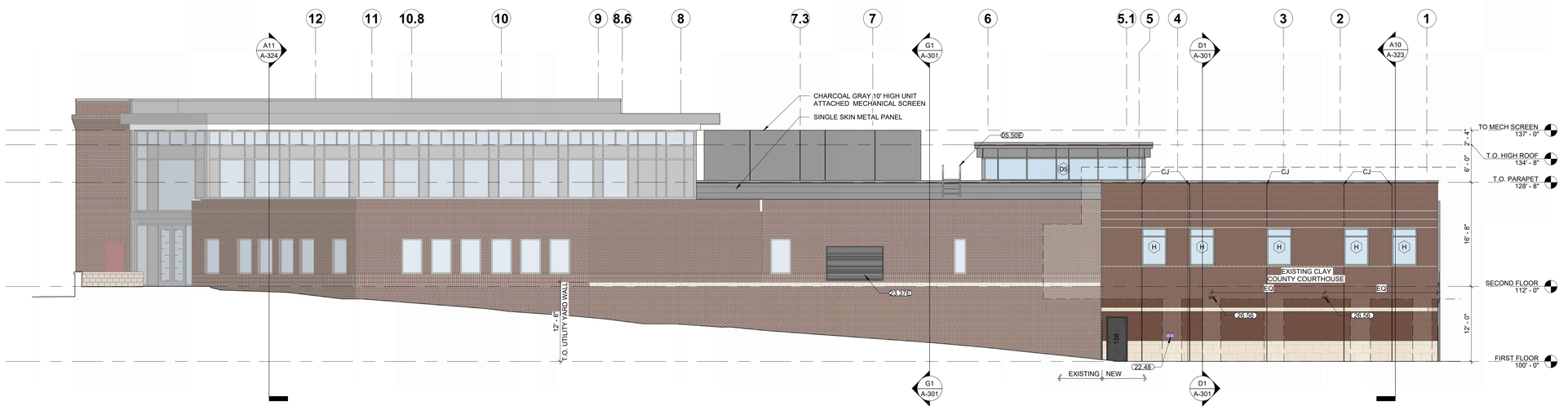
H1 WEST METAL PANEL WALL
1/8" = 1'-0"



F1 SOUTH METAL PANEL WALL
1/8" = 1'-0"



D1 SALLYPORT NORTH ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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   C. SHELF ANGLES
   D. STEEL ANGLE OR CHANNEL JAMBS
   E. LADDERS
   F. LADDER SAFETY CAGES
   G. HANDRAILS
   H. GUARDRAILS
   I. BOLLARDS
4. PAINT ALL EXPOSED EQUIPMENT AND PIPING SP2, WITH THE EXCEPTION OF ALUMINUM AND STAINLESS STEEL SURFACES. COLOR TO BE DETERMINED BY ARCHITECT.
5. REFER TO FINISH LEGEND FOR PAINT COLORS FOR HOLLOW METAL DOORS & FRAMES.

MATERIAL KEYNOTES	
04.21A	FACE BRICK - TYPE A
04.21B	FACE BRICK - TYPE B
04.22B	GROUT SOLID - MASONRY CELLS
04.22E	TIES AND ANCHORS
04.22F	THROUGH-WALL MEMBRANE FLASHING WITH METAL DRIP EDGE
04.22G	WEEP VENTS @ 24-INCH O.C.
04.22H	CAVITY DRAINAGE MATERIAL (MORTAR NET)
04.72	CAST STONE
05.12D	STEEL ANGLE
05.12E	STEEL PLATE
05.41D	EXTERIOR NON-LOAD-BEARING MTL. C-STUDS - 6-INCH - RE: STRUCT FOR SPACING
05.41F	EXTERIOR NON-LOAD-BEARING MTL. BOX BEAM HEADER
05.50E	THROUGH LADDERS
06.10E	WOOD BLOCKING, AS REQUIRED
06.16D	EXTERIOR GLASS-MAT GYPSUM WALL SHEATHING W/ TAPED AND SEALED SEAMS
06.40N	SOLID-SURFACING-MATERIAL COUNTERTOP
07.21B	EXTRUDED-POLYSTYRENE BOARD INSULATION WITH TAPED AND SEALED SEAMS
07.27B	FLUID-APPLIED MEMBRANE AIR BARRIER
07.42C	ALUMINUM-FACED COMPOSITE WALL PANELS
07.42E	CONCEALED WALL PANEL FASTENERS
07.62B	PRE-FINISHED METAL SILL FLASHING
07.71A	PREFINISHED METAL COPING & CONT CLEAT
08.41	ALUMINUM-FRAMED STOREFRONT SYSTEM
22.48	EXTERIOR FIRE PUMP CONNECTION
23.37E	LOUVER
26.56	EXTERIOR LIGHT FIXTURE

EXTERIOR ELEVATION MATERIALS

- BRICK 1 (MASONRY) - ENDICOTT MEDIUM IRONSPOT #46 VELOUR
- BRICK 2 (MANSORY) - CLOUD CERAMICS DOVE GRAY VELOUR
- CAST STONE - HEARTLAND HA103
- METAL PANEL - ALUCOBOND GREY MICA II
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- EXTERIOR GLAZING
- PAINTED CONCRETE

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SUITE 1400
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FINAL DEVELOPMENT PLAN

LIBERTY POLICE

101 E KANSAS ST,
LIBERTY, MO 64068

REVISION DATES:

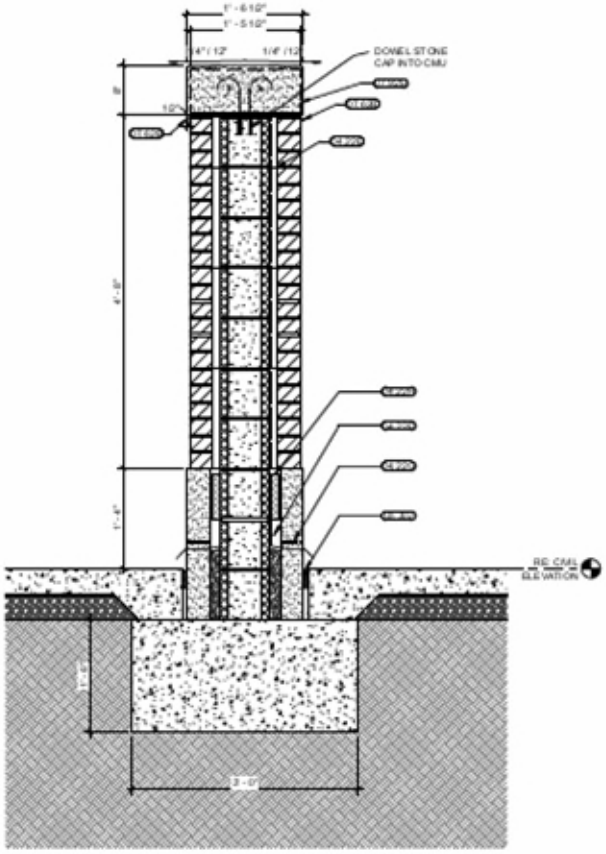
STATE OF MISSOURI
NICHOLAS VANDER LEE
NUMBER A-2011008156
11/21/25
ARCHITECT

PROFESSIONAL SEAL

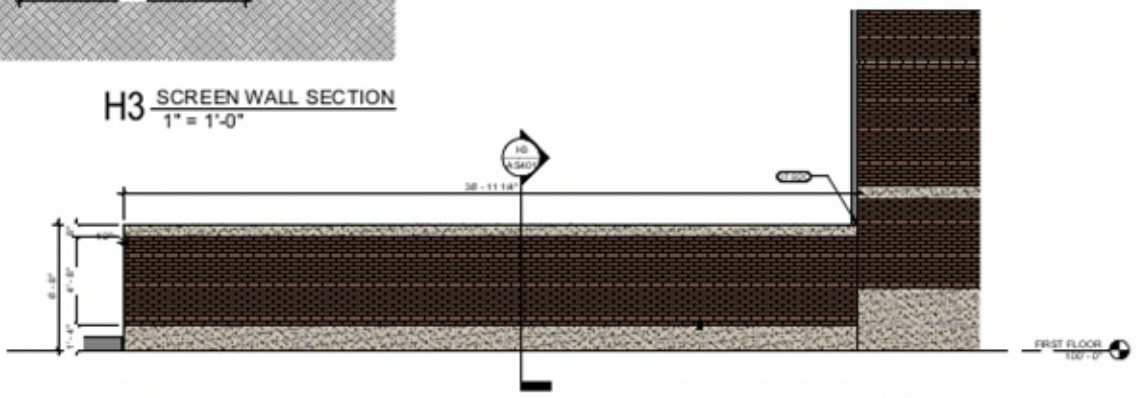
A-202

ISSUE DATE: NOV 21, 2025
HOEFER WELKER #: 1248201

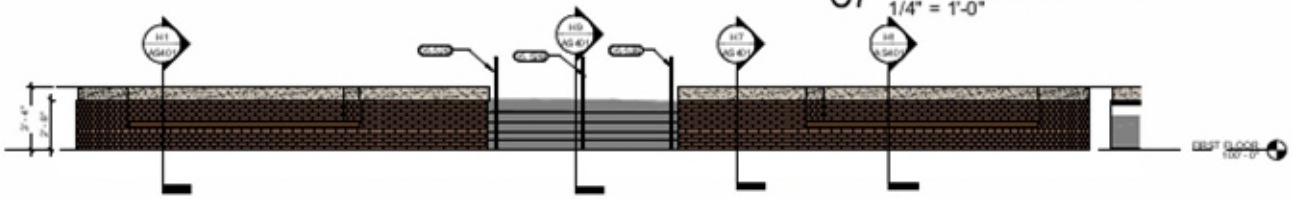
EXTERIOR ELEVATIONS



H3 SCREEN WALL SECTION
1" = 1'-0"



C7 SCREEN WALL ELEVATION
1/4" = 1'-0"



A7 PUBLIC PLAZA STAIR
1/4" = 1'-0"

LIBERTY POLICE EXPANSION
PUBLIC IMPROVEMENTS - SANITARY SEWER

LIBERTY, MO

101 E, KANSAS ST.

LOCATION MAP

NOT TO SCALE

UTILITY CONTACTS

Spire
Chris Collins
8500 E. 35th Terrace
Kansas City, MO 64129
Office (816) 509-4400
E-Mail: chris.collins@spireenergy.com

Evergy
John Massie
Office (816) 766-3997
E-Mail: john.massie@evergy.com

Spectrum
Christine Avrett
E-Mail: christine.avrett@charter.com

Brian Bade
E-Mail: brian.base@charter.com

City of Liberty (Sanitary)
Andy Noll
101 East Kansas Street
Liberty, MO 64068
Office (816) 439-4510
E-Mail: andynoll@libertymo.gov

AT&T
Morgan Cheyne
2121 E 63rd St, Kansas City, KS
Cell: 918-231-1834
E-Mail: mc733u@att.com

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.

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1-800-344-7233

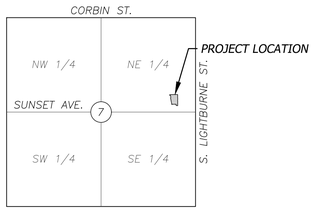
BENCHMARKS

BENCHMARK NUMBER: 1
CHISELED "+" CUT ON THE NORTHWESTERLY FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH MISSOURI STREET.
ELEVATION: 858.34

BENCHMARK NUMBER: 2
CHISELED SQUARE ON THE NORTHEAST CORNER OF A PEDESTRIAN CROSSING SIGN LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH WATER STREET.
ELEVATION: 858.60

BENCHMARK NUMBER: 3
CHISELED SQUARE ON THE NORTHWEST CORNER OF A WALL LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH WATER STREET.
ELEVATION: 883.70

BENCHMARK NUMBER: 4
CHISELED "+" CUT ON THE SOUTHWEST FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH MISSOURI STREET.
ELEVATION: 872.21



SECTION MAP

SCALE: 1" = 2000'
SECTION 7-T51S-R31W
CLAY COUNTY, MISSOURI

SURVEYOR OF RECORD

BHC
712 STATE AVE.
KANSAS CITY, KANSAS 66101
P (913) 663-1900
F (913) 663-1633
CONTACT: JOSEPH H. McLAUGHLIN
EMAIL: joe.mclaughlin@ibhc.com

ARCHITECT OF RECORD

HOEFER WELKER
4622 PENNSYLVANIA AVE, SUITE 400
KANSAS CITY, MO 64112
CONTACT: MEGAN HOHENSINNER
EMAIL: megan.hohensinner@hoeferwelker.com

CIVIL ENGINEER

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1900
F (913) 663-1633
CONTACT: MICHAEL T. MAKRIS P.E.
EMAIL: mike.makris@ibhc.com

OWNER

CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
CONTACT: JOHN FINDLAY, P.E.
EMAIL: jfindlay@libertymo.gov

APPROVED BY:

JOHN FINDLAY, CITY ENGINEER *DATE*

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

Michael T. Makris, P.E. *DATE*
MISSOURI P.E. NO. PE-2021035286

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

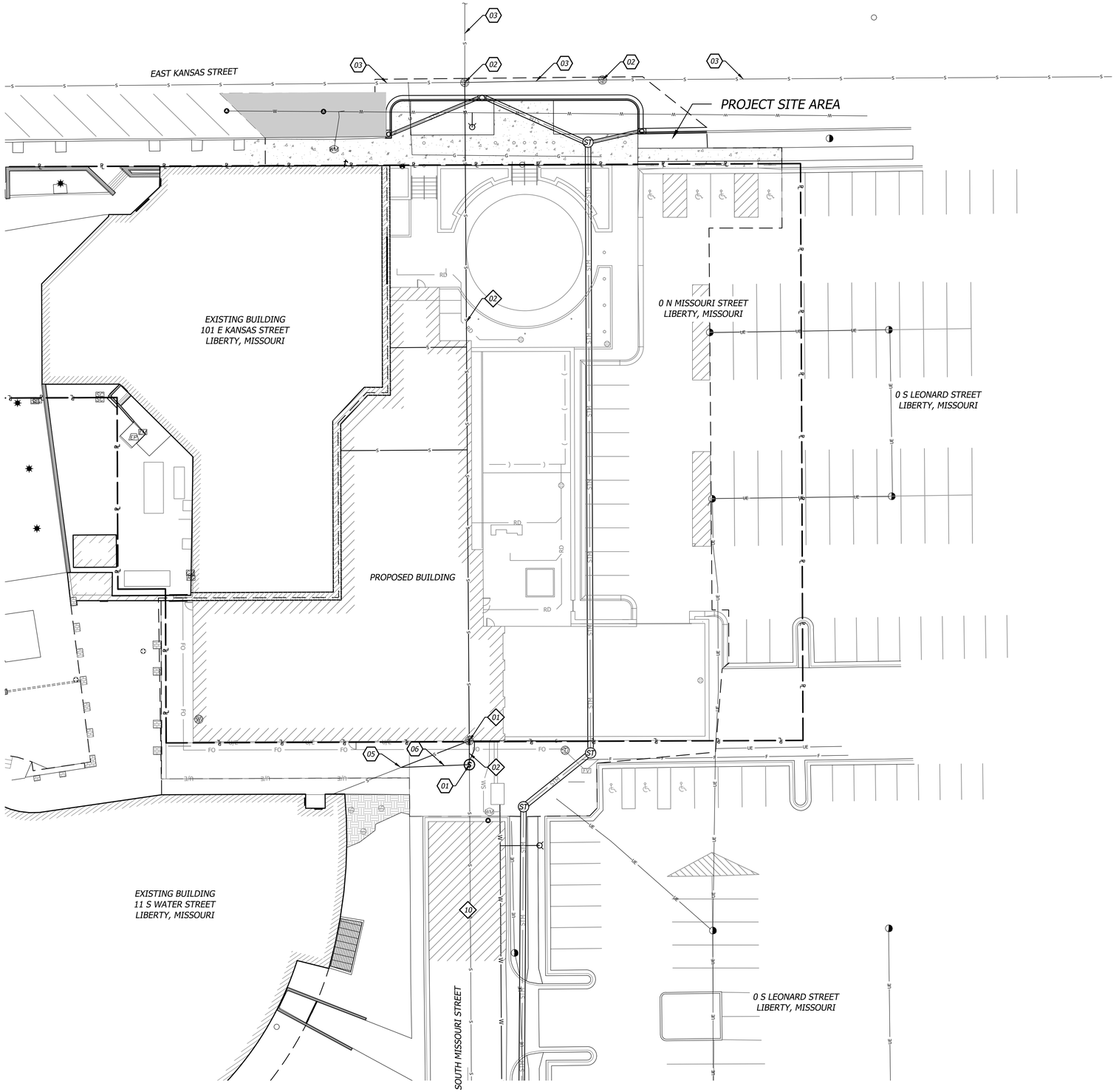
PUBLIC IMPROVEMENTS - SANITARY SEWER
LIBERTY POLICE EXPANSION
LIBERTY, MO

COVER SHEET

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

CVR

Nov 21, 2025 - 4:18pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public impr\Sanitary Sewer\046360-SHTS-COVR-PUB SANITARY.dwg Layout: Cover Sheet



ZONING

CBD (CENTRAL BUSINESS DISTRICT)

00 CONSTRUCTION NOTES

01 PROPOSED SANITARY MANHOLE.
02 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
03 EXISTING SANITARY SEWER LINE.
04 PROPOSED SANITARY SEWER SERVICE LINE.
05 REROUTE EXISTING 4" SERVICE LINE; APPROX. FL = 855.50
06 INSTALL 24 LF OF 4" PVC SERVICE LINE; CONNECT TO MANHOLE @ FL = 855.35

00 DEMOLITION NOTES

01 REMOVE & DISPOSE OF EXISTING SANITARY MANHOLE.
02 REMOVE & DISPOSE OF EXISTING SANITARY SEWER LINE.
03 PROPOSED SANITARY MAIN EXTENSION

000 DETAILS

DA31-1A STANDARD PRECAST MANHOLE (CITY OF LIBERTY)
201 SANITARY SEWER CLEAN-OUT
204 ASPHALTIC CONCRETE STREET REPAIR

SITE LEGEND

- *PROPOSED BUILDING*
- *EXISTING BUILDING*
- *MEDIUM DUTY ASPHALT PAVEMENT*
- *MEDIUM DUTY PCC PAVEMENT*
- *CONCRETE SIDEWALK*
- *PARKING STALL COUNT*
- *STANDARD CURB & GUTTER*
- *RETAINING WALL*

LEGEND

- R/W — *RIGHT - OF - WAY LINE*
- ℄ — *PROPERTY LINE*
- *LOT LINE*
- OHE — *EXISTING OVERHEAD UTILITY LINES*
- UE — *EXISTING UNDERGROUND ELECTRICAL LINE*
- GAS — *EXISTING GAS LINE*
- W — *EXISTING WATER LINE*
- S — *EXISTING SANITARY SEWER MAIN*

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P. (913) 663-1900
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

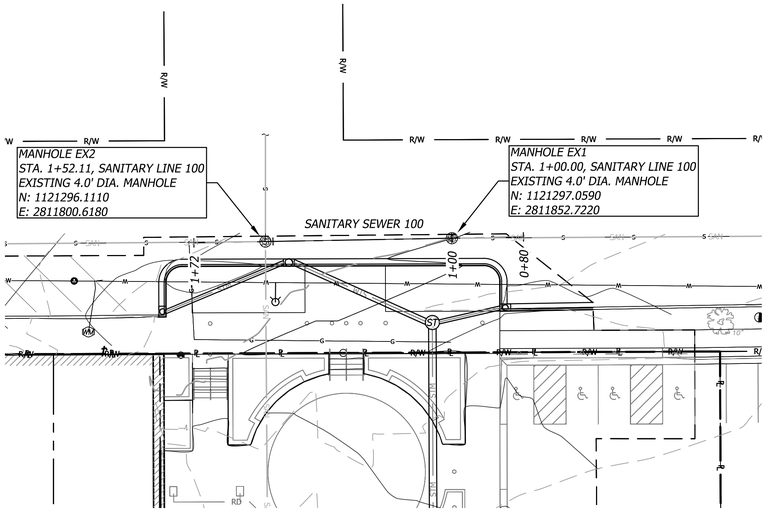
PUBLIC IMPROVEMENTS - SANITARY SEWER
LIBERTY POLICE EXPANSION
LIBERTY, MO

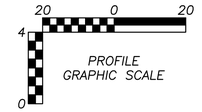
SITE & DEMOLITION PLAN

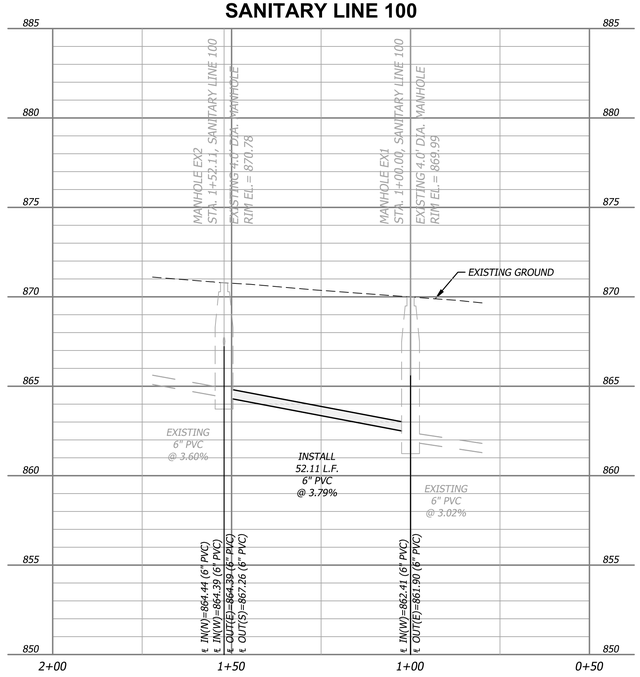
Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C1.0

Nov 21, 2025 – 4:18pm Plotted By: trevor.splichal V:\046360--liberty police exp\04--DWG\Eng\Sheet\Public Imprv\Sanitary Sewer\046360--SHTS--SITE--PUB SANITARY.dwg Layout: Site Plan







Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: 913.663.1900
BHC is a business unit of Stanley Consultants of Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

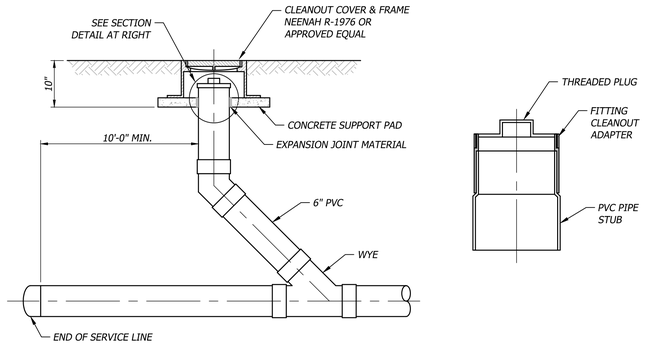
PUBLIC IMPROVEMENTS - SANITARY SEWER
LIBERTY POLICE EXPANSION
LIBERTY, MO

PLAN & PROFILE

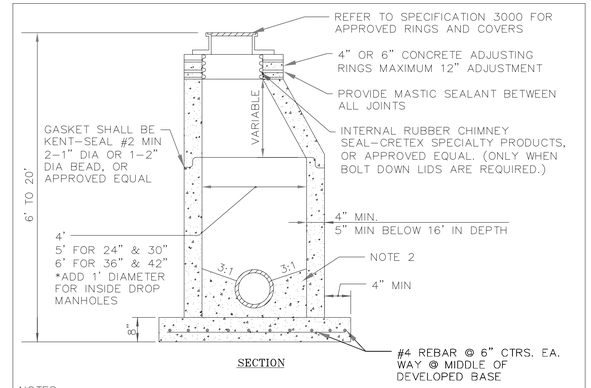
Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C2.0

Nov 21, 2025 - 4:18pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Sanitary Sewer\046360-SHTS-PIPE-PUB SANITARY.dwg Layout: Plan & Profile



201 **Cleanout**
Not to Scale

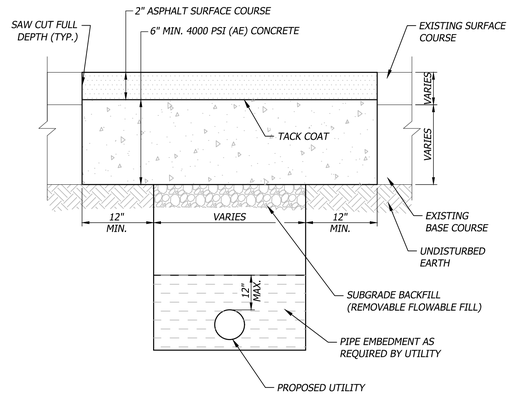


SECTION

NOTES:

1. PRECAST CONCRETE MANHOLE SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. BASES NOT BUILT MONOLITHIC WITH BOTTOM SECTION MAY BE POURED OF MINIMUM 3,000 PSI CONCRETE, HOWEVER THE REQUIREMENTS AND STANDARDS FOR CONCRETE AS DEFINED IN SPECIFICATION 2000 SHALL STILL APPLY.
3. MANHOLE MAY BE TRANSITIONED TO 4' DIA., 8' ABOVE F.L. OF OUTFALL FOR 5' & 6' MANHOLES.
4. WATERPROOFING WILL BE REQUIRED ON THE EXTERIOR SURFACE OF MANHOLE STRUCTURES FROM BASE TO MANHOLE RINGS. PRECAST MANHOLES WILL BE SHOP COATED. THE WATERPROOF COATING SHALL BE KOPPERS COMPANY, INC. BITUMASTIC NO. 50 OR TNEMEC COMPANY, INC. ASPHALT BASE FOUNDATION COAT AND SHALL CONSIST OF TWO COATS WET THICKNESS OF 22-26 MILS WITH A COMBINED DRY THICKNESS OF 31 MILS.
5. THE COMPRESSIVE STRENGTH OF CONCRETE USED IN THE CONSTRUCTION OR PRECAST REINFORCED CONCRETE MANHOLES SHALL NOT BE LESS THAN 4000 PSI.
6. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
7. ADDITIONAL BASE THICKNESS FOR MANHOLES GREATER THAN 20' DEEP SHALL BE APPROVED BY THE CITY ENGINEER WITH SUBMITTAL OR APPROPRIATE CALCULATIONS
8. ALL MANHOLE JOINTS SHALL BE SEALED WITH AN EXTERNAL RUBBER, INFI-SHIELD GATOR WRAP AS MANUFACTURED BY SEALING SYSTEMS, INC., OR APPROVED EQUAL.

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	STANDARD PRECAST MANHOLE DETAIL	D31-1A (REV. 04-2023)



204 **Asphaltic Concrete Street Repair**
Not to Scale

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

PUBLIC IMPROVEMENTS - SANITARY SEWER
LIBERTY POLICE EXPANSION
LIBERTY, MO

CONSTRUCTION DETAILS

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C3.0

Nov 21, 2025 - 4:19pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Sanitary Sewer\046360-SHTS-DTLS-PUB SANITARY.dwg Layout: Details1

LIBERTY POLICE EXPANSION
PUBLIC IMPROVEMENTS - WATER MAIN

LIBERTY, MO

101 E, KANSAS ST.

LOCATION MAP
NOT TO SCALE

UTILITY CONTACTS

Spire
Chris Collins
8500 E. 35th Terrace
Kansas City, MO 64129
Office (816) 509-4400
E-Mail: chris.collins@spireenergy.com

Evergy
John Massie
Office (816) 766-3997
E-Mail: john.massie@evergy.com

Spectrum
Christine Avrett
E-Mail: christine.avrett@charter.com

Brian Bade
E-Mail: brian.base@charter.com

City of Liberty (Sanitary)
Andy Noll
101 East Kansas Street
Liberty, MO 64068
Office (816) 439-4510
E-Mail: andynoll@libertymo.gov

AT&T
Morgan Cheyne
2121 E 63rd St, Kansas City, KS
Cell: 918-231-1834
E-Mail: mc733u@att.com

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.

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1-800-344-7233

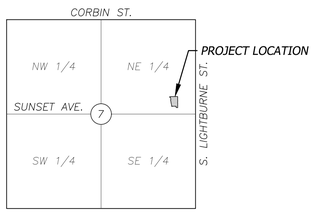
BENCHMARKS

BENCHMARK NUMBER: 1
CHISELED "+" CUT ON THE NORTHWESTERLY FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH MISSOURI STREET.
ELEVATION: 858.34

BENCHMARK NUMBER: 2
CHISELED SQUARE ON THE NORTHEAST CORNER OF A PEDESTRIAN CROSSING SIGN LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH WATER STREET.
ELEVATION: 858.60

BENCHMARK NUMBER: 3
CHISELED SQUARE ON THE NORTHWEST CORNER OF A WALL LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH WATER STREET.
ELEVATION: 883.70

BENCHMARK NUMBER: 4
CHISELED "+" CUT ON THE SOUTHWEST FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH MISSOURI STREET.
ELEVATION: 872.21



SECTION MAP
SCALE: 1" = 2000'
SECTION 7-T51S-R31W
CLAY COUNTY, MISSOURI

SURVEYOR OF RECORD

BHC
712 STATE AVE.
KANSAS CITY, KANSAS 66101
P (913) 663-1900
F (913) 663-1633
CONTACT: JOSEPH H. McLAUGHLIN
EMAIL: joe.mclaughlin@ibhc.com

ARCHITECT OF RECORD

HOEFER WELKER
4622 PENNSYLVANIA AVE, SUITE 400
KANSAS CITY, MO 64112
CONTACT: MEGAN HOHENSINNER
EMAIL: megan.hohensinner@hoeferwelker.com

CIVIL ENGINEER

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1900
F (913) 663-1633
CONTACT: MIKE T. MAKRIS P.E.
EMAIL: mike.makris@ibhc.com

OWNER

CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
CONTACT: JOHN FINDLAY
EMAIL: jfindlay@Libertymo.gov

APPROVED BY:

ADMINISTRATOR, ENGINEERING SERVICES DIVISION *DATE*

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

Michael T. Makris, P.E. *DATE*
MISSOURI P.E. NO. PE-2021035286

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

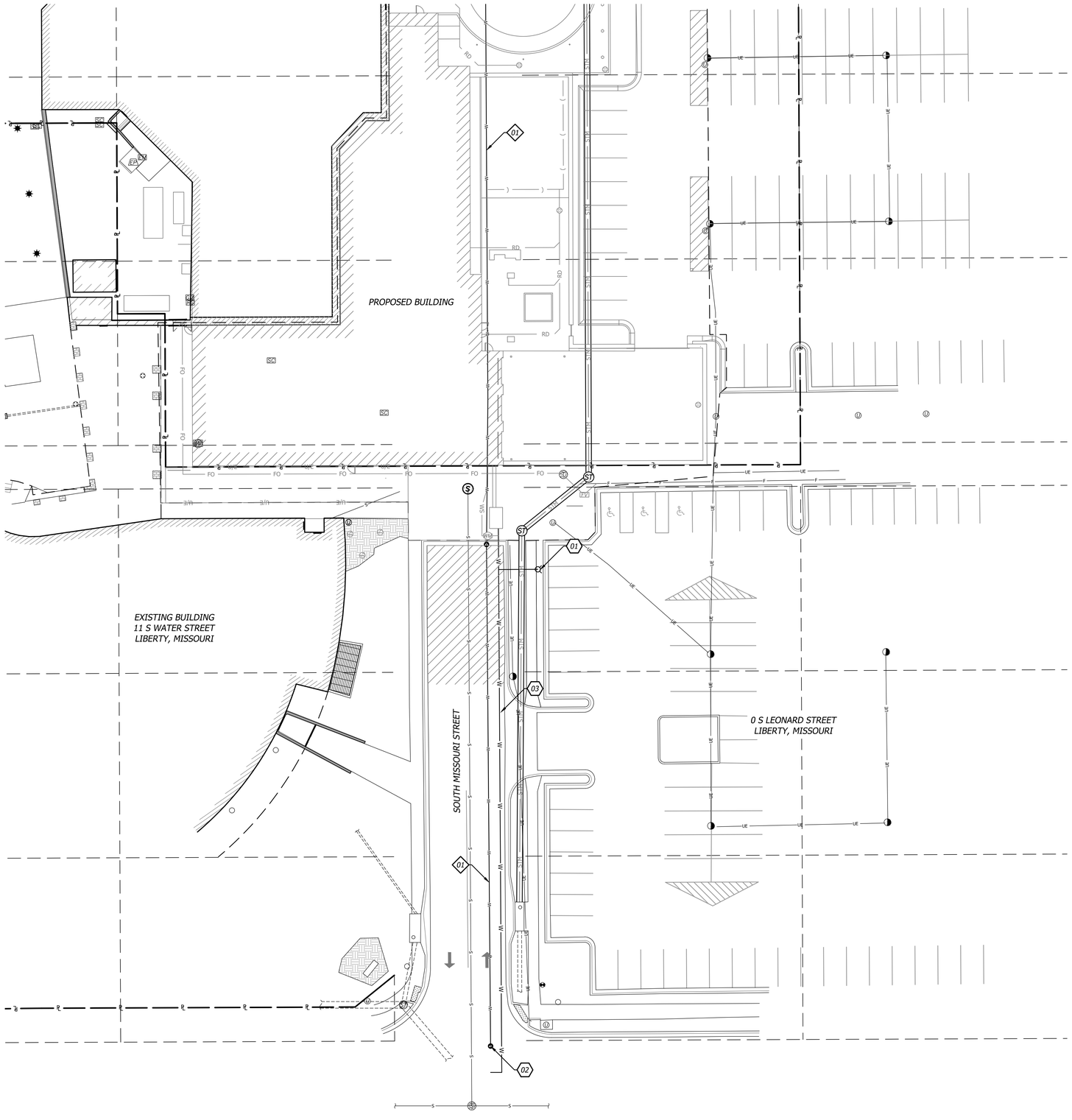
PUBLIC IMPROVEMENTS - WATER LINE
LIBERTY POLICE EXPANSION
LIBERTY, MO

COVER SHEET

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

CVR

Nov 21, 2025 - 4:21pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public impr\Water Line\046360-SHTS-COVR-PUB WATER.dwg Layout: Cover Sheet



ZONING

CBD (CENTRAL BUSINESS DISTRICT)

00 CONSTRUCTION NOTES

01 PROPOSED FIRE HYDRANT.
02 EXISTING WATER MAIN TO REMAIN.
03 PROPOSED 6" WATER MAIN EXTENSION

00 DEMOLITION NOTES

01 REMOVE & DISPOSE OF EXISTING 4" WATER MAIN

000 DETAILS

D50-5A TYPICAL FIRE HYDRANT INSTALLATION DETAIL (CITY OF LIBERTY)

LEGEND

- R/W — *RIGHT - OF - WAY LINE*
- ℄ — *PROPERTY LINE*
- *LOT LINE*
- OHE — *EXISTING OVERHEAD UTILITY LINES*
- UE — *EXISTING UNDERGROUND ELECTRICAL LINE*
- GAS — *EXISTING GAS LINE*
- W — *EXISTING WATER LINE*
- S — *EXISTING SANITARY SEWER MAIN*

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: 913.652.4900
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

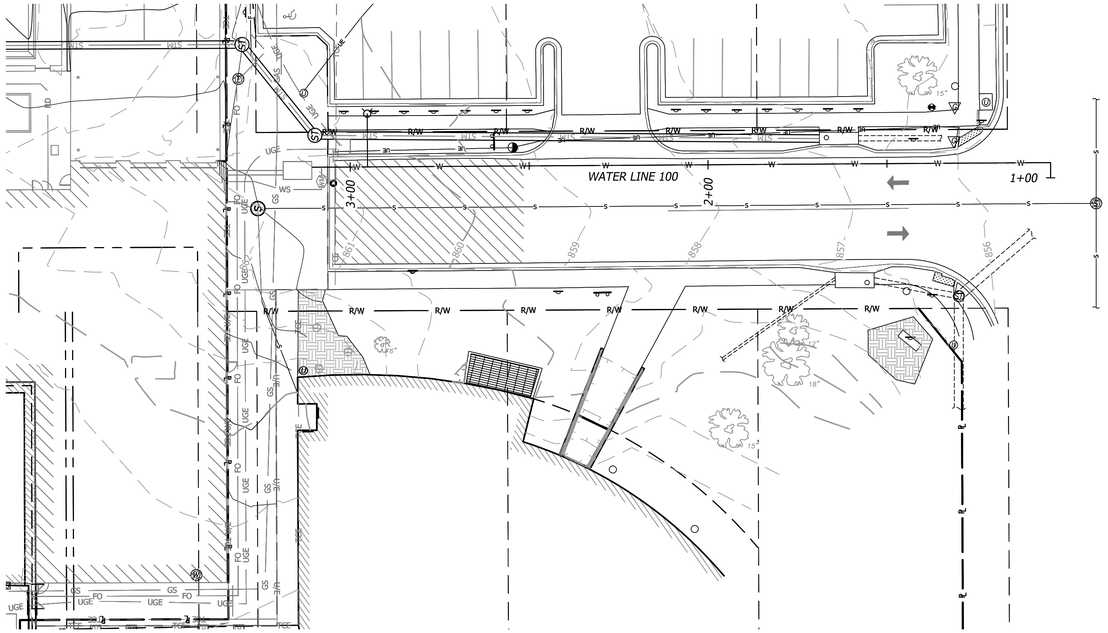
PUBLIC IMPROVEMENTS - WATER LINE
LIBERTY POLICE EXPANSION
LIBERTY, MO

SITE & DEMOLITION PLAN

Design:	TS	Drawn:	JA
Checked:			MTM
Issue Date:			11/21/2025
Project Number:			046360

C1.0

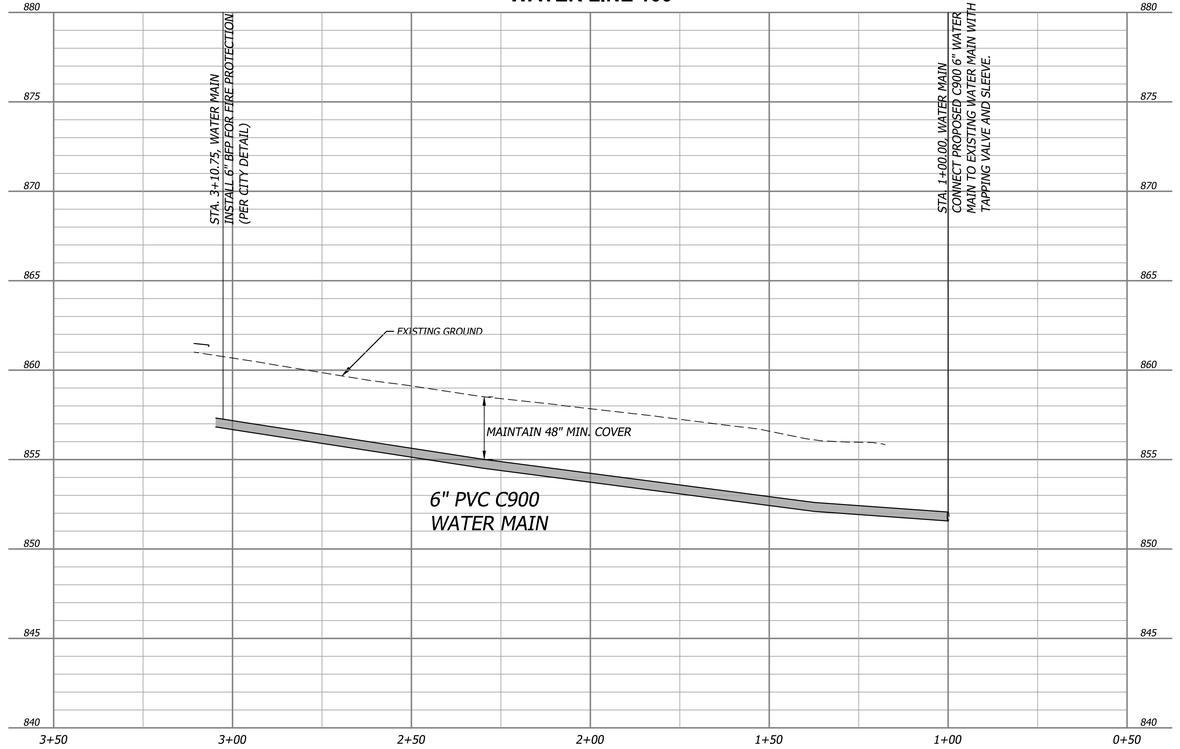
Nov 21, 2025 - 4:21pm Plotted By: trevor.spilchal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Water Line\046360-SHTS-SITE-PUB WATER.dwg Layout: Site Plan



GRAPHIC SCALE
20 0 20

PROFILE
GRAPHIC SCALE
20 0 20
4
0

WATER LINE 100



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STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: 913.663.1900
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Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

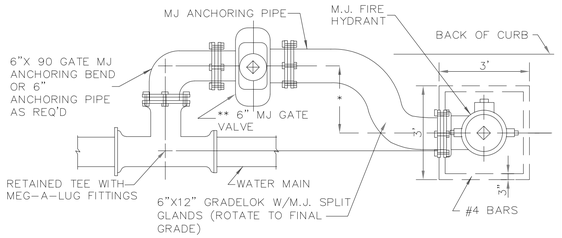
PUBLIC IMPROVEMENTS - WATER LINE
LIBERTY POLICE EXPANSION
LIBERTY, MO

PLAN & PROFILE

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C2.0

Nov 21, 2025 - 4:21pm Plotted By: trevor.spilchal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public imprv\Water Line\046360-SHTS-PIPE-PUB WATER.dwg Layout: Plan & Profile

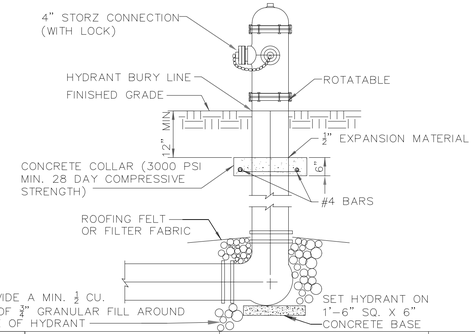


* SEE DETAIL 50-2A

* VARIES 6" TO 24" WITH OFFSET 18" STANDARD. ROTATE OFFSET TO ACCOMODATE ELEVATION.

** NON-DUCTILE MAIN: TRACER WIRE PIPE DETECTION SYSTEM AND TEST STATION SHALL BE INSTALLED AT THE GATE VALVE PER DETAIL D50-2A AND SECTION 9100.

*** HYDRANT PAINT: SHERWIN WILLIAMS INDUSTRIAL YELLOW NO. B54-Y37



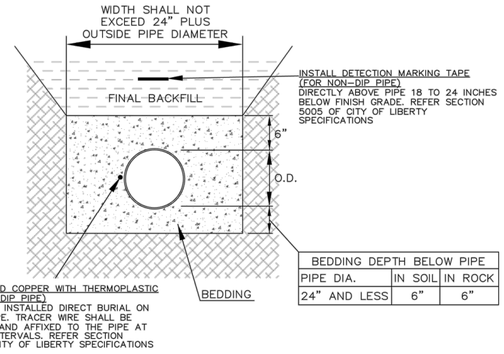
The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	TYPICAL FIRE HYDRANT INSTALLATION DETAIL	D50-5A (Rev 09-2025)

BEDDING

1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

TRENCH BACKFILL:

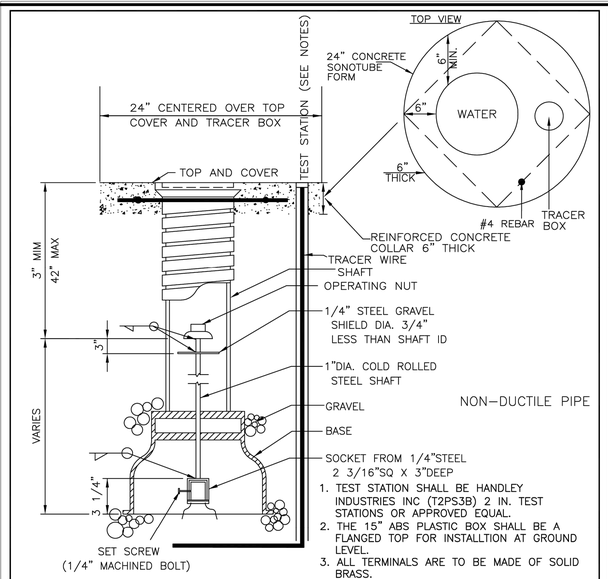
- UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS/BACK-OF-CURB MoDOT TYPE 1 ROCK COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
- OUTSIDE PAVEMENT AND WITHIN R/W ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK, COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
- OUTSIDE R/W ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK, COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698



BEDDING DEPTH BELOW PIPE		
PIPE DIA.	IN SOIL	IN ROCK
24" AND LESS	6"	6"

REV 2012

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	EMBEDMENT AND BACKFILL FOR WATERMAINS	D50-1



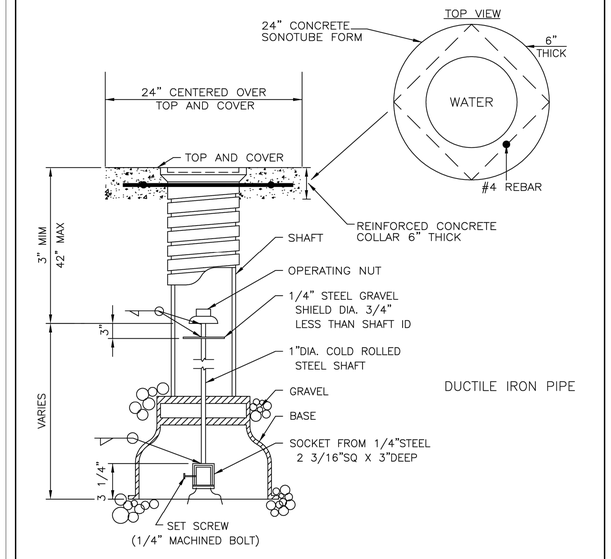
NON-DUCTILE PIPE

NOTE:
SET STEEL POST 3'-0" ABOVE GRADE NEXT TO VALVE BOX LOCATION. POST TO REMAIN UNTIL FINAL GRADING AND SEEDING OR SOD IS IN PLACE.

1. TEST STATION SHALL BE HANDLEY INDUSTRIES INC (T2PS3B) 2 IN. TEST STATIONS OR APPROVED EQUAL.
2. THE 15" ABS PLASTIC BOX SHALL BE A FLANGED TOP FOR INSTALLTION AT GROUND LEVEL.
3. ALL TERMINALS ARE TO BE MADE OF SOLID BRASS.
4. CAST IRON LIDS SHALL BE COLOR BLUE AND MARKED "WATER".
5. TEST TERMINALS ARE TO BE INCORPORATED WITH HANDLEY VALVE BOXES.
6. BURY SPLICE SHALL BE 3M DIRECT BURY SPLICE (DBR) OR APPROVED EQUAL.
7. TEST STATIONS SHALL BE INSTALLED AT EACH FIRE HYDRANT VALVE LOCATION.
8. TRACER WIRE PIPE DETECTION SYSTEM SHALL BE PER SECTION 9100.

REV 2017

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	SCREW SHAFT TYPE VALVE BOX PVC DETAIL	D50-2A

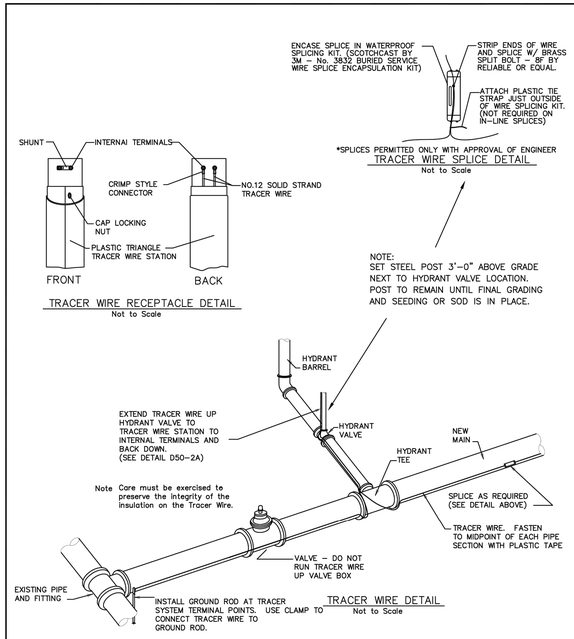


DUCTILE IRON PIPE

NOTE:
SET STEEL POST 3'-0" ABOVE GRADE NEXT TO VALVE BOX LOCATION. POST TO REMAIN UNTIL FINAL GRADING AND SEEDING OR SOD IS IN PLACE.

REV 2017

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	SCREW SHAFT TYPE VALVE BOX DIP DETAIL	D50-2B



REV 2015

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	TRACER WIRE DETAIL	D50-11

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
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PROFESSIONAL ENGINEER

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Prepared For:
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101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

PUBLIC IMPROVEMENTS - WATER LINE
LIBERTY POLICE EXPANSION
LIBERTY, MO

CONSTRUCTION DETAILS

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C3.0

Nov 21, 2025 - 4:21pm Plotted By: trevor.spilchal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Water Line\046360-SHTS-DTLS-PUB WATER.dwg Layout: Details1

LIBERTY POLICE EXPANSION
PUBLIC IMPROVEMENTS - STREET & STORM

LIBERTY, MO

101 E, KANSAS ST.

LOCATION MAP
NOT TO SCALE

UTILITY CONTACTS

Spire
Chris Collins
8500 E. 35th Terrace
Kansas City, MO 64129
Office (816) 509-4400
E-Mail: chris.collins@spireenergy.com

Evergy
John Massie
Office (816) 766-3997
E-Mail: john.massie@evergy.com

Spectrum
Christine Avrett
E-Mail: christine.avrett@charter.com

Brian Bade
E-Mail: brian.base@charter.com

City of Liberty (Sanitary)
Andy Noll
101 East Kansas Street
Liberty, MO 64068
Office (816) 439-4510
E-Mail: andynoll@libertymo.gov

AT&T
Morgan Cheyne
2121 E 63rd St, Kansas City, KS
Cell: 918-231-1834
E-Mail: mc733u@att.com

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BENCHMARKS

BENCHMARK NUMBER: 1
CHISELED "+" CUT ON THE NORTHWESTERLY FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH MISSOURI STREET.
ELEVATION: 858.34

BENCHMARK NUMBER: 2
CHISELED SQUARE ON THE NORTHEAST CORNER OF A PEDESTRIAN CROSSING SIGN LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF EAST MILL STREET AND SOUTH WATER STREET.
ELEVATION: 858.60

BENCHMARK NUMBER: 3
CHISELED SQUARE ON THE NORTHWEST CORNER OF A WALL LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH WATER STREET.
ELEVATION: 883.70

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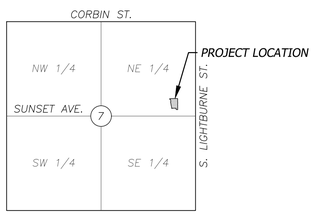
CHISELED "+" CUT ON THE SOUTHWEST FLANGE BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF EAST KANSAS STREET AND SOUTH MISSOURI STREET.
ELEVATION: 872.21



SECTION MAP
SCALE: 1" = 2000'
SECTION 7-T51S-R31W
CLAY COUNTY, MISSOURI

SURVEYOR OF RECORD

BHC
712 STATE AVE.
KANSAS CITY, KANSAS 66101
P (913) 663-1900
F (913) 663-1633
CONTACT: JOSEPH H. McLAUGHLIN
EMAIL: joe.mclaughlin@ibhc.com

ARCHITECT OF RECORD

HOEFER WELKER
4622 PENNSYLVANIA AVE, SUITE 400
KANSAS CITY, MO 64112
CONTACT: MEGAN HOHENSINNER
EMAIL: megan.hohensinner@hoeferwelker.com

CIVIL ENGINEER

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1900
F (913) 663-1633
CONTACT: MIKE T. MAKRIS P.E.
EMAIL: mike.makris@ibhc.com

OWNER

CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
CONTACT: JOHN FINDLAY
EMAIL: jfindlay@Libertymo.gov

APPROVED BY:

ADMINISTRATOR, ENGINEERING SERVICES DIVISION *DATE*

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

Michael T. Makris, P.E. *DATE*
MISSOURI P.E. NO. PE-2021035286

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

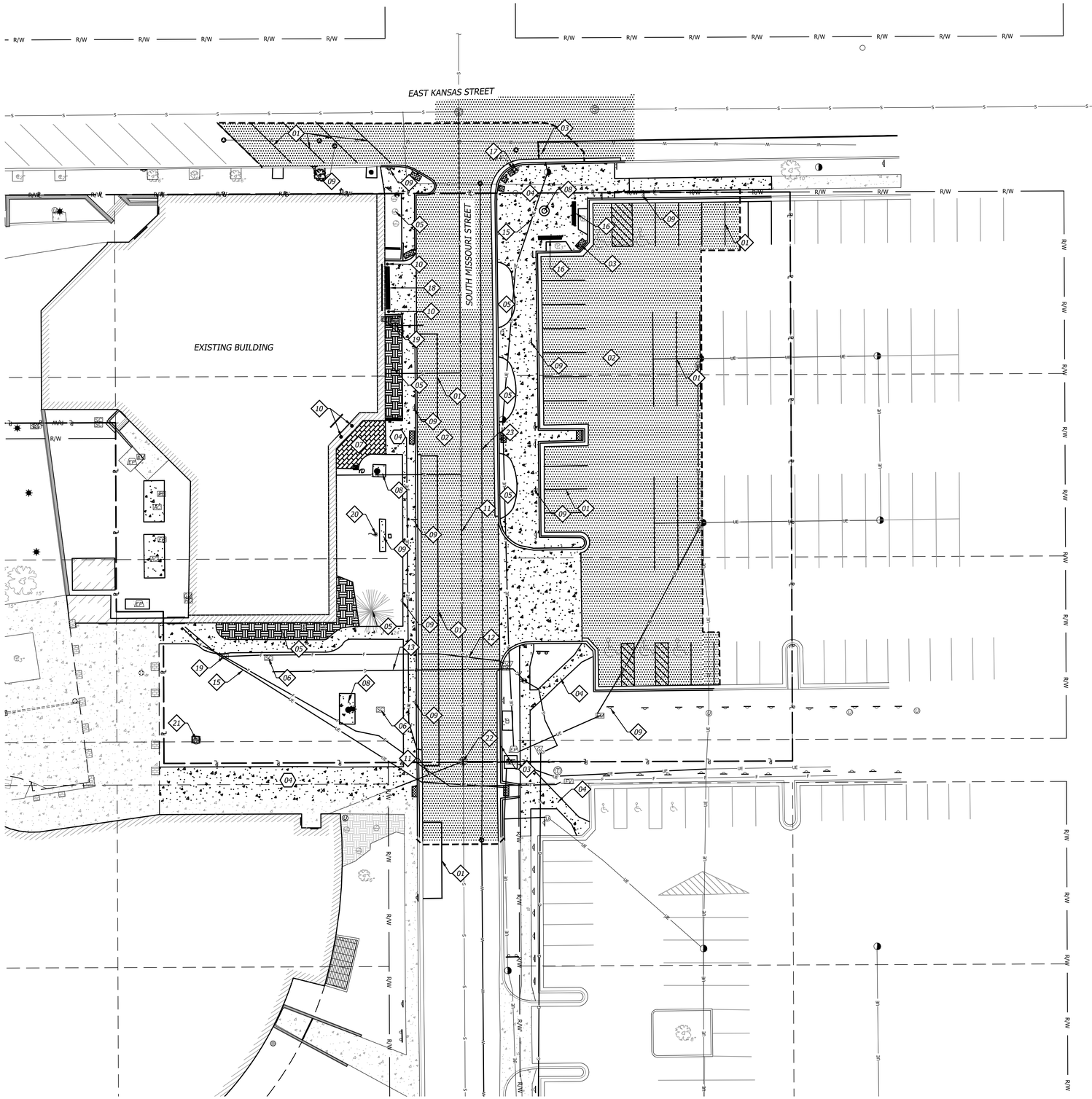
PUBLIC IMPROVEMENTS - STREET & STORM
LIBERTY POLICE EXPANSION
LIBERTY, MO

COVER SHEET

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

CVR

Nov 21, 2025 - 4:15pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-COVR-PUB STREET.dwg Layout: Cover Sheet



DEMOLITION GENERAL NOTES

1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
3. The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
4. The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
5. It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
6. The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
7. All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

00 DEMOLITION NOTES

01 REMOVE PAVEMENT STRIPING.
02 REMOVE & DISPOSE OF EXISTING ASPHALT.
03 REMOVE & DISPOSE OF EXISTING CURB.
04 REMOVE & DISPOSE OF CONCRETE SIDEWALK.
05 REMOVE & DISPOSE OF EXISTING LANDSCAPING.
06 REMOVE & DISPOSE OF IRRIGATION EQUIPMENT.
07 REMOVE & DISPOSE OF EXISTING BRICK.
08 REMOVE EXISTING ART SCULPTURES; COORDINATE STORAGE LOCATION W/ CITY.
09 REMOVE & DISPOSE OF EXISTING SIGNAGE.
10 REMOVE & DISPOSE OF EXISTING BOLLARDS.
11 REMOVE & DISPOSE OF SANITARY LINE; REFER TO UTILITY PLAN.
12 REMOVE & RELOCATE FIBER LINE AS NEEDED.
13 REMOVE & DISPOSE OF EXISTING GAS SERVICE LINE; REFER TO UTILITY PLAN.
14 REMOVE & DISPOSE OF EXISTING GAS MAIN; REFER TO UTILITY PLAN.
15 REMOVE & RELOCATE OF EXISTING UNDERGROUND ELECTRIC LINE; REFER TO UTILITY PLAN.
16 REMOVE & DISPOSE OF EXISTING STONE BENCHES.
17 REMOVE & RELOCATE FIRE HYDRANT; REFER TO UTILITY PLAN.
18 REMOVE & DISPOSE OF EXISTING STORM STRUCTURES.
19 REMOVE & RELOCATE UTILITY BOXES.
20 REMOVE & DISPOSE OF EXISTING FLAG POLE.
21 REMOVE & RELOCATE WATER EQUIPMENT.
22 REMOVE & DISPOSE OF EXISTING SANITARY MANHOLE.
23 REMOVE & DISPOSE OF EXISTING 4" WATER MAIN; REFER TO UTILITY PLAN.

DEMOLITION LEGEND

- *SAW CUT LINE*
- *ASPHALT PAVEMENT TO BE REMOVED*
- *CONCRETE PAVEMENT TO BE REMOVED*
- *CONCRETE SIDEWALK TO BE REMOVED*

LEGEND

- R/W — *RIGHT - OF - WAY LINE*
- PL — *PROPERTY LINE*
- *LOT LINE*
- OHE — *EXISTING OVERHEAD UTILITY LINES*
- UGE — *EXISTING UNDERGROUND ELECTRICAL LINE*
- GAS — *EXISTING GAS LINE*
- W — *EXISTING WATER LINE*
- S — *EXISTING SANITARY SEWER MAIN*

N

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

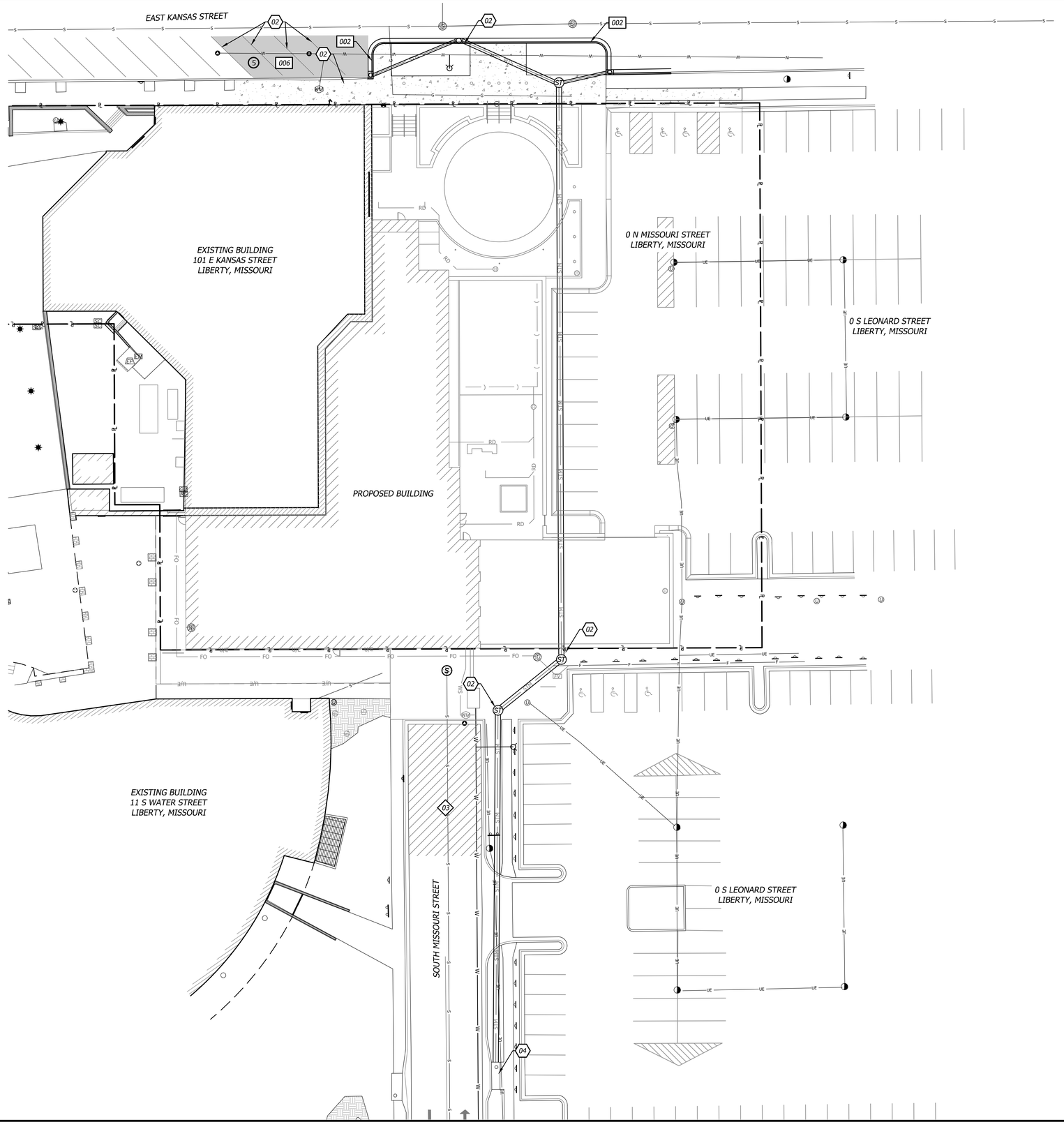
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

DEMOLITION PLAN

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C1.0

Nov 21, 2025 - 4:15pm Plotted By: trevor.spilchal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-DEMO-PUB-STREET.dwg Layout: Demo Plan



ZONING

CBD (CENTRAL BUSINESS DISTRICT)

00 CONSTRUCTION NOTES

01 *LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).*
02 *PROPOSED STORM SYSTEM.*
03 *PROPOSED FIRE ACCESS STRIPING*
04 *EXISTING STORM SEWER CURB INLET*

000 DETAILS

002 *CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE*
006 *MEDIUM DUTY ASPHALT PAVEMENT*

SITE LEGEND

- *PROPOSED BUILDING*
- *EXISTING BUILDING*
- *MEDIUM DUTY ASPHALT PAVEMENT*
- *MEDIUM DUTY PCC PAVEMENT*
- *CONCRETE SIDEWALK*
- (#) *PARKING STALL COUNT*
- *STANDARD CURB & GUTTER*
- *RETAINING WALL*

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
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BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1600
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

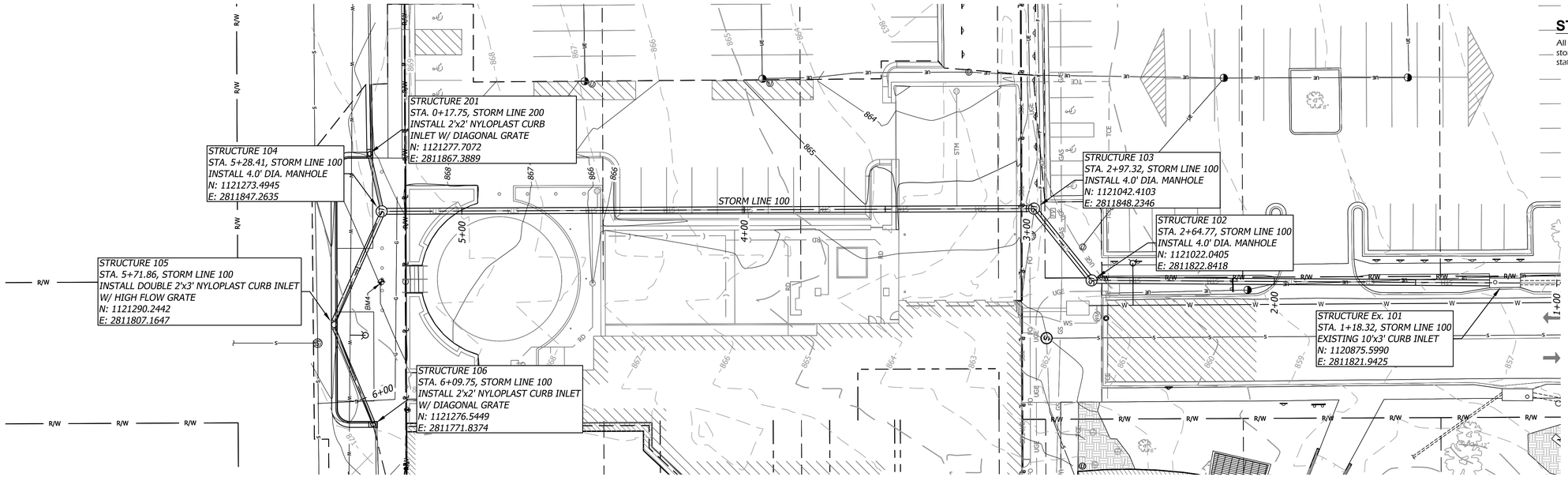
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

SITE PLAN

Design:	TS	Drawn:	JA
Checked:			MTM
Issue Date:			11/21/2025
Project Number:			046360

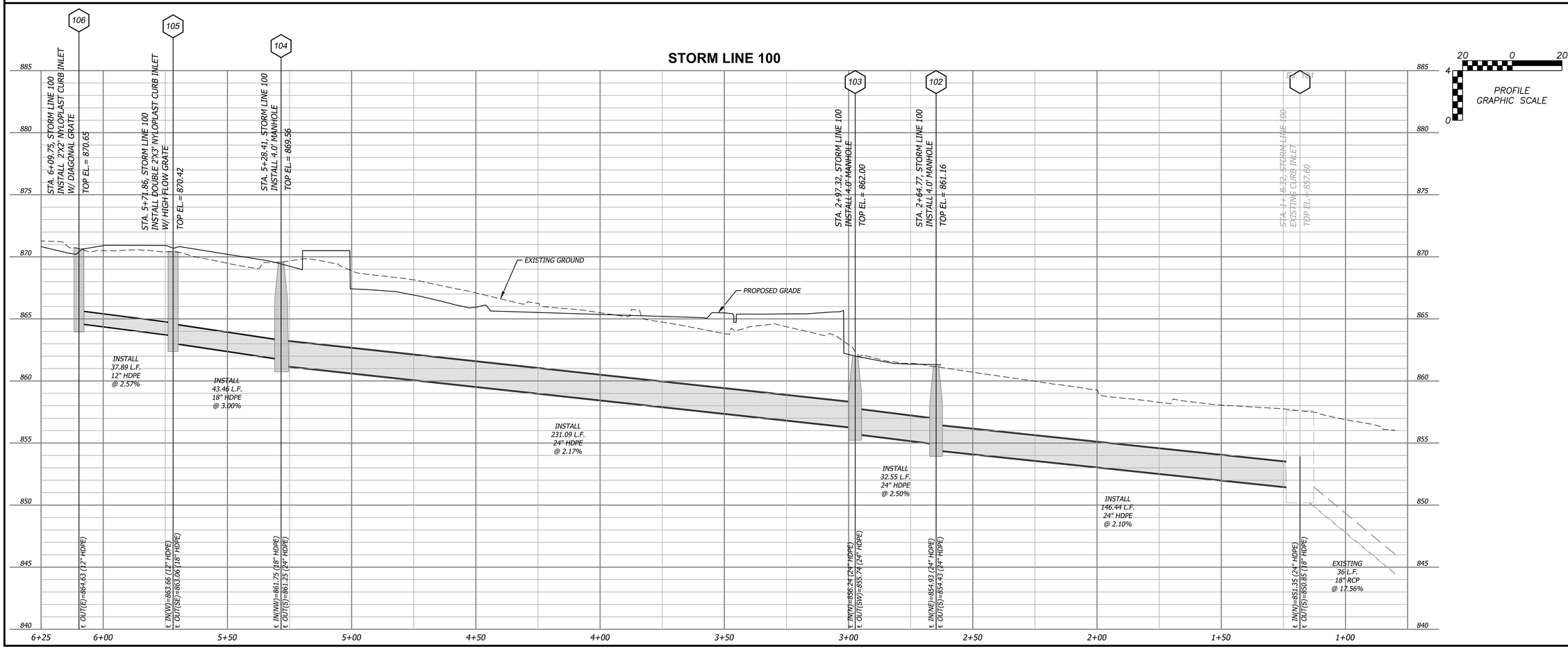
C2.0

Nov 21, 2025 - 4:15pm Plotted By: trevor.splichal V:\046360--liberty police exp\04--DWG\Eng\Sheet\Public Imprv\Street & Storm\046360--SHTS--SITE--PUB--STREET.dwg Layout: Site Plan



STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.



Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: 913.381.1170 F: 913.381.1174
BHC is a business unit of Stanley Consultants of Company, P.A.

Prepared For:

CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

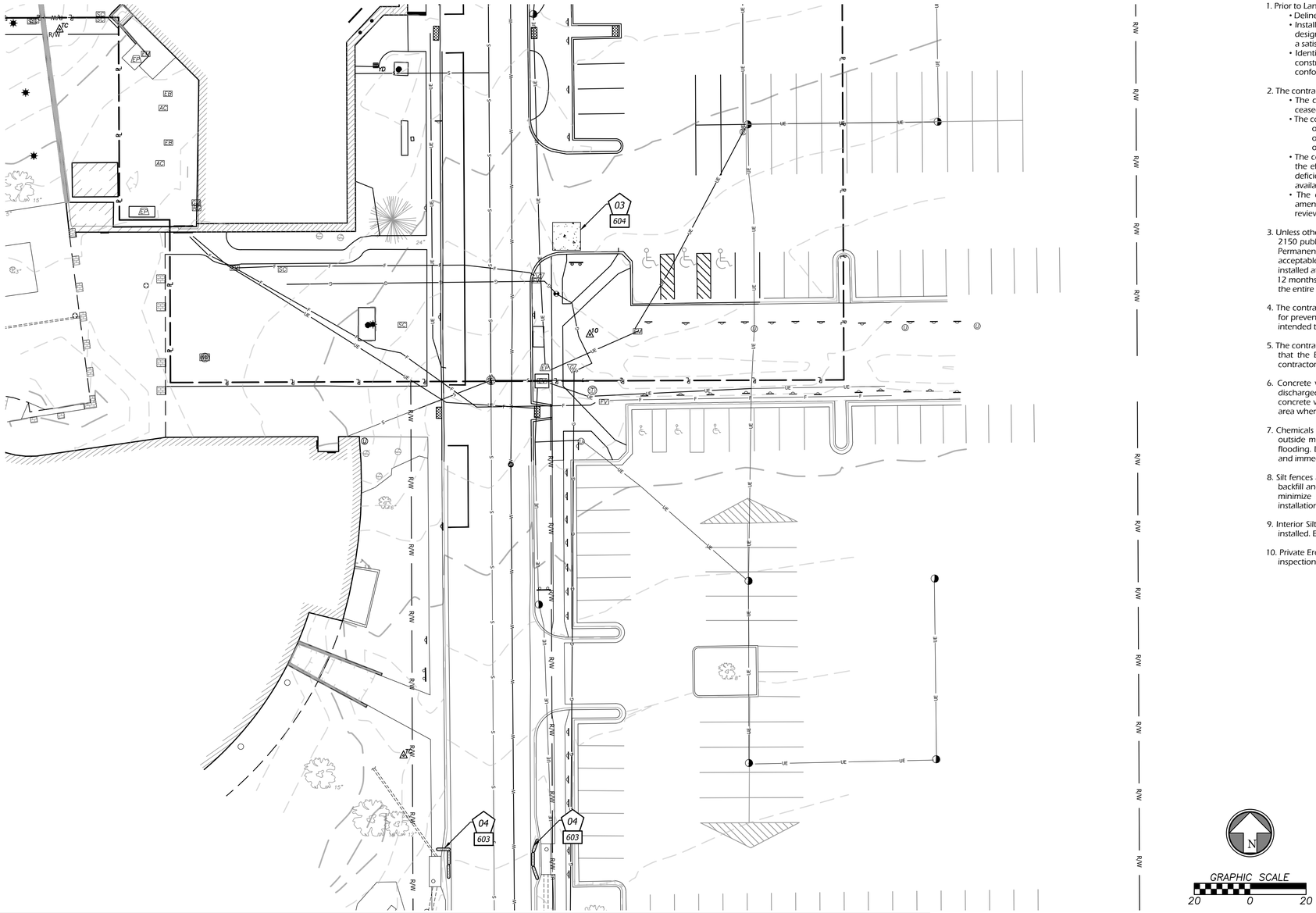
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

STORM SEWER PLAN & PROFILE

Design:	TS	Drawn:	JA
Checked:			MTM
Issue Date:			11/21/2025
Project Number:			046360

C3.0

Nov 21, 2025 - 4:15pm Plotted By: trevor.splichal V:\046360--liberty police exp\04--DWG\Eng\Sheet\Public Impr\Street & Storm\046360-SHTS--PIPE--PUB STREET.dwg Layout: Plan & Profile



EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. Prior to Land Disturbance activities, the contractor shall:
   - Delineate the outer limits of any natural stream corridor designated with construction fencing.
   - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
   - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.

2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
   - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
     - o During active construction phases - at least once per week
     - o During periods of inactivity - at least once per 14 days
     - o After each rainfall event of ½ inch or more - within 24 hours of the rain event
   - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
   - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.

3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.

4. The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.

5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.

6. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.

7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

8. Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.

9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.

10. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Liberty with reports and documentation.

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B – After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C – After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D – After Construction of Building and Parking Lot	07	Storm Inlet Protection	E	Place as shown on plan
	E – Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

000 DETAILS
- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

EROSION CONTROL LEGEND
- DISTURBED AREA
- SF SILT/SEDIMENT FENCE
- Tp TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a business of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

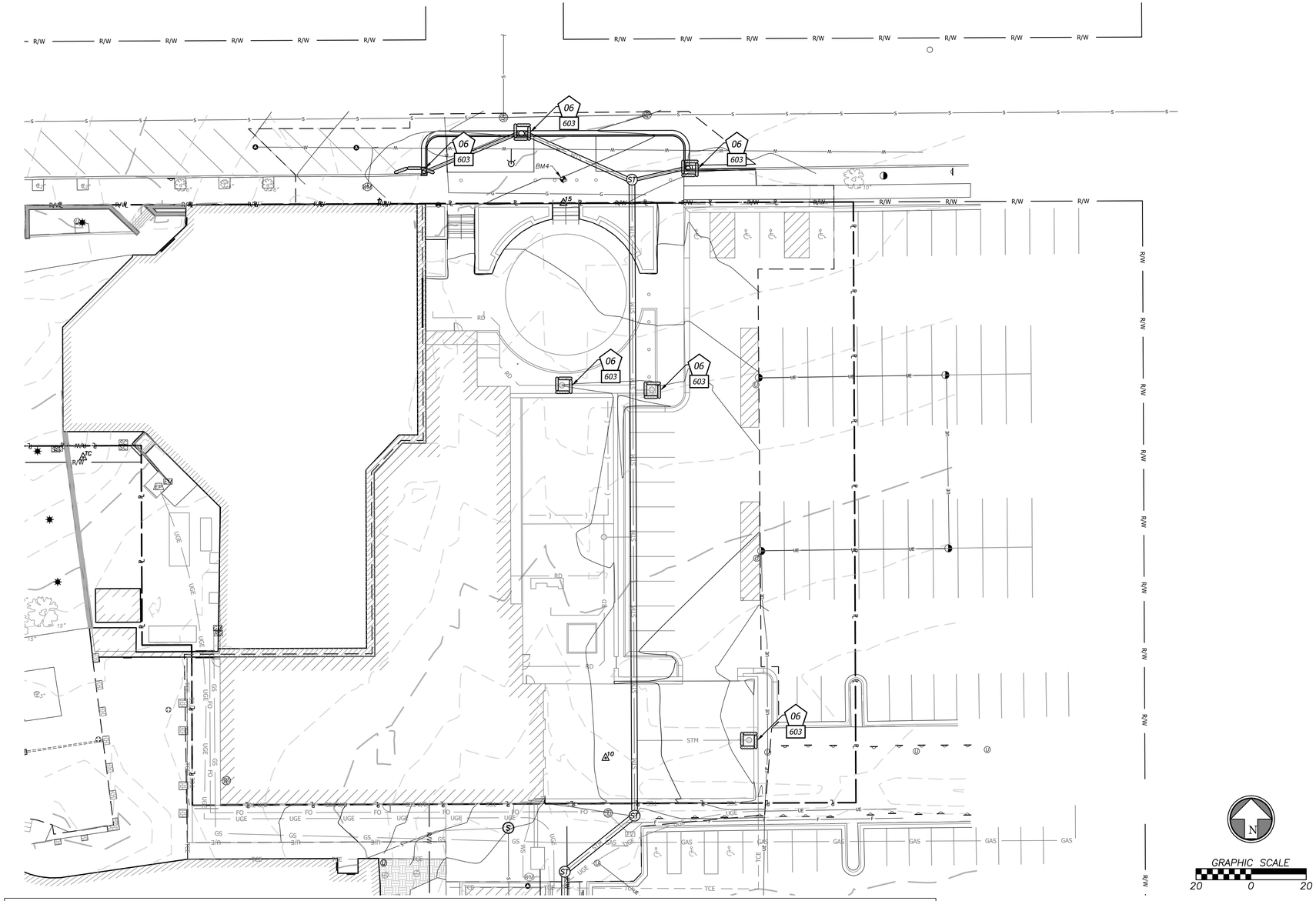
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

EROSION CONTROL PLAN - PRE-CONSTRUCTION

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C4.0

V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Impr\Street & Storm\046360-SHTS-EPSN-PUB-STREET.dwg Layout: Ersn-Pre
Nov 21, 2025 - 4:15pm Plotted By: trevor.spilchal



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
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	E – Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

GRAPHIC SCALE
20 0 20

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

EROSION CONTROL LEGEND

- DISTURBED AREA
- SF SILT/SEDIMENT FENCE
- Tp TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
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BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
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Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

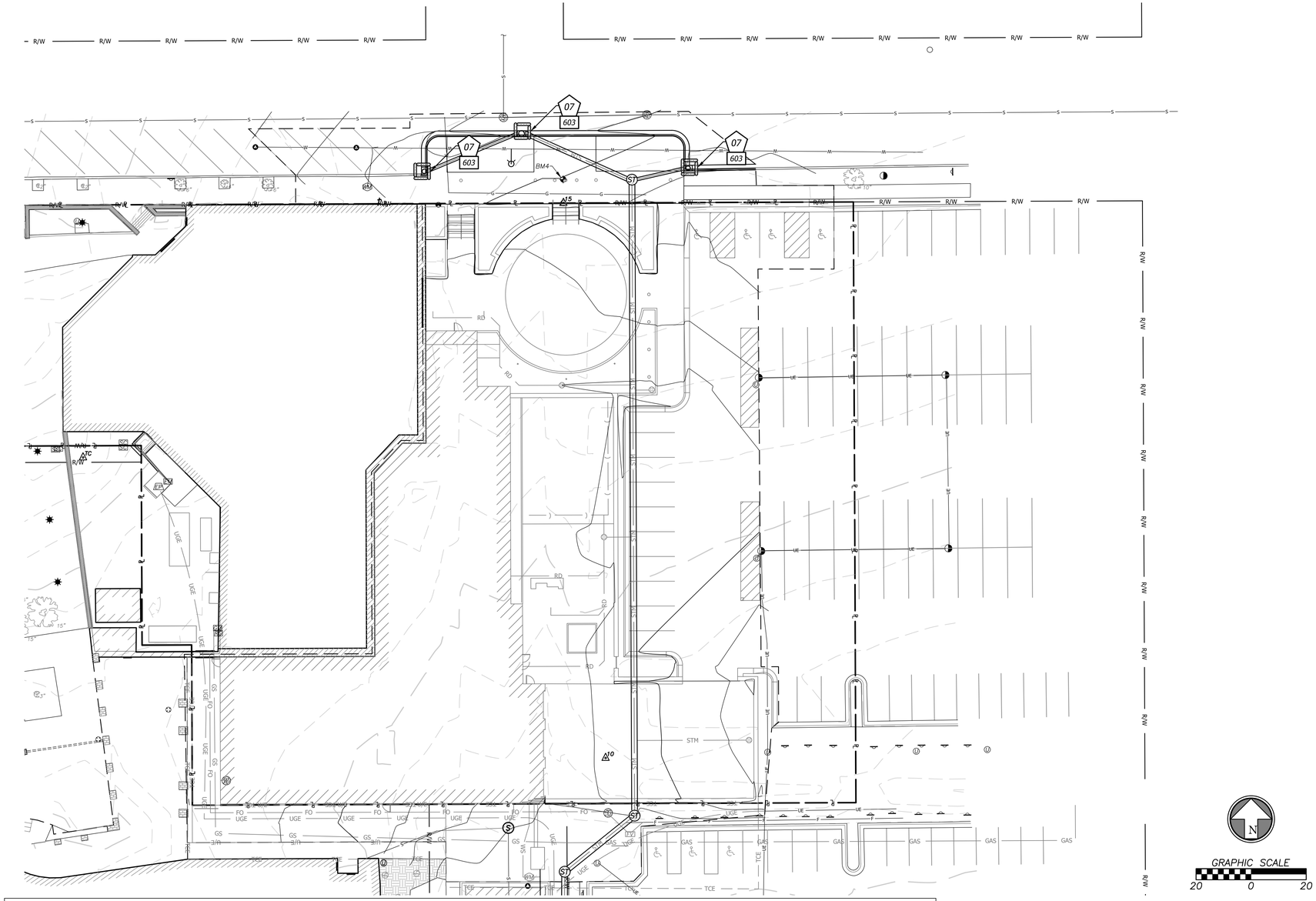
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

EROSION CONTROL PLAN - MID-CONSTRUCTION

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C4.1

Nov 21, 2025 – 4:15pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Impr\Street & Storm\046360-SHTS-ERSN-PUB-STREET.dwg Layout: Layout-Mid



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
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000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

EROSION CONTROL LEGEND

- DISTURBED AREA
- WATER QUALITY BMP
- FINAL SEEDING (SOD &/OR LANDSCAPING)
- IMPERVIOUS AREA

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
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Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068

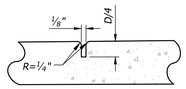
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

EROSION CONTROL PLAN - POST-CONSTRUCTION

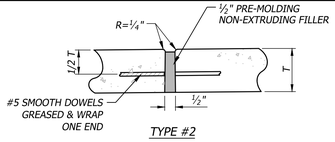
Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C4.2

Nov 21, 2025 – 4:15pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-ERSN-PUB-STREET.dwg Layout: Ersn-Post

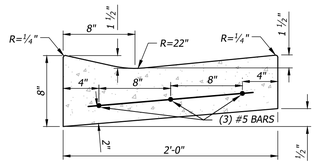


TYPE #1

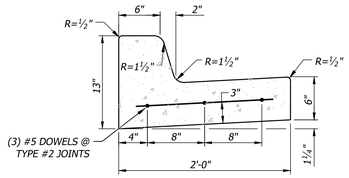


TYPE #2

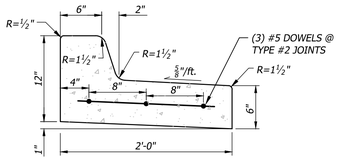
NOTES:
1. TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
2. TYPE #1 JOINTS SHALL BE PLACED AT 15'OC.
3. TYPE #2 JOINTS SHALL BE PLACED AT ALL PC's, PT's AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
4. TYPE #2 SMOOTH BARS SHALL BE 24" LONG.



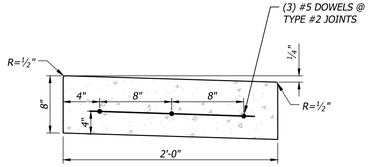
TYPE "C" CURB



TYPE "B" CURB



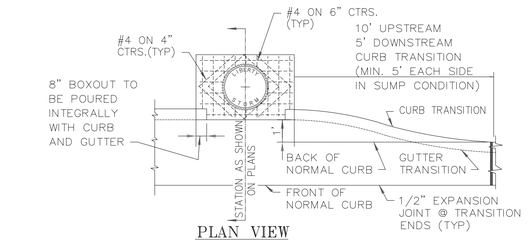
TYPE "B" (Dry) CURB



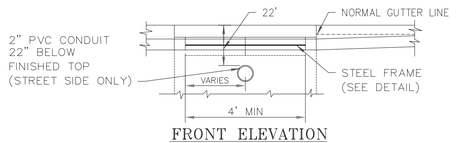
TYPE "C" (Dry) CURB

NOTES:
1. ALL CONCRETE SHALL CONFORM TO KDOT GRADE 4.0 (AE).
2. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
3. A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
4. A TYPE #1 JOINT SHALL BE PLACED AT 15'OC.
5. AB-3 MAY BE USED AS A LEVELING COURSE TO BRING SUBGRADE TO PROPER ELEVATION (6"max.).
6. DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5%min. SLOPE.

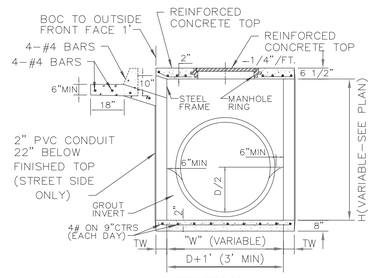
002 Concrete Curb & Gutter
Not to Scale



PLAN VIEW



FRONT ELEVATION



SECTION A-A

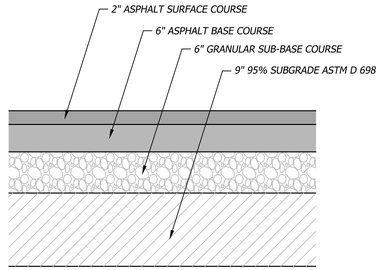
REV 2009

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	STANDARD CURB INLET	D41-1 1 OF 2

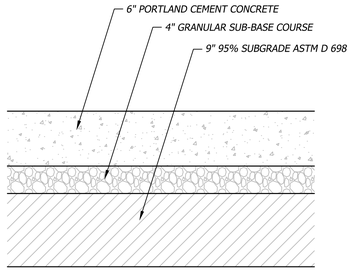
NOTES:
1. CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'-4" O.C. WHERE INLET OR MANHOLE DEPTH IS GREATER THAN 4'. STEPS SHALL BE M.A. INDUSTRIES, INC. MODEL PS-2-PF OR APPROVED EQUAL.
2. USE OF PRECAST CONCRETE REQUIRES CITY ENGINEER'S APPROVAL OF SHOP DRAWINGS.
3. MANHOLE RING AND LID SHALL BE CLAY & BAILEY NO. 2020, DEETER 2016 (185 LBS.) OR AN APPROVED EQUAL.
4. SPACER SHALL BE PLACED AT EQUAL INTERVALS ACCORDING TO THE FOLLOWING: L=4', 2 SPACES; L=5', 2 SPACES; L=6', 2 SPACES; L=7', 2 SPACES; L=8', 3 SPACES; L=10', 3 SPACES.
5. THE FIRST DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "L" DIMENSION; I.E., TYPE VI DENOTES L=6'.
6. THE SECOND DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "W" DIMENSION.
7. "JUNCTION BOX" AS CALLED FOR IN THE PLANS, SHALL BE CONSTRUCTED TO CONFORM, WHERE APPLICABLE, WITH THE DIMENSIONS, THICKNESSES AND DETAILS SHOWN.
8. ALL METAL SURFACES, AFTER BEING CLEANED OF ALL DUST, MILL SCALE AND WELD SCALE SHALL BE GALVANISED.
9. CURB CONTRACTOR SHALL HAND FORM AND FINISH GUTTER WITHIN THE INLET THROAT TO THE REAR OF FRONT INLET WALL AT THE TIME THE FINISHING OF NORMAL CURB IS ACCOMPLISHED.
10. USE CLASS I 3000 PSI CONCRETE FOR ALL STANDARD CATCH BASIN AND INLET INVERTS.
11. THE INVERT SHALL HAVE A TROWEL FINISH TO SECURE SMOOTH INVERT SLOPING TO OUTLET PIPE.
12. OUTLET OR INLET PIPE SHALL BE PLACED AS SPECIFIED OR AS DIRECTED BY THE ENGINEER. REINFORCING STEEL SHALL BE BENT AROUND PIPE.
13. USE CLASS II 4000 PSI CONCRETE FOR ALL STANDARD CATCH BASINS AND INLETS.
14. INLET TOP SHALL INCLUDE STAMP CAST IN CONCRETE LID WHICH READS "NO DUMPING – DRAINS TO STREAM" PER D41-1B.
15. POINTS OF ATTACHMENT PROVIDED FOR LIFTING PRECAST TOPS SHALL NOT BE LOCATED ON THE TOP SIDE OF INLET COVER.
16. ACCESS COVER STAMPED "LIBERTY – STORM".

REV 2009

The City of Liberty	CITY OF LIBERTY, MO DEPARTMENT OF PUBLIC WORKS	STANDARD CURB INLET	D41-1 2 OF 2

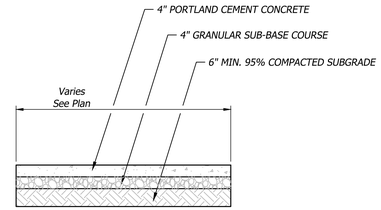


006 Medium Duty Asphalt Section
Not to Scale



010 Medium Duty Concrete Section
Not to Scale

NOTES:
1. CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
2. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



014 Concrete Sidewalk Section
Not to Scale

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a business unit of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

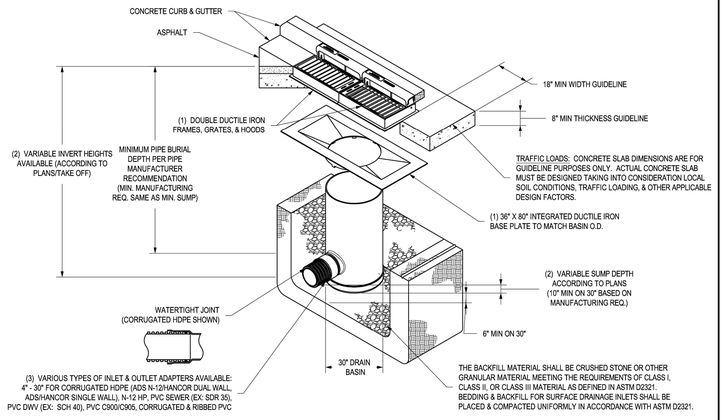
CONSTRUCTION DETAILS

Design: TS	Drawn: JA
Checked: MTM	
Issue Date: 11/21/2025	
Project Number: 046360	

C5.0

Nov 21, 2025 - 4:16pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-DTLS-PUB-STREET.dwg Layout: Details 1

NYLOPLAST DOUBLE 2 FT X 3FT CURB INLET STRUCTURE USING 36" X 80" DUCTILE IRON BASE PLATE



1 - FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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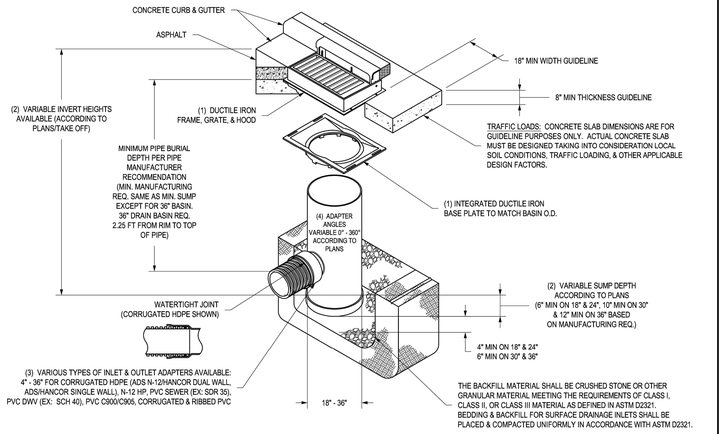
DRAWN BY	NMH	MATERIAL	
DATE	9-5-17		
APPD BY	NMH	PROJECT NO./NAME	
DATE	9-5-17		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DOUBLE 2 FT X 3 FT CURB INLET STRUCTURE USING DUCTILE IRON 36" X 80" BASE PLATE

DWG NO. 7002-110-123 A REV A

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

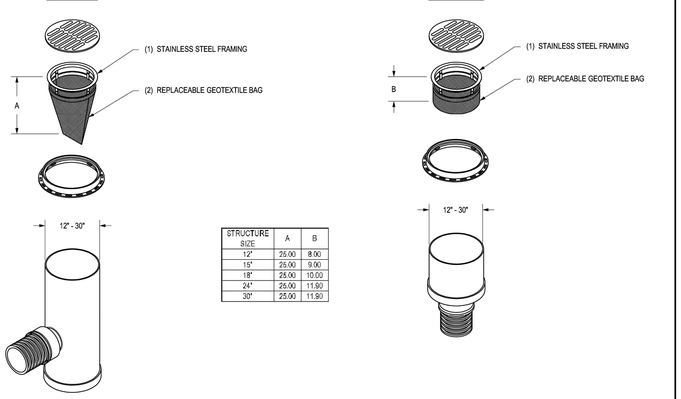
DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV D

NYLOPLAST FLEXSTORM CATCH-IT



STRUCTURE SIZE	A	B
12"	25.00	8.00
15"	25.00	9.00
18"	25.00	10.00
24"	25.00	11.90
30"	25.00	11.90

1 - CATCH-IT FRAME MATERIAL SHALL BE 304 STAINLESS STEEL.
2 - CATCH-IT GEOTEXTILE MATERIAL SHALL BE PROPEX GEOTEX 117F.
3 - CATCH-IT AVAILABLE FOR ALL 12" - 30" STRUCTURE OPTIONS (DRAIN BASIN, INLINE DRAIN, ROAD & HIGHWAY, & CURB INLET). INLINE DRAIN SHOULD ONLY BE USED WITH SHORT CATCH-IT.

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVD BY	CCA	PROJECT NO./NAME	
DATE	09-09-13		
DWG SIZE	A	SCALE 1:30 SHEET 1 OF 1	

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: NYLOPLAST FLEXSTORM CATCH-IT

DWG NO. 7005-110-017 REV D

Design Storm:	10
"K" Value:	1.00
"F" Factor:	1.00

Runoff Calculations														Pipe Properties										Design Checks		
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	Pipe Depth Check	Head-Water Check	Station
LINE 100																									DS TAILWATER @ STR #Ex. 54"	848.00			
101	0.10	0.90	2.96	2.56	5.7	7.13	0.64	18.28	44.02	24.91			0.00	0.00	101	Ex. 54"	RCP	0.013	18	36.00	17.56	0.50	850.85	844.53	857.60	853.18	4.00	Ok	36.00
102	0.00	0.00	2.86	2.47	5.5	7.19	0.00	17.80	35.51	11.30			0.00	0.00	102	101	PEP	0.012	24	146.44	2.10	0.50	854.43	851.35	861.16	856.32	3.98	Ok	182.44
103	1.00	0.80	2.86	2.47	5.5	7.21	5.77	17.83	38.75	12.33			0.00	0.00	103	102	PEP	0.012	24	32.55	2.50	0.50	855.74	854.93	862.00	857.64	3.51	Ok	214.99
104	0.00	0.90	1.86	1.67	5.1	7.31	0.00	12.23	36.10	11.49			0.00	0.00	104	103	PEP	0.012	24	231.10	2.17	0.50	861.26	856.24	869.56	862.78	6.05	Ok	446.09
105	1.66	0.90	1.86	1.67	5.1	7.33	10.95	12.27	19.71	11.15			0.00	0.00	105	104	PEP	0.012	18	43.46	3.00	0.50	863.06	861.76	870.84	864.81	6.03	Ok	489.55
106	0.20	0.90	0.20	0.18	5.0	7.35	1.32	1.32	6.19	7.88			0.00	0.00	106	105	PEP	0.012	12	37.89	2.57	N/A	864.53	863.56	870.50	865.11	4.72	Ok	527.44
LINE 200																						Drop in Inlet 104	3.00						
201	0.27	0.90	0.27	0.24	5.0	7.35	1.79	1.79	10.92	13.90			0.00	0.00	201	104	PEP	0.012	12	17.00	8.00	N/A	865.62	864.26	869.10	866.30	2.23	Ok	17.00

Design Storm:	100
"K" Value:	1.25
"F" Factor:	1.00

Runoff Calculations														Pipe Properties										Design Checks		
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	Pipe Depth Check	Head-Water Check	Station
LINE 100																									DS TAILWATER @ STR #Ex. 54"	848.00			
101	0.10	0.90	2.96	2.56	5.7	10.02	1.13	32.13	44.02	24.91			0.00	0.00	101	Ex. 54"	RCP	0.013	18	36.00	17.56	0.50	850.85	844.53	857.60	854.92	4.00	Ok	36.00
102	0.00	0.00	2.86	2.47	5.5	10.11	0.00	31.26	35.51	11.30			0.00	0.00	102	101	PEP	0.012	24	146.44	2.10	0.50	854.43	851.35	861.16	858.07	3.98	Ok	182.44
103	1.00	0.80	2.86	2.47	5.5	10.13	10.13	31.32	38.75	12.33			0.00	0.00	103	102	PEP	0.012	24	32.55	2.50	0.50	855.74	854.93	862.00	859.38	3.51	Ok	214.99
104	0.00	0.90	1.86	1.67	5.1	10.26	0.00	21.47	36.10	11.49			0.00	0.00	104	103	PEP	0.012	24	231.10	2.17	0.50	861.26	856.24	869.56	863.38	6.05	Ok	446.09
105	1.66	0.90	1.86	1.67	5.1	10.29	19.22	21.53	19.71	11.15			0.00	0.00	105	104	PEP	0.012	18	43.46	3.00	0.50	863.06	861.76	870.84	866.08	6.03	Ok	489.55
106	0.20	0.90	0.20	0.18	5.0	10.32	2.32	2.32	6.19	7.88			0.00	0.00	106	105	PEP	0.012	12	37.89	2.57	N/A	864.53	863.56	870.50	866.29	4.72	Ok	527.44
LINE 200																						Drop in Inlet 104	3.00						
201	0.27	0.90	0.27	0.24	5.0	10.32	3.14	3.14	10.92	13.90			0.00	0.00	201	104	PEP	0.012	12	17.00	8.00	N/A	865.62	864.26	869.10	866.56	2.23	Ok	17.00

			App.
			By
			Description
			Date
			Rev.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a business unit of Stanley Consultants, a Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

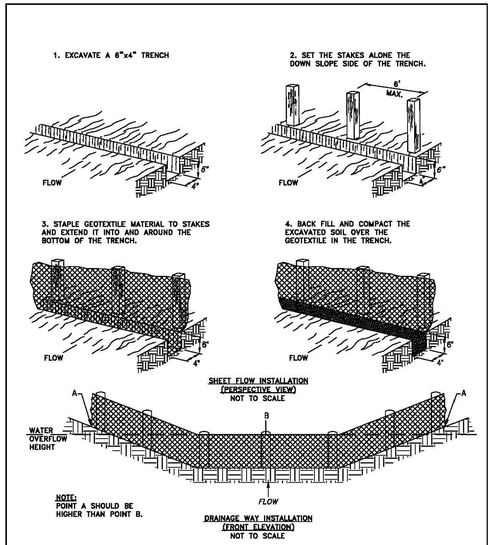
PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

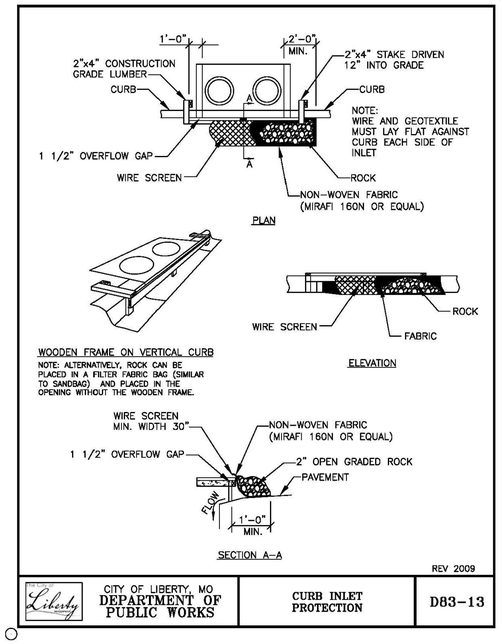
CONSTRUCTION DETAILS 2

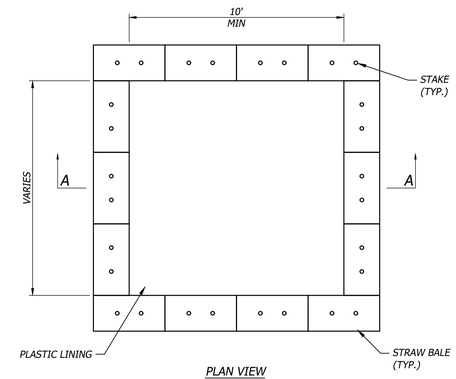
Design:	TS
Drawn:	JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

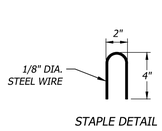
C5.1

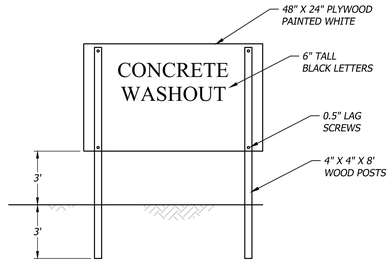
Nov 21, 2025 - 4:16pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-DTLS-PUB-STREET.dwg Layout: Details 2 (2)

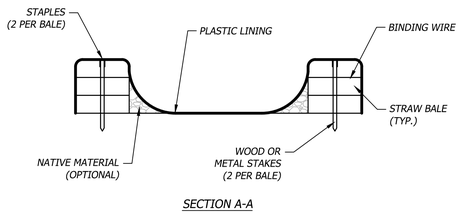












NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

604 Concrete Washout
Not to Scale

Rev.	Date	Description	By	App.

STATE OF MISSOURI
MICHAEL T. MAKRIS
11/07/2025
NUMBER PE-2021035286
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a business of Burns & McDonnell Engineering Company, P.A.

Prepared For:
CITY OF LIBERTY
101 EAST KANSAS ST.
LIBERTY, MO 64068
000-000-0000

PUBLIC IMPROVEMENTS
LIBERTY POLICE EXPANSION
LIBERTY, MO

EROSION CONTROL DETAILS

Design: TS	Drawn: JA
Checked:	MTM
Issue Date:	11/21/2025
Project Number:	046360

C6.0

Nov 21, 2025 - 4:16pm Plotted By: trevor.splichal V:\046360-liberty police exp\04-DWG\Eng\Sheet\Public Imprv\Street & Storm\046360-SHTS-DTLS-PUB-STREET.dwg Layout: EC Details

C. PZ Case 25-59FDP: Final Development Plan for Liberty City Hall, Police expansion, a 21, 877 sq. ft. building addition at 101 E. Kansas Street.

Mr. McGinnis presented the proposal to the Commission as described in the staff report.

Chairman Rosekrans asked if the Commission had any questions of staff.

Commissioner Summers asked how many parking stalls would be lost as part of this proposal. Sherri McIntyre, Director of Public Works for the City of Liberty, introduced herself as the applicant for this project and stated that she estimated approximately 10 parking stalls would be removed to accommodate this addition, but noted that the City continues to discuss the construction of a parking garage at this location to address community concerns regarding limited parking in the downtown area.

Commissioner Holt asked whether there is a timeline in mind for the construction of this project. Ms. McIntyre stated that they hope to begin the project in March or April 2026, and that construction is estimated to be completed within 18 months (end of 2027).

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR POLICE STATION EXPANSION AT CITY HALL, A 21,877 SQ. FT. BUILDING ADDITION AT 101 E. KANSAS STREET IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final development plan for the construction of a 21,877 sq. ft. addition to Liberty City Hall at 101 E. Kansas Street, City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning & Zoning Commission on December 9, 2025 and the City Council on December 15, 2025; and

WHEREAS, pursuant to the Unified Development Ordinance of the City of Liberty, the City Council finds that the final development plan described duly conforms to the standards and requirements of ordinances in place at the time of the application;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the final development plan for the construction of a 21,877 sq. ft. addition to Liberty City Hall at 101 E. Kansas Street, City of Liberty, Clay County, Missouri, is hereby approved according to the final development plan on file in the office of the Department of Planning and Development.

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 25-60FP

Staff: Kyle McGinnis, Senior Planner

Date: December 15, 2025

GENERAL INFORMATION

Application:	**Final Plat for Liberty City Hall – 1 lot on 1.41+/- acres.**
Applicant:	Megan Hohensinner 4622 Pennsylvania Avenue, Suite 1400 Kansas City, MO 64112
Owner:	City of Liberty 101 E. Kansas Street Liberty, MO 64068
Location:	SW corner of E. Kansas Street & S. Missouri Street
Existing Land Use/Zoning:	Government / CBD, "Central Business"
Future Land Use Designation:	Civic / Institutional
Surrounding Land Uses/Zoning:	**North**: E. Kansas Street, 3 Halves Brewing / CBD, "Central Business" **South**: Clay County Courthouse / CBD, "Central Business" **East**: S. Missouri Street, Public Parking / CBD, "Central Business" **West**: Clay County Facilities / CBD, "Central Business"
Public Notice:	None Required
File Date:	November 7, 2025

PREVIOUS CASES / SITE HISTORY

City Hall was constructed in 1982, with significant renovations most recently completed to the atrium in April 2024.

APPLICANT'S PROPOSAL

Technical Information

This is a Final Plat for Liberty City Hall – one lot on 1.41+/- acres. This plat involves the combination of parts of Lots 129 and 149, and all of Lots 127, 128, 144, 145, and 148 of the Original Town of Liberty, into a single lot (Lot 1). A portion of the existing right-of-way of S. Missouri Street located between Lots 128, 144, 149 and Lots 127, 145, and 148 will be vacated to facilitate the creation of the proposed Lot 1. The proposed Final Plat is

attached as Exhibit B. The vacation of this public right-of-way will be brought forward to the City Council for their consideration by the Public Works Department and will be a separate recorded document from this plat.

PUBLIC INFRASTRUCTURE

FACILITY	CITY STANDARD	STATUS
Streets	Direct connection to fully improved street network	No new public or private streets are proposed as part of this project. An approximately 218-foot segment of S. Missouri Street, south of its intersection with E. Kansas Street, will be vacated in order to accommodate this proposal. That vacation is forthcoming and will be brought forward to the City Council for their consideration by the Public Works Department.
Sanitary Sewer	Direct, gravity flow connection	The sanitary sewer infrastructure currently located within the portion of S. Missouri Street right-of-way to be vacated will be removed as part of this project. A new manhole will be installed within the remaining right-of-way of S. Missouri Street to the south of this site, which will serve the building. In addition, due to the removal of sanitary sewer infrastructure at the intersection of E. Kansas and S. Missouri Street, a short segment of sanitary sewer will be constructed between two existing manholes within the right-of-way of E. Kansas Street in order to maintain flow.
Water	Direct connection to City water services	The existing four-inch water main located within the right-of-way of S. Missouri Street will be removed as part of this project and will be replaced by a six-inch water main within the remaining right-of-way of S. Missouri Street. This main extension will terminate just south of the proposed building addition.
Storm Water	All storm water must be released from the site at an acceptable rate	Three new stormwater inlets will be constructed along the south side of E. Kansas Street, just north of the proposed public courtyard. These drains will flow through new stormwater infrastructure constructed beneath the public courtyard, parking, and sallyport vehicular entry area, eventually connecting to an existing stormwater inlet located on the east side of S. Missouri Street, south of the project area.

STAFF ANALYSIS

In accordance with the UDO, staff's analysis of a Final Plat application is guided by Section 30-28.14.

1. **The final plat substantially complies with the intent of the comprehensive plan;**
   The City's Comprehensive Plan, *Leading Liberty Forward*, contains a Future Land Use Framework Plan which provides all property within the City with a Future Land Use designation to assist the community in achieving its long-term vision as development, redevelopment, and improvement opportunities arise. The Future Land Use Map provided this property with the Civic/Institutional future land use designation, which the Plan describes as, "… public and semi-public uses that [provide] for the necessary functions of the community which include schools, cemeteries, public utilities, city or county buildings or facilities, public safety facilities, hospitals, etc." This project – to expand City Hall in order to better accommodate the needs of a modern police force – aligns with the intent of this future land use designation.

2. **The final plat complies with the provisions of this UDO;**
   Staff finds that the application substantially conforms to the requirements set forth in the UDO.

3. **The final plat substantially complies with approved city development standards and policies;**
   The proposed plat has direct access to water, sewer, and the public street network and substantially complies with City standards and policies.

4. **The final plat substantially conforms to the approved preliminary plat, when applicable;**
   There is no preliminary plat on file for this area.

5. **All public works elements have been designed to city specifications and certified by the city engineer;**
   All public improvement plans must be submitted and approved prior to the recordation of this plat.

6. **All necessary easements, dedications, vacations, and other agreements have been accepted or approved.**
   All easements and dedications have been reviewed and approved by the City Engineer and will be accepted with the approval and recordation of this plat.

STAFF RECOMMENDATION

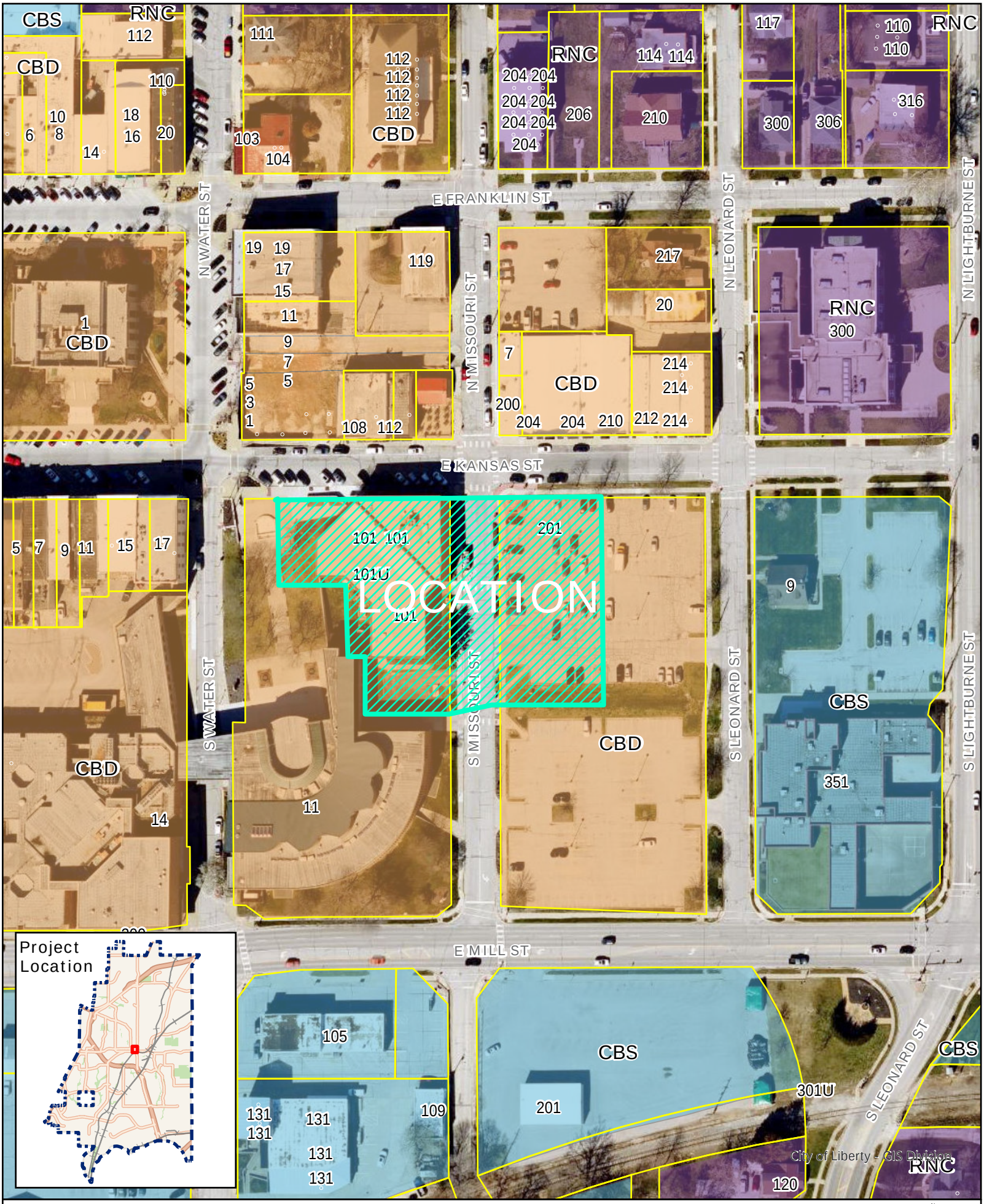
Staff finds the application meets the standards of review for a Final Plat in Section 30-28.14 of the UDO and recommends approval of PZ Case 25-60FP.

PZ RECOMMENDATION

At its December 9, 2025 meeting, the Planning & Zoning Commission voted 9-0-0 to recommend approval of P&Z Case 25-60FP.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Final Plat.
Exhibit C: Minutes excerpt from Planning & Zoning Commission meeting
Exhibit D: Ordinance



City of Liberty missouri

Vicinity Map
Exhibit A

P&Z Case 25-60FP
Final Plat - Liberty City Hall

0 50 100
Feet

Final Plat of:

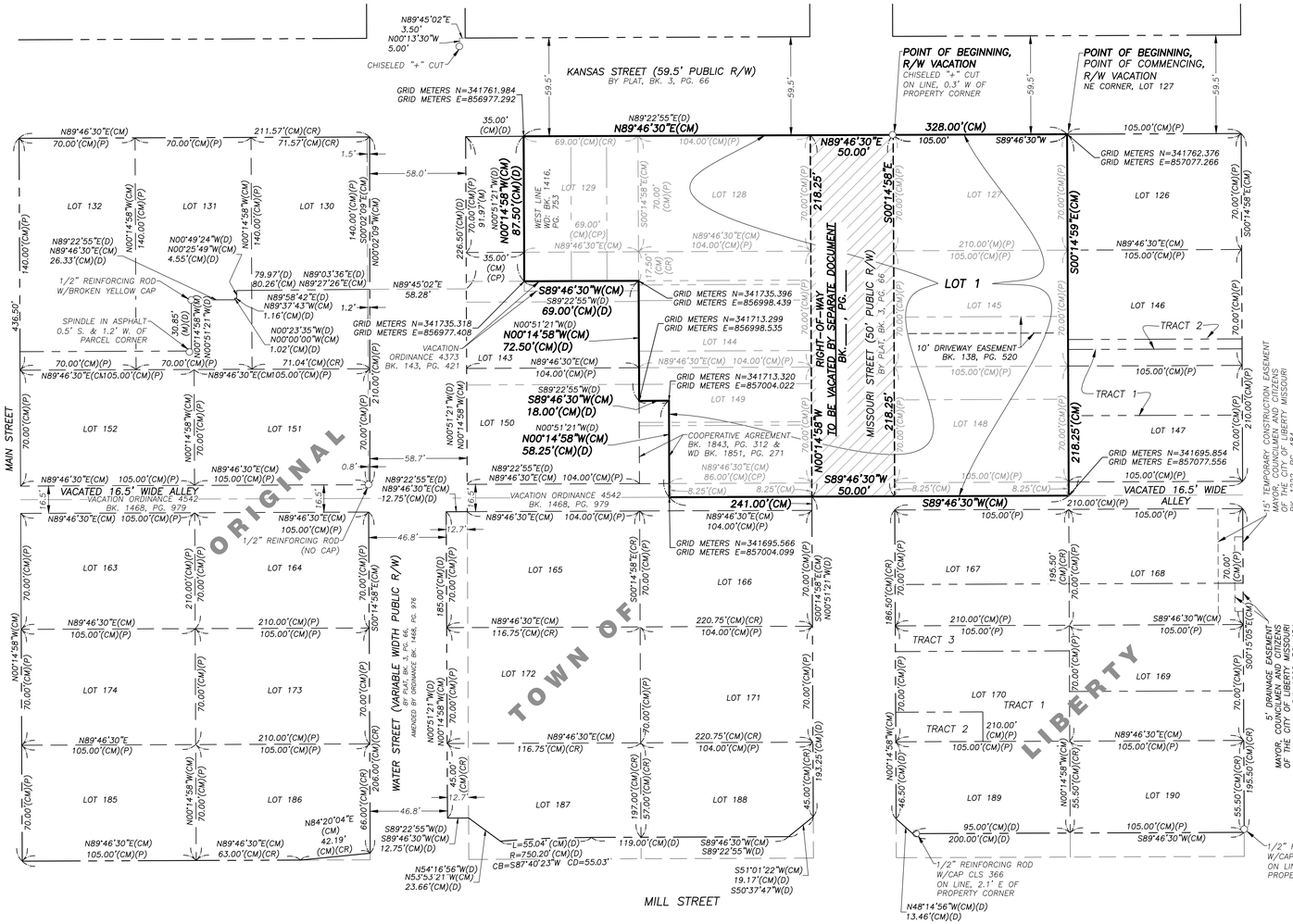
LIBERTY CITY HALL

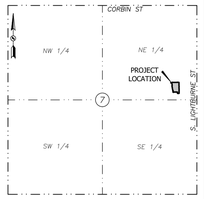
PART OF LOTS 129, AND 149, AND ALL OF LOTS 127, 128, 144, 145 AND 148 ORIGINAL TOWN OF LIBERTY, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

GRAPHIC SCALE
40 0 40
1 inch = 40 feet

LEGEND

○	Found Survey Monument
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
R/W	Right-of-Way
(M)	Monumented
(D)	Deeded
(P)	Platted
(CR)	Calculated from Record Dimensions
(CM)	Calculated from Found Monuments
(CP)	Calculated from Plat
BK.	Book
PG.	Page
WD	Warranty Deed
QCD	Quit Claim Deed





SECTION MAP
SECTION 7-T51N-R31W
(NOT TO SCALE)

SURVEYOR
BHC
712 State Avenue
Kansas City, KS 66101
Ph.: (913) 371-5300
Fax: (913) 371-2677

OWNER / DEVELOPER
CITY OF LIBERTY
220 SE Green
Lee's Summit, MO 64063
816-969-1000

SUBDIVISION BOUNDARY DESCRIPTION

A Tract of land being part of Lots 129, and 149, and all of Lots 127, 128, 144, 145 and 148, ORIGINAL TOWN OF LIBERTY, a subdivision in the City of Liberty, Clay County, Missouri, recorded April 16, 1834 and filed in Book 3, Page 66. Said Tract located in the Northeast Quarter of Section 7, Township 15 North, Range 31 West of the Fifth Principal Meridian, in the City of Liberty, Clay County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS 2012018392 with BHC, CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: The bearings in this description are based on the North line of Lot 129, ORIGINAL TOWN OF LIBERTY, having a bearing of North 89° 46' 30" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

BEGINNING at the Northeast corner of said Lot 127, ORIGINAL TOWN OF LIBERTY;

Thence South 00° 14' 59" East, 218.25 feet, on the East line common to said Lots 127, 145, and 148, and its Southerly prolongation, to a point on the centerline of 16.5 feet wide Alley, vacated by Ordinance 4542, recorded in Book 1468, Page 979;

Thence South 89° 46' 30" West, 241.00 feet, on said centerline;

Thence North 00° 14' 58" West, 58.25 feet, departing said centerline, on the West line of a Warranty Deed, recorded in Book 1851, Page 271, and its Southerly prolongation, to the Northeast corner of said warranty deed;

Thence South 89° 46' 30" West, 18.00 feet, on the North line of said Warranty Deed, to the Northwest corner of said Warranty deed;

Thence North 00° 14' 58" West, 72.50 feet, on the West line common to said Lots 144 and 149, to a point on the North line of an Alley vacated by Vacation Ordinance 4373, recorded in Book 143, Page 421;

Thence South 89° 46' 30" West, 69.00 feet, on the North line of said Vacation Ordinance 4373, to the Northwest corner of said Vacation Ordinance 4373, also being the Southwest corner of a Warranty Deed, recorded in Book 1416, Page 753;

Thence North 00° 14' 58" West, 87.50 feet, on the West line of said Warranty Deed, to the Northwest corner of said Warranty Deed;

Thence North 89° 46' 30" East, 328.00 feet, on the North line, common to said Lots 127, 128. and 129 to the POINT OF BEGINNING, said Tract containing 61,515 square feet or 1.4122 acres.

GENERAL NOTES

1. Basis of Bearings: North 89° 45' 02" East along the North line of Lot 129, ORIGINAL TOWN OF LIBERTY, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following survey, or plat:
   -The plat of "ORIGINAL TOWN OF LIBERTY" recorded April 16, 1834 and filed in Book 3, Page 66.
   -Certificate of Survey, performed by Kaw Valley Engineering, recorded August 14, 1995.
3. This Tract contains 61,515 square feet or 1.4122 acres.
4. Accuracy standard of this survey: Urban.
5. Closure Summary
   Precision: 1 part in 1032505.15
   Error Distance: 0.001'
   Error Direction: North 89° 45' 02" East
   Perimeter: 1092.50'
5. The subject property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the CLAY COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).
   Map Number: 29047C0231E
   Panel No: 231 of 350
   Effective Date: August 3, 2015

PLAT DEDICATION

The undersigned owners of the above described Tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as LIBERTY CITY HALL.

EXECUTION

IN TESTIMONY WHEREOF: _____, of the CITY OF LIBERTY, has caused this instrument to be executed for the property described hereon to be divided in the manner shown this

_____ day of _____, 2025.

CITY OF LIBERTY

By:_____

Title:_____

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

On this _____ day of _____, 2025, before me a Notary Public, personally appeared _____, of the CITY OF LIBERTY, to me personally known to the be same persons who executed the forgoing instrument of writing, and duly acknowledged said instrument to be a free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

_____
Notary Public

CITY PLANNING AND ZONING COMMISSION

APPROVED by the Planning and Zoning Commission of the City of Liberty, Missouri, this ___ day of _____, 2025

_____
Dee Rosekrans
City Planning and Zoning Commission Chairman

CITY COUNCIL

APPROVED by the City Council of the City of Liberty, Missouri, this ___ day of _____, 2025

_____
Greg Canuteson
Mayor

_____
Sarah Ranes
Deputy City Clerk

_____
Sherri McIntyre, P.E.
Director of Public Works

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon the ownership and encumbrance report cited above. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.

SURVEYOR'S STATEMENT

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI
JOSEPH H. McLAUGHLIN
NUMBER LS-2012018392
PROFESSIONAL LAND SURVEYOR
CLS 2006009875-F

BHC
BHC, Inc.
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Berkpett, Hunsicker & Company, P.A.

Client:
CITY OF LIBERTY
101 E. KANSAS STREET
LIBERTY MO, 64068

Project:
Final Plat of:
LIBERTY POLICE STATION
PART OF LOTS 129, AND 149, AND ALL OF LOTS 127, 128, 144, 145 AND 148 ORIGINAL TOWN OF LIBERTY, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

Project No:	046360
Field Crew:	MA/ZL
Field Date:	2025/05/14
Drawn By:	GJW
Issue Date:	2025/11/20

Sheet:
1 OF 1

Nov 19, 2025 – 11:04am Plotted by: greg.wuckowitsch I:\046360.00.01_101 E. Kansas Liberty DEV\DWG\Survey\046360--SRVY--PLAT.dwg

D. PZ Case 25-60FP: Final Plat for Liberty City Hall. 1 lot on 1.41 acres at 101 E. Kansas St.

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

Chairman Rosekrans asked if the Commission had any questions of staff. Seeing none, he asked for a motion.

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

Vote: Motion approved 9-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, December 15, 2025 at 7:00 p.m.

Document No._____ P&Z Case No. 25-60FP

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR LIBERTY CITY HALL, 1 LOT ON 1.41 ACRES IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI (P&Z CASE 25-60FP)

WHEREAS, a Final Plat for Liberty City Hall, 1 lot on 1.41 acres in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on December 9, 2025 and City Council on December 15, 2025; and

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

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

SECTION I

The City Council hereby accepts and approves a Final Plat for Liberty City Hall, 1 lot on 1.41 acres, in the City of Liberty, Clay County, Missouri the legal description of which follows:

A Tract of land being part of Lots 129, and 149, and all of Lots 127, 128, 144, 145 and 148, ORIGINAL TOWN OF LIBERTY, a subdivision in the City of Liberty, Clay County, Missouri, recorded April 16, 1834 and filed in Book 3, Page 66. Said Tract located in the Northeast Quarter of Section 7, Township 15 North, Range 31 West of the Fifth Principal Meridian, in the City of Liberty, Clay County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS 2012018392 with BHC, CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: The bearings in this description are based on the North line of Lot 129, ORIGINAL TOWN OF LIBERTY, having a bearing of North 89° 46' 30" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

BEGINNING at the Northeast corner of said Lot 127, ORIGINAL TOWN OF LIBERTY; Thence South 00° 14' 59" East, 218.25 feet, on the East line common to said Lots 127, 145, and 148, and its Southerly prolongation, to a point on the centerline of 16.5 feet wide Alley, vacated by Ordinance 4542, recorded in Book 1468, Page 979; Thence South 89° 46' 30" West, 241.00 feet, on said centerline; Thence North 00° 14' 58" West, 58.25 feet, departing said centerline, on the West line of a Warranty Deed, recorded in Book 1851, Page 271, and its Southerly prolongation, to the Northeast corner of said warranty deed; Thence South 89° 46' 30" West, 18.00 feet, on the North line of said Warranty Deed, to the Northwest corner of said Warranty deed; Thence North 00° 14' 58" West, 72.50 feet, on the West line common to said Lots 144 and 149, to a point on the North line of a Vacation

Ordinance 4373, recorded in Book 143, Page 421; Thence South 89° 46' 30" West, 69.00 feet, on the North line of said Vacation Ordinance 4373, to the Northwest corner of said Vacation Ordinance 4373, also being the Southwest corner of a Warranty Deed, recorded in Book 1416, Page 753; Thence North 00° 14' 58" West, 87.50 feet, on the West line of said Warranty Deed, to the Northwest corner of said Warranty Deed; Thence North 89° 46' 30" East, 328.00 feet, on the North line, common to said Lots 127, 128. and 129 to the POINT OF BEGINNING, said Tract containing 61,515 square feet or 1.4122 acres.

SECTION II

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

SECTION III

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

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

_____
Greg Canuteson MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
Greg Canuteson MAYOR

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025

A/R No.: 2025-371

Department: Parks & Recreation

Submitted By: Jimmy Gibbs, Assistant Parks and Recreation Director

Subject: Ordinance approving a contract for services with Liberty Sports Officials for 2026 youth and adult sports officiating services in an amount not to exceed $225,000.00

Summary:

- The Parks and Recreation Department utilizes an independent contractor to manage officiating services for all sports leagues.
- Services covered by this contract include officiating for all Liberty Parks and Recreation Department sports programs (youth recreational and competitive baseball, youth recreational and competitive softball, youth recreational and competitive basketball, youth recreational soccer, youth recreational and competitive flag football, youth recreational volleyball, adult softball, adult volleyball, and adult basketball).
- The division's operating budget includes funding for this set of officiating services in the amount of $225,000, which is recouped through participation registration fees.
- This pricing is based on past average participation levels, which may fluctuate pending the increase or decrease of 2026 participation levels.
- Staff publicly advertised and bid for officiating services. Although only one bid was received, Liberty Sports Officials, who have been the City's contractor for 20 years, are in good standing with the City and staff are comfortable with their proposal.

This document represents the second and final contract extension for 2026 (new 2024, first ext. in 2025, second ext. in 2026)

Background:

The Parks and Recreation Department utilizes independent contractors to manage officiating services for all sports leagues. Services covered by this contract include all Liberty Parks and Recreation Department sports programs (youth recreational and competitive baseball, youth recreational and competitive softball, youth recreational and competitive basketball, youth recreational soccer, youth recreational and competitive flag football, youth recreational volleyball, adult softball, adult volleyball, and adult basketball). The division's operating budget includes funding for this set of officiating services in the amount of $225,000.00, which is recouped through participant registrations.

In 2023 (for 2024, 2025, and 2026), staff publicly advertised a Request for Bids for officiating services. With a limited pool of bidders available in the metro area, staff reached out to past officiating groups regarding their interest in bidding (Liberty Sports

Officials, KCMSBL, Metro Officials, and ASA VIP Series). Only Liberty Sports Officials expressed an interest in bidding for officiating services. Staff reached out to other Parks and Recreation departments in the metro area. Six area Parks and Recreation departments utilize Liberty Sports Officials (Smithville, Excelsior Springs, Blue Springs, Higginsville, Richmond, and Kearney) while other Parks and Recreation Departments opt to hire their own officials. Although this is an option for Liberty Parks and Recreation Department, it has been tried in the past with no/limited success.

Liberty Parks and Recreation Department has utilized Liberty Sports Officials for 20 years, with positive success.

Staff recommends engaging with Liberty Sports Officials for officiating services for a second and final contract extension for 2026.

Previous Action (if applicable):
City Council approved the initial contract Ord. 11859 on December 18, 2023.

Policy/Committee Review:

	Citizen Sales Tax Oversight Committee	Completed/Recommended:
	Public Safety Sales Tax Oversight Committee	Completed/Recommended:
	Budget Committee	Completed/Recommended:
x	Other: Park Board	Completed/Recommended: December 4, 2025

Financial Considerations:

Budgeted:	Line Item: 461-55041-451-000000 Line Item:	Amount: $225,000.00 Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:
1. ORDINANCE- 2026 Liberty Sports Officials
2. Signed Contract 2026 Liberty Sports Officials

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A CONTRACT FOR SERVICES WITH LIBERTY SPORTS OFFICIALS FOR 2026 YOUTH AND ADULT SPORTS OFFICIATING SERVICES IN AN AMOUNT NOT TO EXCEED $225,000

WHEREAS, the Park Department's operating budget includes funding for this set of officiating services in the amount of $225,000.00. This pricing is based on increase in fees and past participation levels that may fluctuate pending the increase or decrease of 2026 participation levels.

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a contract for services by and between the City of Liberty and Liberty Sports Officials, P.O. Box 522, Liberty, MO 64086, in an amount not to exceed TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO/100 ($225,000.00) for 2026 youth and adult sports officiating services, a copy of said agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the contract for services 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 Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

Approved by the Mayor this _____ day of_____, 2025.

_____
GREG CANUTESON, MAYOR

CONTRACT FOR SERVICES

2026 Youth and Adult Sports Officiating Services

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this 15th day of December, 2025, between Liberty Sports Officials, an entity organized and existing under the laws of the State of Missouri, with its principal office located at P.O. Box 522, Liberty, MO 64069, hereafter referred to as the Contractor, and Mayor, Councilmen, and Citizens of the City of Liberty, Missouri, with its principal office located at 101 E Kansas Street, Liberty, Missouri, hereafter referred to as the City.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract approved on December 15, 2025, and is effective as of January 1, 2026 and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in the original Request for Proposal **PK24-04** and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II
CONTRACT TERM

This agreement is for services to be performed January 1, 2026 through December 31, 2026, and represents the third year of a potential three-year agreement providing both parties mutually consent to continue the agreement under the same terms and conditions.

ARTICLE III
CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents and in accordance with the service rates proposed with the contractor's original bid submission. The operating budget includes funding for $225,000. This pricing is based on past participation levels which may fluctuate pending the increase or decrease of 2026 and successive years' participation levels.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

ARTICLE IV
CONTRACT PAYMENT

The City agrees to pay the Contractor for the completed work as follows: the Contractor will invoice the City once schedules for the particular sport are completed. The invoice that is developed will be for all the work that will be completed during the sport season. Any monies not paid to the Contractor when due will bear interest at the rate of one and one-half percent (1 -1/2 %) per month, from the date such payment is due. However, if any portion of the work remains to be completed or corrected at the time payment is due, the City may retain sufficient funds to cover the value of the work not completed.

A penalty of $25.00 per individual, per assignment will be submitted to the contractor if the assigned duties are not covered adequately (i.e., if assigned official is greater than ten minutes late for assigned duty or does not attend at all). This penalty will be deducted off of the subsequent invoice submitted by the Contractor to the City. Proper documentation by the City must be adhered to, to invoke the penalty to occur.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach. Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

Third party payment agreements will not be accepted by the City.

ARTICLE V
INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI
DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or their sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workers or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tool, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII
RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and shall designate a representative to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by sub-contractors and their employees and be responsible for the work performed by sub-contractors hired by the contractor.

Contractor agrees to obtain and maintain during the term of this contract the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

FORCE MAJEURE

Neither the City nor Contractor shall be in breach of this Contract, failure or inability to provide any facility or service at any time as a result of circumstances beyond its control, such as, but not limited to, war, terrorism, strikes, fires, floods, hurricanes, acts of God, power failures, or damage or destruction of any facility related thereto. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

ARTICLE VIII
TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform their duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made by telephone or in writing. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX
ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X
AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

* submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and

* providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XI
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. City agrees that it has not relied upon any representations of Bidder as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Liberty the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

(SEAL)

THE CITY OF LIBERTY, MISSOURI

By: _____
Greg Canuteson, Mayor

Attest: _____
Sarah Ranes, Deputy City Clerk

(SEAL)

Liberty Sports Officials
Company Name

By: Tad Malone

Title: Owner - Operator

Attest: _____

APPENDIX A
Scope of Work and Special Provisions – Original Bid Year 2024

Youth and Adult Sports Officiating Services

The City of Liberty is soliciting proposals to provide officiating services for our youth recreational baseball, youth recreational softball, youth competitive softball, youth recreational basketball, youth competitive basketball, youth recreational soccer, youth competitive soccer, youth recreational flag football, youth competitive flag football, youth recreational volleyball, adult volleyball and adult basketball for the City of Liberty Parks and Recreation Department.

- General provisions include the following:
    - Officials must be trained in the specific rules of each program assigned prior to the commencement of the program.
    - Officials must be on-site 10 minutes prior to the beginning of their first scheduled game.
    - Officials must be in proper uniform.
    - Officials must know their field assignment prior to arrival and maintain on that field through the duration of their shift, unless City staff deems changes are necessary.
    - Officials must legibly complete all appropriate documentation as it relates to that specific program and return it to the appropriate on-site City staff member before the conclusion of their scheduled shift:
        - Score sheet – Only applicable for youth competitive league and adult league offerings
        - Disciplinary documents
        - Incident reports
        - Status reports – Only applicable if Referee In-Charge is also the sole supervisor of that specific location.
    - Officials must comply with all league policies and procedures set forth by the City of Liberty. This includes, but is not limited to:
        - Sportsmanship Policy
        - Misconduct Policy
        - League Rules
        - Customer Service Policy
- Scope of work per season per sport:
    - **Youth Recreational Baseball**
        - Spring/Summer: 140 approximately the total number of games
    - **Youth Recreational Softball**
        - Spring/Summer: 100 approximately the total number of games
    - **Youth Competitive/Intro to Competitive Baseball**
        - Spring/Summer: 200 approximately the total number of games
    - **Youth Competitive Softball**
        - Spring/Summer: 70 approximately the total number of games
    - **Youth Recreational Basketball**
        - Winter: 300 approximately the total number of games
    - **Youth Competitive Basketball**
        - Winter: 450 approximately the total number of games
    - **Youth Competitive Basketball Tournaments**

- Winter: 100 approximately the total number of games

- **Youth Recreational Soccer**
  - Spring: 190 approximately the total number of games
  - Fall: 190 approximately the total number of games
- **Youth Recreational Flag Football**
  - Fall: 60 approximately the total number of games
- **Youth Competitive Flag Football**
  - Fall: 100 approximately the total number of games
- **Youth Recreational Volleyball**
  - Spring: 60 approximately the total number of games
  - Fall: 60 approximately the total number of games
- **Adult Recreational/Competitive Basketball**
  - Fall: 80 approximately the total number of games
  - Winter: 100 approximately the total number of games
  - Spring: 80 approximately the total number of games
- **Adult Recreational Volleyball**
  - Fall:165 approximately the total number of games
  - Winter:165 approximately the total number of games
  - Spring: 165 approximately the total number of games
- **Adult Softball**
  - Spring: 110 approximately the total number of games
  - Summer: 340 approximately the total number of games
  - Fall: 110 approximately the total number of games

Guaranteed Pricing Contract Bid:
2026 Youth and Adult Sports Officiating Services

Soccer - per official		**Rate per official**	**Notes**
Officiating - Kindergarten	**1X**	**$20/game**	**One official**
Officiating – 1st Rec	**1X**	**$20/game**	**One official**
Officiating – 2nd Rec	**2X**	**$20/game**	**Two Officials**
Officiating – 3/4th Rec	**2X**	**$20/game**	**Two Officials**
Officiating – 5/6th Rec	**3X**	**$31/game**	**Two Officials**
Officiating – 7/8th Rec	**3X**	**$30/game**	**Three Officials**
Officiating - UIC	**1X**	**$32/game**	**Three Officials**
Assigning Services		**$2.50**	**Per Official**

Baseball/Softball - per official		**Rate per official**	**Notes**
Supervising - Any Baseball on rec side		**$30/game**	**One**
Officiating - Machine Pitch/ Coach Pitch		**$25/game**	**One Official**
Officiating - 9/10 Kid Pitch		**$30/game**	**Two Officials**
Officiating - 11/12 Kid Pitch		**$30/game**	**Two Officials**
Officiating – Intro to Comp Softball		**$30/game (8U-10U) $35 (12U+)**	**Two Officials**
Officiating – Intro to Comp Baseball		**$30/game (8U-10U) $35 (12U+)**	**Two Officials**
Officiating - Comp Fast Pitch Softball		**$50/game**	**Two Officials**
Officiating - Intro to Comp Baseball		**$35/game (8U – 12U) $40/game (13U – 16U)**	**Two Officials**
Officiating – Competitive Baseball		**$45 per game (8U – 12U) $50 per game (13U – 16U)**	**Two Officials**
Umpire In Charge (UIC) – Intro to Comp Softball and Baseball		**$35/game**	**One**
UIC - Comp Baseball and Softball		**$50/game**	**One**
Basketball - per official		**Rate per official**	**Notes**
Kindergarten		**$20/game**	**Two Officials**
1st and 2nd Grade		**$20/game**	**Two Officials**
3rd and 4th Grade		**$20/game**	**Two Officials**
5th and 6th Grade		**$22/game**	**Two Officials**
7th and 8th Grade		**$25/game**	**Two Officials**
Competitive Basketball		**$25/game (K-4th) $28/game (5th-8th)**	**Two Officials**
Men's league		**$32.50/game**	**Two Officials**
Assigning Fees		**$2.50**	**Per Official**
Gym Supervisor 1 gym		**$20/hr.**	
Gym Supervisor 2 gyms		**$25/hr.**	
Bitty Sports Leader		**$16/hr**	
Football - per official		**Rate per official**	**Notes**
Competitive Flag Football		**$25/game**	**Two Officials**
Rec Flag Football		**$25/game**	**Two Officials**
Volleyball - per official		**Rate per official**	**Notes**
Officiating - Youth Volleyball		**$20/game**	**One Official**

Officiating – Adult Volleyball		**$27/game**	**One Official**
Gym Supervisor		**$20/hr.**	
Adult Softball - per official		**Rate per official**	**Notes**
Adult Softball UIC		**$30/game**	**One official**
Adult Softball Umpire		**$32/game**	**One official**
Assigning Fee Adult Softball		**$2.50**	**Per Official**

Appendix B

Standard Terms and Conditions

All bid/quote/RFQ respondents are expected to comply with City of Liberty Standard Contract Terms and Conditions. Submission of a response to this proposal constitutes acceptance of these standard terms and conditions.

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the City Administrator or his authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The City Administrator will designate his authorized representatives in writing. Both the City of Liberty and the Contractor must approve any changes to the contract in writing.

B. Contract Award

Award of this contract is anticipated no later than 60 days after bid deadline.

C. Insurance

The Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Liberty by the Contractor, its agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted prior to the commencement of work and such coverage shall be maintained by the Contractor for the duration of the contract period. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. Comprehensive General Liability:
   - Minimum Limits - $2,000,000 per occurrence and $2,000,000 aggregate

2. Comprehensive Automobile Liability:
   - Minimum $2,000,000 combine single limit for bodily injury and property damage per occurrence

3. Workers' Compensation:
   - Missouri Statutory Requirement. Must show proof of workers' compensation coverage for any person performing work for the City.

4. Employers' Liability:
   - $1,000,000 each employee, $1,000,000 each accident and $1,000,000 policy limit

D. Hold Harmless Clause

The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Liberty, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property as a consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. Exemption from Taxes

The City of Liberty is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax-exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. Employment Discrimination by Contractors Prohibited/Wages/ Information

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

G. Invoicing and Payment

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services and according to the schedule agreed upon during final negotiations, with proper attachments documenting work performed, fees applied, etc.

H. Cancellation

The City of Liberty reserves the right to cancel and terminate this contract in part or in whole without penalty upon 60 days written notice to the Contractor. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. Contractual Disputes

The Contractor shall give written notice to the City of Liberty of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Liberty shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

J. Severability

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. Applicable Laws

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Liberty codes.

L. Drug/Crime Free Work Place

The Respondent acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Liberty property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of prescribed drugs for legitimate medical purposes)
3. Any crimes committed while on City property.

The Respondent further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Liberty in addition to any criminal penalties that may result from such conduct.

M. No Escalation of Fees

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

N. Permits

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupation License" required of all contractors doing business within the City limits of Liberty. This permit can be obtained from the office of the Deputy City Clerk, 101 E. Kansas, Liberty, Missouri, 64069.

O. Compliance with Missouri Law Regarding the Employment of Illegal Aliens

The successful Contractor shall be responsible for understanding and complying with all Missouri laws pertaining to the employment of illegal aliens. This will include certification to the City of such.

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-403

Department: Parks & Recreation

Submitted By: Jimmy Gibbs, Assistant Parks and Recreation Director

Subject: Ordinance approving a guaranteed pricing agreement with Brady Industries for 2026 city-wide purchase and delivery of custodial supplies in an amount not to exceed $53,000.00

Summary:

- Several City Departments use an independent contractor for the delivery of custodial supplies.
- This agreement covers primary supplies, including hand soap, disinfectant, surface cleaners, toilet paper, trashcan liners, hand sanitizer and air freshener.
- The departments' operating budgets include a cumulative total of $53,000.00 for these supplies, based on average historical consumption. The final amount may vary depending on 2026 needs.
- Brady Industries has been the city-wide vendor for custodial supplies since January 1, 2020.
- Brady Industries has a 5-year contract with the OMNIA Partners Cooperative purchasing organization.
- 2026 product pricing will utilize the OMNIA Partners Cooperative pricing, reducing the cost of the City's most-purchased products from 2025 prices.
- Pricing may change when supplier partners negotiate new contracts with OMNIA Partners.
- This ordinance requests a 2026 contract with Brady Industries for city-wide custodial supplies.

Background:
The City of Liberty has used Brady Industries for custodial supplies since 2020 and has been satisfied with its service. In an effort to reduce costs, city staff requested a pricing comparison from Brady based on the city's most frequently purchased items.

Brady Industries holds a 5-year contract with OMNIA Partners, a cooperative purchasing organization that provides purchasing resources to public sector agencies. The comparison showed that adopting the OMNIA Partners pricing for 2026 will result in lower costs for the City's most-used products.

Product Type	Product Code	2025 Product Pricing	2026 Product Pricing (OMNIA)
Hand Soap	KL-SCHSO3	$33.85	$33.50
Hand Towels	PG5203	$50.41	$49.56

Toilet Tissue	PK0922	$44.18	$41.50
Toilet Tissue	PK0292	$43.93	$42.06
Trash Can Liner	KL-708190	$33.94	$31.90
Urinal Screens	KL-161361	$20.12	$19.77
Gym Wipes	WE9507	$95.12	$94.09
Air Freshener	HSAWPA229	$62.21	$60.98
Floor Cleaner	CK9311	$100.50	$93.54
Glass Cleaner	CK9314	$85.95	$82.47
Disinfectant	CK9318	$165.10	$159.00
Disinfectant	CK9317	$91.05	$88.95
Floor Cleaner	2584700	$86.10	$86.10
Trash Can Liner	KL-709040	$27.81	$23.85
Trash Can Liner	KL-704508	$20.95	$19.65
Toilet Tissue	KL-851167	$51.33	$49.89

Pricing is subject to change when supplier partners negotiate specific contracts with OMNIA Partners.

Staff recommends engaging in a contract with Brady Industries for the city-wide purchase and delivery of custodial supplies, utilizing the OMNIA Partners cooperative purchasing organization pricing.

Previous Action (if applicable):

Policy/Committee Review:

	Citizen Sales Tax Oversight Committee	Completed/Recommended:
	Public Safety Sales Tax Oversight Committee	Completed/Recommended:
	Budget Committee	Completed/Recommended:
x	Other: Park Board	Completed/Recommended: 12/4/25

Financial Considerations:

Budgeted:	Line Item: 100.53008.160.000000 Line Item:	Amount: $53,000.00 Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:

1. ORDINANCE 2026 Brady Industries - City-wide Custodial Supplies
2. VENDOR SIGNED - CONTRACT 2026 Brady Industries - City-wide Custodial

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A GUARANTEED PRICING AGREEMENT WITH BRADY INDUSTRIES FOR 2026 CITY-WIDE PURCHASE AND DELIVERY OF CUSTODIAL SUPPLIES IN AN AMOUNT NOT TO EXCED $53,000.00

WHEREAS, multiple City of Liberty departments include funding in their budgets for purchase and delivery of custodial supplies for a combined annual estimate of $53,000; and

WHEREAS, this pricing is based on historical average usage levels and may fluctuate pending increased or decreased custodial supply needs; therefore

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a guaranteed pricing agreement by and between the City of Liberty and Brady Industries, 1200 Erie St, North Kansas City, MO 64116, in an amount not to exceed FIFTY-THREE THOUSAND DOLLARS AND 00/100 ($53,000.00) for FY 2026 purchase and delivery of custodial supplies, a copy of said agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the agreement 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 Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

You're free to play

Liberty missouri

GUARANTEED PRICING AGREEMENT WITH BRADY INDUSTRIES FOR 2026 CITY-WIDE PURCHASE AND DELIVERY OF CUSTODIAL SUPPLIES

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this 15th day of December, 2025, by and between Brady Industries an entity organized and existing under the laws of the State of Missouri, with its principal office located at 1200 Erie St., North Kansas City, MO 64116, hereafter referred to as the Contractor, and The City of Liberty, Clay County, Missouri, with its principal office located at 101 E. Kansas Street, Liberty, Missouri, hereinafter referred to as CITY.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract was approved on **December 15, 2025** and is effective as of **January 1, 2026** and shall remain in effect as described within.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all products as specified in **Appendix A** and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II
CONTRACT TERM

The term of this contract shall be **January 1, 2026** to **December 31, 2026. Contract will be reviewed and renewed annually.** Pricing below reflects the Contractor agreement with OMNIA Partners cooperative purchasing organization.

Product Type	Product Code	2026 Product Price
Hand Soap	KL-SCHSO3	$33.50
Hand Towels	PG5203	$49.56
Toilet Tissue	PK0922	$41.50
Toilet Tissue	PK0292	$42.06
Trash Can Liner	LB4881	$31.90
Urinal Screens	KL-708190	$19.77
Gym Wipes	WE9507	$94.09
Air Freshener	HSAWPA229	$60.98
Floor Cleaner	CCK9311	$93.54
Glass Cleaner	CK9314	$82.47
Disinfectant	CK9318	$159.00
Disinfectant	CK9317	$88.95
Floor Cleaner	2584700	$86.10
Trash Can Liner	KC-709040	$23.95
Natural Liner	KL-704508	$19.65
Toilet Tissue	KL-851167	$49.89

Minimum order $250 if under $25.00 service fee; $8.00 fuel surcharge per delivery

Pricing is subject to change when supplier partners negotiate specific contracts with OMNIA Partners.

ARTICLE III
CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents and in accordance with the product rates proposed in Article II Contract Terms. The City operating budgets include funding for $53,000. This pricing is based on past usage levels and may fluctuate pending the increase or decrease of 2026 custodial supplies needs.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

ARTICLE IV
CONTRACT PAYMENT

The City agrees to pay the Contractor for the completed work as follows: the Contractor will invoice the City upon the delivery of pre-ordered goods. Payment shall be made upon receipt of invoices presented as outlined in Appendix B.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective product or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of products or services occasioned by such breach.

Third party payment agreements will not be accepted by the City.

ARTICLE V
INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI
DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or their sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply the ordered products, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary services by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, services, delays, or claims incurred by the City to finish the work.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII
RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and shall designate a representative to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

Contractor agrees to provide all services necessary to perform and complete the contract as specified.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by sub-contractors and their employees and be responsible for the work performed by sub-contractors hired by the contractor.

Contractor agrees to obtain and maintain during the term of this contract the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

FORCE MAJEURE

Neither the City nor Contractor shall be in breach of this Contract, failure or inability to provide any facility or service at any time as a result of circumstances beyond its control, such as, but not limited to, war, terrorism, strikes, fires, floods, hurricanes, acts of God, power failures, or damage or destruction of any facility related hereto. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance

of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

ARTICLE VIII
TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform their duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made by telephone or in writing. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX
ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X
INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to defend with counsel selected by the City, and indemnify and hold harmless the City, its officers, engineers, representatives, agents, and employees from and against any and all liabilities, damages, losses, claims, or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, arising from breach of the Agreement or out of services and operations performed hereunder by the Contractor, or claims relating thereto, and including but not limited to the City's reliance on or use of the services or products provided by the Contractor under the terms of this Agreement. The Contractor shall not be liable for any loss or damage attributable solely to the negligence of the City. To the extent required by law to enforce this provision, the Contractor agrees that this indemnification requires the Contractor to obtain insurance in amounts specified in the General Terms and Conditions Appendix B.

ARTICLE XI
CONTRACT DOCUMENTS

The documents listed in below are attached to this Agreement (except as expressly noted otherwise above). There are no Contract Documents other than those listed below. The Contract Documents may only be amended, modified, or supplemented as provided in the General Terms and Conditions Appendix B.

- This Agreement
- Scope of Work (Appendix A)
- General Terms and Conditions (Appendix B)
- Debarment and Suspension (Appendix C)

ARTICLE XII
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. City agrees that it has not relied upon any representations of Bidder as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Liberty the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

OWNER: **City of Liberty, Missouri**	CONTRACTOR: **Brady Industries**
_____	Emily Stone
By: _____	By: Emily Stone
Title: _____	Title: Sales Manager
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest: _____
Title: _____	Title: _____
Address for giving notices:	Address for giving notices:
City of Liberty, MO - Parks & Rec Department	1200 Erie St
1600 S. Withers Rd.	N KC, MO 64116
Liberty, MO 64068	_____
	Liberty Business License No.: _____

APPENDIX A

Scope of Work, Special Provisions, and Guaranteed Pricing
2026 City of Liberty City-wide Custodial Supplies
(Original Agreement 2026)

The City of Liberty is soliciting bids for purchase and delivery of custodial supplies for City of Liberty departments:

- Park Maintenance @ 359 S. Terrace Ave
- Public Works @ 400 Suddarth
- Water Plant @ 1920 Clay Brooke Drive
- City Hall @ 101 E. Kansas St.
- Utility Operations @ 2800 Treatment Plant Road
- Capital Federal Sports Complex @ 2200 E. Old 210 Hwy
- Liberty Community Center @ 1600 S. Withers Road
- Fire Department with buildings at 200 W. Mississippi, 1040 Kent Street, and 2300 N. Lightburne St.

General provisions include the following:

- In an effort to lower overall product costs, excluding an occasional emergency delivery that may occur, delivery to all City of Liberty departments may be scheduled on the same day.
- Pricing shall be reflective of Contractor current agreement with the OMNIA Partners cooperative purchasing organization.
- Deliveries will be made at each site noted above. Additional departments may be added.
- Product will be invoiced per site.
- Items listed in Article II are not all inclusive. The items listed are the primary products purchased for various departments. The product total on this list will be used to determine the low bid vendor. Additional items will be purchased during the term of the contract.
- Product dispensers (i.e. soap, paper towels, toilet paper, etc.) are included as a part of the product bid. No extra charges are to be added to provide dispensers for products purchased from successful vendor. Successful vendor will work with each facility representative to determine type of dispenser (if options are available) and best locations.
- Be able to provide documentation of purchases per department as requested.
- Scope of work from January 1, 2026 to December 31, 2026.

CITY OF LIBERTY, MISSOURI

Appendix B

Standard Terms and Conditions

All bid/quote/RFQ/RFP respondents are expected to comply with City of Liberty Standard Contract Terms and Conditions. Submission of a response to this proposal constitutes acceptance of these standard terms and conditions.

A. *Procedures*
The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the City Administrator or his authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The City Administrator will designate his authorized representatives in writing. Both the City of Liberty and the Contractor must approve any changes to the contract in writing.

B. *Contract Award*
Award of this contract is anticipated no later than 60 days after bid deadline.

C. *Insurance*
The Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Liberty by the Contractor, its agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted prior to the commencement of work and such coverage shall be maintained by the Contractor for the duration of the contract period. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. Comprehensive General Liability:
    - Minimum Limits - $2,000,000 per occurrence and $2,000,000 aggregate

2. Comprehensive Automobile Liability:
    - Minimum $2,000,000 combine single limit for bodily injury and property damage per occurrence

3. Workers' Compensation:
    - Missouri Statutory Requirement. Must show proof of workers' compensation coverage for any person performing work for the City.

4. Employers' Liability:
    - $1,000,000 each employee, $1,000,000 each accident and $1,000,000 policy limit

D. *Hold Harmless Clause*
The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Liberty, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property as a consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*
The City of Liberty is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax-exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/Information*
During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

G. *Invoicing and Payment*
The Contractor shall submit invoices for services outlined above in the scope of services and according to the schedule agreed upon during final negotiations, with proper attachments documenting work performed, fees applied, etc.

H. *Cancellation*
The City of Liberty reserves the right to cancel and terminate this contract in part or in whole without penalty upon 60 days written notice to the Contractor. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*
The Contractor shall give written notice to the City of Liberty of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Liberty shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*
In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*
This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Liberty codes.

L. *Drug/Crime Free Work Place*
The Respondent acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Liberty property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes)
3. Any crimes committed while on City property.

The Respondent further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Liberty in addition to any criminal penalties that may result from such conduct.

M. *No Escalation of Fees*
The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

N. *Permits*

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupation License" required of all contractors doing business within the City limits of Liberty. This permit can be obtained from the office of the Deputy City Clerk, 101 E. Kansas, Liberty, Missouri, 64068.

O. *Compliance with Missouri Law Regarding the Employment of Illegal Aliens*
The successful Contractor shall be responsible for understanding and complying with all Missouri laws pertaining to the employment of illegal aliens. This will include certification to the City of such.

Appendix C: Debarment and Suspension

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

The respondent to this RFP certifies to the best of its knowledge and belief that it and its principals:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

B. Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

D. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the respondent is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

Emily Stone

Typed Name & Title of Authorized Representative

Signature of Authorized Representative

11/21/25

Date

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025

A/R No.: 2025-404

Department: Parks & Recreation

Submitted By: Jimmy Gibbs, Assistant Parks and Recreation Director

Subject: Ordinance approving a guaranteed pricing agreement with Myrick Mechanical for FY2026 city-wide HVAC preventative maintenance and on-call repair services in an amount not to exceed $125,000.00

Summary:

- Several city departments utilize an independent contractor to manage HVAC systems in their facilities.
- The contractor is responsible for both scheduled quarterly preventive maintenance and unscheduled on-call repair services.
- An annual budget of $125,000.00 is allocated across individual facility cost centers for these HVAC services.
- Three vendor proposals were received during the 2023 bid process.
- Myrick Mechanical was selected as the lowest-cost provider based on a "basket of goods" cost analysis.
- The vendor is requesting a $5.00 per hour increase in its labor charge to address current market demands.
- Myrick Mechanical's hourly labor charges will remain substantially lower than those offered by other vendors in 2023, even with the proposed increase.
- Requests for price increases on specific services, such as preventative maintenance and filter replacement, have also been submitted due to rising labor and material costs.
- For the 2026 contract, Myrick Mechanical is proposing a guaranteed pricing structure that does not exceed anticipated expenditures, marking the third of three potential one-year agreements.

Background:

The City of Liberty uses independent contractors for HVAC maintenance and repair at multiple city-owned facilities. Services are split into two groups—primary and secondary facilities—based on different equipment needs. Multiple city departments have budgeted a combined annual total of $125,000 for these services.

Staff publicly advertised for HVAC maintenance services. Eleven companies received bid documents. A "basket of goods" analysis was employed to compare proposed unit pricing. Staff then calculated an estimated one-year scenario for all facilities, excluding parts, which included:

- Labor rates and trip charges:
    - Primary facilities: 12 trips/year at 3 hours each

- Secondary facilities: 6 trips/year at 2 hours each

- Preventive maintenance costs:

- Primary facilities: 4 times per year.
- Secondary facilities: 2 times per year.

- Four filter changes per year for all facilities.
- One condenser coil cleaning per year for all facilities.
- One blower belt replacement per year for all facilities.
- One service inspection of all facility boilers at the Liberty Community Center.

The City of Liberty has contracted with Myrick Mechanical for HVAC maintenance and repair since June 2023. Myrick assumed the contract from the previous provider, Heartland Mechanical, and has delivered satisfactory service in 2024 and 2025.

Myrick Mechanical was allowed a $6.00 per hour labor rate increase for 2025, matching a July 2024 increase from the Pipe Fitters Union. A further $5.00 per hour labor rate increase is requested for 2026 to keep pace with rising costs. Despite these adjustments, Myrick's labor charges remain significantly lower than the other bids received. For 2026, the company also proposes a guaranteed pricing contract not to exceed anticipated expenditures, along with increases to various service rates (preventative maintenance, filter replacement, condenser coil cleaning, and blower belt replacement) due to rising labor and material costs. These service rates were unchanged for 2025 and are still lower than those of other vendors.

This agreement is for services to be performed January 1, 2026 through December 31, 2026, and represents year three (2026) of a potentially three, one-year agreement if both parties mutually consent to continue the agreement under the same terms and conditions.

Previous Action (if applicable):

- Ord. No. 11858 authorizing the initial and first year contract with Myrick Mechanical was passed by City Council on December 18, 2023.
- Ord. No. 12008 authorizing the 2nd year contract with Myrick Mechanical was passed by City Council on November 25, 2024.

Policy/Committee Review:

	Citizen Sales Tax Oversight Committee	Completed/Recommended:
	Public Safety Sales Tax Oversight Committee	Completed/Recommended:
	Budget Committee	Completed/Recommended:
X	Other: Park Board	Completed/Recommended: 12-04-2025

Financial Considerations:

x	**Budgeted:**	Line Item: 100-57019-160-000000 Line Item:	Amount: $125,000.00 Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item: Line Item:	Amount:
		Funding Source:	Amount:

Attachments:

1. ORDINANCE 2026 City-wide HVAC Services
2. VENDOR SIGNED - CONTRACT - Myrick Mechanical 2026 HVAC Services City-wide

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A GUARANTEED PRICING AGREEMENT WITH MYRICK MECHANICAL FOR FY 2026 CITY-WIDE HVAC PREVENTIVE MAINTENANCE AND ON CALL REPAIR SERVICES IN AN AMOUNT NOT TO EXCEED $125,000

WHEREAS, multiple City of Liberty departments include funding in their budgets for HVAC preventive maintenance and on-call repair services for a combined annual estimate in the amount of $125,000.00; and

WHEREAS, this pricing is based on historical average usage levels and may fluctuate pending increased or decreased HVAC maintenance and repair needs; therefore

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a certain agreement by and between the City of Liberty and Myrick Mechanical, 700 Main St., Pleasanton, KS 66075, in an amount not exceed ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 ($125,000.00) for FY 2026 city-wide HVAC preventive maintenance and on call repair services, a copy of said agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the agreement 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 Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

CONTRACT FOR SERVICES

GUARANTEED PRICING AGREEMENT WITH MYRICK MECHANICAL FOR FY 2026
CITY-WIDE HVAC PREVENTIVE MAINTENANCE AND ON CALL REPAIR SERVICES

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this 15th day of December, 2025, between Myrick Mechanical, an entity organized and existing under the laws of the State of Kansas, with its principal office located at 700 Main Street, Pleasanton, KS 66075, hereafter referred to as the Contractor, and The City of Liberty, Missouri, with its principal office located at 101 E Kansas Street, Liberty, Missouri, hereafter referred to as the City.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract approved on **December 15, 2025** and is effective as of **January 1, 2026** and shall remain in effect as described within.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in (PK25-02) Request for Proposal and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, and termination clauses as needed or required. The work as specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II
CONTRACT TERM

This agreement is for services to be performed January 1, 2026 through December 31, 2026, and represents year three (2026) of a potential three, one-year agreements if both parties mutually consent to continue the agreement under the same terms and conditions.

ARTICLE III
CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents and in accordance with the service rates proposed with the contractor's bid submission. The City's various divisions' operating budgets includes funding for $125,000. This pricing is based on historical usage and may fluctuate pending the increase or decrease of 2026 HVAC service needs.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

ARTICLE IV
CONTRACT PAYMENT

The City agrees to pay the Contractor for the completed work within thirty (30) days of receipt of verified invoices. Any monies not paid to the Contractor when due will bear interest at the rate of one and one-half percent (1 -1/2 %) per month, from the date such payment is due. However, if any portion of the work remains to be completed or corrected at the time payment is due, the City may retain sufficient funds to cover the City Engineers' estimated value of the work not completed or twenty percent (20%) of the contract amount, whichever is greater, exempt from interest, to be paid when such listed items are corrected or completed.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

Third party payment agreements will not be accepted by the City.

In the event that the Missouri Department of Labor and Industrial Relations has determined that a violation of Section 292.675, RSMo, has occurred and that a penalty as described in Section XII shall be assessed, the City shall withhold and retain all sums and amounts due and owing when making payments to Contractor under this Contract.

ARTICLE V
INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI
DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tool, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created within the work location and surrounding area.

Contractor will promptly repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired, the City will authorize the hiring of another Contractor to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor hired to do such repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII
RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and shall designate a representative to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified. All equipment will be of such type and in such condition so as not to cause any damages to City property or the community at large. All equipment used on site will meet the minimum requirements of Occupational Safety Health Administration and related federal, state, county, and city regulations, including EPA NESHAPS. All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for his employees. Contractor will also supervise and direct the work performed by sub-contractors and their employees and be responsible for the work performed by sub-contractors hired by the contractor.

Contractor agrees to obtain and maintain during the term of this contract the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

FORCE MAJEURE

Neither the City nor Contractor shall be in breach of this Contract, failure or inability to provide any facility or service at any time as a result of circumstances beyond its control, such as, but not limited to, war, terrorism, strikes, fires, floods, hurricanes, acts of God, power failures, or damage or destruction of any facility related thereto. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

ARTICLE VIII
TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made by telephone or in writing. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX
WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed for a period of two (2) years from the date of substantial completion.

Contactor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

ARTICLE X
NOTICE OF CONSTRUCTION SAFETY PROGRAM REQUIREMENTS

The Contractor shall require all on-site employees to complete a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program provided by the contractor which includes a course in construction safety and health approved by OSHA or a similar program approved by MoDOLIR which is at least as stringent as an approved OSHA program, as required under Subsection 292.675.2 RSMo. All employees are required to complete the program within sixty days of beginning work under this Contract. The Contractor shall also require all subcontractors under the Contractor to provide the ten-hour training program required under Subsection 292.675.2 RSMo. to such subcontractors' on-site employees. On-site employees who have previously completed such ten-hour training program must hold documentation of prior completion of the program.

Notice is hereby given to the Contractor that it shall be subject to the penalties set forth in Subsection 292.675.4 RSMo. and such penalties shall be forfeited to the City pursuant to such Subsection. MoDOLIR shall investigate any claim of violation of Section 292.675 RSMo. Upon the City's receipt of notification from MoDOLIR of violations of 292.675 by the Contractor and a determination by MoDOLIR that penalties shall be assessed for such violations, the City shall withhold and retain from the Contract all sums and amounts due and owing to the City as a result of any violation of Section 292.675 RSMo. All words in this paragraph shall have the definitions as provided in Section 292.675.1 RSMo.

ARTICLE XI
AFFIDAVIT OF WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- submitting the attached AFFIDAVIT OF WORK AUTHORIZATION, and
- providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consist of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a

valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XII
ANTI-DISCRIMINATION AGAINST ISRAEL ACT CERTIFICATION

Note: Contractor is not required to provide this certification if: (1) the contract has a total potential value of less than one hundred thousand dollars ($100,000.00) or (2) Contractor employees fewer than ten (10) employees.

Pursuant to RSMo. §34.600, a public entity is prohibited from contracting "to acquire or dispose of services, supplies, information technology, or construction unless the contract includes a written certification that the person or company is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of:

Goods or services from the State of Israel;

Companies doing business in, or with, Israel

Companies authorized by, licensed by, or organized under the laws of the State of Israel; or

Persons or entities doing business in the State of Israel."

For a definition of the term "boycott", please refer to RSMo. §34.600.3. A copy of the statute is attached. This is a requirement of state law and not the City of Liberty.

By signing the below, the Contractor agrees and certifies that it does not currently, and will not for the duration of this contract, engage in any of the types of boycotts listed above and further understands that this is a contractual requirement imposed by the State of Missouri and, therefore, agrees to hold the City harmless and seek no damages of any kind against the City for requiring such a certification, and further agrees that, if Contractor believes such certification violates Contractor's rights, Contractor will pursue any legal claim against the state of Missouri or any other related entity and expressly covenants not to sue the City as a result of this statutory certification requirement.

CONTRACTOR

By: _____
[signature]

Travis Myrick
Print Name

Its: _____

ARTICLE XIII
INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to defend with counsel selected by the City, and indemnify and hold harmless the City, its officers, engineers, representatives, agents, and employees from and against any and all liabilities, damages, losses, claims, or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, arising from breach of the Agreement or out of services and operations performed hereunder by the Contractor, or claims relating thereto, and including but not limited to the City's reliance on or use of the services or products provided by the Contractor under the terms of this Agreement. The Contractor shall not be liable for any loss or damage attributable solely to the negligence of the City. To the extent required by law to enforce this provision, the Contractor agrees that this indemnification requires the Contractor to obtain insurance in amounts specified in the General Terms and Conditions Appendix B.

ARTICLE XIV
CONTRACT DOCUMENTS

The documents listed in below are attached to this Agreement (except as expressly noted otherwise above). There are no Contract Documents other than those listed below. The Contract Documents may only be amended, modified, or supplemented as provided in the General Terms and Conditions Appendix B.

- This Agreement
- Scope of Work (Appendix A)
- General Terms and Conditions (Appendix B)
- Debarment and Suspension (Appendix C)
- Federal Work Authorization Affidavit (Appendix D)

ARTICLE XV
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. City agrees that it has not relied upon any representations of Bidder as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Liberty the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

OWNER: **City of Liberty, Missouri**	CONTRACTOR: **Myrick Mechanical**
By: _____	By: Travis Myrick
Title: _____	Title: president
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest: Kathy Fairbanks
Title: _____	Title: Office Manager
Address for giving notices: City of Liberty, MO - Parks & Rec Department 1600 S. Withers Rd. Liberty, MO 64068	Address for giving notices: 700 main st pleasanton Ks 66075
	Liberty Business License No.: LIC-10-24-0058

APPENDIX A
Scope of Work, Special Provisions, and Guaranteed Pricing

HVAC Preventive Maintenance and On-Call Repair Services

(Original agreement 2024)

This contract is for service on HVAC/Cooling Equipment systems.

Primary locations include:

- Liberty Community Center
- Liberty City Hall
- Liberty Animal Shelter
- Liberty Water Treatment Plant
- Three Liberty Fire Department Stations
- Liberty Wastewater Treatment Plant

Secondary locations include:

- Liberty Public Works Building
- Parks Maintenance Building
- Sports Complex Buildings
- Frank Hughes Library

1. SCOPE OF BID - The City of Liberty is soliciting bids for service for HVAC/ Cooling/Boiler Equipment systems. Primary locations include the Liberty Community Center, Liberty City Hall, Liberty Water Treatment Plant, three Liberty Fire Department stations, Liberty Animal Control Shelter, and Wastewater Treatment Plant. Secondary sites are considered alternate bids. Secondary locations include Liberty Public Works Buildings, Parks Maintenance Building, Capitol Federal Sports Complex buildings, and Frank Hughes Library.

    a. All service/repair/training visits will include detailed documentation, service reports and updates, preferably with electronic record keeping. In addition, the contractor awarded this bid will provide each location/department listed above with a detailed inventory of all units in electronic format (preferably Excel) and provide updates to this inventory as units are replaced or repaired. Service for each building will be invoiced separately according to each department's preference. In most cases, this will be by address.

    b. Each bidder will provide an attachment to the bid identifying references specific to their experiences with the types and brands of equipment included in the bid. Attachment should include company name, address, contact name, contact phone number, contact email, and contact fax for each vendor listed. (Example: each bidder for the Liberty Community Center should provide references that address their ability/experience on Engineered Air, Mammoth, and Carrier units.)

    c. The successful vendor will provide continuity in service technicians assigned to each location. (Example: The Liberty Community Center will have one or two primary technicians assigned rather than receiving the services of a pool of technicians who may or may not be familiar with the equipment or staff at that

location.) In addition to contacting the vendor service department, each City of Liberty service site will have the ability to contact assigned service staff directly to trouble shoot equipment problems.

d. Staff experienced in the use and repair of an Alerton system (building automation system for HVAC equipment) is required. Each bidder will provide references to their experiences with this system.

e. Quarterly Service Calls – each primary location will receive quarterly preventive maintenance (PM's). Due to the size of units located at the secondary sites, these sites may only require two (2) PM's per year.
    i. Contract to include four (4) PM inspections (PMI) per year; one PMI per quarter as evenly spaced throughout the year as possible.
    ii. PMI's will include, at a minimum, all of the following (as appropriate for each brand of equipment): filter checks, blower belt checks, inspection of condensate pans, remote condenser checks, compressor sight glass checks, compressor discharge temperature checks, blower bearing checks, and air heat transfer coil checks. All service checks to be performed in accordance with the owner's manuals of each brand of equipment.
        1. The above is a list of the minimum requirements for quarterly service calls. The scope of bid requires that each vendor will provide a list of what is included in the quarterly service calls for each brand of equipment that is included in the bid.
f. Filter changes
    i. Each primary and secondary location will include two (2) to three (3) filter changes per year.
    ii. Standard filter change will include pleated filters MERV 7 or better. If an alternate filter is to be provided, please provide a description of the alternative and the MERV rating.
    iii. Contract to include purchase of filters by contractor.
g. Blower belt replacement
    i. Each primary and secondary location will include annual replacement of all blower belts with each location given the option to request blower belt replacement annually or only when needed.
    ii. Contract to include purchase of blower belts by contractor. Additional blower belts replacement will be at the expense of the City.
h. Annual cleaning of condenser coils
    i. Contract to include one (a) annual condenser coil cleaning for all appropriate equipment after pollen dispersion of cottonwood seed.
        1. Powerwash all HVAC unit condenser coils using at least 190-degree water at 2000 psi.
i. Maintenance and Service calls
    i. Contract to include price for service calls during regular hours, evening hours, weekends, and holidays.
    ii. Contract to include labor only.

Equipment Covered by Location and Guaranteed Pricing

Primary Locations:		Myrick			
Liberty Community Center					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		3			
Alerton System – repair technician years of experience		20			
Engineered Air Unit - # of service technicians on staff		3			
Engineered Air Unit – repair technician years of experience		20			
Total cost per quarter for quarterly PMI		$2,213.50			
Total cost per visit for purchase and installation of filters		$582.00			
Total cost for annual condenser coil cleaning		$1,292.00			
Total cost for annual replacement of all blower belts		$325.00			
Total cost for annual service inspection of facility boilers		$500.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on Saturdays		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
City Hall					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Unit - # of service technicians on staff		NA			
Engineered Unit – repair technician years of experience		NA			
Total cost per quarter for quarterly PMI		$757.00			
Total cost per visit for purchase and installation of filters		$175.00			
Total cost for annual condenser coil cleaning		$700.00			
Total cost for annual replacement of all blower belts		$175.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Boiler Inspection Annual		NA			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Animal Shelter					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per quarter for quarterly PMI		$466.00			
Total cost per visit for purchase and installation of filters		$175.00			
Total cost for annual condenser coil cleaning		$675.00			
Total cost for annual replacement of all blower belts		$175.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Water Treatment Plant					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per quarter for quarterly PMI		$1,224.00			
Total cost per visit for purchase and installation of filters		$160.00			
Total cost for annual condenser coil cleaning		NA			
Total cost for annual replacement of all blower belts		$160.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Fire Station #1, #2, #3					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per quarter for quarterly PMI		$670.00			
Total cost per visit for purchase and installation of filters		$125.00			
Total cost for annual condenser coil cleaning		$275.00			
Total cost for annual replacement of all blower belts		$65.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Liberty Wastewater Treatment Plant					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$1,747.50			
Total cost per visit for purchase and installation of filters		$375.00			
Total cost for annual condenser coil cleaning		$743.00			
Total cost for annual replacement of all blower belts		$185.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Liberty Records Retention Building					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$250.00			
Total cost per visit for purchase and installation of filters		$35.00			
Total cost for annual condenser coil cleaning		$75.00			
Total cost for annual replacement of all blower belts		$15.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Primary Locations:		Myrick			
Liberty Temporary Police Station					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$300.00			
Total cost per visit for purchase and installation of filters		$75.00			
Total cost for annual condenser coil cleaning		$75.00			
Total cost for annual replacement of all blower belts		$30.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Secondary Locations:		Myrick			
Public Works Buildings					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$349.59			
Total cost per visit for purchase and installation of filters		$15.00			
Total cost for annual condenser coil cleaning		$125.50			
Total cost for annual replacement of all blower belts		NA			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Secondary Locations:		Myrick			
Parks Maintenance Building					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$87.00			
Total cost per visit for purchase and installation of filters		$8.80			
Total cost for annual condenser coil cleaning		$8.80			
Total cost for annual replacement of all blower belts		NA			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Secondary Locations:		Myrick			
Capitol Federal Sports Complex Building					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Unit – repair technician years of experience		NA			
Total cost per PMI		$320.00			
Total cost per visit for purchase and installation of filters		$48.00			
Total cost for annual condenser coil cleaning		$48.00			
Total cost for annual replacement of all blower belts		$30.00			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Secondary Locations:		Myrick			
Frank Hughes Library					
Work performed during quarterly service calls		NA			
Alerton System - # of service technicians on staff		NA			
Alerton System – repair technician years of experience		NA			
Engineered Air Unit - # of service technicians on staff		NA			
Engineered Air Unit – repair technician years of experience		NA			
Total cost per PMI		$174.00			
Total cost per visit for purchase and installation of filters		$22.00			
Total cost for annual condenser coil cleaning		$40.00			
Total cost for annual replacement of all blower belts		NA			
Rate for service call during regular business hours		$116.50			
Rate for service call before/after business hours		$172.25			
Rate for service call on the weekends		$172.25			
Rate for service call on a holiday & Sundays		$228.00			
Trip charge rate		$40.00			
Standard percent mark up on parts		20%			
Considering the last five years, company's average annual percent increase on labor?		3-5%			
Considering the last five years, company's average annual percent increase on parts/material?		3-5%			
Contractor Qualifications: 1) # of years company has been in business		1.5			
2) Bonding capacity of company		$500,000			

Appendix B

Standard Terms and Conditions

All bid/quote/RFQ/RFP respondents are expected to comply with City of Liberty Standard Contract Terms and Conditions. Submission of a response to this proposal constitutes acceptance of these standard terms and conditions.

A. *Procedures*
The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the City or authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The City will designate an authorized representative in writing. Both the City and the Contractor must approve any changes to the contract in writing.

B. *Contract Award*
Award of this contract is anticipated in December, with final work completed by the time specified under Article II, Time of Commencement and Completion.

C. *Contract Type*
The City is a municipality and the City and the Contractor acknowledge and agree that this agreement constitutes a "Public Works Contract" as defined in Section 34.058 R.S.Mo. Notwithstanding anything else herein to the contrary, the City and the Contractor agree that the provisions contained in this contract are subject to and superseded by the provisions of Section 34.058 R.S.Mo. The City and the Contractor both agree to conform to the legal requirements set forth in Section 34.057 R.S.Mo., which requirements shall supersede any provisions herein to the contrary.

D. *Changes.*
No change in this Agreement shall be made except in writing executed by all parties prior to the change in work or terms being performed. The Contractor shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so in writing by the City. The Contractor, prior to the commencement of such changed or revised work, shall submit promptly to the City, a written cost or credit proposal for such revised Work. If the City and the Contractor shall not be able to agree as to the amount, either in consideration of time or money to be allowed or deducted, it shall nevertheless be the duty of the Contractor, upon written notice from the City, to immediately proceed with such alteration or change, and the Contractor shall be compensated the reasonable value of such Work. No work or change shall be undertaken or compensated for without prior written authorization from the City.

E. *Insurance*
The Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City by the Contractor, its agents, representatives, employees or subcontractors. The City of Liberty shall be included as an additional insured under such insurance contracts (except for Worker's Compensation coverage). A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date. Nothing in this requirement is or shall be deemed a waiver of the City's sovereign immunity.

1. Comprehensive General Liability:

- Minimum Limits - $2,000,000 per occurrence and $3,370,137 aggregate

2. Comprehensive Automobile Liability:
   - Minimum $3,370,137 combined single limit for bodily injury and property damage per occurrence

3. Workers' Compensation:
   - Missouri Statutory Requirement. Must show proof of workers' compensation coverage for any person performing work for the City.

4. Employers' Liability:
   - $1,000,000 each employee, $1,000,000 each accident and $1,000,000 policy limit

F. *Exemption from Taxes*
The City of Liberty is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax-exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

G. *Employment Discrimination by Contractors Prohibited/Wages/Information*
During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

H. *Invoicing and Payment*
The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services and according to the schedule agreed upon during final negotiations, with proper attachments documenting work performed, fees applied, etc.

I. *Cancellation*
The City reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Contractor. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

J. *Contractual Disputes*
The Contractor shall give written notice to the City of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

The City's decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

This Agreement shall be governed by and construed and interpreted in accordance with the internal laws of the State of Missouri, without regard to its principles of conflict of laws, and venue for any dispute shall be within the State of Missouri.

K. *Severability*
In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

L. *Applicable Laws*
This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Liberty codes.

M. *Drug/Crime Free Work Place*
The Contractor acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Liberty property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes)
3. Any crimes committed while on City property.

The Contractor further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Liberty in addition to any criminal penalties that may result from such conduct.

N. *Inspection*
At the conclusion of the work, the Contractor shall demonstrate to the City or their authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Contractor at the Contractor's sole expense prior to final acceptance of work, and normal warrantees shall be issued at point of final acceptance by the City.

O. *No Escalation of Fees*
The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

P. *Permits*

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupation License" required of all contractors doing business within the City limits of Liberty. This permit can be obtained from the office of the Deputy City Clerk, 101 E. Kansas, Liberty, Missouri, 64068.

Q. *Release of Information*
Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

R. *Nondisclosure.*
The Contractor agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Contract. Nothing herein shall preclude disclosure of information by the City.

Appendix D

Federal Work Authorization Affidavit

STATE OF ~~MISSOURI~~ Kansas
COUNTY OF Linn

AFFIDAVIT
(as required by Section 285.530, Revised Statutes of Missouri)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE:
Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM:
Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY:
A person acts knowingly or with knowledge,
(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or
(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN:
An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Travis Myrick, who, being duly sworn, ~~states~~ on his oath or affirmation as follows:

1. My name is Travis Myrick and I am currently the President (Title) of Myrick Mechanical hereinafter "Contractor", whose business address is 700 Main St Pleasanton Ks 66075, and I am authorized to make this Affidavit.
2. I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
3. Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Liberty: **Project PK26-02, HVAC Citywide Preventive Maintenance and On-Call Repair Services.**

4. Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.
5. Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Further, Affiant saith not.

(SIGNATURE)

Travis Myrick

[printed name], Affiant

Subscribed and sworn to before me this 24 day of November, 2025

TEL-LEA L. COX
Notary Public - State of Kansas
My Appt. Expires 9/30/2029

Notary Public State of ~~Missouri~~ Kansas

My Commission Expires: 09/30/2029

Commissioned in Linn County

Commission #: 1234553

PLEASE NOTE:

Acceptable enrollment and participation documentation consist of the following 2 pages of the E-Verify Memorandum of Understanding:

1. A valid, completed copy of the first page identifying the Contractor; and
2. A valid copy of the signature page completed and signed by the Contractor, and the Department of Homeland Security – Verification Division.

Appendix C: Debarment and Suspension

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

The respondent to this RFP certifies to the best of its knowledge and belief that it and its principals:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

B. Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

D. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the respondent is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

Travis Myrick President

Typed Name & Title of Authorized Representative

Signature of Authorized Representative

11-24-25

Date

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-418

Department: Parks & Recreation

Submitted By: Jimmy Gibbs, Assistant Parks and Recreation Director

Subject: Ordinance approving a contract with Clay County Senior Services grant funding for 2026 operational expenses pertaining to Liberty Access Transportation, Glenaire Transportation Program and the Liberty Silver Center in an amount not to exceed $168,500.00

Summary:

- In 2026, Clay County Senior Services funding levels for Liberty Access Bus increased to $77,000.00 from $70,000.00 received in 2025.
- In 2026, Clay County Senior Services funding levels for Liberty Silver Center remained unchanged at $88,000.00 (same as 2025).
- For 2026, Clay County Senior Services has again included additional funding to support a program to expand transportation services for residents of the City of Glenaire.
    - This service only includes transportation to and from the Silver Center. This grant funding from CCSS is based on a per-trip cost of $24.61 one-way, capped at $3,500.00 and the pilot program will terminate as the funds are depleted.
    - Staff does not anticipate negative effects for Liberty residents due to advanced ride request timelines and the initial lower projected ridership for this program.
- The total 2026 funding from Clay County Senior Services for these City of Liberty services and the Glenaire programs is $168,500.00.
- Funding is made available by Clay County Senior Services through their management and control of the Senior Citizens Tax Fund.

Background:
Since 2010, the City of Liberty has been awarded operating contracts from Clay County to support senior services, including transportation services and senior center administration. In 2025 (for 2026), staff applied for $115,000.00 in grant funding for the Liberty Access bus service as well as $88,000.00 in grant funding for the Liberty Silver Center for a total of $203,000.00.

For 2026, Clay County Senior Services awarded funding for:

- $77,000.00 for Liberty Access Bus (an increase from $70,000.00 received in 2025)
- $88,000.00 for Liberty Silver Center (same amount as 2025)
- Up to $3,500.00 for Glenaire Transportation Expansion (down from $7,500.00 in 2025)

The grant is reimbursed quarterly upon receipt of required documentation submitted by Liberty Parks and Recreation Department staff and approval by the Executive Director of Clay County Senior Services per the funding agreement attached.

In addition to funding for the Liberty Access Bus and Liberty Silver Center for 2026, Clay County Senior Services also has included funding to support a program to expand transportation services for residents of the City of Glenaire. CCSS allotted $7,000.00 for rides in 2025 but not a single ride was taken by a Glenaire resident to the Liberty Silver Center. Clay County Senior Services lowered the allotted amount to $3,500.00 in 2026, which would cover up to 142 one-way trips or 71 round trips. When the funds run out, it is understood by all parties that the service will cease. City staff have requested the City of Glenaire to help with additional funds as needed.

Staff requests City Council approval of this grant funding agreement.

Previous Action (if applicable):
Since 2010, the City of Liberty has accepted funding from Clay County Senior Services Tax Levy Fund.

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: Line Item:	Amount: Amount:
	Revenue Line (if applicable):100-43005-000-000000	Amount: $168,500.00
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:
1. ORDINANCE - 2026 CCSS Grant Funding - CS Division
2. 2026_CCSS_CS_CityofLiberty_Contract

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A CONTRACT WITH CLAY COUNTY SENIOR SERVICES GRANT FUNDING FOR 2026 OPERATIONAL EXPENSES PERTAINING TO LIBERTY ACCESS TRANSPORTATION, GLENAIRE TRANSPORTATION PROGRAM AND THE LIBERTY SILVER CENTER IN AN AMOUNT NOT TO EXCEED $168,500.00

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 approves a certain agreement by and between the City of Liberty and Clay County Senior Services, 4444 N. Belleview, Suite 110, Gladstone, MO 64116, in the amount of ONE HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS AND 00/100 ($168,500.00) to provide grant funding for senior center operations and senior transportation administration, a copy of said agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the agreement 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 Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

CONTRACT AGREEMENT

THIS AGREEMENT, effective as of **January 1, 2026** by and between **City of Liberty**, **Missouri**, (hereinafter referred to as "Contractor") and Clay County Senior Citizens' Service Board Fund-DBA Clay County Senior Services, a governmental entity (hereinafter referred to as "CCSS"), with offices located at 4444 N. Belleview, Suite 110, Gladstone, Missouri 64116.

WITNESSETH:

WHEREAS, the Board of Directors of CCSS has been duly appointed pursuant to R.S.Mo. 67.993 to control and manage the Senior Citizens Tax Fund and use said fund to provide programs to improve the health, nutrition, and quality of life of Clay county residents sixty years of age or older; and

WHEREAS, CCSS seeks to fulfill this purpose by contracting with independent providers of service to serve eligible recipients; and

WHEREAS, Contractor desires to assist CCSS in this endeavor; and

WHEREAS, Contractor warrants that it is capable and will provide the services included in this Agreement at an agreed upon rate.

NOW THEREFORE, the parties hereto agree as follows:

1. **Services of Contractor**: CCSS hereby agrees to engage Contractor and Contractor hereby agrees to perform the services as set forth in this agreement.

2. **Time of Performance**: The services of Contractor are to commence on **January 1, 2026, and shall be completed by December 31, 2026** unless this Agreement is terminated pursuant to the terms of this Agreement as hereinafter provided.

3. **Scope and Location of Services**: Contractor shall provide and carry out to the satisfaction of CCSS the services of: Transportation through the Liberty Access Bus program and Liberty Silver Center operations as specified in the Contractor's proposal and in addition, the Glenaire Transportation Expansion approved by CCSS as well as the specifications in this Agreement as described below:

   A. Liberty Access Bus: Contractor shall use funds to support the Liberty Access Bus Transportation program which provides transportation to Clay County seniors who

reside within the city limits of Liberty for medical appointments and other essential trips within the Liberty city limits.

B. Liberty Silver Center: Contractor shall use the Senior Center funds for the operation of the Senior Center.

C. Glenaire Transportation Expansion: Contractor shall use funds to request reimbursement to provide round-trip transportation for Glenaire, Missouri residents to participate in Liberty Silver Center activities, at a rate of $24.61 per one-way trip, per client.

4. **Compensation:** Contractor and CCSS expressly agree that in no event shall the total compensation and reimbursement paid hereunder exceed **one hundred sixty-eight thousand five hundred and 00/100 dollars ($168,500.00)**, which represents the amount expressly accepted and approved in writing by CCSS, notwithstanding any higher amounts originally proposed by contractor. The amounts agreed to are as follows:

Program	
Liberty Access Bus	$77,000.00
Liberty Silver Center	$88,000.00
Glenaire Transportation Expansion allocated up to	$ 3,500.00
Grand Total	$168,500.00

For the Liberty Access Bus and Liberty Silver Center, CCSS shall prepare an invoice for the first quarter payment for funds to be paid to the Contractor in January of the Contract year. The Contractor shall be paid one-fourth the total amount each quarter. Contractor shall provide a report each quarter on the form as provided by CCSS. The Quarter Reports shall be due as follows along with an invoice requesting funds. CCSS shall make payment to the Contractor upon receipt of both items. The 4th Quarter Report will not include an invoice requesting funds.

1st Quarter Report due by April 10, 2026
2nd Quarter Report due by July 10, 2026
3rd Quarter Report due by October 10, 2026
4th Quarter Report & Year End Report due by January 10, 2027

For the Glenaire Transportation Expansion, Contractor agrees to prepare and provide monthly invoices on the form provided by CCSS. Support documentation shall be provided to include total number of trips provided, client's name, address, age and dates transportation were provided to clients. However, the final invoice shall be provided to CCSS no later than **December 10, 2026.**

5. **License and Certification Requirements:** Contractor represents and shall warrant, it has current all the required applicable licenses and certifications or registrations as mandated by any state or local government body or board prior to the commencement of work as outlined in this Agreement.

6. **Indemnity/Insurance:** Contractor shall indemnify and hold harmless the officers, agents and employees of CCSS from and against any and all actions, claims, demands, costs which may be asserted or incurred by Contractor's failure to perform obligations under this agreement. Contractor agrees to maintain comprehensive general public liability insurance, personal injury liability, and broad form contractual liability, with minimum limits of coverage in the amount of not less than $500,000.00 per occurrence and not less than $1,000,000.00 annual aggregate limit. *Contractor shall provide a certificate as proof of such insurance to CCSS within fifteen days of execution of this agreement and, thereafter, maintain a current certificate with CCSS at all times*.

7. **W-9 Form**: The Contractor must provide CCSS a completed W-9 form with a correct and current Employer Identification Number (EIN) and current address; otherwise, CCSS is required to withhold 28 percent of all Contractor's earnings per IRS regulations. It is the Contractor's responsibility to provide to CCSS the W-9 Form to insure prompt payment. Once the Contractor has submitted a W-9 Form, CCSS will keep it on file. Contractor does not need to provide another W-9 form unless there is a change in the required information. It is the Contractor's responsibility to provide CCSS with an up-to-date W-9 form should any of the information change so that CCSS always has a current form on file.

8. **Abuse & Neglect Policy:** Contractor's staff and volunteers shall be trained to recognize situations of possible abuse, neglect, exploitation, or likelihood of serious physical harm involving older persons. Conditions or circumstances which place the older person or household in the likelihood of serious physical harm shall be immediately reported to the State Elder Abuse Hotline: 1-800-392-0210.

9. **Drug-Free Workplace:** The Contractor warrants that it is knowledgeable of and in compliance with the requirements of the Drug-Free Workplace Act.

10. **Non-Discriminatory Policy**: Contractor shall not, with respect to its own employment practices or the provision of its services, in any way directly or indirectly discriminate against any person because of age, race, color, national origin, citizenship, disability, gender, gender identity or expression, sexual orientation, military status, religious creed or any other characteristic or status protected by law. Contractor agrees that it will comply with all applicable civil rights laws.

11. **Quality Assurance & Grievance:** At least once a year, Contractor is required to survey their service recipients to determine their level of satisfaction with the services being provided. Contractor shall summarize the survey results in writing and provide the summary to CCSS by September 1 of the Contract year. Contractor shall establish written procedures which provide a system through which service recipients may present grievances concerning the operation of the service program and provide each service recipient with such written information regarding the availability of such procedures.

12. **Determination of Client Eligibility:** Contractor is responsible for determining that each client meets each program's specific eligibility criteria as established by CCSS.

13. **Required Reports and Invoices:** Contractor is required to provide an invoice and report on activities and each service provided as indicated in each provider's Contract Agreement.

When applicable, CCSS shall provide the program report form that shall include the frequency of reports and the due date of each report and invoice.

14. **Publications and Brochures:** Contractor agrees that any events related to the subject of this Agreement should list Clay County Senior Services as a partner or funder with CCSS's logo included on the promotional material.

15. **Unused Funds:** At the end of the contract period, the Contractor may be required to return to CCSS all unused funds. In the event of termination of the contract by either party, the Contractor shall be required to return all unused funds and repay any funds that may not have been expended in accordance with this Agreement.

16. **Project Manager:** Contractor shall name a Project Manager who shall represent Contractor in the performance of this Agreement. Contractor shall notify CCSS of such Project Manager's name within thirty (30) days of the beginning of the contract period, or in the event of a change of Project Manager, CCSS shall be notified immediately.

17. **Governing Law:** This Agreement shall be governed and interpreted according to the laws of the State of Missouri.

18. **Attorney Fees:** Should any litigation be commenced between the parties concerning this Agreement or either party's performance under this Agreement, or the rights and duties of the parties involved, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover a reasonable sum for reimbursement of attorney fees which shall be determined by the court in such litigation. A separate action may be brought for that purpose.

19. **Notice of Termination:** Either party may terminate this Agreement by providing notification of termination. Notification of termination shall be provided in writing and must be mailed at least ninety (90) days in advance of the intended termination date and served by certified mail to the business address set forth below.

20. **Right to Cure:** In the event the Contractor is not performing the required services in an appropriate manner and in accordance with this Agreement, then CCSS shall provide notice to the Contractor with a thirty (30) day right-to-cure. If the Contractor does not correct its action(s) within the thirty (30) days, CCSS's may immediately terminate the contract. Furthermore, if the Contractor fails, refuses or neglects to comply with the provisions of this Agreement then such failure may be deemed a total breach of this contract and this contract may be immediately terminated, canceled, or suspended in whole or in part without providing the Contractor a right to cure, should the Contractor fail to maintain applicable licenses and certifications or insurance, fail to conduct criminal background checks on employees and volunteers, or in the event abuse or neglect by the Contractor is found.

21. **Notices:** All notices provided herein shall be in written form, either delivered personally or by certified mail, return receipt requested; to the last known address of the party to who notice is directed. Notice shall be deemed effective three (3) days following the date of mailing.

22. **Miscellaneous:** This Agreement and its attached exhibits represent the entire agreement of the parties hereto and supersedes all prior understandings and agreements, oral and written, regarding the subject matter hereof. This Agreement may not be amended except by written agreement signed by both parties hereto.

23. **Assignment**: Neither party may assign, directly or indirectly, all or part of its rights or obligations under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed.

24. **Execution**: This Agreement may be executed in counterparts (including, without limitation, by facsimile, electronic or digital signature), each of which shall be deemed an original and all of which, collectively, shall constitute one original document. A party signing by facsimile, electronic or digital signature shall forward to the other party the original execution page if requested by the other party.

IN WITNESS WHEREOF, CCSS and Contractor have executed this Agreement as of the date first written above.

Contractor:
City of Liberty
101 E. Kansas
Liberty, MO 64068

By: _____
Print Name

_____
Signature

_____
Print Title

Date: _____

CCSS:
Clay County Senior Services
4444 N. Belleview, Suite 110
Gladstone, MO 64116

By: _____
Tina Uridge (Date)
Executive Director

By: _____
Board Officer (Date)

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-408

Department: Police

Submitted By: Nathan Mulch, Police Captain

Subject: Ordinance approving an agreement with Flock Safety for the installation, maintenance and access of data for safety cameras in an amount not to exceed $108,800.00

Summary:

- Shoplifting and organized retail theft continues to be a problem in Liberty and the KC Metro area.
- Due to corporate policies, stores will not allow their employees to enter a parking lot to obtain a vehicle license plate. This was hindering the Police Department's ability to identify suspects.
- In 2023, the Police Department installed ten Flock Safety cameras around the major shopping districts in an attempt to help identify shoplifting suspects. These cameras have provided the police department with valuable investigative leads to follow up on in a variety of cases since the installation of the Flock Safety cameras.
- This three-year contract renews the current agreement for the current ten Flock Safety cameras and adds two cameras in other locations.
- The cost for service in 2026 for the Flock Safety cameras is $36,800.00, which includes the installation cost for the two additional cameras. After the first year, the cost of the service is $36,000.00 a year in 2027 and 2028. All the cameras are installed, maintained and owned by Flock Safety.
- The money for this contract will be paid out of the Police Software Maintenance Budget each year.

Background:
Due to the large shoplifting and organized retail theft issue we have faced over the last several years, staff began looking at different technology that could help us identify suspects and combat the issues we are experiencing. In 2023, we installed Flock Safety cameras, which is a nationwide camera database that captures pictures of every motor vehicle which passes by it.

The Flock Safety camera works like a detective to make actionable evidence available when needed that is easily searchable by vehicle type, make, model, color, timeframe or plate details. Flock Safety delivers this detail through AI and Machine Learning technology that scans each image for distinguishing features, instead of traditional metal plates. This means Flock Safety can also detect vehicles with no plates, temporary plates, dirty/covered plates and even get accurate state detection.

By placing Flock Safety cameras around the entrances to shopping centers, we can

then go back and look for suspect vehicle descriptions through the database when we make a criminal report. This system allows us to enter suspect license plates, and it will alert us when they pass a camera in Liberty. We can then immediately send officers to that area in an effort to either deter or arrest the suspects if they commit another crime. It will also alert us when a stolen vehicle passes by, and we can attempt to recover it for the owner.

All the cameras are installed, maintained and owned by Flock Safety. They are placed on poles provided by Flock Safety or on already existing poles in the area. Flock Safety then grants us access to their nationwide system of cameras.

Gladstone Police, Kearney Police, Excelsior Springs Police and the Clay County Sheriff's Department all currently have the Flock Safety camera system in their jurisdictions. By working together, we will hopefully be able to reduce criminal activity in Clay County.

Since the cameras were installed in 2023, the cameras have alerted us to 20,830 vehicles which were associated with stolen vehicles, stolen license plates, wanted persons, missing persons, known stealing suspects, and other categories.

Previous Action (if applicable):
The previous contract in 2023 with Flock Safety was for three years.

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: 100-57030-512 Line Item:	Amount: $36,800.00 Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:
Non-Applicable		

Attachments:
1. Flock Ordinance 2025
2. Flock Safety + MO - Liberty PD - Law Enforcement Agreement 11.26.25

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AGREEMENT WITH FLOCK SAFETY FOR THE INSTALLATION, MAINTENANCE, AND ACCESS OF DATA FOR SAFETY CAMERAS IN AN AMOUNT NOT TO EXCEED $108,800.00

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

SECTION I

That the City Council hereby approves an agreement by and between the City of Liberty and Flock Safety, 1170 Howell Mill Rd., Suite 210, Atlanta, GA 30318 pertaining to the installation, maintenance, and access of data for 12 cameras, in an amount not to exceed ONE-HUNDRED AND EIGHT THOUSAND AND EIGHT HUNDRED DOLLARS ($108,800.00), said contract being incorporated herein by reference and available for review as required by law.

SECTION II

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

PASSED by Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

Docusign Envelope ID: AE7F6109-AAA8-44C9-B770-EC0A1E871010

Flock Safety + MO - Liberty PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Ryan Mertz
ryan.mertz@flocksafety.com
+16362889037

Quote Number: Q-175846
Expiration Date: 12/24/2025

flock safety

flock safety

ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	MO - Liberty PD	Initial Term:	36 Months
Legal Entity Name:	MO - Liberty PD	Renewal Term:	36 Months
Accounts Payable Email:	police@libertymo.gov	Payment Terms:	Net 30
Address:	101 E Kansas St Liberty, Missouri 64068	Billing Frequency:	Annual Plan - Invoiced at First Camera Validation.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$36,000.00**
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	2	Included
Flock Safety LPR, fka Falcon	Included	10	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$650.00	1	$650.00
Professional Services - Existing Infrastructure Implementation Fee	$150.00	1	$150.00
Professional Services - Existing Infrastructure Implementation Fee	$0.00	10	$0.00

Subtotal Year 1:	$36,800.00
Annual Recurring Subtotal:	$36,000.00
Discounts:	$1,500.00
Estimated Tax:	$0.00
Contract Total:	$108,800.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

Docusign Envelope ID: AE7F6109-AAA8-44C9-B770-EC0A1E871010

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At First Camera Validation	$36,800.00
Annual Recurring after Year 1	$36,000.00
Contract Total	$108,800.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$0.00
Flock Safety Professional Services	$1,500.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description

Docusign Envelope ID: AE7F6109-AAA8-44C9-B770-EC0A1E871010

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement. .

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.		**Customer: MO - Liberty PD**	
By:	Signed by: 1024FAF1F68A40F...	By:	
Name:	Dan Haley	Name:	
Title:	Chief Legal Officer	Title:	
Date:	11/26/2025	Date:	
		PO Number:	

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-416

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance amending Ordinance No. 11972 approving an amendment with Gannet Fleming TranSystems for City of Liberty Project 24-009, Liberty City Park Sidewalk Network Project by increasing the contract amount by $113,731.00 from an amount of $408,818.00 to $522,549.00

Summary:
Amendment to an existing contract with Gannet Fleming TranSystems (formerly TranSystems) for City Park Sidewalk Network Project (24-009)

Background:
City Park is a high-volume, high-visibility recreational center along the M-291 corridor. City Park currently has zero connections to sidewalk/pedestrian facilities, thereby requiring all users to either arrive by vehicle or walk along unimproved roadways.

Ordinance No. 11972 was passed by the City Council on September 23, 2024. Ordinance No. 11972 approved a contract with Gannet Fleming TranSystems (formerly TranSystems) for the design of City Park Sidewalk Network Project. The scope of work was divided into two distinct subprojects, to be completed under one contract, as follows:

- Project I consider a sidewalk going north along Moss Avenue to Liberty Drive and north along South Terrace Avenue to Rebecca Street. This project is planned to be done without any federal funding assistance and is therefore controlled by City design standards.
- Project II considers a sidewalk going south and then east along M-291 to W. Murray Road and S. Skyline Drive. This project will be submitted for State and Federal funding assistance and is therefore controlled by State and Federal design standards.

The contract awarded both projects to GFT. However, Ordinance No. 11972 only authorized funding for Phase I for both projects. Each project has two phases:

Phase I:
• Surveys and Utilities
• Conceptual Plans and Site Visit
• Environmental Tasks
• Public Outreach Activities
• Coordination with BNSF
• Preparation of Right-of-Way Engineering and Plans
• Meetings
• Project Management

Phase II:
• Legal Descriptions and Tract Maps
• Right-of-Way Acquisitions
• Final Design and Bid Documents
• Plans Specifications and Estimates Deliverable
• Support through obligation
• Construction Services
• Construction Engineering Review

Phase I for Projects I and II is complete. As such, staff is requesting an obligation of funding to begin Phase II of Project I. Phase II of Project II shall be placed on hold until after federal grant funding has been applied for and responses received.

City staff recommend the following actions:

- Approve an ordinance that would amend Ordinance No. 11972 approving a contract amendment with Gannet Fleming TranSystems for City of Liberty Project 24-009
- Contract amendment with Gannet Fleming TranSystems authorizes the Project I Phase II scope of work.
- The contract amendment with Gannet Fleming TranSystems increases the contract amount by $113,731.00 from an amount of $408,818.00 to $522,549.00.

Previous Action (if applicable):

- Citizen Sales Tax Oversight Committee reviewed the project at the June 07, 2024 meeting and determined it meets voter intent.
- Ordinance No. 11972 was passed by the City Council on September 23, 2024.

Policy/Committee Review:

X	Citizen Sales Tax Oversight Committee	Completed/Recommended: 06/07/2024
	Public Safety Sales Tax Oversight Committee	Completed/Recommended:
X	Budget Committee	Completed/Recommended: 05/22/2024
	Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item: 352-57033-201-000000 Line Item: 351-70018-201-000000	Obligated in 2024: $408,818.00 Amount requested this action: $113,731.00 Total Contract Amount: $522,549.00
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:

1. 2025-416 Amend GFT Proj I Phase II Contract - ORD
2. Liberty City Park Sidewalk Network Project 1 - Phase 2 (24-009) Supplement #1

Document No. _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 11972 APPROVING AN AMENDMENT WITH GANNET FLEMING TRANSYSTEMS FOR CITY OF LIBERTY PROJECT 24-009, LIBERTY CITY PARK SIDEWALK NETWORK PROJECT BY INCREASING THE CONTRACT AMOUNT BY $113,731.00 FROM AN AMOUNT OF $408,818.00 TO $522,549.00

WHEREAS, a contract with TranSystems Corporation (now Gannet Fleming TranSystems was approved on September 23, 2024 by Ordinance No. 11972; and

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. 11972. The amendment authorizes funding for and accepts scope for Project I Phase II items of work not previously authorized or funded. Amendment increases the authorized contract amount by ONE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED THIRTY ONE AND 00/100 DOLLARS ($113,731.00) from FOUR HUNDRED EIGHT THOUSAND EIGHT HUNDRED EIGHTEEN AND 00/100 DOLLARS ($408,818.00), to an amount not to exceed FIVE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED FOURTY NINE AND 00/100 DOLLARS ($522,549.00), 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 contract amendment 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.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

SUPPLEMENT NO. 1

To

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

Between

GANNET FLEMING TRANSYSTEMS

And

CITY OF LIBERTY, MISSOURI

Project: City Park Sidewalk Network Project (24-009)

This Contract amendment is made by and between GANNET FLEMING TRANSYSTEMS 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 23rd day of September, 2024, hereinafter called the Existing Contract.

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

1. Amend the scope of work to authorize Project 1 Phase 2 tasks as defined within the attached Exhibit A “Scope of Services City Park Sidewalk Network Project 1 (24-009) Supplement #1”
2. Increase the contact as defined in Exhibit B “Fee Summary for Project 1 Supplement #1 and Breakdown by Phase/Task” by $113,731.00 from $231,401.00 to $345,132.00 to allow funding for the tasks identified in Exhibit A.

(SIGNATURE PAGE BELOW)

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

CITY OF LIBERTY, MISSOURI	GANNET FLEMING TRANSYSTEMS
By: _____	By: _____
Mayor Greg Canuteson	Print: Paul R. Hentschke Principal/Senior Vice President

EXHIBIT "A"
Scope of Services
City Park Sidewalk Network Project 1 (24-009) Supplement #1
Liberty, MO

General Information

This supplement pertains only to Project 1 Only (Green)

The project will improve the existing sidewalk network around the City Park in Liberty through two separate plan sets for proposed 5-foot (4-foot minimum) wide sidewalks in two different areas. The work will include surveying, grading, utility coordination, storm sewer, concrete flatwork, asphalt pavement, traffic signal modifications, traffic control, pavement marking, and ADA design services. Project 1 shown in the green outline in Figure 1 will be funded solely by the City of Liberty and will follow City of Liberty specifications and design criteria. Project 2 shown in blue outlines in Figure 1 is anticipated to have federal and/or state funds involved and will follow the MoDOT LPA manual and standards.

The scope shown below is for supplement #1 which will take the previously completed Right-of-Way plans (Phase 1) to the PS&E stage for future construction (Phase 2). The original executed contract, dated September 23, 2024, provided fee through Phase 1. Phase 2 tasks are further outlined below. The Phase 1 fee included fees associated with survey, legals, staking, etc.

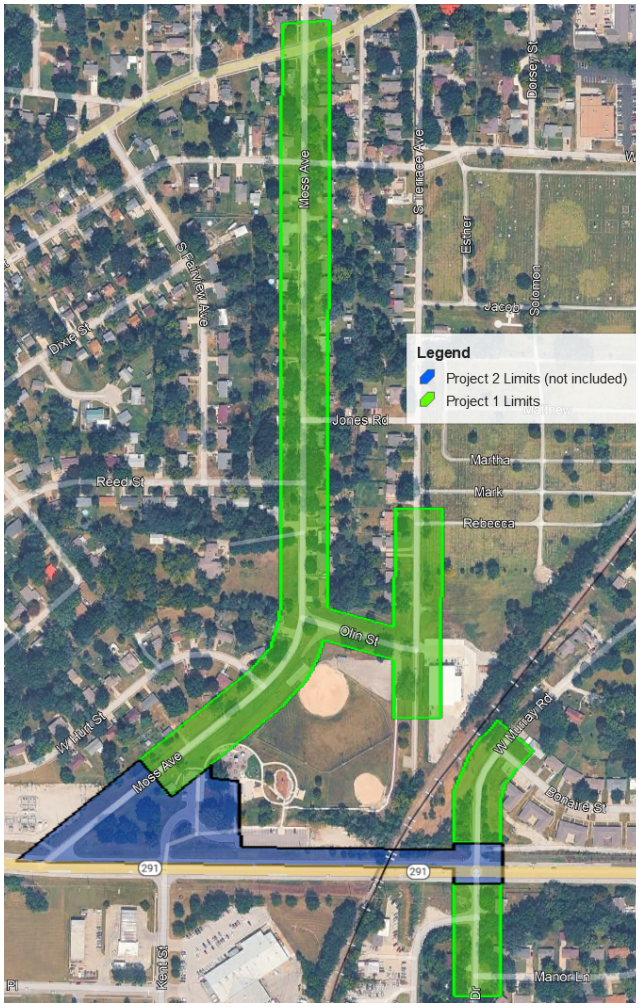


Figure 1: Project Location with Survey Areas for Project 1 (Green) and Project 2 (Blue, not part of this supplemental).

Subconsultants

Survey and Utility Coordination Powell CWM (WBE) (Survey Completed through original Phase 1 scope and Utility Coordination Fee was included in Phase 1, but has not been completed yet)

Scope of Work

TranSystems shall perform the following described services. This scope of services is based on scoping discussions between TranSystems and the City of Liberty, and our familiarity with the corridor. The limits of improvements for this project are shown in ***Figure 1*** and include:

1. Project 1
    a. The limit of improvements will be located on Moss Avenue, Olin Street, Terrace Avenue, Murray Road, and Skyline Drive.
    b. Improve the existing sidewalk to make an ADA compliant path with proposed 5-foot (4-foot minimum) wide sidewalks along these corridors.

EXHIBIT "A"
Scope of Services
City Park Sidewalk Network Project 1 (24-009) Supplement #1
Liberty, MO

Final Deliverables

The City of Liberty will be provided one (1) full size (22" x 34") electronic PDF set of PS&E Plans, and the Engineer's Probable Construction Cost.

Project Tasks

The basic Scope of Services for this Project can be broken down into six (6) major Task Series:

- **Task 100 – Project Administration**
- ***Task 200 – Right-of-Way Exhibits and Acquisition**
- **Task 300 – Final Plans and Bid Documents (100%)**
- **Task 400 – PS&E**
- **Task 500 – Post Letting**
- **Task 600 – Others**
- **** Fee for this scope included with Executed Phase 1 Contract***

Task 100 - Project Administration

101. The TranSystems team will attend bi-monthly coordination meetings with the City during the design process. These meetings are anticipated to be one-hour virtual meetings.
102. Project management will include preparation of monthly invoices, creation, and maintenance of a project schedule in Microsoft Project format and general coordination efforts between TranSystems, the City of Liberty, MoDOT and other interested parties.

Task 200 – Right-of-Way Exhibits and Acquisition

201. Utility Coordination – Our team will coordinate with utilities during the Right-of-Way Plans Task by preparing a color utility plan set in PDF format and distribute to all utilities known to be in the corridor. The purpose of this coordination is to confirm that the base file shows the utilities correctly and utility companies begin relocation plans as needed. Drawings will be provided to utility companies in PDF format and CAD format upon request with a signed CAD release waiver.

202. Property Descriptions - Surveyor will write permanent and temporary legal descriptions for the following estimated parcels of land. This work will be completed following the design of the project by TranSystems:

    - Write Legal Descriptions for permanent right-of-way for an estimated 1 parcel of land.
    - Write Legal Descriptions for permanent easements for an estimated 2 parcels of land.
    - Legal descriptions shall meet MoDOT Standards and shall be sealed by a licensed surveyor in the State of Missouri. A word document and stamped pdf for each description will also be provided to the City.
    - An estimated eight (8) temporary construction easements will be handled by the City through Rights-of-Entry agreements. The City will handle all aspects required to obtain these Rights-of-Entry. No Legal Descriptions are needed to accompany these Rights-of-Entry.

203. Tract Maps - Surveyor will create exhibits showing the easement and/or right-of-way acquisition (including Rights-of-Entry) for each parcel of land impacted. This work will be completed following the design of the project by TranSystems:

- Create Tract Maps for Acquisitions and/or Rights-of-Entry for an estimated 11 parcels of land.

204. The existing and proposed permanent right of way will be staked one time for property acquisitions and utility relocations at a time directed by the City.

205. The City will provide rights-of-entry for survey work on private property.

206. Right-of-Way Acquisition – TranSystems will complete waiver valuations, as needed, for the impacted properties (3) once Right-of-Way plans have been approved. TranSystems will compile the waiver valuation, legal descriptions, tract maps and easements in a Right-of-Way packet. These packets will be used when during negotiations and acquiring the easements or Right-of-Way.
    - No appraisals have been included in this scope of services due to the significance of the takings. Waiver valuations will be completed, as needed, by a non-appraiser. It is anticipated that TranSystems on behalf of the City will request a donation of the taking prior to offering a nominal fee for the improvements, as needed.
    - No appraisal reviews have been included in this scope of services. The MoDOT EPG currently requires independent appraisal reviews for appraisals greater than $35,000.
    - No relocation fees have been included and are not expected.
    - The scope included in this proposal includes furnishing waiver valuations and providing acquisition services only. Any meetings pertaining to acquisitions that have not been settled during normal negotiations, and are carried forward through the eminent domain process by the City will require a supplemental. Any meetings/appearances by TranSystems for public meeting preparation, hearing preparation, deposition preparation, public meetings, hearings, depositions, pre-trial or trial testimony will require a supplemental.

Task 300 – Final Plans and Bid Documents (100%)

301. TranSystems will update the design based on comments received from the Right-of-Way Plan Review Meeting and will add all final details for needed for construction. The engineering and plans will follow City of Liberty standards and specifications.

302. Plan Preparation - TranSystems will compile the 100% unsigned and unsealed plans. These plans are anticipated to include the following items:

- Title Sheet (1)
- General Layout and Notes Sheet (1)
- Summary of Quantities (1)
- Typical Sections (1)
- Roadway Plan (12)
- Roadway Details (ADA Ramps, Retaining Walls, and Handrailing) (7)
- Right of Way and Easements (8)
- Reference Points (1)
- Coordinate Points (1)

- Entrance Details (7)
- Intersection Details (9)
    - Moss Avenue at Hurt Street, Olin Street, Reed Street, Jones Road, Thornton Street, and Liberty Drive
    - Terrace Avenue at Olin Street and Rebecca
    - Murray Road at Bonaire Street
- Sidewalk Details (11)
- Retaining Wall Plan and Profiles – (walls less than 4' exposed height) (2)
- Stair Details (4)
- Tree Removal and Placement Plans (Location Only) (12)
- Construction Sequencing (General overview and brief narrative) (1)
- Traffic Control (Standard Details Only) (2)
- Erosion Control Sheets (12)
- Signing and Pavement Markings Plan (7)
- Storm Drainage Plan, Profiles, and Details (4)
- Cross Sections (50-ft intervals) (39)
    - **Total Sheets =142±**

303. QA/QC-Perform quality assurance/quality control reviews of the designs and drawings.

304. Deliverables- TranSystems will submit one (1) set of full-size plans (22"x34") in electronic PDF format to the City. A copy of the Engineer's Probable Construction Cost will also be included.

305. Final Plan Review Meeting - TranSystems' team will meet with the City and/or MoDOT to review the submitted documents, discuss any issues, and review comments. Comments will be incorporated into the plans and submitted with future submittals.

306. Utility Coordination – Our team will continue to coordinate utilities during the Final Plans Task by preparing a color utility plan set in PDF format and distribute to all utilities known to be in the corridor. At this stage, the affected utility companies should have a relocation plan. Updated drawings will be provided to utility companies in PDF format and CAD format upon request with a signed CAD release waiver.

Task 400 – PS&E

401. The PS&E deliverable will include 100% signed and sealed plans, specifications and estimate. This submittal will address any remaining comments from the Final Plan Review Meeting. The engineering and plans will follow City of Liberty standards and specifications. The format for the PS&E deliverable will be digital (.pdf) at 22" X 34" paper size.

402. Utility Coordination – The team will continue to coordinate utilities prior to bid to ensure relocation construction is complete. Updated drawings will be provided to utility companies in PDF format and CAD format upon request with a signed CAD release waiver. A utility contact invite list will be prepared for the pre-construction meeting.

EXHIBIT "A"
Scope of Services
City Park Sidewalk Network Project 1 (24-009) Supplement #1
Liberty, MO

Task 500 – Post Letting

501. Support through Obligation - TranSystems' team will answer service questions and provide support to move the PS&E through the submittal process to final obligation and approval to bid. It is anticipated that this work will not exceed 24 hours. If additional review time is needed, a supplement may be needed.

502. Pre-Construction Support - TranSystems' team will provide assistance after the bid process. We will attend a pre-construction meeting, address questions from the Contractor, and if needed prepare addendums to the plans and specifications. It is anticipated that the City will advertise and bid the project.

503. Construction Engineering Review - TranSystems' team will review and provide guidance on all change orders over five-thousand dollars ($5,000) in total contract value change. The team will also review any structural shop drawings for the project to ensure compliance with City and/or MoDOT standards. It is anticipated that this work will not exceed 40 hours. If additional review time is needed, a supplement may be needed.

Task 600 – Others

601. Additional Coordination with Stakeholders - Throughout various stages in plan development, stakeholder meetings will be conducted with the property owners along the project. Up to 5 stakeholder meetings are included in this scope of services. Some may take place between the Concept Study and the first Public Meeting. Meetings are anticipated to be near the project site, or at City Hall.

Schedule

The schedule is anticipated to be completed for each task with the timeframes shown below from the time the contract is received. This is dependent of changes from this scope requested by the City or time for review by others.

PS&E – 4 months

The schedules above are estimated for engineering plan submittals only and could be impacted due to Right-of-Way Acquisition needs.

Assumptions

- No geotechnical investigation will be performed. Pavement section for spot replacement areas will be based on the City of Liberty typical sections.
- Potholing for utilities or others is not an included service in this scope of services.
- There will be no specific traffic control plans provided. Traffic control will be handled with standard details for different scenarios (i.e., shoulder work, pedestrian detours/sidewalk closures, lane drops, etc.) and general construction phasing.
- OE&E's will be acquired on an as-needed basis for Project 1 (up to 5 OE&E's included) for properties that are determined to need acquisition of permanent Right-of-Way or Easement. The boundary file will be estimated from GIS data provided by the City, available plats and any OE&E's obtained. No research into easements or title reports will be conducted for the remaining properties that do not get an OE&E.
- City will acquire "Right-of-Entries" for the project instead of acquiring temporary construction easements. No legal descriptions or exhibits have been included for these properties other than as specified in section 203.
- No irrigation systems will be designed.

EXHIBIT "A"
Scope of Services
City Park Sidewalk Network Project 1 (24-009) Supplement #1
Liberty, MO

- Microstation V8i (Geopak SS4/SS10) will be used for all the CAD file creation to prepare the plans noted herein. CAD files will be provided in Microstation (.dgn) format as part of the final deliverables.
- Utilities will be shown to Subsurface Utility Engineering (SUE) Quality Level C
- No Final Location Survey has been included.
- Permit fees for railroad, city, state, and federal permits will be paid directly by City.
- Storm Drainage Improvements will be limited to inlet top replacements, inlet replacements, and replacements of cross road pipes as shown in the Right-of-Way plans. Any storm drainage plan/profiles or storm year design calculations beyond these locations will require a supplemental.
- Retaining wall design is limited to the City of Liberty standard detail "Sidewalk_Detail_With_Abutting_Concrete_Retaining_Wall." Design calculations or structural retaining wall design (walls greater than 48 inches) are not included in this scope and will require a supplemental.
- Tree removal and placement sheets will be limited to specifying the trees to be removed and approximate location for new trees to be planted as well as quantities. The tree size and type will be specified by the City and included in the plans.
- No Signing or Wayfinding are included in this scope of services.
- No lighting design is included in this scope of services.
- Sidewalk profiles will be used for design, but will not be incorporated into the plan set.
- No sidewalk or other improvements requiring excavation will be designed or constructed in the Cemetery.
- Floodplain development permit and/or FEMA flood map revisions are not included in this scope.
- The scope of work does not include waters of the U.S. mitigation (likely not required).
- No contaminated soils are anticipated with this project, however, if contaminated soil is discovered at a later date any mitigation design or activities needed are not included in this scope and a separate agreement with the City will be negotiated if these services are desired.
- Assumption is that section corners and quarter section corners are in place an of record.
- Construction inspection services have not been included in this scope of services, but can be added on at the request of the City through a supplemental.

- **It is anticipated that the City will provide the following:**
  - Review and comment on project design details.
  - Attend meetings.
  - Submit prepared permits and the associated fees.
  - Acquire all right-of-way for Project 1 (following Right-of-Way plan approval)
  - Provide Rights-of-entry for survey work on private property.
  - Provide tree specifications to be planted

Project Design Fee

The City of Liberty shall compensate TranSystems Corporation for services described in Task 100 to Task 600 above on a Cost + Fixed Fee basis to a maximum of $113,731.

Original Contract Fee (Projects 1 and 2, Phase 1)(Executed Sept. 23, 2024) = $408,818.00
Supplemental #1: Project 1/**Phase 2 (this agreement) = $113,731**

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-420

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance approving a services agreement with Kaizon Solutions for the cleaning of city facilities for 2026 in an amount not to exceed $77,208.00

Summary:

- Ordinance accepting a commercial cleaning agreement with Kaizon Solutions for the cleaning of city facilities.

Background:
The City of Liberty is currently using the services of Kaizon Solutions for cleaning of City Hall. Staff has negotiated a revised agreement which expands the services for January 1, 2026, through December 31, 2026, with Kaizon Solutions for the following facilities:

- Liberty City Hall
- Liberty Water Production Plant
- Liberty Utility Center Facility
- Liberty Animal Control
- Liberty Fountain Bluff Facilities
- Liberty Fire Station 1 Public Area
- Liberty Parks and Recs Maintenance Facility
- Liberty Public Works Facilities A and B
- Liberty Temporary Police Facility

The agreement includes a monthly price for services of $6,434.00 with the agreement being valid for one year, resulting in an annual total for services of $77,208.00.
City staff recommend approving an ordinance that would accept an agreement proposal from Kaizon Solutions for Commercial Cleaning.

Previous Action (if applicable):
NA

Policy/Committee Review:

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

Financial Considerations:

X	**Budgeted:**	Line Item: 100-55041-202-000000 Line Item:	Amount: $77,208.00 Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item: Line Item:	Amount:
		Funding Source:	Amount:

Attachments:

1. 2025-420 Approve Proposal with Kaizon Solutions for City Facilites - ORD
2. Kaizon Proposal

Document No._____

ORDINANCE NO._____

ORDINANCE APPROVING A SERVICES AGREEMENT WITH KAIZON SOLUTIONS FOR THE CLEANING OF CITY FACILITIES IN AN AMOUNT NOT TO EXCEED $77,208.00

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 approves a service agreement by and between the City of Liberty and Kaizon Solutions for the Commercial Cleaning of city facilities in an amount not to exceed SEVENTY-SEVEN THOUSAND TWO HUNDRED EIGHT AND 00/100 DOLLARS ($77,208.00). A copy of said agreement 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 service agreement as described in Section I of this Ordinance.

SECTION III

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

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

COMMERCIAL CLEANING PROPOSAL

PREPARED FOR:

LIBERTY CITY HALL

WHY CHOOSE US?

Kaizon Solutions is a privately-owned and operated, full-service cleaning company. We have been in business since 1973.

- We provide a customized cleaning solution for every cleaning schedule based on the facility, the type of industry, budget amount, and personal preferences shared with us during the initial meeting.
- Our process- we believe that when procedures are followed, there is consistency in practice for work processes. This helps to ensure that things are done the same way, every time and that all steps are followed.
- We pay our cleaning technicians more than the industry standard because we believe in finding the best staff and investing into them. Our cleaning technicians are background checked, drug screened, bonded, and insured.
- Our Operations department does regular follow up calls, site visits and inspections to proactively ensure a high level of customer satisfaction is being met consistently.
- Partnering with Kaizon Solutions provides you peace of mind, allowing you to devote your time and energy on your business, not the cleanliness of your building.
- We use the latest technology and standards in our bidding process to create the most accurate bid while keeping in mind budget restraints for our customers.

SERVICE GUARANTEE

We will respond to issues or concerns within 24 hours and will do everything that it takes to correct the issue by the next scheduled service.

SCOPE OF WORK

EACH SERVICE

- Remove trash and spot clean trash receptacles
- Clean and disinfect desks, countertops, table tops
- Clean and disinfect drinking fountains
- Spot vacuum all carpeted floors
- Mop and disinfect all hard surface floors
- Spot clean all mats and runners
- Spot clean glass entrance doors and partitions
- Clean and disinfect toilet bowls, urinals and sinks
- Spot clean restroom mirrors
- Clean and disinfect sinks and dispensers
- Spot clean chairs, cabinets and vending machines
- Clean and disinfect break room surfaces
- Clean and disinfect break room appliance exteriors
- Restock restroom/break room dispensers with Customer's supplies

WEEKLY

- Dust horizontal surfaces such as file cabinets, copy machines, bookshelves and tables (excludes walls)
- Dust vinyl furniture if applicable
- Spot clean bathroom walls, partition walls and door
- Clean and disinfect smudges from desks, partitions, doors and light switches
- Dust desktops and accessories such as calculators, calendars, letter trays, etc.
- Vacuum or damp mop mats and runners
- Clean and disinfect restroom mirrors

MONTHLY

- Clean and disinfect partition walls and doors in restrooms
- Low dusting of chair rails and legs, desk and table legs, baseboards, ledges, vents, etc.
- High dusting of ledges, picture frames, door frames, wall vents, etc.
- Vertical dusting of sides of desks, cabinets, files, bookshelves, etc.
- Dust window sills
- Vacuum upholstered furniture

OTHER SERVICES OFFERED

Carpet

- Spot removal
- Hot water extractions

Supply Management

- Paper products
- Hand soap
- Trash can liners

Upholstery and Workstations

- Vacuum partitions
- Extraction cleaning

Post Construction Clean-Ups

- Picking up construction debris
- Renting dumpster and hauling away debris
- Deep cleaning of newly finished area

One-time Cleans

- Deep cleaning before move-in
- Deep cleaning after move-out
- Cleaning up after special events

Hard Surface Floors

- Burnishing
- Strip and refinish (wax)
- Maintenance plans

Windows

- Washing blinds
- Washing Inside and Outside (ground floor only outside)

Lighting

- Cleaning lights and light fixtures
- Replacing bulbs

Facility Maintenance

- Floor maintenance plans
- Light electrical & plumbing repairs
- Painting
- Parking lot maintenance
- After-Hours Emergencies

PRICING AGREEMENT

Customer:	Liberty City Hall
Service Location:	101 E Kansas Liberty, MO 64068
Type of Service:	Monthly Janitorial Service
Frequency:	5 times per week
Pricing:	$6,434.00 per month
Start Date:	01/01/2026

Pricing valid 90 days from delivery date.

Other Conditions
Servicing the following location 5 times per week >Liberty City Hall Servicing the following locations 2 times per week: >Liberty Water Production -Floors and trash - Full service in restrooms and breakrooms >Liberty Utility Center -Floors and trash - Full service in restrooms and breakrooms >Liberty Animal Control -Floors and trash - Full service in restrooms and breakrooms >Pet friendly chemicals only Liberty Fountain Bluff (and back building) -Floors and trash - Full service in restrooms and breakrooms Liberty Fire Station -Floors and trash - Full service in restrooms and breakrooms - Weekly windowsills Liberty Parks and Rec -Floors and trash - Full service in restrooms and breakrooms Liberty Public Works (Building A and B)

-Floors and trash
- Full service in restrooms and breakrooms

Liberty Police
-Floors and trash
- Full service in restrooms and breakrooms

By executing this Agreement, the parties agree to be bound by the terms and conditions set forth in the accompanying Service Agreement.

SERVICE AGREEMENT

This Agreement is made between KAIZON SOLUTIONS, located at 4041 NE Lakewood Way Ste 100 Lee's Summit, MO 64064, and Liberty City Hall, located at 101 E Kansas Liberty, MO 64068 ("CUSTOMER"). Both KAIZON SOLUTIONS and CUSTOMER agree that KAIZON SOLUTIONS will begin service on, 01/01/2026, with the following terms and conditions:

1. CUSTOMER agrees to contract and pay KAIZON SOLUTIONS $6,434.00 each month to perform janitorial services according to the preceding PRICING AGREEMENT.
2. CUSTOMER agrees service may be performed on Monday, Tuesday, Wednesday, Thursday, Friday, ("service days").
3. CUSTOMER agrees services may be performed between the hours of 9:00 AM and 4:00 PM.
4. KAIZON SOLUTIONS, agent representative or independent contractor will provide all chemicals, equipment, labor and supervision. CUSTOMER will provide all restroom paper products, hand soap, trash can liners, and any other necessary items unless otherwise agreed upon.
5. CUSTOMER agrees to verbally notify KAIZON SOLUTIONS of any non-performance prior to written notification.
6. CUSTOMER agrees that during the term of this Agreement and within one (1) year after termination of this Agreement, it will not employ directly or indirectly any employees, agent representatives or independent contractors of KAIZON SOLUTIONS.
7. CUSTOMER agrees to an Agreement Term of one (1) year starting on 01/01/2026. All service dates not rendered at the request of CUSTOMER will extend this Agreement Term by an equal number of days. Continuing thereafter month-to-month until CUSTOMER gives written notice of termination at least thirty (30) days prior to said termination date. All written notices must be timely.
8. CUSTOMER agrees this Agreement may be terminated by CUSTOMER for non-performance only, and CUSTOMER must give KAIZON SOLUTIONS written notice specifying in detail the nature of any defect in performance by sending an email to support@kaizonsolutions.com. A non-performance defect is defined as the failure, neglect or refusal to perform an act stipulated under this Agreement's Scope of Work, or as outlined in the Other Conditions section. Upon the effective date of receipt of written notice of non-performance, KAIZON SOLUTIONS, at its election, will have up to ten (10) service days in which to cure the defect in performance regarding the Scope of Work or Other Conditions. In the event the defect is not cured according to the Scope of Work or Other Conditions within ten (10) service days from the effective date of such notice, the CUSTOMER will provide a second written notification, as described herein to KAIZON SOLUTIONS of the failure to cure the defect. In the event the second notice is not received within five (5) business days from the end of the tenth (10th) service day from the effective date of the first notice, all deficiencies will be deemed cured. In the event the second notice is received within the required time period, this Agreement shall terminate thirty (30) days from the date of the second notice. In the event the second notice is not received within the specified time, all alleged non-performance by KAIZON SOLUTIONS will be deemed cured.
9. Payment Terms: Invoices are sent out on the 1st of each month, with current payment due by the 30th of that month, delinquent by the 10th of the following month. A finance charge of 1.5% per month will be assessed on all delinquent accounts.
10. CUSTOMER agrees to pay KAIZON SOLUTIONS all legal costs, attorney fees, collections costs, and late fees arising from enforcement of this agreement.
11. CUSTOMER agrees to pay all sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased.
12. This agreement supersedes any and all prior agreements between KAIZON SOLUTIONS and CUSTOMER.
13. KAIZON SOLUTIONS annually observes the following holidays: New Year's Day, President's Day, Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

Liberty City Hall

Sign: _____

Authorized Company Representative

Name: _____

Title: _____

Date: _____

KAIZON SOLUTIONS

Name: *Oshen Brixey*

Name: Oshen Brixey

Title: Business Manager

Date: 12/4/2025

KAIZON SOLUTIONS

MAX1LLC-01 BPEREZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acrisure Midwest Partners Insurance Services LLC
16805 W. Cleveland Avenue
New Berlin, WI 53151

CONTACT NAME: Beverly Perez
PHONE (A/C, No, Ext): (816) 318-3648 FAX (A/C, No): (816) 322-6996
E-MAIL ADDRESS: bperez@acrisure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Fidelity and Guaranty Insurance Company	35386
INSURER B : Travelers Casualty Insurance Company of Americ	19046
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : State National Insurance Company, Inc.	12831
INSURER E : Old Republic Surety Company	40444
INSURER F :	

INSURED
Max10 MO LLC DBA Kaizon Solutions
4041 NE Lakewood Way
Ste 100
Lees Summit, MO 64064

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	X	X	BIP-6X299330-25-42	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BA-5X858263-25-42	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED X RETENTION $ 5,000			CUP-6X338532-25-42	1/1/2025	1/1/2026	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB-6X304805-25-42	1/1/2025	1/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Cyber/Internet Liab			EHJ-ADN03193309	1/1/2025	1/1/2026	Cyber	1,000,000
E	Fidelity Bond			W150290427	1/1/2025	1/1/2026	Janitorial Serv Bond	50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

EVIDENCE OF COVERAGE
FOR YOUR RECORDS

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

KAIZON SOLUTIONS

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-423

Department: Finance

Submitted By: Ashley Comer, Assistant Director of Finance

Subject: Ordinance approving a contract extension with FORVIS for the annual audit FY2025

Summary:
- Contract authorized by Council in 2022 for five years of auditing services.
- FORVIS has provided an Engagement Letter to prepare and audit the basic financial statement of the City of Liberty, MO for year ending December 31, 2025 and the related notes to the basic financial statements.

Background:
On December 12, 2022, the City Council approved an agreement for auditing services provided by FORVIS to be the best, approved Ordinance 11687. The agreement provided for professional audit services for the year ending December 31, 2022, and provided the option for extending the contract four subsequent years.

Responsiveness to City Needs
While all firms are competent auditors and would perform a quality audit for the City, the Selection Committee felt that FORVIS would provide added value for Finance Staff. FORVIS has included in the base cost of their proposal an Excel spreadsheet that will help us in determining our journal entries needed for the new GASB 87 Lease compliance. Further, the staff are familiar with the ongoing training seminars afforded by FORVIS and believe those training opportunities will assist Finance staff in learning about upcoming changes in accounting requirements. Lastly, the Selection Committee just felt comfortable with this group.

We understand that it is best practice to change auditors at the end of a multi-year contract. However, the best practice also states that due to lack of competition among firms fully qualified to perform public-sector audits, it could make mandatory audit firm rotation counterproductive. Where audit firm rotation does not occur, governments should consider requesting senior engagement staff, such as engagement partners and senior managers, be rotated. While our current partner will still be a part of our audit, we have requested a new engagement partner and lead staff.

Staff recommends approval of a motion to authorize payment to FORVIS in an amount not to exceed $105,000 for the preparation of the Annual Comprehensive Financial Report (ACFR).

Previous Action (if applicable):

- Approved a five-year contract with FORVIS on December 12, 2022, by Ordinance No. 11687.
- Approved a FORVIS software license and service agreement on December 19,

2022, by Ordinance No. 11699.
- Approved contract extensions for Annual Audit (Fiscal Year 2023) and Annual Audit (Fiscal Year 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:

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

Attachments:

1. FORVIS ORD for 12-15-2025
2. City of Liberty MO - Contract ATT TAX 12.31.25 (1159691) - Forvis Mazars Signed

Document No._____

ORDNANCE NO. _____

AN ORDINANCE APPROVING A CONTRACT EXTENSION WITH FORVIS FOR THE ANNUAL AUDIT FISCAL YEAR 2025

WHEREAS, Ordinance No. 11687, approving a contract with FORVIS with the option of extending up to four subsequent years, was passed by City Council on December 12, 2022; and

WHEREAS, subsequent contract extensions were executed for Annual Audit Fiscal Year 2023 and Annual Audit Fiscal Year 2024; and

WHEREAS, approval of this ordinance with FORVIS for Annual Audit Fiscal Year 2025 will be the third authorized contract extension;

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a contract by and between the City of Liberty and FORVIS, 1201 Walnut Street, Suite 1700, Kansas City, Missouri 64106-2246, in the amount of one hundred and five thousand dollars ($105,000), to provide professional auditing services for year ending December 31, 2025.

SECTION II

The City Council hereby authorizes staff to sign the contract 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.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this ___day of_____, 2025.

_____
GREG CANUTESON, MAYOR

Forvis Mazars, LLP
1201 Walnut Street, Suite 1700
Kansas City, MO 64106
P 816.221.6300 | F 816.221.6380
forvismazars.us

October 20, 2025

City of Liberty Missouri
101 E. Kansas
Liberty, MO 64068

We appreciate your selection of **Forvis Mazars, LLP** as your service provider and are pleased to confirm the arrangements of our engagement in this contract. Within the requirements of our professional standards and any duties owed to the public, regulatory, or other authorities, our goal is to provide you an **Unmatched Client Experience**®.

In addition to the terms set forth in this contract, including the detailed **Scope of Services**, our engagement is governed by the following, incorporated fully by this reference:

- The Reporting Solution End User License Agreement
- Terms and Conditions Addendum

Summary Scope of Services

As described in the attached **Scope of Services**, our services will include the following:

City of Liberty, Missouri
- Audit Services for the year ended December 31, 2025
- The Reporting Solution license for the year ended December 31, 2025

You agree to assume full responsibility for the substantive outcomes of the contracted services and for any other services we may provide, including any findings that may result.

You also acknowledge these services are adequate for your purposes, and you will establish and monitor the performance of these services to ensure they meet management's objectives. All decisions involving management responsibilities related to these services will be made by you, and you accept full responsibility for such decisions.

We understand you have designated a management-level individual(s) to be responsible and accountable for overseeing the performance of nonattest services, and you have determined this individual is qualified to conduct such oversight.

Engagement Fees

Our fees will be based on time, skill, and resources, including our proprietary information required to complete the services. The fee for the financial statement audit is expected to range between $77,000 and $108,800 in accordance with our proposal dated September 20, 2022. In addition, our fees for the single audit will be $8,050 assuming one-major federal program.

The fee for The Reporting Solution license will $2,800 for the license for the year ended December 31, 2025. This fee is subject to change on a yearly basis with the issuance of our annual contract for services.

In addition, you will be billed travel costs and fees for services from other professionals, if any, as well as an administrative fee of five (5) percent to cover certain technology and administrative costs associated with our services.

Our pricing for this engagement and our fee structure are based upon the expectation that our invoices will be paid promptly. Payment of our invoices is due upon receipt.

Our timely completion of services and the fees thereon depends on the assistance you provide us in accumulating information and responding to our inquiries. Inaccuracies or delays in providing this information or the responses may result in additional billings, untimely filings, or inability to meet other deadlines.

Our fees do not contemplate the following transactions or activities during the period of this engagement:

- Mergers or acquisitions
- Change in accounting principles
- Substantial doubt about the entity's ability to continue as a going concern
- Violation of covenants in debt arrangements
- Indications of fraudulent financial reporting or misappropriation of assets
- Derivatives accounted for under hedge accounting
- Quantitative impairment analysis of long-lived assets
- More than 1 major federal awards programs

If there are changes in circumstances where these or other conditions become known and significant additional time is necessary or additional services are requested, we reserve the right to revise our fees.

Contract Agreement

Please sign and return this contract to indicate your acknowledgment of, and agreement with, the arrangements for our services including our respective responsibilities.

Forvis Mazars, LLP

Forvis Mazars, LLP

Acknowledged and agreed to as it relates to the entire contract, including the **Scope of Services**, **The Reporting Solution End User License Agreement**, and **Terms and Conditions Addendum**, on behalf of City of Liberty Missouri.

BY _____
Mrs. Vicki McClure, Director of Finance

DATE _____

BY _____
Greg Canuteson, Mayor

DATE _____

Scope of Services – Audit Services

We will audit the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information and related disclosures, which collectively comprise the basic financial statements for the following entity:

City of Liberty, Missouri as of and for the year ended December 31, 2025

The audit has the following broad objectives:

- Obtaining reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- Expressing an opinion on the financial statements
- Issuing a report on your internal control over financial reporting and compliance and other matters based on the audit of your financial statements in accordance with *Government Auditing Standards*
- Expressing an opinion on your compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect to each of your major federal award programs in accordance with the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)
- Issuing a report on your internal control over compliance in accordance with the Uniform Guidance
- Issuing a report on your schedule of expenditures of federal awards

You have informed us that the audited financial statements are expected to be presented along with management's annual comprehensive financial report (ACFR). Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the annual comprehensive financial report (ACFR) but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements will not cover the other information, and we will not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or whether the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

We will also express an opinion on whether the combining and individual fund financial statements (supplementary information) is fairly stated, in all material respects, in relation to the financial statements as a whole.

We will complete the auditee portion of the Form SF-SAC (Data Collection Form) through the Federal Audit Clearinghouse. We will not make the submission on your behalf. You will review a draft(s) of the submission prior to transmission and agree that you are solely responsible for approving the final draft for transmission as well as for the auditee submission and certification

We will also provide you with the following nonattest services:

- Assisting with preparing a draft of the financial statements and related notes
- Assisting with the review of the adjusting entries to convert your modified accrual-basis accounting records to full accrual-basis accounting records. Management is responsible for the propriety of the accrual adjustments
- The Reporting Solution – license
- The Reporting Solution – implementation assistance and training
- Assistance with the adoption of GASB 102, Certain Risk Disclosures

You agree to assume all management responsibilities and to oversee the nonattest services we will provide by designating an individual possessing suitable skill, knowledge, and/or experience. You acknowledge that nonattest services are not covered under *Government Auditing Standards*. You are responsible for:

- Making all management decisions and performing all management functions
- Evaluating the adequacy and results of the services performed
- Accepting responsibility for the results of such services
- Designing, implementing, and maintaining internal controls, including monitoring ongoing activities

Jacob Holman, partner, will oversee and coordinate the engagement. Shane Nickle, director, is responsible for supervising the engagement team and authorizing the signing of reports. is responsible for supervising the engagement and authorizing the signing of the report or reports.

We will issue a written report upon completion of our audit, addressed to the following parties:

Entity Name	**Party Name**
City of Liberty, Missouri	City Council of the City of Liberty, Missouri

You are responsible to distribute our reports to other officials who have legal oversight authority or those responsible for acting on audit findings and recommendations, and to others authorized to receive such reports.

The following apply for the audit services described above:

Our Responsibilities

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, and the Uniform Guidance. Those standards require that we plan and perform:

- The audit of the financial statements to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by fraud or error
- The audit of compliance to obtain reasonable rather than absolute assurance about whether the entity complied with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each major federal award program

We will exercise professional judgment and maintain professional skepticism throughout the audit.

We will identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

We will obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We will also conclude, based on audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

We will identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the entity's compliance with compliance requirements subject to audit and performing such other procedures as the auditor considers necessary in the circumstances.

We will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that the auditor identified during the audit.

Limitations & Fraud

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit that is planned and conducted in accordance with GAAS will always detect a material misstatement or material noncompliance with federal award programs when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

The risk of not detecting a material misstatement or material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

Our understanding of internal control is not for the purpose of expressing an opinion on the effectiveness of your internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit.

We are available to perform additional procedures with regard to fraud detection and prevention at your request, subject to completion of our normal engagement acceptance procedures. The actual terms and fees of such an engagement would be documented in a separate contract to be signed by you and Forvis Mazars, LLP.

Opinion

Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add an emphasis-of-matter paragraph or other-matter paragraph(s) to our auditor's report, or if necessary, decline to express an opinion or withdraw from the engagement.

If we discover conditions that may prohibit us from issuing a standard report, we will notify you. In such circumstances, further arrangements may be necessary to continue our engagement.

Your Responsibilities

Management and, if applicable, those charged with governance acknowledge and understand their responsibility for the accuracy and completeness of all information provided and for the following:

- **Audit Support** – to provide us with:
  - Unrestricted access to persons within the entity or within components of the entity (including management, those charged with governance, and component auditors) from whom we determine it necessary to obtain audit evidence
  - Information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including access to information relevant to disclosures
  - Information about events occurring or facts discovered subsequent to the date of the financial statements, of which management may become aware, that may affect the financial statements
  - Information about any known or suspected fraud affecting the entity involving management, employees with significant role in internal control, and others where fraud could have a material effect on the financials
  - Identification and provision of report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented
  - Additional information that we may request for the purpose of the audit

- **Internal Control and Compliance** – for the:
  - Design, implementation, and maintenance of internal control relevant to compliance with laws and regulations and the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error
  - Alignment of internal control to ensure that appropriate goals and objectives are met; that management and financial information is reliable and properly reported; and that compliance with and identification of the laws, regulations, contracts, grants, or agreements (including any federal award programs) applicable to the entity's activities is achieved
  - Remedy, through timely and appropriate steps, of fraud and noncompliance with provisions of laws, regulations, contracts, or other agreements reported by the auditor
  - Establishment and maintenance of processes to track the status and address findings and recommendations of auditors

- **Accounting and Reporting** – for the:
  - Maintenance of adequate records, selection and application of accounting principles, and the safeguard of assets

- Adjustment of the financial statements to correct material misstatements and confirmation to us in the representation letter that the effects of any uncorrected misstatements aggregated by us are immaterial, both individually and in the aggregate, to the financial statements taken as a whole
- Preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (or other basis if indicated in the contract)
- Inclusion of the auditors' report in any document containing financial statements that indicates that such financial statements have been audited by us
- Distribution of audit reports to any necessary parties

Required Supplementary Information

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI) to accompany the basic financial statements. We understand the following RSI will accompany the basic financial statements:

1. Management's Discussion and Analysis (MD&A)
2. Budgetary comparison
3. Pension and Other Postemployment Benefit information

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Management is responsible for the fair presentation of the RSI. As part of our engagement, we will apply certain limited procedures to the RSI in GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

With regard to any supplementary information that we are engaged to report on:

- Management is responsible for its preparation in accordance with applicable criteria
- Management will provide certain written representations regarding the supplementary information at the conclusion of our engagement
- Management will include our report on this supplementary information in any document that contains this supplementary information and indicates we have reported on the supplementary information
- Management will make the supplementary information readily available to intended users if it is not presented with the audited financial statements

Such information is:

- Presented for the purpose of additional analysis of the financial statements
- Not a required part of the financial statements

- The responsibility of management
- Subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with GAAS

Written Confirmations Required

As part of our audit process, we will request from management and, if applicable, those charged with governance written confirmation acknowledging certain responsibilities outlined in this contract and confirming:

- The availability of this information
- Certain representations made during the audit for all periods presented
- The effects of any uncorrected misstatements, if any, resulting from errors or fraud aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole

Peer Review Report

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract, upon request. If you would like a copy, please request from your engagement executive.

Scope of Services – The Reporting Solution License and Related Implementation Services and Training

We will provide access to and use of The Reporting Solution (TRS) which is a web-based Annual Comprehensive Financial Report (ACFR) preparation software for the year ended December 31, 2025. Forvis Mazars will assist with the ACFR building in TRS based upon your objectives and will provide certain limited training with respect to your use of TRS. Specifically, Forvis Mazars will:

ACFR Building

- Assist with assessing initial data available for use in TRS
- Assist with converting and importing initial data into TRS
- Assist with configuration of TRS
- Assist with formatting the ACFR
- Provide introductory training related to TRS

Ongoing Services

- Provide support related to questions and issues related to TRS
- Provide post-ACFR build training related to TRS
- Provide assistance in preparing the ACFR

The following apply for the TRS services described above:

End User License Agreement	Terms and conditions related to TRS are set forth in the attached End User License Agreement (EULA). The executed EULA is required for access and use of TRS.
Your Responsibilities	It is your responsibility to ensure that the appropriate level of due diligence related to the ACFR building in TRS in connection with this agreement has been performed. This includes determining whether TRS possesses the appropriate level of functionality and performance for your current and future needs.

The Reporting Solution End User License Agreement

Please read this document carefully because it explains the legal rights and obligations inherent to your ability to access and use The Reporting Solution

This End User License Agreement ("EULA") governs use of The Reporting Solution and any related, upgraded, or substitute for the web application, software, and services provided by or on behalf of **Forvis Mazars, LLP** ("Forvis Mazars") relating to preparation of certain financial reports ("Software"). By accessing and/or using the Software, you and the entity you are working for or on behalf of agree to be bound by the terms of this EULA, although this EULA does not abrogate any other contract or understanding regarding the Software and your relationship with Forvis Mazars, *e.g.*, a sales contract, purchase agreement, privacy policy, disclaimer, etc., relating to the Software and/or services provided by Forvis Mazars. This EULA is effective as of the first time the Software is accessed and it will remain in effect—in its current or any future amended form—for however long the Software is used or until another EULA is executed. Some of the obligations in this EULA survive and extend beyond the term of this EULA and/or the point in time after which you voluntarily or involuntarily stop accessing or using the Software.

1. License Grant

By providing credentials to access the Software, Forvis Mazars grants you a nonexclusive, nontransferable, non-sublicensable, limited right, and license to use the Software on compatible devices you own or control for preparation of financial reports for your entity in a single, given reporting year (the "License"). The rights granted under the License are subject to the terms of this EULA as well as any prior or future contract you have or may enter into with Forvis Mazars or that you may otherwise be explicitly or implicitly required to follow owing to your employment by or fiduciary or other duty of care owed to an entity doing business with Forvis Mazars. You (both personally and in any representative capacity you may or do have for a particular entity) may only make use of the License if you comply with all applicable terms, including but not limited to this EULA.

The Software is licensed, not sold, under this License. The License does not grant any title or ownership in the Software. Any individual accessing the Software is expressly representing that they have the authority and ability to act on behalf of an entity that possesses the ability to access and use the Software, and you and that entity will be jointly and severally responsible for any and all actions taken by an actor using credentials, irrespective of whether that person has the actual authority or ability to act on behalf of that entity.

2. Conditions & Restrictions on Use Pursuant to the License

You may not and will not do, attempt to do, or otherwise attempt to have anyone else do on your behalf or for your benefit any of the following with respect to the Software: (a) copy, reproduce, distribute (including via a network server), display, or use it in a way that is not expressly authorized by Forvis Mazars (either via this EULA or some other written instrument); (b) sell, rent, lease, license, distribute, transfer, or use it in a manner that actually or is reasonably likely to harm Forvis Mazars or its existing or future business prospects; (c) reverse engineer, derive source code from, modify, adapt, translate, decompile, or disassemble it or make derivative works based on it; (d) remove, disable, circumvent, or modify any security technology or proprietary notice or label included in it; (e) use it to infringe or violate the rights of any third party, including but not limited to any intellectual property, publicity, or privacy rights; (f) use, export, or re-export it in violation of any applicable law or regulation; or (g) deliberately or negligently access or use it in a manner that transmits or propagates any virus, Trojan horse, worm, bomb, and/or corrupted or malicious files or that otherwise threatens, defames, disparages, harasses, or endangers the integrity of any person or entity, the Software, Forvis Mazars' hardware and networks, the hardware and networks of any other user of the Software or other person or entity, and/or any data and information inherent to any of the same.

In the event you gain access to data or information of others and/or to functionality in the Software, either of which is beyond the scope or intent of the understanding by which credentials were originally granted to you, you will notify Forvis Mazars as soon as is reasonably practical. Further, you will not copy, alter, delete, use, or otherwise exploit such data, information, and/or functionality and, instead, will treat it with and use the highest degree of care necessary to protect its confidentiality. These obligations of notification and confidentiality will survive the termination of this EULA.

3. Disclaimers & Limitation of Liability

Except to the extent an explicit warranty or representation is made in a separate, written contract, the Software is provided on an "as is" and "as available" basis, "with all faults" and without warranty of any kind. Forvis Mazars, its licensors, its and their affiliates, successors, and assigns disclaim all warranties, conditions, common law duties, and representations (express, implied, oral, and written) with respect to the Software, including without limitation all express, implied, and statutory warranties and conditions of any kind. Without limiting the generality of the foregoing, Forvis Mazars, its licensors, its and their affiliates, successors, and assigns make no warranty that (1) that the operation of the Software or Services will be uninterrupted, bug free, or error free in any or all circumstances, or (2) that any defects in the Software or Services can or will be corrected. This paragraph will apply to the maximum extent permitted by applicable law.

To the maximum extent permitted by applicable law, neither Forvis Mazars, nor its licensors, nor its or their affiliates, nor any of Forvis Mazars' agents or service providers (collectively, the "Forvis Mazars Parties"), shall be liable in any way for any loss of profits or any indirect, incidental, consequential, special, punitive, or exemplary damages, arising out of or in connection with this Agreement or the Software. Further, to the maximum extent permitted by applicable law and in the absence of any contrary written agreement, the aggregate liability of the Forvis

Mazars Parties arising out of or in connection with this EULA will not exceed the total amounts you have paid to Forvis Mazars for the Software. These limitations and exclusions regarding damages apply even if any remedy fails to provide adequate compensation. For the avoidance of any doubt, these provisions shall survive termination or expiration of this EULA.

4. Indemnity

You are responsible for any damage caused to Forvis Mazars and/or any other person or entity that has a right to use the Software and was harmed as a result of your violation of this EULA.

YOU HEREBY AGREE TO DEFEND, INDEMNIFY, AND KEEP INDEMNIFIED Forvis Mazars AGAINST ANY CLAIM OR ALLEGED CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND ALL COSTS (INCLUDING LAWYERS' FEES), DIRECTLY OR INDIRECTLY ATTRIBUTABLE TO YOUR FAULT AND/OR RESULTING FROM (A) A VIOLATION OF ANY PROVISION OF THIS EULA OR (B) YOUR MISUSE OF THE SOFTWARE. For the avoidance of any doubt, this provision shall survive termination or expiration of this EULA.

5. Termination

This EULA will terminate concurrently according to the understanding by which credentials were originally granted for access and use of the Software. Forvis Mazars reserves the right to terminate this EULA, without cause, with at least 30 days' written notice to you. Forvis Mazars may immediately terminate this EULA if it reasonably concludes that doing so is warranted under the circumstances due to unlawful use or failure to pay.

6. Changes to this EULA by Forvis Mazars

Forvis Mazars reserves the right, in its sole and absolute discretion, to revise, supplement, and/or delete certain terms of this EULA for security, legal, best practice, or regulatory reasons, provided that any such revisions, supplements, and/or deletions do not contravene any separate written agreement between you and Forvis Mazars. Such changes will be effective with or, as applicable, without prior notice to you. You can review the most current version of this EULA in the Software or by requesting the same from Forvis Mazars. You are responsible for checking this EULA periodically for changes. Your continued use of the Product following any revision to this EULA constitutes your acceptance of any and all such changes.

7. Other Terms

This Agreement and any document or information referred to in this EULA constitute the entire agreement between you and Forvis Mazars relating to the subject matter covered by this EULA. All other communications, proposals, and representations with respect to the subject matter covered by this EULA are excluded and, instead, must be memorialized in a separate written agreement executed by an authorized representative of each party involved.

If any court of competent jurisdiction or competent authority finds that any provision of this EULA is invalid, illegal, or unenforceable, that provision will be, to the extent required, deemed to be deleted, and the validity and enforceability of the other provisions of this EULA will not be affected. If any invalid, unenforceable, or illegal provision of this EULA would be valid, enforceable, and legal if some part of it were deleted, the provision will apply with the minimum modification necessary to make it legal, valid, and enforceable to reflect the intent of this EULA.

Any action by Forvis Mazars to exercise, or its failure or delay in exercising, any of its rights under this Agreement will not be deemed a waiver of those or any other rights or remedies available in contract, at law, or in equity.

You agree that this Agreement does not confer any rights or remedies on any person other than the parties to this Agreement, except as expressly stated.

To the extent permitted by applicable law, this EULA, and any disputes or claims arising out of or in connection with it, or its subject matter or formation (including noncontractual disputes or claims) are governed by and construed in accordance with the laws of the United States and the State of Texas, without giving effect to any principles of conflicts of laws. This EULA shall not be governed by the United Nations Conventions of Contracts for the International Sale of Goods, the application of which is hereby expressly excluded from any interpretation of this EULA.

Forvis Mazars' obligations are subject to existing laws and legal process, and Forvis Mazars may comply with law enforcement or regulatory requests or requirements despite any contrary term in this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

Forvis Mazars, LLP

By: _____

Name: Jacob Holman

Title: Partner

City of Liberty, Missouri

By: _____

Name: _____

Title: _____

Forvis Mazars, LLP Terms and Conditions Addendum

GENERAL

1. **Overview.** This addendum describes **Forvis Mazars, LLP's** standard terms and conditions ("Terms and Conditions") applicable to Our provision of services to the Client ("You"). The Terms and Conditions are a part of the contract between You and Forvis Mazars, LLP. For the purposes of the Terms and Conditions, any reference to "Firm," "We," "Us," or "Our" is a reference to Forvis Mazars, LLP ("Forvis Mazars"), and any reference to "You" or "Your" is a reference to the party or parties that have engaged Us to provide services and the party or parties ultimately responsible for payment of Our fees and costs.

BILLING, PAYMENT, & TERMINATION

2. **Billing and Payment Terms.** We will bill You for Our professional fees and costs as outlined in Our contract. Unless otherwise provided in Our contract, payment is due upon receipt of Our billing statement. Interest will be charged on any unpaid balance after 30 days at the rate of 10 percent per annum, or as allowed by law at the earliest date thereafter, and highest applicable rate if less than 10 percent. All fees, charges, and other amounts payable to Forvis Mazars hereunder do not include any sales, use, excise, value-added, or other applicable taxes, tariffs, or duties, payment of which shall be Your sole responsibility, and do not include any applicable taxes based on Forvis Mazars' net income or taxes arising from the employment or independent contractor relationship between Forvis Mazars and Forvis Mazars' personnel.

   We reserve the right to suspend or terminate Our work for this engagement or any other engagement for nonpayment of fees. If Our work is suspended or terminated, You agree that We will not be responsible for Your failure to meet governmental and other deadlines, for any penalties or interest that may be assessed against You resulting from Your failure to meet such deadlines, and for any other damages (including but not limited to consequential, indirect, lost profits, or punitive damages) incurred as a result of the suspension or termination of Our services.

   Our fees may increase if Our duties or responsibilities are increased by rulemaking of any regulatory body or any additional new accounting or auditing standards. Our engagement fees do not include any time for post-engagement consultation with Your personnel or third parties, consent letters and related procedures for the use of Our reports in offering documents, inquiries from regulators, or testimony or deposition regarding any subpoena. Charges for such services will be billed separately.

3. **Billing Records.** If these services are determined to be within the scope and authority of Section 1861(v)(1)(I) of the Social Security Act, We agree to make available to the Secretary of Health and Human Services, or to the U.S. Comptroller General, or any of their duly authorized representatives, such of Our books, documents, and records that are necessary to certify the nature and extent of Our services, until the expiration of four (4) years after the furnishing of these services. This contract allows access to contracts of a similar nature between subcontractors and related organizations of the subcontractor, and to their books, documents, and records.

4. **Termination.** Either party may terminate these services in good faith at any time for any reason, including Your failure to comply with the terms of Our contract or as We determine professional standards require. Both parties must agree, in writing, to any future modifications or extensions. If services are terminated, You agree to pay Forvis Mazars for time expended to date. In addition, You will be billed costs and fees for services from other professionals, if any, as well as an administrative fee of five (5) percent to cover certain technology and administrative costs associated with Our services. Unless terminated sooner in accordance with its terms, this engagement shall terminate upon the completion of Forvis Mazars' services hereunder.

DISPUTES & DISCLAIMERS

5. **Mediation.** Any dispute arising out of or related to this engagement will, prior to resorting to litigation, be submitted for nonbinding mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The mediator will be selected by agreement of the parties. The mediation proceeding shall be confidential. Each party will bear its own costs in the mediation, but the fees and expenses of the mediator will be shared equally.

6. **Indemnification.** Unless disallowed by law or applicable professional standards, You agree to hold Forvis Mazars harmless from any and all claims which arise from knowing misrepresentations to Forvis Mazars, or the intentional withholding or concealment of information from Forvis Mazars by Your management or any partner, principal, shareholder, officer, director, member, employee, agent, or assign of Yours. You also agree to indemnify Forvis Mazars for any claims made against Forvis Mazars by third parties, which arise from any wrongful actions of Your management or any partner, principal, shareholder, officer, director, member, employee, agent, or assign of Yours. The provisions of this paragraph shall apply regardless of the nature of the claim.

7. **Statute of Limitations.** You agree that any claim or legal action arising out of or related to this contract and the services provided hereunder shall be commenced no more than one (1) year from the date of delivery of the work product to You or the termination of the services described herein (whichever is earlier), regardless of any statute of limitations prescribing a longer period of time for commencing such a claim under law. This time limitation shall apply regardless of whether Forvis Mazars performs other or subsequent services for You. A claim is understood to be a demand for money or services, demand for mediation, or the service of suit based on a breach of this contract or the acts or omissions of Forvis Mazars in performing the services provided herein. This provision shall not apply if enforcement is disallowed by applicable law or professional standards.

8. **Limitation of Liability.** You agree that Forvis Mazars' liability, if any, arising out of or related to this contract and the services provided hereunder, shall be limited to the amount of the fees paid by You for services rendered under this contract. This

limitation shall not apply to the extent it is finally, judicially determined that the liability resulted from the intentional or willful misconduct of Forvis Mazars or if enforcement of this provision is disallowed by applicable law or professional standards.

9. **Waiver of Certain Damages.** In no event shall Forvis Mazars be liable to You or a third party for any indirect, special, consequential, punitive, or exemplary damages, including but not limited to lost profits, loss of revenue, interruption, loss of use, damage to goodwill or reputation, regardless of whether You were advised of the possibility of such damages, regardless of whether such damages were reasonably foreseeable, and regardless of whether such damages arise under a theory of contract, tort, strict liability, or otherwise.

10. **Choice of Law.** You acknowledge and agree that any dispute arising out of or related to this contract shall be governed by the laws of the State of Texas, without regard to its conflict of laws principles.

11. **WAIVER OF JURY TRIAL. THE PARTIES HEREBY AGREE NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY, AND WAIVE ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THIS AGREEMENT, OR ANY CLAIM, COUNTERCLAIM, OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY THE PARTIES, AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE.**

12. **Severability.** In the event that any term or provision of this agreement shall be held to be invalid, void, or unenforceable, then the remainder of this agreement shall not be affected, and each such term and provision of this agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Assignment.** You acknowledge and agree that the terms and conditions of this contract shall be binding upon and inure to the parties' successors and assigns, subject to applicable laws and regulations.

14. **Disclaimer of Legal or Investment Advice.** Our services do not constitute legal or investment advice. You should seek the advice of legal counsel in such matters. Regulatory authorities may interpret circumstances differently than We do. In addition, the applicable laws, regulations, and regulators' enforcement activities may change over time.

RECORDS, WORKPAPERS, DELIVERABLES, & PROPRIETARY INFORMATION

15. **Maintenance of Records.** You agree to assume full responsibility for maintaining Your original data and records and that Forvis Mazars has no responsibility to maintain this information. You agree You will not rely on Forvis Mazars to provide hosting, electronic security, or backup services, *e.g.*, business continuity or disaster recovery services, to You unless separately engaged to do so. You understand that Your access to data, records, and information from Forvis Mazars' servers, *i.e.*, Forvis Mazars portals used to exchange information, can be terminated at any time and You will not rely on using this to host Your data and records.

16. **Forvis Mazars Workpapers.** Our workpapers and documentation retained in any form of media for this engagement are the property of Forvis Mazars. We can be compelled to provide information under legal process. In addition, We may be requested by regulatory or enforcement bodies (including any State Board) to make certain workpapers available to them pursuant to authority granted by law or regulation. Unless We are prohibited from doing so by law or regulation, Forvis Mazars will inform You of any such legal process or request. You agree We have no legal responsibility to You in the event We determine We are obligated to provide such documents or information.

17. **Subpoenas or Other Legal Process.** In the event Forvis Mazars is required to respond to any such subpoena, court order, or any government regulatory inquiry or other legal process relating to You or Your management for the production of documents and/or testimony relative to information We obtained or prepared incident to this or any other engagement in a matter in which Forvis Mazars is not a party, You shall compensate Forvis Mazars for all time We expend in connection with such response at normal and customary hourly rates and to reimburse Us for all out-of-pocket expenses incurred in regard to such response.

18. **Use of Deliverables and Drafts.** You agree You will not modify any deliverables or drafts prepared by Us for internal use or for distribution to third parties. You also understand that We may on occasion send You documents marked as draft and understand that those are for Your review purpose only, should not be distributed in any way, and should be destroyed as soon as possible.

    Our report on any financial statements must be associated only with the financial statements that were the subject of Our engagement. You may make copies of Our report, but only if the entire financial statements (exactly as attached to Our report, including related footnotes) and any supplementary information, as appropriate, are reproduced and distributed with Our report. You agree not to reproduce or associate Our report with any other financial statements, or portions thereof, that are not the subject of Our engagement.

19. **Proprietary Information.** You acknowledge that proprietary information, documents, materials, management techniques, and other intellectual property are a material source of the services We perform and were developed prior to Our association with You. Any new forms, software, documents, or intellectual property We develop during this engagement for Your use shall belong to Us, and You shall have the limited right to use them solely within Your business. All reports, templates, manuals, forms, checklists, questionnaires, letters, agreements, and other documents which We make available to You are confidential and proprietary to Us. Neither You, nor any of Your agents, will copy, electronically store, reproduce, or make any such documents available to anyone other than Your personnel. This provision will apply to all materials whether in digital, "hard copy" format, or other medium.

REGULATORY

20. **U.S. Securities and Exchange Commission ("SEC") and other Regulatory Bodies.** Where We are providing services either for (a) an entity that is registered with the SEC, (b) an affiliate of such registrant, or (c) an entity or affiliate that is subject to rules, regulations, or standards beyond those of the American Institute of Certified Public Accountants ("AICPA"), any term of this contract that would be prohibited by or impair Our independence under applicable law or regulation shall not apply to the extent necessary only to avoid such prohibition or impairment.

21. **Offering Document.** You may wish to include Our report(s) on financial statements in an exempt offering document. You agree that any report, including any auditor's report, or reference to Our firm, will not be included in any such offering document without notifying Us. Any agreement to perform work in connection with an exempt offering document, including providing agreement for the use of the auditor's report in the exempt offering document, will be a separate engagement.

    Any exempt offering document issued by You with which We are not involved will clearly indicate that We are not involved by including a disclosure such as, "Forvis Mazars, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Forvis Mazars, LLP also has not performed any procedures relating to this offering document."

22. **Forvis Mazars Not a Municipal Advisor.** Forvis Mazars is not acting as Your municipal advisor under Section 15B of the *Securities Exchange Act of 1934*, as amended. As such, Forvis Mazars is not recommending any action to You and does not owe You a fiduciary duty with respect to any information or communications regarding municipal financial products or the issuance of municipal securities. You should discuss such matters with internal or external advisors and experts You deem appropriate before acting on any such information or material provided by Forvis Mazars.

23. **Forvis Mazars Not a Fiduciary.** In providing Our attest services, We are required by law and our professional standards to maintain our independence from You. We take this mandate very seriously and thus guard against impermissible relationships which may impair the very independence which You and the users of Our report require. As such, You should not place upon Us special confidence that in the performance of Our attest services We will act solely in Your interest. Therefore, You acknowledge and agree We are not in a fiduciary relationship with You and We have no fiduciary responsibilities to You in the performance of Our services described herein.

TECHNOLOGY

24. **Electronic Sites.** You agree to notify Us if You desire to place Our report(s), including any reports on Your financial statements, along with other information, such as a report by management or those charged with governance on operations, financial summaries or highlights, financial ratios, etc., on an electronic site. You recognize that We have no responsibility to review information contained in electronic sites.

25. **Electronic Signatures and Counterparts.** This contract and other documents to be delivered pursuant to this contract may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document, and will be effective when counterparts have been signed by each of the parties and delivered to the other parties. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this contract are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this contract or any other document contemplated hereby, bearing an original manual or electronic signature by facsimile transmission (including a facsimile delivered via the internet), by electronic mail in "portable document format" (".pdf") or similar format intended to preserve the original graphic and pictorial appearance of a document, or through the use of electronic signature software, will have the same effect as physical delivery of the paper document bearing an original signature.

26. **Electronic Data Communication and Storage.** In the interest of facilitating Our services to You, We may send data over the internet, temporarily store electronic data via computer software applications hosted remotely on the internet, or utilize cloud-based storage. Your confidential electronic data may be transmitted or stored using these methods. In using these data communication and storage methods, We employ measures designed to maintain data security. We use reasonable efforts to keep such communications and electronic data secure in accordance with Our obligations under applicable laws, regulations, and professional standards.

    You recognize and accept that We have no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by Us. You consent to Our use of these electronic devices and applications during this engagement.

OTHER MATTERS

27. **Cooperation.** You agree to cooperate with Forvis Mazars in the performance of Forvis Mazars' services to You, including the provision to Forvis Mazars of reasonable facilities and timely access to Your data, information, and personnel. You shall be responsible for the performance of Your employees and agents.

28. **Third-Party Service Providers.** Forvis Mazars may from time to time utilize third-party service providers, including but not limited to domestic software processors or legal counsel, or disclose confidential information about You to third-party service providers in serving Your account. Forvis Mazars maintains, however, internal policies, procedures, and safeguards to protect the confidentiality and security of Your information. In addition, Forvis Mazars will secure confidentiality agreements with all service providers to maintain the confidentiality of Your information. If We are unable to secure an appropriate confidentiality agreement, You will be asked to consent prior to Forvis Mazars sharing Your confidential information with the third-party service provider.

29. **Independent Contractor.** When providing services to You, We will be functioning as an independent contractor; and in no event will We or any of Our employees be an officer of You, nor will Our relationship be that of joint venturers, partners, employer and employee, principal and agent, or any similar relationship giving rise to a fiduciary duty to You. Decisions regarding management of Your business remain the responsibility of Your personnel at all times. Neither You nor Forvis Mazars shall act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

30. **Hiring of Forvis Mazars Personnel.** We ask that You respect the employment relationship that Our personnel have with Our firm and to refrain from any employment offers to Forvis Mazars personnel. However, if You find it necessary to make an offer of employment and if it is accepted, during the term of this engagement and for a period of 18 months after Forvis Mazars stops providing services, You agree that We will be paid a one-time employment fee equal to 100 percent of the employee's highest annual salary. This fee will be payable prior to Our personnel commencing employment with You. Provided, however, You shall not be in violation of the nonsolicitation covenant set forth herein with respect to any position You advertise in the form of a general solicitation not delivered to or focused upon any single individual.

31. **Use of Forvis Mazars Name.** Any time You intend to reference Forvis Mazars' firm name in any manner in any published materials, including on an electronic site, You agree to provide Us with draft materials for review and approval before publishing or posting such information.

32. **Network.** Forvis Mazars, LLP is a Delaware limited liability partnership and an independent member of Forvis Mazars Global Ltd., a leading global professional services network. Forvis Mazars Global Ltd. is a United Kingdom company limited by guarantee and does not provide any services to clients.

33. **Entire Agreement.** The contract, including this Terms and Conditions Addendum and any other attachments or addenda, encompasses the entire agreement between You and Forvis Mazars and supersedes all previous understandings and agreements between the parties, whether oral or written. Any modification to the terms of this contract must be made in writing and signed by both You and Forvis Mazars.

34. **Force Majeure.** We shall not be held responsible for any failure to fulfill Our obligations if such failure was caused by circumstances beyond Our control, including, without limitation, fire or other casualty, act of God, act of terrorism, strike or labor dispute, war or other violence, explosion, flood or other natural catastrophe, epidemic or pandemic, or any law, order, or requirement of any governmental agency or authority affecting either party, including without limitation orders incident to any such epidemic or pandemic, lockdown orders, stay-at-home orders, and curfews.

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-428

Department: Administration

Submitted By: Brandon Smith, Economic & Business Development Manager

Subject: Liberty Economic Development Corporation

Summary:
The Liberty Economic Development Corporation (LEDC) is charged with helping the Liberty area grow and prosper. LEDC is built on a solid foundation of teamwork as a public/private partnership among business leaders, city and county government, education, and pro-business and civic organizations. Since January 2004, LEDC has focused its efforts on business attraction that leads to job creation, retention and expansion of existing businesses, continuous improvement, and communication.

Background:
The LEDC contract for 2026 has a 3% annual increase that is built into the Economic Development budget on an annual basis. The budget was approved by the Economic Development Sales Tax Committee on December 4, 2025. The 3% increase will increase the LEDC budget from $79,570.00 to $81,960.00.

Under the terms of the agreement, the LEDC will continue to provide the following services:

- Maintain a database of sites, buildings and locality details on the LocationOne Information System (LOIS)
- Maintain an economic development website
- Carry out business attractions and recruitment activities
- Coordinate responses to requests for information (RFIs) from prospects
- Carry out business retention activities including one-on-one business visits
- Commit to seeking private sector investment to leverage this public contract
- Public contract not to exceed 49% of LEDC's annual budget.

Previous Action (if applicable):

Policy/Committee Review:

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

Financial Considerations:

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

Attachments:

1. 2026 LEDC agreement ordinance
2. 2026 LEDC agreement

Document No._____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FEE FOR SERVICES AGREEMENT WITH THE LIBERTY ECONOMIC DEVELOPMENT CORPORATION

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a certain agreement by and between the City of Liberty and the Liberty Economic Development Corporation, 5 Victory Lane, Suite 103, Liberty, Missouri 64068, in an amount not to exceed EIGHTY ONE THOUSAND NINE HUNDRED SIXTY DOLLARS ($81,960), for the implementation and operation of specific programs to assist in the promotion of the general economic growth of the City, and health care benefits associated with the Executive Director position, a copy of said agreement 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 agreement 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.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

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

_____
GREG CANUTESON, MAYOR

FEE FOR SERVICES AGREEMENT
BY AND BETWEEN
THE CITY OF LIBERTY, MISSOURI
AND
THE LIBERTY ECONOMIC DEVELOPMENT CORPORATION

This Agreement, made and entered into this 15th day of December, 2025, is by and between the Mayor, Councilmen and the Citizens of the City of Liberty, Missouri ("City") and the Liberty Economic Development Corporation ("LEDC"), a Missouri nonprofit corporation, 5 Victory Lane, Suite 103, Liberty, MO 64068.

WITNESSETH:

WHEREAS, the LEDC has offered to contract with the City for the implementation of economic development services to assist in the promotion of the general economic growth of the City, and

WHEREAS, the City and the LEDC agree that there are certain economic development services related to business attraction, business expansion, business retention and marketing that can be best provided by the LEDC in a joint venture with the City, and

WHEREAS, the City, by declaration in its fiscal year budget for 2026, did designate a portion of its budget for contracted services in support of the LEDC; and

WHEREAS, the LEDC will be a resource for attracting and recruitment, engaging frequently with business, responding to needs in a timely manner and cooperating and coordinating activities needed between the state and local providers; and

WHEREAS, the City has determined that it is in the best interests of the City and important to the promotion of the general economic welfare of the City to allocate a designated amount to the LEDC as compensation for the performance of services pursuant to this Agreement.

NOW, THEREFORE, in consideration of mutual undertakings and mutual benefits from the services set forth herein, the City and the LEDC agree as follows:

I. SCOPE OF SERVICES

The LEDC will provide the following services which are not listed in priority order as successful completion of each is expected:

A. Update available land and building information and locality details in the LocationOne database.

B. Maintain and update an economic development website to provide site selectors, entrepreneurs and business owners with information that is necessary to assist in their decision to locate a business in Liberty.

C. Carry-out the organization's plan of work which is approved by its board of directors. Develop committees when needed that will oversee the organization's work.

D. Coordinate the preparation of Requests for Information (RFI) for prospects interested in a Liberty location that are referred through KCADC and other sources and organizations such as the City and individuals.

E. Carry-out business retention activities, including at least 30 one-on-one visits or virtual meetings with Liberty businesses. At least 75% the majority of site visits shall be made to non-retail and service businesses. The LEDC will work with City staff to develop criteria to gather the best available information to assist Liberty businesses.

F. Commit to seeking private sector investment to leverage this public contract.

G. LEDC will provide a business facilitation model called LINK to support Liberty small businesses and entrepreneurs within the Liberty School District. The business facilitator will be the central point of contact for the program and will establish relationships with Liberty area entrepreneurs. The Facilitator is the connector of resources that will guide business owners to the information or contacts that can help small businesses with any barriers they may have. LINK will provide a quarterly report on activity to the city representative.

H. Maintain social media to disseminate information, promote marketing of the Liberty area and promote economic development successes.

I. The Fee for Services Agreement shall include as Attachment A, the plan of work and budget for the following calendar year.

II. TERM AND REPORTING

The term of this Agreement shall be for one year from its approval date by the City Council and thereafter shall be considered for renewal for successive one (1) year terms unless terminated as herein provided. Either party upon ninety (90) days written notice to the other party may terminate this agreement. At the expiration or termination of this Agreement, the LEDC will deliver to the City all unexpended funds advanced by the City. The City agrees if the City terminates this Agreement, it will pay all encumbrances

made by the LEDC pursuant to this Agreement prior to receiving written notice of the termination and shall hold the LEDC harmless for any committed expenditures made on behalf of the agreed initiative. If the City terminates this Agreement, the financial responsibility outlined above shall not exceed the annual compensation amount identified in Section IV of this Agreement unless otherwise agreed to, in writing, by both parties.

The LEDC will provide quarterly activity and financial reports in the month following each calendar quarter to a designated City representative. An annual presentation to the City Council shall be made during the 4th quarter of each year. The presentation shall include a summary of current year activity and following year anticipated activities.

III. BOARD OF DIRECTORS AND EXECUTIVE COMMITTEE

The Mayor will serve on the LEDC's Board of Directors and Executive Committee throughout the term of the agreement as a voting member on both but not to serve as an officer.

The City of Liberty Economic and Business Development Director will serve on LEDC's Board of Directors as a voting member and on the Executive Committee with the same voting privileges as the LEDC Executive Director.

IV. COMPENSATION & METHOD OF PAYMENT

The City hereby agrees to compensate the LEDC for these Services in the amount of $81,960 annually. This funding will assist in the support of services described in Section I. The $81,960 will be payable to the LEDC in January.

Additionally, the City will provide the LEDC Executive Director health, dental and life insurance coverage choices consistent with those offered City employees (estimated cost is approximately $11,000 benefit for 2025).

V. AUDIT, INSPECTION OF RECORDS, AND ANNUAL REVIEW

The LEDC shall permit an authorized representative of the City to inspect and audit all data and records of the LEDC related to their performance under this Agreement.

VI. SUBCONTRACTS

The LEDC hereby agrees that this Agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior consent of the other party to the Agreement.

VII. NON-DISCRIMINATION PROVISIONS

The LEDC and its subcontractors will not discriminate against any employee or applicant for employment because of race, color, disability, age, religion, sex, or national origin. The LEDC will take affirmative action to ensure that applicants are employed in good faith.

VIII. COMPLIANCE WITH THE LAW

All parties shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

IX. INDEPENDENT CONTRACTOR

The LEDC is not authorized or empowered to make any commitments or incur any obligation on behalf of the City, but merely to provide the Services provided herein as an independent contractor.

X. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties with respect to its subject matter and any prior agreements, understandings, or other matters, whether oral or written, are hereby merged into and made a part hereof, and are of no further force or affect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

_____
Dennis McIntire, Chair
Liberty Economic Development Corporation

_____
Greg Canuteson, Mayor
City of Liberty

LEDC Liberty Economic Development Corporation

2025 Annual Report

Photo of Liberty Commerce Center

"Growing Liberty"

www.thinklibertymo.com

Our Organization

The Liberty Economic Development Corporation (LEDC) is charged with helping the Liberty area grow and prosper. LEDC is built on a solid foundation of teamwork as a public/private partnership among business leaders, city and county government, education, and pro-business and civic organizations. Since January 2004, LEDC has focused its efforts on business attraction that leads to job creation, retention and expansion of existing businesses, continuous improvement, and communication.

Our Focus

LEDC is tasked with marketing the strengths of the Liberty area to attract new business. Through its attraction efforts, LEDC promotes the assets and advantages of conducting business in Liberty to prospects outside the Liberty area, the community as a whole, and LEDC Investors.

We are committed to retaining the existing businesses in the Liberty area and facilitating their growth and expansion. LEDC serves a critical role as an ombudsman for the business community to identify tools and resources that encourage and support business growth, thus creating and maintaining a healthy business climate.

LEDC must raise its own operating funds, which includes contracting with public entities for economic development services, as well as soliciting investment dollars from private sector partners. This provides an opportunity to identify operational improvements and demonstrate the impact and achievements LEDC has each year with a constant focus on effectiveness.

Through communication, LEDC educates its audiences about economic development and the impact it has on the community. LEDC serves multiple audiences and must tailor its message and delivery to each. We reach investors, site selection professionals, the commercial real estate network, and small business owners and entrepreneurs through events, articles, civic involvement, presentations, and progress reports.

Letter From LEDC Chairman Dennis McIntire

On behalf of the Board of Directors of the Liberty Economic Development Corporation (LEDC), it is my pleasure to present the 2025 Annual Report. The strong economic development growth this year has been in no small part because of the collaboration between the City, the LEDC, and our many business partners throughout the region.

This year brought significant achievements, including the opening of the University of Kansas Cancer Center at Liberty Hospital and Animal Health International moving into their new 225,000 sq/ft. building that will create 65 jobs over time. This year we received 44 project leads, responding to 21 which has put multiple new projects in our pipeline. We are optimistic that the relentless work happening behind the scenes will lead to several major announcements in the coming year.

Our successes in 2025 continues the record growth Liberty has experienced over the past six years. It was in 2019 when Liberty's record growth in economic development began with the commencement of construction at the Liberty Commerce Center. Since then, approximately 6 million square feet of industrial space has been constructed, of which 92% is currently occupied by 16 businesses that either moved their headquarters to or expanded to Liberty. This growth has resulted in over 7,000 new jobs for our local residents.

2025 also saw a change in the LEDC staff. Jolinda McClintock, longtime Administrator and Business Facilitator for the LEDC took a new position in the private sector. Thank you, Jolinda, for your dedicated service and we wish you nothing but the best in your new position. With Jolinda's departure, a search was conducted, and we were excited to bring Kindyl Jones onto the team. Kindyl's past experience in the economic development field made her an exceptional candidate and we are thrilled she came on board as Marketing and Membership Specialist. Welcome to the team Kindyl and thank you Jolinda for your dedication to LEDC over the years.

I also want to thank Ralph Boots for his leadership and dedication to LEDC and the Liberty community since his arrival in 2017. I don't think it is a coincidence that less than two years after his arrival, Liberty started seeing the record-breaking growth that it has. Ralph's leadership and steady-hand have been a big reason for that success.

As we look forward to 2026, it is important to remember that our recent successes are reflective of the tireless work of the LEDC staff, our partners with the City of Liberty, and our local business partners and stakeholders. It is because of our history of working as a community to grow our community that we are optimistic that Liberty will continue to be seen as an ideal city to call home.

To our partners and members, I express my profound appreciation for all you have done for the LEDC. If you are currently not a member of the LEDC, I invite you to become involved and learn how a great community works together to achieve a brighter economic future for all.

Dennis McIntire
2025-2026 LEDC Chairman

2025-2026 BOARD OF DIRECTORS

Dr. Raghu Adiga
Liberty Hospital

Eric Blair
William Jewell College

Mayor Greg Canuteson
City of Liberty

Ina Cavin
Liberty, HyVee

Greg Crowley
Crowley Furniture

Shane Davolt
GM Peters Agency

Austin Fee
Bank of Springfield

John Fisher
Central Bank of the Midwest

Matt Fortier
LMV Automotive Systems, LLC

Kristie Gribble
Hallmark

Dan Hegeman
Evergy

Walter Holt
Pony Express Bank

Dennis McIntire
B&B Theatres

Kent Peterson
B&B Theatres

Gayle Potter
Liberty Area Chamber of Commerce

Tony Reinhart
Ford Motor Co.

Jim Rucker
The Rucker Group-TRG

Derek Schoenberg
NorthPoint Development

Brandon Smith
City of Liberty

Ellen Todd
Curry Real Estate Services

Dr. Jeremy Tucker
Liberty Public School District

Michael VanBuskirk
Newmark Zimmer

Curt Wenson City of Liberty, Ex-Officio

2025-2026 EXECUTIVE BOARD

Chairman - Dennis McIntire
Executive Director of Development and Construction, B&B Theatres

Past Chairman - Kent Peterson
Executive Director of Finance, B&B Theatres

Vice Chairman - Matt Fortier
General Manager, COSMA International

Treasurer - Jim Rucker
Broker/Owner, The Rucker Group - TRG

Secretary - Greg Crowley
Owner, Crowley Furniture & Mattress

Member at Large - Tony Reinhart
Director of Government & Community Relations, Ford Motor Company

Member at Large - Dr. Raghu Adiga
President & CEO, Liberty Hospital

Member at Large - Mayor Greg Canuteson
The City of Liberty

Member at Large - Brandon Smith
Economic and Business Development Manager, The City of Liberty

LEDC STAFF

Kindyl Jones
LEDC Marketing and Membership Specialist

Ralph Boots
LEDC Executive Director

Jolinda McClintock
LINK Business Facilitator
LEDC Administrative Assistant

INTERN SPOTLIGHT

This summer, we had the pleasure of hosting Ethan McMenemy as our intern. A graduate of Liberty High School and a senior at the University of Missouri majoring in Economics with a focus on policy analysis.

During his internship, Ethan conducted in-depth research and compiled key data to produce an Economic Impact Report for the City of Liberty. His work provided valuable insights into Liberty's rapidly growing economy and enhanced our understanding of the local economic landscape. Ethan's contributions gave helpful insight that will support our ongoing development efforts.

NEW INVESTORS

olsson®

VERIMORE BANK®

us bank®

APEX AERO CENTER

LEDC 2025 PROJECT ACTIVITY

- 44 Project Leads
- 21 Proposals Submitted
- 47 Business and Industry Visits

LIBERTY'S DEVELOPMENT JOURNEY SINCE 2019

Liberty missouri

OVER 5 MILLION SQ. FT. OF INDUSTRITAL SPACE FILLED 4,000+ NEW JOBS

Dakota Bodies 2019
Kenco - 2020
Scarbrough - 2021
Berlin Packaging - 2022
Walgreens -2022
REVLOGICAL - 2022
Amazon MCI9 - 2022
Amazon MCI3 - 2023
Ceva - 2023
AT&T - 2023
Hallmark Distribution Center 2 -2023
Sleep outfitters - 2023
Grimco - 2023
U.S. Motor Works - 2023
TAB USA - 2024
Animal Health - 2024
University of Kansas Cancer Center - 2025

2025 YEAR IN REVIEW

GEN Z WORKFORCE OF TOMORROW

"GEN Z , The Workforce of Tomorrow" took place at Scarbrough in Liberty in April. A panel of Liberty Public School students shared their perspectives on what they are looking for from employers as they transition into the workforce. Superintendent Dr. Jeremy Tucker also provided valuable insights to investors on how Liberty Public Schools is preparing students for future career opportunities and the skills they need to succeed in an ever-changing job market.

Network53
Explore | Experience | Expand

Liberty PUBLIC SCHOOLS™

LEDC SCHOLARSHIP RECIPIENTS

In April, we had the privilege of awarding three scholarships to students from Liberty Public Schools. These deserving recipients plan to further their education and pursue careers in vocational fields. We are proud to support the next generation as they take their first steps toward meaningful and impactful careers.

This year's scholarship recipients were: (left to right)
Caden Robinette, Brandon Steiger,
and Skylar Jay Shattuck.

EVERGY, POWERING THE FUTURE

In May, we welcomed Jason Klindt, Senior Director of External Affairs at Evergy, who shared insights into how the company is adapting to meet increasing power demands driven by large-scale development projects. He provided an overview of the power request process for such projects and offered an update on the progress of the Evergy substation in Liberty. Thank you to Segra for sponsoring this insightful event.

evergy

HR ROUNDTABLE WITH FEC

KANSAS CITY & VICINITY WORKFORCE DEVELOPMENT BOARD | EASTERN JACKSON COUNTY WORKFORCE DEVELOPMENT BOARD

FEC FULL EMPLOYMENT COUNCIL

In June, we hosted an HR Roundtable Luncheon at Saltgrass Steakhouse, generously sponsored by the Full Employment Council (FEC). The event provided an opportunity to learn more about the valuable services offered by the FEC and how they support local businesses in strengthening and developing the workforce. Attendees also gained insights into current workforce trends and employer needs within our community.

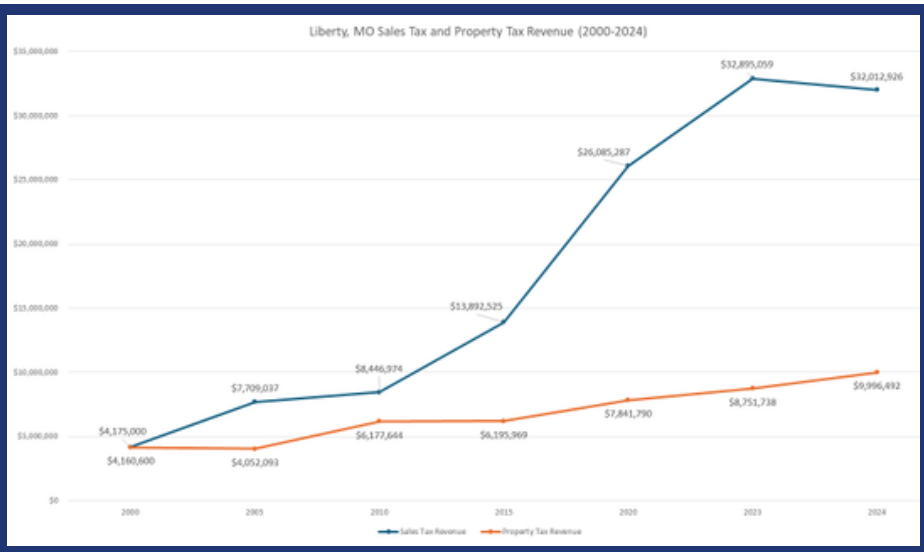
ECONOMIC DEVELOPMENT SUMMIT

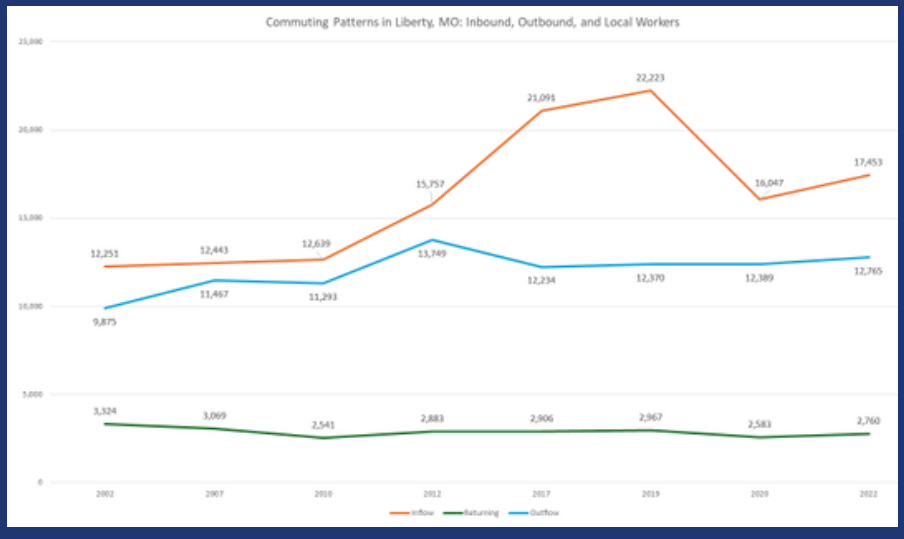
In July, we were proud to host our first-ever Economic Development Summit, and it was a great success. Mayor Greg Canuteson shared exciting plans for next year's America 250 celebrations, while City staff member Sherri McIntyre provided updates on the many infrastructure projects currently underway in Liberty and introduced the City's new Capital Improvement Project GIS Portal.

We also heard from Brandon Smith and Ralph Boots, who highlighted the strong economic growth Liberty has experienced since 2019. Thanks to the support of our summer intern, Ethan McMenemy, we were able to share even more in-depth data that showcases the positive impact of their work in our community.

Liberty, MO Sales Tax and Property Tax Revenue (2000 - 2024)

The graph illustrates the growth in both sales tax revenue (blue) and property tax revenue (orange) for the city of Liberty from 2000 through 2024. Over this period, both revenue sources show an upward trend, reflecting continued economic expansion and rising property values.





Commuting Patterns in Liberty, MO: Inbound, Outbound, and Local Workers

The graph illustrates commuting patterns for the Liberty, Missouri workforce, highlighting inbound (orange), outbound (blue), and local workers who both live and work in Liberty (green). Data from 2002 to 2022 show that Liberty continues to attract a significant share of the regional workforce, reinforcing its position as a thriving employment hub and economic center for the surrounding area.

RADIATION ONCOLOGY LAUNCH CELEBRATION AT LIBERTY HOSPITAL

In September, leaders and staff from The University of Kansas Health System, The University of Kansas Cancer Center and Liberty Hospital gathered to celebrate the launch of radiation oncology services at The University of Kansas Cancer Center in Liberty. The facility features advanced technology, including a Siemens CT simulator and Varian Truebeam linear accelerator. Medical oncology exams and infusion services began earlier in the summer. The cancer center at Liberty Hospital is the beginning of fulfilling a promise made to bring world-class care to those living in the area. Liberty Hospital is one of three cancer center locations in the Northland.

LIBERTY HEARTLAND LOGISTICS CENTER OPEN HOUSE

NEWMARK ZIMMER

OPUS

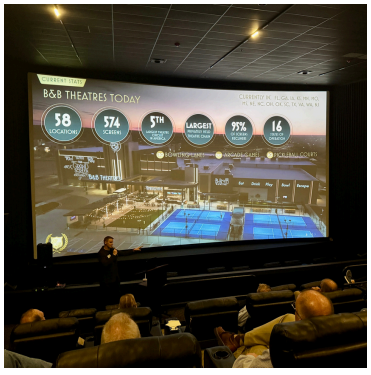
In September, Newmark Zimmer and OPUS hosted an open house at Liberty Heartland Logistics Center, providing an excellent opportunity to showcase the available space to brokers and prospective tenants . The event was well-attended and went great.

AN EVENING WITH THE MAYOR

In October, Mayor Greg Canuteson invited LEDC investors to a casual evening at his loft in Downtown Liberty. At the gathering our investors got to know each other are hear how each of them are playing a vital role by investing in Liberty and helping by being a driving force in Liberty's growth and development efforts. Thank you, Mayor Canuteson, for hosting us, we all had an amazing evening!

B&B THEATRES, BEHIND THE SCENES

In November, we had an event at B & B Theatres where we heard from Bob and Brock Bagby about the current activity going on at B & B, what challenges COVID created, how they took the challenges from COVID and turned them into successes, and we got a sneak peak into movies that are coming out this holiday season and in 2026. Thank you to Capitol Federal for sponsoring this event.



2025 LEDC INVESTORS

LEADERSHIP LEVEL

City of Liberty missouri

CHAIRMAN LEVEL

LIBERTY HOSPITAL

EXECUTIVE LEVEL

CROWLEY FURNITURE

Ford

Hallmark

MAGNA LMV AUTOMOTIVE SYSTEMS

NorthPoint DEVELOPMENT

PRINCIPAL LEVEL

B&B Theatres
Evergy
**GaleHart Communities
Gilmore Bell PC
Hawthorn Bank
Liberty Hy-Vee
Liberty Public Schools
The Opus Group
Pony Express Bank

PARTNER LEVEL

**Automated Control Systems (ACS)
Ameren
BMG Advisors
BOS - Bank of Springfield
Capitol Federal
Central Bank of the Midwest
Commerce Bank
CMT Trucking
Curry Real Estate Services
Don Fletcher
Farmers Insurance - The Watt Agency
Froeschl CPA's & Advisors
Geiger Ready Mix
GM Peters Agency, Inc.
Liberty Aggregates
Liberty Area Chamber of Commerce
McCownGordon
MC Power
*Olsson
Piper Sandler & Co.
Spire
The Rucker Group-TRG
Universal Construction
*US Bank
*Verimore Bank
William Jewell College

ASSOCIATE LEVEL

AGC Engineers
*Apex Aero Center
Emery Sapp & Sons
Holloway Harman & Associates
Newmark Zimmer
ReeceNichols Real Estate, Charles Small
Russ Weathers
Segra
Septagon Construction
The Coopers - RE/MAX Revolution
The Scarbrough Group
Turner Construction Company
Union State Bank of Shoal Creek
Veterinary Center of Liberty, Dr. Alan Rohlfing
Wicklund's Carstar
Withers Brant Igoe & Mullennix PC

THANK YOU!

We would like to thank all of our Investors for your commitment and support!
Special recognition to our new Investors.
*New Investors
**Increased Investments

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-438

Department: Administration

Submitted By: Sarah Ranes, Deputy City Clerk

Subject: Ordinance approving a Legal Services Contract with Williams Dirks Dameron, LLC for representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks

Summary:

- The City Administrator and City Council are authorized to engage outside attorneys on behalf of the City to assist in representing the City and its officers and employees.
- The City may seek to assign outside counsel to provide legal representation, support and resources, as well as specialized legal advice to the City.

Background:
By approving the legal services contract with Williams Dirks Dameron, LLC, the City Council is authorizing representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks for the unlawful contract, combination and/or conspiracy to suppress supply and raise prices of fire trucks. There is no fee for representation unless a monetary recovery acceptable to the City is obtained by Williams Dirks Dameron, LLC in favor of the City, whether by suit or settlement. The maximum contingent attorney's fee for representation shall be thirty-percent of the gross fee. No monies shall be paid to Williams Dirks Dameron, LLC for any work performed, costs incurred or disbursements made by Williams Dirks Dameron, LLC in the event they have obtained no monetary recovery for the City.

Previous Action (if applicable):

Policy/Committee Review:

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

Financial Considerations:

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

Budgeted	Line Item:	
	Funding Source:	Amount:

Attachments:

1. Ordinance approving a legal services contract with Williams Dirks Dameron, LLC (fire trucks)
2. 25-11-21 Liberty Outside Counsel Agreement (Fire Trucks) FINAL

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A LEGAL SERVICES CONTRACT WITH WILLIAMS DIRKS DAMERON, LLC FOR REPRESENTATION IN A CLASS ACTION LAWSUIT AGAINST THE MANUFACTURERS AND/OR DISTRIBUTORS OF FIRE TRUCKS

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a legal services contract by and between the City of Liberty, Clay County, Missouri and Williams Dirks Dameron, LLC, 1100 Main Street, Suite 2600, Kansas City, Missouri 64105 for representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks, a copy of said contract being incorporated by reference herein and available for review as required by law.

SECTION II

The City Council hereby authorizes the City Administrator to sign the contract as described in Section 1 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 Council this _____ day of _____, 2025.

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

Approved by the Mayor this _____ day of_____, 2025.

_____
GREG CANUTESON, MAYOR

LEGAL SERVICES CONTRACT

This contract is entered into between the CITY OF LIBERTY, MISSOURI, a municipality located within Missouri ("City"), and Williams Dirks Dameron LLC ("WDD" or "Contractor").

RECITALS

The City Administrator and City Council are authorized to engage outside attorneys on behalf of the City to assist in representing the City and its officers and employees.

The City may seek to assign outside counsel to provide legal representation, support and resources, as well as specialized legal advice to the City.

Contractor is experienced in providing legal representation in the areas of the law deemed necessary by the City and has the necessary resources to do so.

The parties agree as follows:

SECTION 1. SCOPE OF SERVICES

A. The City hereby retains and employs Contractor to provide legal representation of the City, its duly authorized officers, employees, and volunteers, in investigating and bringing an action against the manufacturers and/or distributors of Fire Trucks for the unlawful contract, combination and/or conspiracy to suppress supply and raise prices of Fire Trucks ("Services").

Services include representing City in connection with investigating and if appropriate bringing an action against manufacturers and/or distributors of Fire Trucks as follows: 1) work with City personnel to determine the damages that City has incurred as a result of the companies' unlawful practices; 2) determine the viable causes of action available to City; 3) determine which if any entities should be identified as a defending party in a lawsuit; and 4) after such identification, and only as authorized by City, WDD will, on behalf of City, bring a lawsuit against those parties identified by WDD and agreed to by City.

B. The Services provided pursuant to the Contract are nonexclusive and the City is not limited by this Contract from entering into other Contracts for legal services with other attorneys, nor is the City required by this Contract to assign any specific legal matters or volume of legal matters to Contractor.

SECTION 2. TERM

City agrees to retain Contractor from the date of this Contract through the termination of any potential litigation described in Section 1 of this Agreement. Contractor will undertake to represent the City to the conclusion of each matter assigned, even if the conclusion extends beyond

the term of this Contract. The City Attorney is authorized to enter into amendments to extend the Term and time of performance for this Contract and the Attorney Fees paid for this Contract.

SECTION 3. CONTRACTOR'S FEES

There is no fee for this representation unless a monetary recovery acceptable to City is obtained by WDD in favor of City, whether by suit, settlement, or otherwise. WDD agrees to advance all costs associated with prosecuting the litigation. In consideration of the legal services to be rendered by WDD, City agrees that the maximum contingent attorneys' fees for this representation shall be a 30% gross fee.

Upon the application of the applicable fee percentage to the gross amount recovered, and that dollar amount set aside as attorneys' fees to WDD, the amount remaining shall first be reduced by the costs and disbursements that have been advanced by WDD and approved by City, and that amount shall be remitted to WDD. By way of example only, if the litigation is settled for the gross amount of $1,000,000.00, and the approved costs and disbursements are $100,000.00, then the fee to WDD shall be $300,000, the costs amount of $100,000 shall be deducted from the balance, and the net recovery to the City shall be $600,000. The costs and disbursements which may be deducted from a monetary recovery acceptable to City that WDD obtains include the following, without limitation: court fees, process server fees, transcripts fees, expert witness fees, courier service fees, appellate printing fees, interest, necessary travel expenses of attorneys, and other appropriate out-of-pocket expenses, as determined in the reasonable discretion of City. If any settlement, final judgment, or other resolution of the action results in a monetary recovery to City that is less than the amount of the costs incurred and/or disbursements made by WDD, City shall not be required to pay WDD any more than the sum of the full monetary recovery.

No monies shall be paid to WDD for any work performed, costs incurred, or disbursements made by WDD in the event WDD has obtained no monetary recovery for the City. In the event of a loss at trial due to an adverse jury verdict or a dismissal of the lawsuit by the court, no monies shall be paid to the WDD for any work performed, costs incurred, or disbursements made by WDD. In such an event, neither party shall have any further rights against the other.

SECTION 4. DISBURSEMENT OF PROCEEDS TO CLIENT

The proceeds of any settlement, judgment, or recovery on City's behalf under the terms of this Agreement shall be disbursed to City as soon as reasonably practicable after receipt by WDD. At the time of disbursement of any proceeds recovered on City's behalf under the terms of this Agreement, City will be provided with a detailed disbursement sheet reflecting the method by which WDD's fees have been calculated and the expenses of litigation which are due to WDD from such proceeds. WDD is authorized to retain out of any moneys that may come into their hands by reason of its representation of City the fees, costs, expenses and disbursements to which they are entitled as determined in this Agreement.

SECTION 5. SETTLEMENT

City has the authority to accept or reject any final settlement amount after receiving the advice of WDD. City understands settlements are a "compromise" of its claim, and that WDD's fee, as outlined in Section 3 above, applies to settlements also. For example, if a settlement is

reached, and includes future or structured payments, WDD's fee shall include its contingent portion of those future or structured payments as outlined in Section 3 above.

SECTION 6. NO GUARANTEE OF RECOVERY

City understands and acknowledges that dispute resolution through litigation often takes years to achieve. City understands and acknowledges that there is no guarantee or assurances of any kind regarding the likelihood of success of City's claim, but that WDD attorneys will use their skill, diligence, and experience to diligently pursue our action.

SECTION 7. GENERAL INDEMNIFICATION

A. For purposes of this Contract, the following terms shall have the meanings listed:

a. **Claims** means all claims, damages, liability, losses, costs and expenses, court costs and reasonable attorneys' fees, including attorneys' fees incurred by the City in the enforcement of this indemnity obligation.

b. **Contractor's Agents** means Contractor's officers, employees, subconsultants, subcontractors, successors, assigns, invitees, and other agents.

c. **City** means City of Liberty, Missouri and its agents, officials, officers, and employees.

B. Nothing in this section shall apply to indemnification for professional negligence which is specified in Section 8.

C. Contractor shall defend, indemnify and hold harmless City from and against all claims arising out of or resulting from all acts or omissions in connection with this Contract caused in whole or in part by Contractor or Contractor's Agents, regardless of whether or not caused in part by any act or omission, including negligence, of City. Contractor is not obligated under this Section to indemnify City for the sole negligence of City.

D. In no event shall the language in this section constitute or be construed as a waiver or limitation of the City's rights or defenses with regard to sovereign immunity, governmental immunity, or other official immunities and protections as provided by the federal and state constitutions or by law.

SECTION 8. INDEMNIFICATION FOR PROFESSIONAL NEGLIGENCE

Because the Contractor is prohibited under the terms of its professional liability policy from entering a contract that expands the Contractor's duties as attorneys or expands the Contractor's liability for any negligence beyond that dictated by the applicable tort law; and because both parties wish for the Contractor's professional liability coverage to fully cover Contractor for any professional negligence, the parties agree that the Contractor does not hereby

undertake to indemnify the City, but rather, Contractor will be fully liable in tort for any damages the City incurs that are proximately caused by the Contractor's professional negligence.

SECTION 9. INSURANCE

A. The Contractor shall procure and maintain in effect throughout the duration of this Contract insurance coverage not less than the types and amounts specified below:

Professional Liability Insurance with limits per claim and annual aggregate of $1,000,000.

B. If additional insurance, not specified herein, is required during the term of this Contract, the Contractor shall supply such insurance at the City's cost. Policies containing a Self-Insured Retention are unacceptable to City unless City approves in writing the Contractor's Self-Insured Retention:

C. All insurance coverage must be written by companies that have an A.M. Best's rating of "A-V" or better and are licensed or approved by the State of Missouri to do business in Missouri.

D. Contractor's failure to maintain the required insurance coverage will not relieve the Contractor of its contractual obligation to indemnify the City pursuant to Section 7. If the coverage afforded is cancelled or changed or its renewal is refused, Contractor shall give at least thirty (30) days prior written notice to City. In the event of Contractor's failure to maintain the required insurance in effect, the City may order the Contractor to immediately stop work, and upon ten (10) days-notice and an opportunity to cure, may pursue its remedies for breach of this Contract as provided for herein and by law.

E. In no event shall the language in this section constitute or be construed as a waiver or limitation of the City's rights or defenses regarding sovereign immunity, governmental immunity, or other official immunities and protections as provided by the federal and state constitutions or by law.

SECTION 10. TERMINATION

The City has the right to terminate this Contract, in whole or in part, without penalty, by notifying Contractor in writing of such termination upon ten (10) days prior to the effective date of such termination. Such notification of termination shall state the effective date of termination. In the event of such termination, Contractor shall, unless otherwise mutually agreed upon in writing, cease all services immediately, except such services that are necessary to wind-up, in a cost-effective manner, all services being provided.

In the event of termination, Contractor shall be paid compensation for services performed and properly billed pursuant to the terms of this Contract to the effective termination date. In the event of such termination, neither party shall have any further rights against the other, except that in the event of a recovery by City against the defendants subsequent to termination, WDD shall have rights in the nature of *quantum meruit* to recover fees, costs and expenses reasonably

allocable to its work prior to termination. In the event of termination of this Agreement for any reason, WDD shall immediately return to City all materials and documents of every kind and nature, including but not limited to City documents and computer disks, relating to this Agreement and the above-mentioned matter. WDD may withdraw as City's attorneys at any time if they determine, in their sole discretion, that City's claim lacks merit or that it is not worthwhile to pursue City's claim further.

SECTION 11. ASSIGNMENT AND SUBCONTRACTING

Contractor shall not assign, transfer or delegate any rights, obligations or duties under this Contract, nor shall Contractor subcontract the provision of Services under this Contract, without prior written consent of the City Attorney. If Contractor shall assign or transfer any of its obligations or interests under this Contract without the City's prior written approval, it shall constitute a material breach of this Contract. This provision shall not prohibit contractor from subcontracting as otherwise provided for herein.

Contractor shall not subcontract any part or all of Contractor's obligations or interests in this Contract unless the subcontractor has been identified in a format required by City. If Contractor shall subcontract any part of Contractor's obligations or interests under this Contract without having identified the subcontractor, it shall constitute a material breach of this Contract. The utilization of subcontractors shall not relieve Contractor of any of its responsibilities under the Contract, and Contractor shall remain responsible to City for the negligent acts, errors, omissions or neglect of any subcontractor and of such subcontractor's officers, agents and employees. City shall have the right to reject, at any point during the term of this Contract, any subcontractor identified by Contractor, and to require that any subcontractor cease working under this Contract**.** City's right shall be exercisable in its sole and subjective discretion. City shall not be obligated to pay or be liable for payment of any monies which may be due to any subcontractor. Contractor shall include in any subcontract a requirement that the subcontractor comply with all requirements of this Contract in performing Contractor's services hereunder.

Nothing in this section shall preclude Contractor from entering into co-counsel relationships to assist with providing the defined Services to the City. Contractor agrees that any payments or reimbursements to any co-counsel of Contractor shall be paid exclusively from Contractor's fees and reimbursements outlined in Section 3 of this Agreement, and any joint venture with any co-counsel shall not cause the City's fees or other expenses to exceed the monetary payment terms outlined herein.

SECTION 12. AMENDMENT AND MODIFICATION

No provision of this Contract will be deemed waived, amended or modified by either party unless such waiver, amendment or modification is in writing and signed by the City Administrator and the authorized agents of Contractor.

SECTION 13. GOVERNING LAW

This Contract shall be construed and governed in accordance with the laws of the State of Missouri without giving effect to Missouri's choice of law provisions. The City and Contractor: (1) submit to the jurisdiction of the state and federal courts located in Clay County, Missouri; (2)

waive any and all objections to jurisdiction and venue; and (3) will not raise forum *non conveniens* as an objection to the location of any litigation.

SECTION 14. CONFLICTS

Contractor warrants that it has used due diligence to determine if it has a conflict in representing the City and that it does not have any conflict. During the term of this Contract, the Contractor may not represent a client whose position may be adverse to the City without obtaining the City's prior written consent to the adverse representation in accordance with the Rules of Professional Conduct.

SECTION 15. DISPUTE RESOLUTION.

In the event of any dispute among co-counsel regarding this Agreement or the distribution of any recovery under this Agreement, the parties shall attempt in good faith to resolve the matter through negotiation and, if unsuccessful, shall agree upon a neutral third party to assist them in attempting to resolve the matter informally through non-binding mediation. If these measures are unsuccessful, the dispute shall be referred for confidential binding arbitration under the rules of the American Arbitration Association. Each party shall bear its own fees and costs, and shall share any mutual costs (e.g., arbitrator's fees), regardless of the outcome of the dispute.

SECTION 16. INDEPENDENT CONTRACTOR

Contractor is an independent Contractor and not an employee of the City. No permitted or required approval by the City of documents or the Services of the Contractor shall be construed as making the City responsible for the manner in which the Contractor performs the Services or for any negligence, errors or omissions of the Contractor. Such approvals are intended only to give the City the right to satisfy itself with the quality of the Services performed by Contractor and Contractor specifically retains its independence of professional judgment.

SECTION 17. EXCLUSIVE BENEFIT OF THE PARTIES/NO THIRD-PARTY RIGHTS

Except as specifically provided in this section, this Contract is not intended to create any rights, benefits, powers or interests in any third party and this Contract is entered into for the exclusive benefit of the City and the Contractor.

SECTION 18. RECORDS

Contractor will maintain records regarding client files in accordance with existing federal and state ethical requirements. As legal private entities with client confidentiality obligations to other clients, Contractor cannot allow the City access to audit the firms' books or records. Contractor will hold the City harmless from any liability arising from this section.

SECTION 19. SEVERABILITY

Except as specifically provided in this Contract, all of the provisions of this Contract shall be severable. In the event that any provision of this Contract is found by a court of competent

jurisdiction to be unconstitutional or unlawful, the remaining provisions of this Contract shall be valid unless the court finds that the valid provisions of this Contract are so essentially and inseparably connected with and so dependent upon the invalid provision(s) that it cannot be presumed that the parties to this Contract could have included the valid provisions without the invalid provision(s); or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the parties.

SECTION 20. NOTICES

All notices required by this Contract shall be in writing sent by regular U.S. mail, postage prepaid, or commercial overnight courier to the following:

City:

Curt Wenson
City Administrator
101 East Kansas Street
Liberty, Missouri 64068

Contractor:

Michael A. Williams
Matthew L. Dameron
Williams Dirks Dameron, LLC
1100 Main Street
Suite 2600
Kansas City, Missouri 64105

Contractor may provide notices such as case and client updates via email as an alternative to mail. Either party may, at any time and from time to time, change its representative or address by written notice to the other.

SECTION 21. ENTIRE CONTRACT

This Contract constitutes the entire Contract between the parties and may only be modified, supplemented or amended by a written Contract signed by both parties.

SECTION 22. TIME OF ESSENCE

Time is of the essence as to each and every provision of this Contract.

SECTION 23. AUTHORITY

Contractor represents and warrants that the person signing this Contract on behalf of Contractor has all requisite authority to bind Contractor to the terms and obligations of this Contract.

THIS CONTRACT CONTAINS A BINDING CONFIDENTIAL ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

CITY OF LIBERTY, MISSOURI

By: _____
Curt Wenson
City Administrator
Date: _____, 2025

WILLIAMS DIRKS DAMERON LLC

By: _____
Michael A. Williams
Partner
Date: _____, 2025

WILLIAMS DIRKS DAMERON LLC

By: _____
Matthew L. Dameron
Partner
Date: _____, 2025

The City of Liberty missouri

CITY COUNCIL
ACTION REPORT
Meeting Date: December 15, 2025
A/R No.: 2025-436

Department: Planning & Development

Submitted By: Katherine Sharp, Director Planning & Development

Subject: Resolution of the City Council of the City of Liberty, Clay County, Missouri declaring a moratorium on multifamily developments in the City of Liberty and such moratorium to remain in effect for six months unless extended or replaced by an amending Ordinance

Summary:
If approved, the following actions related to multifamily residential housing units will be suspended during the moratorium period:
- The acceptance or hearing of new applications by the Planning and Zoning Commission or City Council.
- The granting of new approvals by the Planning and Zoning Commission or City Council.

This moratorium shall not apply to:
- Multi-family applications which have already been approved by the Planning Commission and City Council, unless those approvals have sunset (expired).
- Applications where other design criteria are already in place, such as within an approved PD Flex project or projects utilizing the Downtown Design Standards in the Downtown Overlay District.

Staff requests a six-month period to research, complete the writing of any necessary amendments, and hold the required public hearings at the Planning Commission and City Council. If passed, this moratorium is set to expire in mid-June 2026.

Background:
This is a moratorium to allow time for City Council, Planning Commission and City staff to understand the impact of the multifamily residential units recently approved, or able to be approved, in the city of Liberty. There is a need to establish thoughtful criteria and standards for consideration and approval of multifamily dwelling units within a neighborhood context to ensure the multifamily units do not have adverse or unanticipated effects on community character and existing neighborhoods.

If approved, no applications will be accepted or heard by the Planning and Zoning Commission or City Council, and no approvals will be given by the Planning and Zoning Commission or City Council for multifamily residential housing units during this period. This moratorium will not apply to multifamily applications which have been approved by the Planning Commission and City Council, unless said approved applications have sunset. Additionally, this moratorium shall not apply to applications where other design criteria are in place, such as within an already approved PD Flex project or projects utilizing the Downtown Design Standards in the Downtown Overlay District.

Staff requests the attached moratorium be passed to allow staff the next 6 months to

research and complete the writing of any amendments, and hold the required public hearings at the Planning Commission and City Council.

If approved, the moratorium is set to expire in the middle of June 2026.

Previous Action (if applicable):

Policy/Committee Review:

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

Financial Considerations:

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

Attachments:

1. RESOLUTION for moratorium

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DECLARING A MORATORIUM ON MULTIFAMILY DEVELOPMENTS IN THE CITY OF LIBERTY AND SUCH MORATORIUM TO REMAIN IN EFFECT FOR SIX MONTHS UNLESS EXTENDED OR REPLACED BY AN AMENDING ORDINANCE

WHEREAS, the City Council of the City of Liberty, Clay County, Missouri, has determined that there are before the Council and in process significant applications for multi-family development; and

WHEREAS, the City Council of the City of Liberty, Clay County, Missouri, desires to undertake or continue a comprehensive review of such land use and the appropriate process for review of that land use by review of the Comprehensive Plan, development standards, and zoning issues related to such use and that such thorough review will require time for review by staff, Planning & Zoning Commission, and City Council; and

WHEREAS, orderly and sound development in the City is an important public goal which, of necessity, needs to be examined further to provide for high quality, comprehensive design, development, and land use that is well planned as to location, standards applying to such uses, and as to be compatible with surrounding uses and development; and

WHEREAS, it is in the best interest of the health, safety, and welfare of the citizens of the City of Liberty, Clay County, Missouri, to protect property and building values within the City because of the public and private investments that may be affected by the proliferation of such uses; and

WHEREAS, a moratorium on such uses is necessary to give the City Council of the City of Liberty, Clay County, Missouri, time to complete the comprehensive review and to develop and pass as may be needed changes to the zoning ordinances and to the City Code of the City of Liberty, Clay County, Missouri.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Moratorium on Applications. There is hereby declared a moratorium on any further multifamily development applications including or involving any attached housing such as, but not limited to, duplexes, townhomes, or apartments in the City of Liberty, Clay County, Missouri.

Section 2. Moratorium Exceptions. This moratorium will not apply to multifamily applications which have already been approved by the Planning Commission and City Council, unless said approved applications have sunset. Additionally, this moratorium shall not apply to applications where other design criteria are in place, such as within an already approved PD Flex project or projects utilizing the Downtown Design Standards in the Downtown Overlay District.

Section 3. Moratorium Duration. The moratorium declared in this Resolution shall end in six (6) months from the date of this Resolution unless extended by further resolution of the City Council of the City of Liberty, Clay County, Missouri or the amending of the zoning ordinances or the City Code of the City of Liberty, Clay County, Missouri, by ordinance of the City Council of the City of Liberty, Clay County, Missouri.

Section 4. Effective Date of Moratorium. The moratorium declared in this Resolution shall be effective from the date of the posting of this Resolution on the agenda of the City Council of the City of Liberty, Clay County, Missouri.

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

_____
GREG CANUTESON, MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: December 15, 2025
A/R No.: 2025-415

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Memorandum On Municipal Separate Storm Sewer System (MS4) audit and general program update

Summary:

- Staff are required to give program updates to the City Council annually.
- The 2025 reporting cycle ends on December 31, 2025.

Background:
The City of Liberty operates under State Municipal Separate Storm Sewer System (MS4) permit #MOR04C027. This permit is a compliance requirement of the City of Liberty under the National Clean Water Act - National Pollution Discharge Elimination System program administered by the EPA. Our permit allows discharges into tributaries of Little Shoal Creek, Rush Creek, Town Branch and Fishing River. The permit was issued on November 1, 2021, and expires September 30, 2026. The memo attached serves the purpose of updating the City Council and City Administration on the status of our program.

Previous Action (if applicable):
NA

Policy/Committee Review:

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

Financial Considerations:

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

Attachments:
1. Liberty MS4 Memo 2025

Memorandum On Municipal Separate Storm Sewer System (MS4) Audit And General Program Update – December 2025

General:

Under our municipal separate storm sewer system permit, the City is required to take steps to reduce nonpoint source pollution from stormwater runoff. These steps are divided into six areas: public outreach and education, public involvement, illicit discharge detection and elimination, construction site runoff control, post-construction runoff control and good housekeeping in municipal operations. We are also required to provide the City Council with an annual update on the status of the MS4 program.

In calendar year 2025 there have been no significant changes to the permit program. The City has continued to work with the Mid-America Regional Council's water quality education program. In addition to MARC's efforts, the City has continued to:

- Maintained stormwater education information on the City web site;
- Post stormwater education information on Facebook;
- Require developers to install new stormwater inlet structures with permanent embossing "No Dumping, Drains to Stream" message;
- Provided support to citizen led cleanup events;
- Continued a yard waste collection program;
- Continued to encourage citizens to dispose of their household hazardous waste in the metro-wide;
- Reduced issues with dumping by including proper disposal of bulky items in the Republic contract;
- Continued the prescription drug takeback program;
- Continued Dog Waste Disposal Program with the Parks Department;
- Manned an educational booth at the Farmer's Market.

The City continues to encourage citizens and staff to report any stormwater related issues. Some use the "Let us know" link on the web site and some call Public Works directly.

The current annual permit cycle ends on December 31, 2025 at which point staff will begin the annual report submittal process to the Missouri Department of Natural Resources (MoDNR). The report will collect/assimilate data from Public Works, Police, Utilities, Public Relations and Parks and Recreation and quantify items such as:

- Stormwater structures added to the City system;
- LF of Stormwater pipe added to the City system;
- Completed number of field screenings;

- LF of sanitary sewers video inspected;
- number of Land Disturbance permits issued;
- number of maintenance covenants executed for Storm Water Best Management Practices;
- miles of streets swept;
- volunteer and educational events held;
- and number of catch basins cleaned.

Permit Update Coming:

MDNR will soon release the information for the MS4 permit renewal coming in 2026. The City's stormwater consultant has been attending the listening sessions and providing feedback on the new permit. Staff does not expect any significant changes to the permit. The City has to apply for coverage under the new permit 180 days prior to the permit expiration. The existing MS4 permit expires September 30, 2026. Staff will be coming to the Council early in 2026 for a public hearing related to this application for coverage and the required 30 day public comment period.