



Agenda

City Council Regular Session

Monday, June 27, 2022 - 7:00 PM
Council Chambers

I. Call to Order

II. Invocation and Pledge of Allegiance

- A. Council Member Paul Jenness

III. Roll Call

IV. Approve Minutes and Summaries

- A. Regular Session Minutes of April 25, 2022

V. Citizens' Participation

VI. Meeting Schedule

VII. Consent Agenda

- A. Resolution granting a Certificate of Appropriateness (COA) for exterior improvements to a residential structure at 321 W. Kansas , Dougherty Historic District, A 353 Tax Abatement project.
- B. Resolution granting a Certificate of Appropriateness for exterior improvements to a Commercial Structure at 18 N. Main, Liberty Square Historic District, a 353 Tax Abatement Project
- C. Resolution accepting a matching grant from the Clay County ARPA Tourism Marketing Matching Grant Program in the amount of \$25,000
- D. Boards and Commissions Appointment
Liberty Housing Authority - Reappoint Brooks Casel to a term expiring 7-1-2026

VIII. Public Hearings

- A. Ordinance amending the Official Zoning Map of the City of Liberty, Missouri by Rezoning 6.68+/- Acres at the SW Corner of Liberty Dr. & Fulkerson Circle From R-1C, "Standard Single Family" District to PD "Planned Development" District for Fulkerson Cottages (P&Z Case No. 22-19R&PDP) (**Continued from June 13/22 – to be further cont'd to July 11/22**)

- B.

Ordinance Adopting and Approving the Amended Development Plan for the Downtown Area Redevelopment Project (including Thirty-First Amendment for the 18 N Main Project) submitted by the Liberty Municipal Redevelopment Corporation, Reaffirming the finding that the property within said Amended Development Plan is a Blighted Area in need of development and redevelopment as determined in Ordinance No. 9794 and Ordinance No. 10820, authorizing Certain Tax Abatement within the

**Redevelopment Area described within the Amended Development Plan;
Authorizing execution of a 353 Development Agreement for
Implementation of the 18 N Main St Redevelopment Project; and providing
for Expiration of Development Rights**

- C. Resolution approving a Special Use Permit at 151 N. Stewart Rd to allow a Self-Storage Facility, in Liberty, Clay County, Missouri
- D. Ordinance amending the Official Zoning Map of the City of Liberty, Missouri by Rezoning 19.8+/- Acres at the NE Corner of South Liberty Parkway & Plummer Road From R-1A, "Suburban Residential" District to PD "Planned Development" District for Providence Apartments

IX. Ordinances, Contracts and Resolutions

- A. Ordinance acknowledging Vendor Payments for the period of June 3 to June 17, 2022
- B. Ordinance to Change the Tax Rate Ceiling for the City of Liberty, Missouri (second reading)
- C. Resolution approving a Preliminary Plat for Fulkerson Cottages, One Lot on 6.68+/- Acres at SW Corner of Liberty Dr. & Fulkerson Circle, A Subdivision of Land in Liberty, Clay County, Missouri (P&Z Case 22-20PP) **(Continued from June 13/22 - to be further cont'd to July 11/22)**
- D. Ordinance accepting and approving a Final Plat for Chief's Addition, in the City of Liberty, Clay County, Missouri
- E. Final Development Plan for Vintage Estates, Twenty-five Age Restricted Homes on 1 Lot, On 16+/- Acres at the SW Corner of Old Withers and South Withers Road in Liberty, Clay County, Missouri
- F. Ordinance accepting and approving a Final Plat for Vintage Estates, in the City of Liberty, Clay County, Missouri
- G. Resolution approving a Preliminary Development Plan for Oak Wood North on North Church Road, a Subdivision of Land in Liberty, Clay County, Missouri
- H. Resolution approving a Preliminary Plat for Oak Wood North, 3 Lots On 24 +/- Acres on North Church Road, a Subdivision of Land in Liberty, Clay County, Missouri
- I. Ordinance approving an Agreement with the Mid-America Regional Council for Regional Preventative Maintenance Program
- J. Ordinance amending Ordinance No. 11468, approving a Contract Amendment with Blue Moon Hauling, LLC for the Preston Street and Skyline Drive Storm Sewer Improvements Project, increasing it by \$9,684.45 to a not to exceed amount of \$287,340.45.
- K. Ordinance amending Chapter 20, "Motor Vehicles & Traffic", or the Code of the City of Liberty, Clay County, Missouri

X. Other Business

A. Fairview Cemetery - Block 174

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

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

City Council Meeting

Regular Session Minutes

April 25, 2022

I. CALL TO ORDER

A regular meeting of the City Council of the City of Liberty, Missouri was held in the Council Chambers at City Hall on April 25, 2022, with Mayor Lyndell Brenton presiding. Mayor Brenton called the meeting to order at 7:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Kevin Graham, who then led the pledge of allegiance.

III. ROLL CALL

Council Members Present: Harold Phillips and Paul Jenness, Ward I
Greg Duncan and Kelley Wrenn Pozel, Ward II
Kevin Graham and Jeff Watt, Ward III
Gene Gentrup, Ward IV

Council Members Absent: Michael Hagan, Ward IV

Staff Present: Curt Wenson, City Administrator
Sara Cooke, Assistant City Administrator
Shawwna Funderburk, Chief Strategic Operations Officer
Vicki McClure, Finance Director
Andy Noll, Utilities Director
James Simpson, Police Chief
John Mills, Fire Chief
Katherine Sharp, Planning and Development Director
Sherri McIntyre, Public Works Director
Janet Pittman, Deputy City Clerk

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

IV. APPROVE MINUTES AND SUMMARIES

A. Regular Session Minutes of March 14, 2022

Council Member Phillips moved to approve the minutes as distributed. Council Member Pozel seconded the motion, which carried 6-0-1. Council Member Jenness abstained due to absence.

B. Special Session Minutes of March 28, 2022

Council Member Phillips moved to approve the minutes as distributed. Council Member Graham seconded the motion, which carried 6-0-1. Council Member Jenness abstained due to absence.

C. Executive Session Minutes of March 28, 2022

Council Member Phillips moved to approve the minutes as distributed. Council Member Graham seconded the motion, which carried 6-0-1. Council Member Jenness abstained due to absence.

V. CITIZENS' PARTICIPATION - NONE

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. Special Session Minutes of April 4, 2022

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

B. Executive Session Minutes of April 4, 2022

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

C. Purchase of Online Analyzers from Hach in an amount not to exceed \$21,239.15 (AR 074-2022)

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

D. Purchase of two 2022 Ford Rangers Building Inspector vehicles from Shawnee Mission Ford in an amount not to exceed \$63,564.00 (AR 073-220)

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

E. Resolution accepting the Water Main Improvements for the Liberty Triangle Water Main Extension Project (AR 072-22)

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3234.

F. Boards and Commissions Appointments

1. Liberty Parks and Recreation Foundation

- a. Appoint Jessie Fullinwider to a term expiring 1/1/2025
- b. Appoint Matt Sameck to a term expiring 1/1/2023

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

VIII. PUBLIC HEARINGS

- A. Resolution amending the Future Land Use Map of the Comprehensive General Plan of the City of Liberty by Changing the Land Use Designation of Approximately 0.62 Acres Located at 520 S. 291 Hwy from Low Density Residential to Commercial [P&Z Case 22-08A]

This is an application to amend the Future Land Use map, a component of the Comprehensive Plan for the City of Liberty. Unlike a zoning map, the Future Land Use (FLU) map establishes a vision for community growth and development and is a reference for local officials to coordinate plans and prioritize areas for growth and investment. From a land use perspective, staff believes amending the FLU map designation to Commercial would be appropriate in this area considering the property is adjacent to 291 Hwy and is proposing an appropriate buffer between the commercial use and the single family residential to the west.

Mayor Brenton opened the Public Hearing and asked if anyone wished to speak either in favor or in opposition of the resolution. Seeing no one wishing to speak, the Mayor closed the Public Hearing.

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3235.

- B. Resolution approving a Special Use Permit at 1 Liberty Bell Circle to allow a Temporary Bank Building, in Liberty, Clay County, Missouri [P&Z Case 22-09SUP]

Commerce Bank is proposing redeveloping their existing site in order to build a new bank building. The new bank building will be coming in a future application. In the interim, while the new bank is under construction, a modular office building will be placed on site.

Mayor Brenton opened the Public Hearing and asked if anyone wished to speak either in favor or in opposition of the resolution. Seeing no one wishing to speak, the Mayor closed the Public Hearing.

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

Vote: Motion passed 7-0-0
Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3236.

- C. Ordinance amending the Official Zoning Map of the City of Liberty, Missouri by Rezoning 16 +/- Acres at Old Withers and S. Withers from R-1A, "Suburban Residential District" and MU "Mixed Use" to PD, "Planned Development District" for Vintage Estates [P&Z Case 22-11R&PDP]

The purpose of this proposal is to allow Harvest Investments to build 25 individual homes and a clubhouse in an age restricted, gated, Cooperative development. The proposal also includes the extension of Buckingham Drive to S. Withers Road and the removal of Old Withers Road. This site is currently designated as floodplain by FEMA. Any development in the floodway and 100 year floodplain must meet specific requirements in order to provide a certain level of protection to the building, its contents, and its occupants during a flood. As such, the applicant will need to work through the federal FEMA process to remove the floodplain designation. FEMA has standardized application procedures to remove the floodplain designation on the floodplain maps. The applicant's engineers are working through the FEMA process to have Buckingham Drive and the area to the northeast of Buckingham Drive built up and out of the flood plain. The applicant has requested consideration of a variance from the Unified Development Ordinance (UDO) Section 30-93.6.2 "Design standards, lots". The applicant is requesting to reduce the required 100 foot bermed and landscaped buffer area to 50 feet in width. Other developments along S. Withers road have been granted this variance in order to maintain a unified look along S. Withers.

Mayor Brenton opened the Public Hearing and asked if anyone wished to speak either in favor or in opposition of the ordinance.

Ray Bisbee, Ewing Properties/Harvest Investments, builders of the development explained that the Coop is a member owned/controlled development whereby purchasing a share of the coop comes with an occupancy certificate.

Seeing no one else wishing to speak, the Mayor closed the Public Hearing.

Document No. 9405 was read.

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

Vote: Motion passed unanimously.

Action: Council Member Graham moved to approve the ordinance and requested variance. Council Member Phillips seconded the motion.

Vote: Motion passed 7-0-0
Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11583.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Ordinance acknowledging vendor payments for the period of April 1 – April 15, 2022.

Mayor Pro Tem Jeff Watt took over as Chair of the meeting.

Document No. 9406 was read.

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

Roll Call

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11584.

Mayor Brenton resumed as chair of the meeting.

- B. Resolution approving a Preliminary Plat for Vintage Estates, One Lot on 16 +/- Acres at Old Withers and S. Withers, a Subdivision of Land in Liberty, Clay County, Missouri [P&Z Case 22-12PP]

A preliminary plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and the UDO.

Action: Council Member Jenness moved to approve the resolution. Council Member Watt seconded the motion.

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3237.

- C. Ordinance accepting and approving a Final Plat for a Replat of Homestead of Liberty 1st Plat, replatting Lots 10-16 in the City of Liberty, Clay County, Missouri [P&Z Case 22-13FP]

A request was received to replat 7 lots to create 5 larger lots to accommodate the homes that are being requested. The original lots are constrained in size due to conservation areas to the north and west.

Document No. 9407 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11585.

D. North Liberty Logistics Park

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. In accordance with the UDO, staff's analysis of the Final Development Plan applications find that the applications meet the standards of review for a final development plan.

1. Ordinance accepting and approving a Final Plat for North Liberty Logistics Park, 1st Plat, Lots 1-3 & Tracts A, B, C, in the City of Liberty, Clay County, Missouri [P&Z Case 22-14FP]

Document No. 9408 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11586.

2. Resolution approving a Final Development Plan for North Liberty Logistics Park, Lot 1, on 29.2 Acres North of US 69 Hwy. and East of I-35 in Liberty, Clay County, Missouri [P&Z Case 22-15FDP]

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3238.

3. Resolution approving a Final Development Plan for North Liberty Logistics Park, Lot 2, on 29.2 Acres North of US 69 Hwy. and East of I-35 in Liberty, Clay County, Missouri [P&Z Case 22-16FDP]

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3239.

- E. Ordinance approving an Agreement with Layne Christensen Company for Well Field Maintenance Services in an amount not to exceed \$49,640.00 (AR 075-22)

Each year staff identifies multiple wells in need of service. These service tasks include but are not limited to: well pump removal and inspection, well chemical cleaning and TV inspection of the well casing and screen. Staff has identified the components of an effective and professional wellfield management program with annual bulk purchase of these routine services an integral component of this plan. Since beginning these services in 2014 and continuing through 2021, staff continues to record well flow increases for the treated wells and have experienced less system downtime.

Document No. 9409 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11587.

F. Ordinance amending Chapter 20, "Motor Vehicles & Traffic", of the Code of the City of Liberty, Clay County, Missouri (AR 071-22)

Amendments to traffic regulations are required to update the City Code for any new or modified traffic signage. The changes to traffic signs may be driven by a citizen request, staff, or temporary situations requiring traffic modifications. The codification of the traffic regulation and the addition of appropriate signage allow for the enforcement of the regulations.

Document No. 9410 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

Yes: Council Members Phillips, Jenness, Pozel, Graham, Watt, Duncan and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11588.

X. OTHER BUSINESS

A. Block 174 – Fairview / New Hope Cemetery

Gieselle Fest, 1407 Lynette, stated the money used on the lawsuit can be better spent in the cemetery.

Sharon, Fiene, 457 E. Franklin, reviewed the response received to her Sunshine Law request, and commented on the lawsuit.

Dwayne Holtzclaw, 113 Kevin St., Excelsior Springs, MO, noted his famous family buried in the cemetery, and requested the lawsuit be dropped.

David Langston, 1920 Carter Court, stated Block 174 is where U.S. veterans are buried, and requested the lawsuit be dropped.

Susan Wayne, 1916 Carter Court, requested the lawsuit be stopped.

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Attest:

Mayor

Deputy City Clerk



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-86

Department: Planning & Development

Submitted By: Jeanine Thill, Community Development Manager

Subject: Resolution granting a Certificate of Appropriateness (COA) for exterior improvements to a residential structure at 321 W. Kansas , Dougherty Historic District, A 353 Tax Abatement project.

Summary:

- An application for a COA made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the City Council with a recommendation.

Background:

The owner is planning to take advantage of the City's Chapter 353 tax abatement program.

Previous Action (if applicable):

- An application for a COA was approved by the Historic District Review Commission at their regular meeting on May 17, 2022. HDRC is recommending approval of a COA for the exterior improvements at 321 W. Kansas, Dougherty Historic District.
- Approved on May 23, 2022 by the Liberty Municipal Redevelopment Corporation Board.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
x Other: HDRC	Completed/Recommended: 5/17/22

Financial Considerations:

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

Attachments:

1. RESOLUTION HDRC 22-007D 321 W. Kansas

2. 321 W Kansas 22-007D Door Windows 353
3. 5.17.22 HDRC Meeting Excerpt

RESOLUTION NO. _____

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR
IMPROVEMENTS AT
321 W. KANSAS STREET
DOUGHERTY HISTORIC DISTRICT

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

WHEREAS, a decision of the Historic District Review Commission to approve a certificate of appropriateness for exterior improvements at 321 W. Kansas St., Liberty Square Historic District, has been duly and properly presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a certificate of appropriateness for exterior improvements at 321 W. Kansas Street, Dougherty Historic District, is hereby granted, according to the design specifications in the application for a certificate of appropriateness on file in the Department of Planning and Development and available for review as required by law.

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK



HDRC Case No. 22-007D (22-006D amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 17, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for two new windows and a back door, a 353 Tax Abatement Project

Applicant: Laurie Champ

Location: 321 W. Kansas St.

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: May 6, 2022

SPECIFIC INFORMATION**SITE HISTORY**

This house has undergone so many alterations and additions so as to obscure its original style, which was probably the vernacular National style, gable-front-and-wing subtype (with the original front porch having been enclosed). There are two gable roof wall dormers on the left, and a shed roof dormer on the front, with three small casement windows. There is a left interior fireplace. A modern aluminum portico with iron rails and supports over the front entry. Except for the entablatures over the 1/1 windows little original detail remains.

PROPOSAL DESCRIPTION

The applicant proposes to replace one non-original double hung window on the west elevation, in the breakfast nook with a single hung window. And on the addition, install a new casement window with removable interior grilles on the west elevation, above the kitchen sink.

On the West Elevation:

Breakfast Nook Stationary Window: Remove the non-original 1/1 window on the west elevation (in the breakfast nook) and replace it with a stationary Andersen 400 Series Fiberglass Casement window with removable divided lites. New breakfast nook window size: 33"x46"

Casement over the Sink Window: On the addition (West elevation) add a new 72" x40" Andersen 400 Casement window with removable divided lites, in the kitchen over the sink.

Window Trim: To match the existing.

On the South Elevation:

Rear Door: Remove existing 70"w x 78"h sliding door to the rear deck and replace with a 36"w x78"h single fiberglass door

Trim and Siding: Trim around new door will be 1x6 cedar. Siding will match the existing cement shingle siding.

Sidewalk Improvements: Like in-kind as required by the 353 Tax Abatement

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
7. <u>Doors and windows</u> : Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.	The existing 1/1 window in the breakfast nook is not original to this home, therefore it is appropriate to replace it with a one over one window without divided lites. The proposed stationary window in the breakfast nook is not appropriate, as it would not be consistent with the fenestration on that side of the home. The proposed casement window will be over the kitchen sink and is appropriate, without divided lites. The sliding door on the rear (south elevation) of the home is not original. The proposed fiberglass door is appropriate.

STAFF RECOMMENDATION

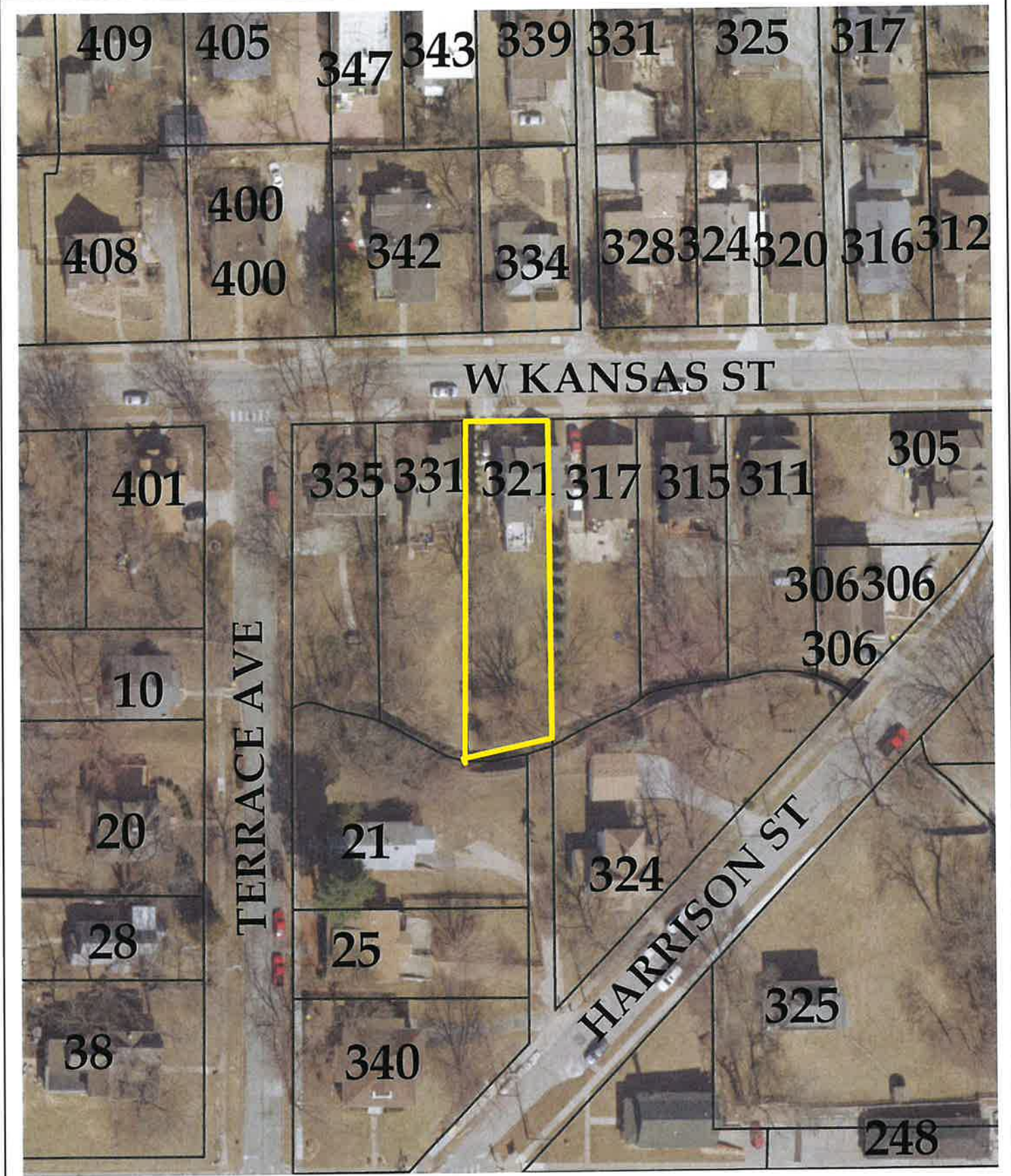
With the stipulations that the windows do not have divided lites and the breakfast nook window is a one-over one, the application meets the standards for review and the design guidelines; therefore, staff recommends approval of HDRC case #22-007D.

PREVIOUS CASE: HDRC Case #22-006D Was approved with stipulations on May 3, 2022. The applicant then decided to change the windows and replace the back door and apply for the 353 Tax Abatement. On May 3, 2022 HDRC approved two new windows on the west elevation: ***A motion was made by Commissioner Rinker to approve the application with the amendments of a 1/1 for the double hung window, a single light on the casement window and the exterior trim to match the other trim on the home. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.***

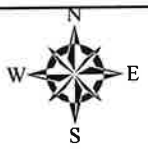
ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions & Drawings
4. Exhibit D: Drawings of Proposed new windows (2 pages)
5. Exhibit E: Manufacturers Info on Door and Windows (4 pages)





HDRC Case #22-007D



**EXHIBIT A:
VICINITY MAP**

MISSOURI OFFICE OF HISTORIC PRESERVATION

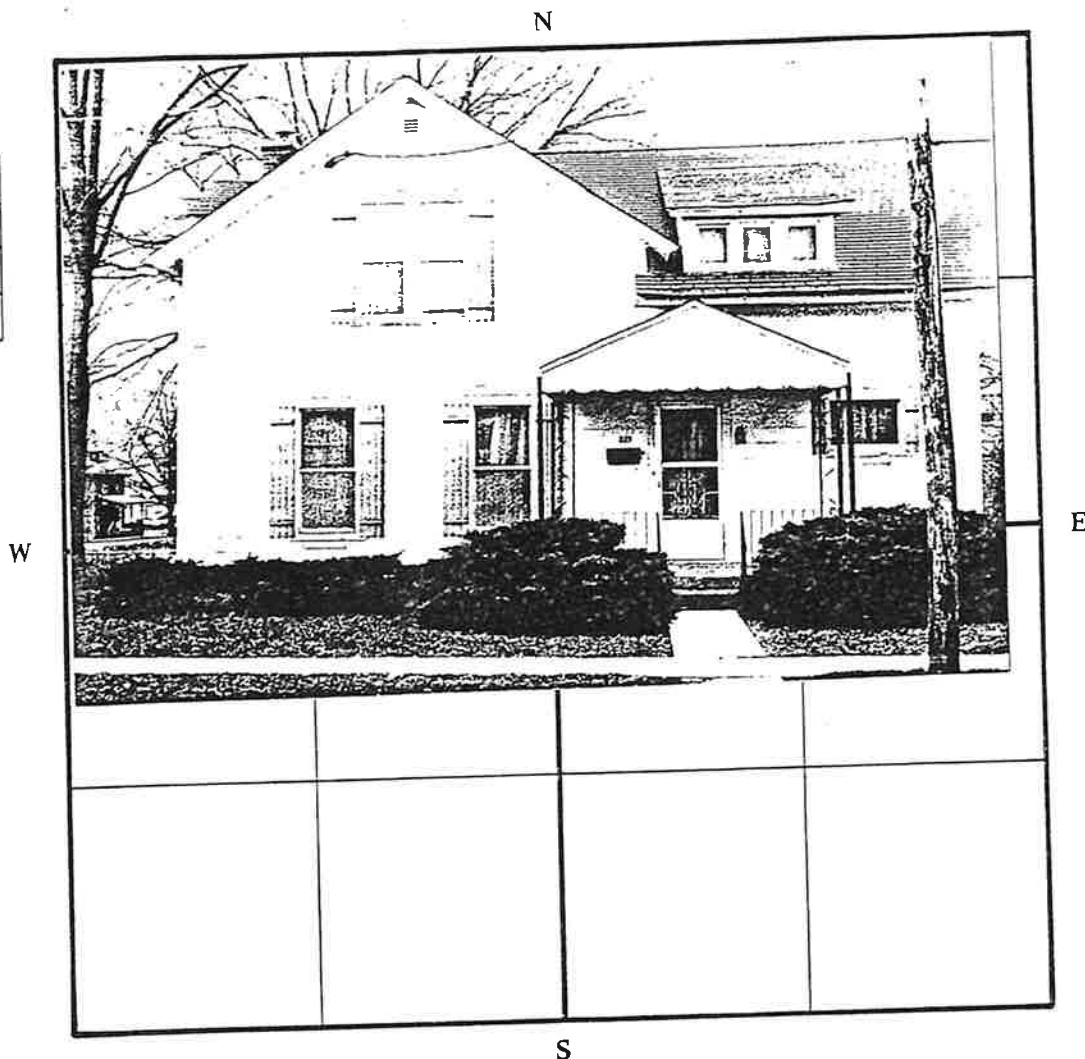
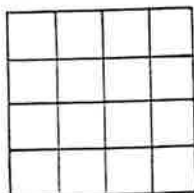
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-14		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 321 W. Kansas		1. NO.	
2. NTY Clay		5. OTHER NAME(S)		2. COUNTY	
3. LOCATION of Liberty NEGATIVES Community development					
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 321 W. Kansas		16. THEMATIC CATEGORY		28. NO. OF STORIES 2	
7. CITY OR TOWN IF RURAL, VICINITY Liberty		17. DATE(S) OR PERIOD 1906		29. BASEMENT? YES (X) NO ()	
8. DESCRIPTION OF LOCATION		18. STYLE OR DESIGN		30. FOUNDATION MATERIAL stone	
		19. ARCHITECT OR ENGINEER		31. WALL CONSTRUCTION frame	
		20. CONTRACTOR OR BUILDER		32. ROOF TYPE AND MATERIAL cross gable composition shingle	
9. COORDINATES UTM LAT N121,250 LONG E521,150		21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT 4 SIDE 2	
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()		22. PRESENT USE residence		34. WALL TREATMENT asbestos shingle	
11. NATIONAL HISTORIC? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE rectangle	
12. IS IT ELIGIBLE? YES () NO (X)		24. OWNER'S NAME AND ADDRESS IF KNOWN Frances & Stephn Rodman		36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()	
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		25. OPEN TO PUBLIC? YES () NO (X)		37. CONDITION INTERIOR EXTERIOR fair	
14. DISTRICT POTENTIAL? YES (X) NO ()		26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper		38. PRESERVATION UNDERWAY? YES () NO (X)	
15. NAME OF ESTABLISHED DISTRICT		27. OTHER SURVEYS IN WHICH INCLUDED		39. ENDANGERED? BY WHAT? YES () NO (X)	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This house has undergone so many alterations and additions so as to obscure its original style, which was probably the vernacular National style, gable-front-and-wing subtype (with the original front porch having been enclosed). There are two gable roof wall dormers on the left, and a shed roof dormer on the front with three small casement windows. There is a left interior fireplace. A modern aluminum portico with iron (cont.		PHOTO MUST BE PROVIDED		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
43. HISTORY AND SIGNIFICANCE Although altered over the years, the house has potential for renovation. It fits in the historic neighborhood by virtue of its mass, scale, and set-back from the street.				41. DISTANCE FROM AND FRONTAGE ON ROAD 100'	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Set close to W. Kansas (as are the other houses in this block) on two small lots, the house has a line of old shrubs. The rear of the lot is defined by a small creek.		45. SOURCES OF INFORMATION City water permits		5. OTHER NAME(S)	
46. PREPARED BY Deon Wolfenbarger		47. ORGANIZATION Community development		6. TOWNSHIP	
48. DATE 1/87		49. REVISION DATE(S)		RANGE	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102				SECTION	

Sketch map of location Site No. E-14
 Section 7 Township 51N Range 31W

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

Indicate part of section included in sketch map.



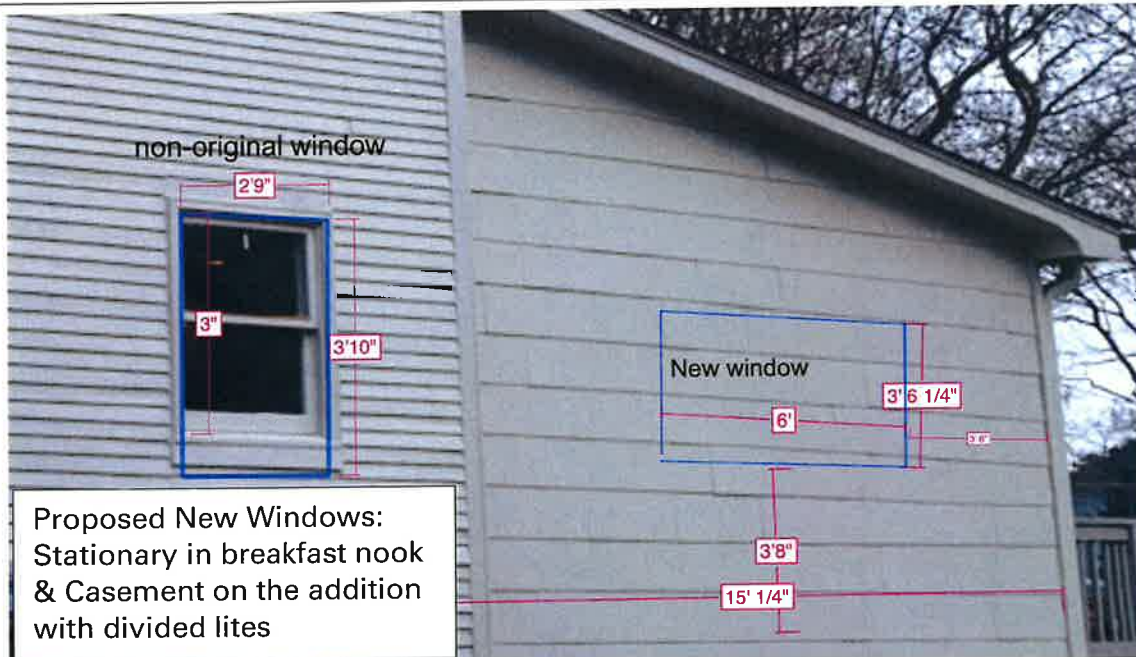
Notes: 42. (cont.) rails and supports over the front entry. Except for the entablatures over the 1/1 windows. little original detail remains.

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

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



West Elevation Existing Conditions



Proposed New Windows:
Stationary in breakfast nook
& Casement on the addition
with divided lites

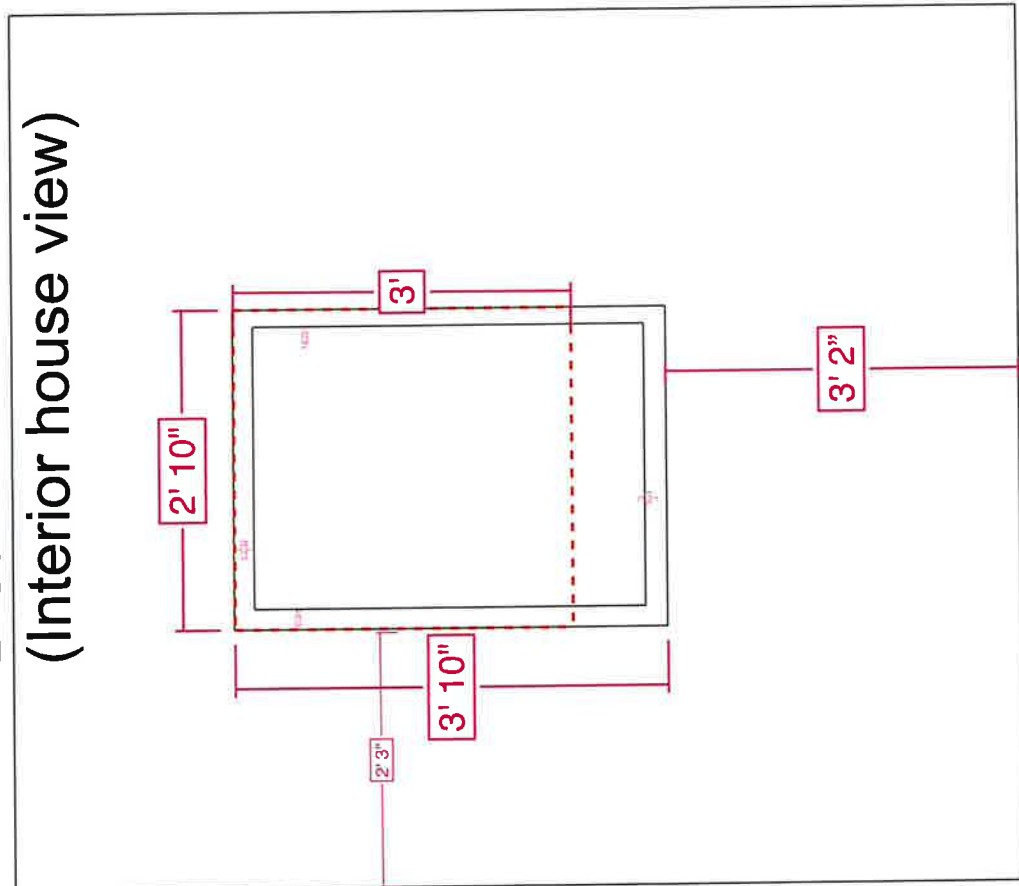


Proposed New Single
Fiberglass Door

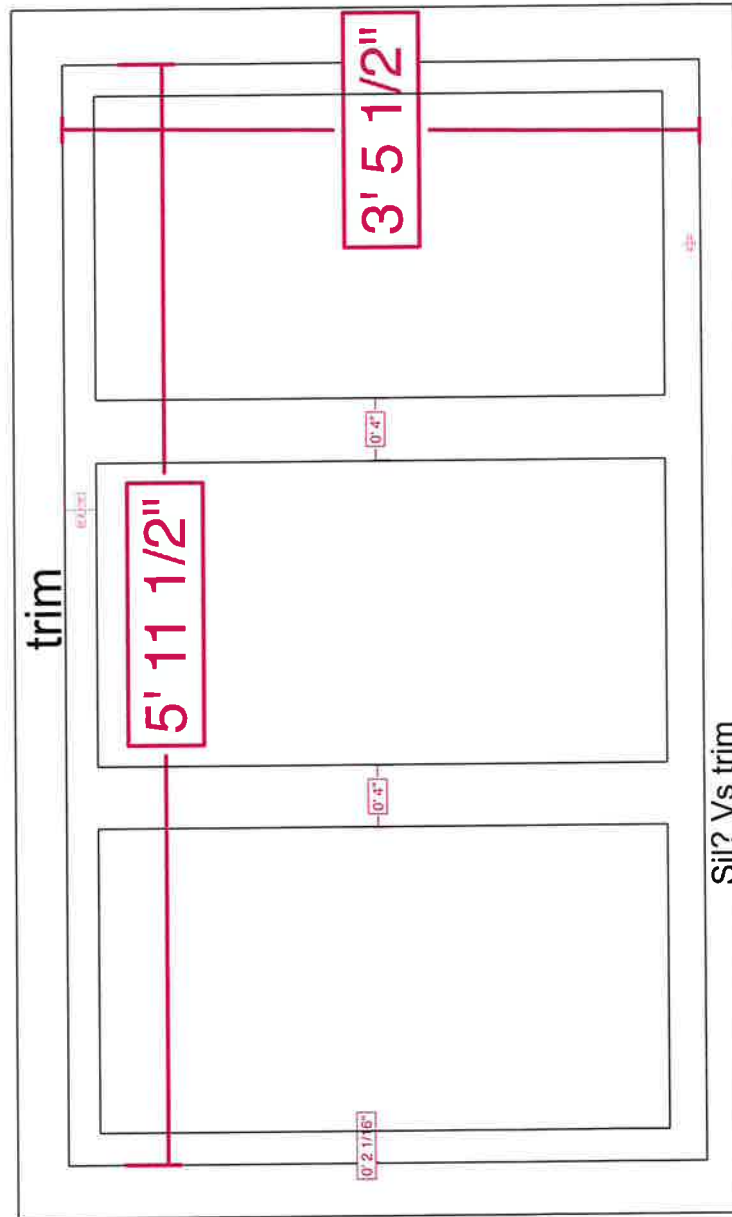
blue represents
New patio door
Placement

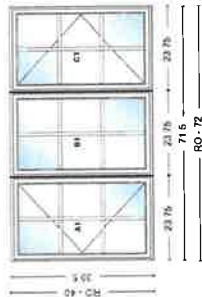
Exhibit C:
Existing Conditions
& Proposed New
windows and door

Breakfast nook (Interior house view)



Interior view of sink window
rough opening: 72"x40"





Unit Price **Ext. Price**
\$2,346.53 **\$2,346.53**

Location
sink opt 1

Operation
Left - Stationary - Right

Qty
1

Item
100

Unit Size = 71 1/2" x 39 1/2"

RO Size = 72" x 40"

Mull: Factory Mull, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
PSC 1' 11 3/4"X3' 3 1/2" - PSC 1' 11 3/4"X3' 3 1/2" - PSC 1' 11 3/4"X3' 3 1/2", Unit: 400 Series Casement, Installation Flange, White
Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Stationary, Unit 3: Right,
Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Removable Interior Grille 2 Wide, 3 High, Specified Equal
Light Pattern, White, Maple w/White, Ovolo Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille
Spacer, Traditional Folding, White, White, Full Screen, Aluminum
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory
Applied

Hardware: PSC Traditional Folding White PN:1361560

Insect Screen 1: 400 Series Casement, PSC 23.75 x 39.5 Full Screen Aluminum White

Grille 1: PSC 23.75 x 39.5 RIG Specified Equal Light 2W 3H 3/4" White / Maple White

Grille 1: PSC 23.75 x 39.5 RIG Specified Equal Light 2W 3H 3/4" White / Maple White

Hardware: PSC Traditional Folding White PN:1361560

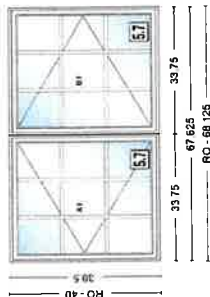
Insect Screen 1: 400 Series Casement, PSC 23.75 x 39.5 Full Screen Aluminum White

Grille 1: PSC 23.75 x 39.5 RIG Specified Equal Light 2W 3H 3/4" White / Maple White

Comments:

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.32	YES	A1	14.0480	34.6480	3.38010	
B1	0.28	0.32		C1	14.0480	34.6480	3.38010	
C1	0.28	0.32						

EXHIBIT E



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Left-Right	opt 2	\$1,893.25	\$1,893.25

RO Size = 68 1/8" x 40"

Unit Size = 67 5/8" x 39 1/2"

Mull: Factory Mull, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
PSC 2' 9 3/4"X3' 3 1/2"-PSC 2' 9 3/4"X3' 3 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Removable Interior Grille 3 Wide, 3 High, Specified Equal Light Pattern, White, Maple w/White, Ovolo Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Hardware: PSC Traditional Folding White PN:1361560

Insect Screen 1: 400 Series Casement, PSC 33.75 x 39.5 Full Screen Aluminum White

Grille 1: PSC 33.75 x 39.5 RIG Specified Equal Light 3W 3H 3/4" White / Maple White

Hardware: PSC Traditional Folding White PN:1361560

Insect Screen 1: 400 Series Casement, PSC 33.75 x 39.5 Full Screen Aluminum White

Grille 1: PSC 33.75 x 39.5 RIG Specified Equal Light 3W 3H 3/4" White / Maple White

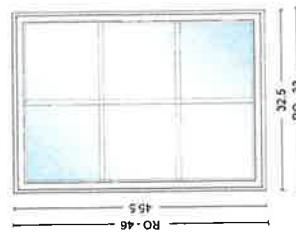
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.32	YES	A1	24.0480	34.6480	5.78620	
B1	0.28	0.32	B1	B1	24.0480	34.6480	5.78620	

Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Stationary	breakfast nook	\$819.68	\$819.68

RO Size = 33" x 46"

Unit Size = 32 1/2" x 45 1/2"

PSC 2' 8 1/2"X3' 9 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Stationary, Dual Pane Low-E4 Standard Series Argon Fill Removable Interior Grille 2 Wide, 3 High, Specified Equal Light Pattern, White, Maple w/White, Ovolo Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied



Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.32	YES

Comments:

PART 1: GENERAL

1.1 Scope: Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings.

1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.

1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 Product Description: Side-hinged door systems manufactured by Masonite or meeting Masonite specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, transom, door frame, hinges, weather seals.

PART 2: BASIC MATERIALS

2.1 Door Panel: VistaGrande fiberglass doors shall be fabricated using 7-piece construction that includes fiberglass reinforced facings, laminated lock stile, laminated wood hinge stile, wood top rail, and composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at Masonite specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at Masonite specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

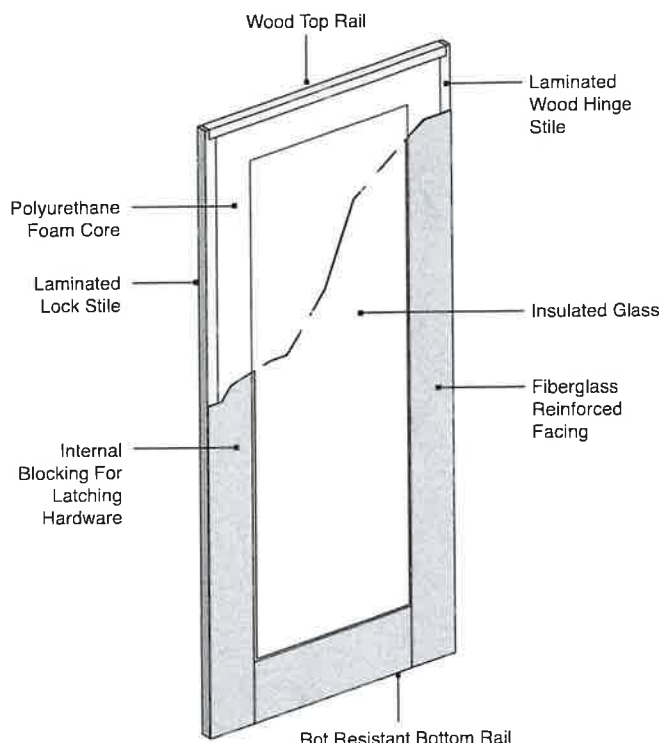
2.2 Sidelite Panel:

2.2.1 VistaGrande fiberglass sidelites shall be fabricated using 6-piece construction that includes fiberglass reinforced facings, wood stiles, wood top rail, and rot resistant composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.3 Glass Insert: Insulated glass shall be fabricated 1" double pane or 1" triple pane construction.

2.4 Transom: Specialty insulated transoms shall be fabricated with 3/4" double pane or 1" triple pane glass mounted to the framing system as a non-operable panel.

2.5 Door Frame: Wood frames shall be fabricated as a single rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at Masonite specifications and are to be machined for standard weight full



mortise 4" butt hinges. Strike jamb preparations are to be placed at Masonite specifications and are to be machined for full lip cylindrical strike plate. Inswing or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-astragal attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold.

2.6 Hinges: (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.7 Weather Seal: Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbet section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the glazed door panel(s).

PART 3: DELIVERY, STORAGE & HANDLING

3.1 Delivery: Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

3.2 Storage & Protection: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to prevent moisture at threshold and/or possible damage. Do not place in non-vented plastic or canvas shelters.

PART 4: EXECUTION

4.1 Examination: Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer's specifications. Verify that door frame openings are constructed plumb, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

4.2 Installation: Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

4.3 Flashing, Insulating & Trimming: Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

4.4 Finishes: Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

PART 5: BUILDING CODE & REGULATORY COMPLIANCE

5.1 Structural Performance & Impact Rating: Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI). VistaGrande fiberglass door unit at +55.0 / -55.0 maximum rating. (See structural performance data for unit specific DP information).

5.2 Thermal Performance: Unit Scheduled for installations in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Value & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR® compliance / labeling is available for various door styles. VistaGrande fiberglass at U-value of 0.36 & SHGC of 0.34 minimum rating. (See thermal performance data for unit specific thermal information).

5.3 Acoustical Performance: Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. VistaGrande fiberglass full lite operable sound transmission classification (STC) rating 30 for clear and 32 for laminated insulated glass (IG) units. (See acoustical performance data for unit specific acoustical information).

5.4 General Performance: All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

PART 6: WARRANTY

6.1 Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship under limited lifetime warranty of the VistaGrande product. Please check with manufacturer or distributor for current warranty terms and conditions.

HDRC Meeting Excerpt

May 17, 2022

City Council Chambers 5:30 pm

HDRC Case #22-005D Consideration of a Certificate of Appropriateness for two new windows and a new rear door at 321 W. Kansas, Dougherty Historic District, a 353 Tax Abatement project:

- Commissioner Gray commented that the proposed 1"x6" trim around the door seems wide. The applicant said they can cut it down to 4.5 inches or to match the existing on the front.
- Vice Chairman Carr is good with the application with the proposed stationary window. He would suggest a simulated check rail or a double hung window. He later resented this comment about the stationary window and clarified that he is flexible on the stationary window because the home is compromised, he is comfortable with a stationary without a simulated check rail.
- The applicant commented that there are some stationary non-operable windows in the front of the home.

A motion was made by Commissioner Rinker to approve the application as presented, with the exception that they match the trim with the existing trim and size. The motion was seconded by Commissioner Reppert. The motion passed 5-0-0.



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: [Click here to enter text.](#)

Department: Planning & Development	Submitted by: Jeanine Thill
---	------------------------------------

SUBJECT: A resolution granting a Certificate of Appropriateness for Exterior improvements to a commercial structure at 18 N. Main, Liberty Square Historic District. A 353 Tax Abatement Project.

Summary:

- Application for a certificate of appropriateness for exterior improvements made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the Council with a recommendation.

Background:

The owner is planning to take advantage of the City's Chapter 353 tax abatement program for exterior alterations at 18 N. Main Street, Liberty Square Historic District.

Previous Action (if applicable):

- An application for a Certificate of Appropriateness was approved by the Historic District Review Commission at their regular meeting on September 7, 2021. HDRC is recommending approval of a Certificate of Appropriateness for the exterior improvements at 18 N. Main, Liberty Square Historic District.
- To be approved on June 27, 2022 by the Liberty Municipal Re Development Corporation Board

Policy/Committee Review:

☐ Citizen Sales Tax Oversight Committee	Completed/Recommended: Click here to enter a date.
☐ Public Safety Sales Tax Oversight Committee	Completed/Recommended: Click here to enter a date.
☐ Budget Committee	Completed/Recommended: Click here to enter a date.
☒ Other: Historic District Review Commission	Completed/Recommended: 9/7/2021

Financial Considerations:

☐ Budgeted	Line Item: Line Item: Click here to enter text.	Amount: Click here to enter text.
--	--	---

City Council Action Report
Page 2

		Amount: Click here to enter text.
	Revenue Line (if applicable): Click here to enter text.	Amount: Click here to enter text.
☐ Non-Budgeted	Line Item: Click here to enter text. Line Item: Click here to enter text.	Amount: Click here to enter text. Amount: Click here to enter text.
	Funding Source: Choose an item.	Amount: Click here to enter text.
☐ Not Applicable		

<u>Attachments:</u>
Resolution
Other: Click here to enter text.

Excerpt
LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Zoom Video Conference
September 7, 2021

HDRC Case 21-008LS Consideration of a Certificate of Appropriateness for façade renovations at 18 N. Main Street, a 353 project:

- Staff presented the project: a rebuilding of the existing façade which is not original.
- Aimee Gray will recuse herself from the vote because she is the architect for the project.
- Commissioner Wilson asked if we should try to know what the old storefront looked like. He is surprised that we don't have a picture of the old building.
- Ms. Gray said the old photos are available and that is what size of the proposed second-story windows was based on. The only brick that is there that was original are on the two columns on the side, everything else is glass or wood siding.
- Vice Chairman Carr asked for clarification on the windows, commenting that they look like two mole units with the casings between the windows. Ms. Gray said there is brick in between them. Vice Chairman Carr said that the video link that was provided in the staff report shows a traditional brick mold; he asked if that would that be similar application here as well. Ms. Gray said yes.
- Vice Chairman Carr said the proposed work looks great and he congratulated Mr. Altis for planning for these improvements. He added that Pella has tried to match the historical proportions of traditional windows as shown in the link and photos. The detail is exceptionally good, there is a putty line and check rails. He feels it is about the closest thing that you can find to traditional window. Commissioner Rinker agreed.

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Reppert. Motion passed 5-1-0 with Ms. Gray abstaining from the vote. Staff will take this to City Council for consideration of the 353 Tax Abatement on September 27th.

RESOLUTION NO. _____

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR
IMPROVEMENTS AT
18 N. MAIN
LIBERTY SQUARE HISTORIC DISTRICT

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

WHEREAS, a decision of the Historic District Review Commission to approve a certificate of appropriateness for exterior improvements at 18 N. Main, Liberty Square Historic District, has been duly and properly presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a certificate of appropriateness for exterior improvements at 18 N. Main, Liberty Square Historic District, is hereby granted, according to the design specifications in the application for a certificate of appropriateness on file in the Department of Planning and Development and available for review as required by law.

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

Historic District Review Commission

The City of



HDRC Case No. 21-008LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 7, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for storefront alterations
Applicant: Don Altis/ A3G Architects
Location: 18 N. Main Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: August 10, 2021

SPECIFIC INFORMATION

SITE HISTORY

The building at 18 North Main Street dates from the late 19th century, but has been altered from its original appearance. The second story is covered with false siding, and the ground floor display windows have been modernized. The building has housed a grocery store, millinery shop, the Liberty Tribune, restaurants, ice cream shops, a kitchen store and most recently, Huey's Restaurant.

PROPOSAL DESCRIPTION

The applicant proposes to replace and reconstruct the façade at 18 N. Main – Huey's Restaurant Details:

The façade will be framed with 2x6 studs and fill red brick veneer on the upper façade with blonde brick accents near the cornice. See Exhibit C, page 2. Samples will be available at the meeting. Cast stone lintel & sills. See Exhibit E.

New Windows in the storefront and upper facade: Pella Architect Series Reserve, Aluminum Clad Wood. Windows will measure: 32"x96. See Exhibit E, page 2.

Storefront Cladding: Exposed steel beam and column, painted. Aluminum storefront door and frame. See Exhibit E, page 2.

Trim Board: AZEK Trim board, smooth. See Exhibit E, page 3.

The 500 Wide Stile Entrance

- Vertical stiles and top rail are 5" (127); bottom rail measures 6-1/2" (165.1)

https://www.kawneer.com/kawneer/north_america/en/product.asp?prod_id=1816&desc=storefront-glass-door-entrances

Insulated glazing unit made to size in the storefront and transom.

Sign: Blade sign mounted to column

ANALYSIS

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

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

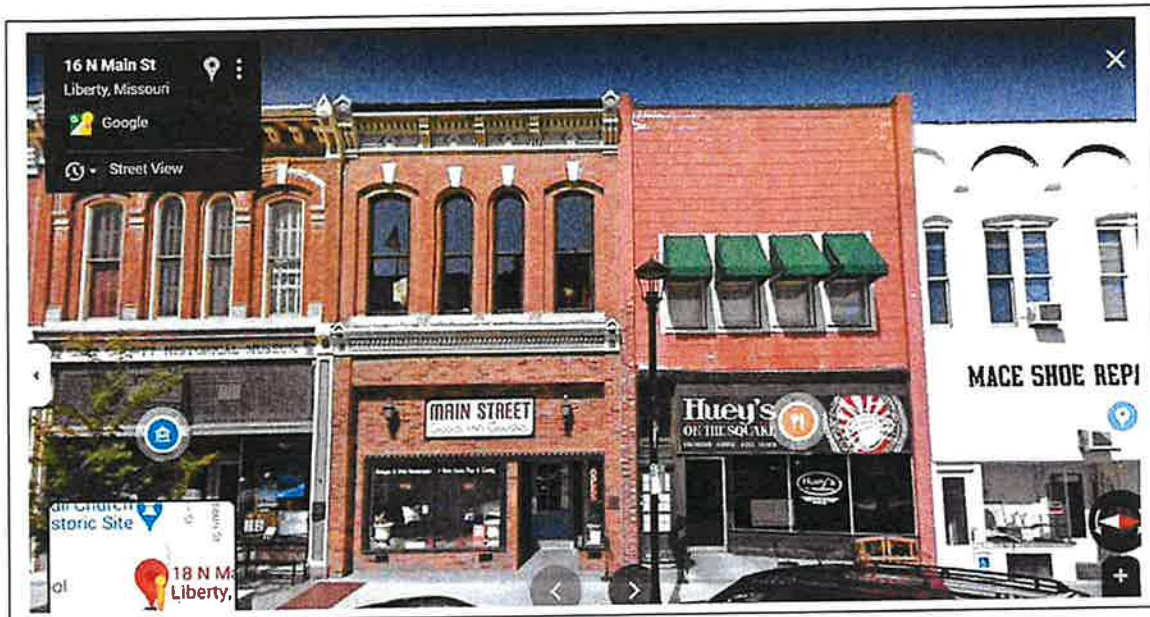
DG: Sec. 30-72. District HP, design principles.	Staff Analysis
2. Alterations: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).	Based on historic photo evidence, it appears the existing storefront and upper façade is not original. Removal of non-historic materials and reconstruction of the storefront is encouraged and appropriate.
7. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged.	The existing doors and windows are not original. The style of the proposed doors is more appropriate for commercial use than the existing doors, and their replacement is encouraged.
13. Signs and awnings: Signs that disguise, obstruct, or detract from significant façade elements shall not be allowed. Signs and awnings shall be designed to complement the style, materials, and color of the building.	The proposed sign will complement the style of the building.
UDO: Sec. 30-87.4. CBD and MU districts. 1. Each freestanding commercial building shall be allowed a total of 2 signs, each of which shall be designed in a manner that is suitable and complementary to adjacent development, from the following: b. A projecting sign in accordance with the following provisions: i. the sign shall not exceed 6 square feet in area; ii. the sign shall have an 8 foot minimum vertical clearance; iii. the sign shall not project more than 5 feet from the face of the building; and iv. the sign shall not be lit.	The proposed blade sign will meet the standards for projecting signs.

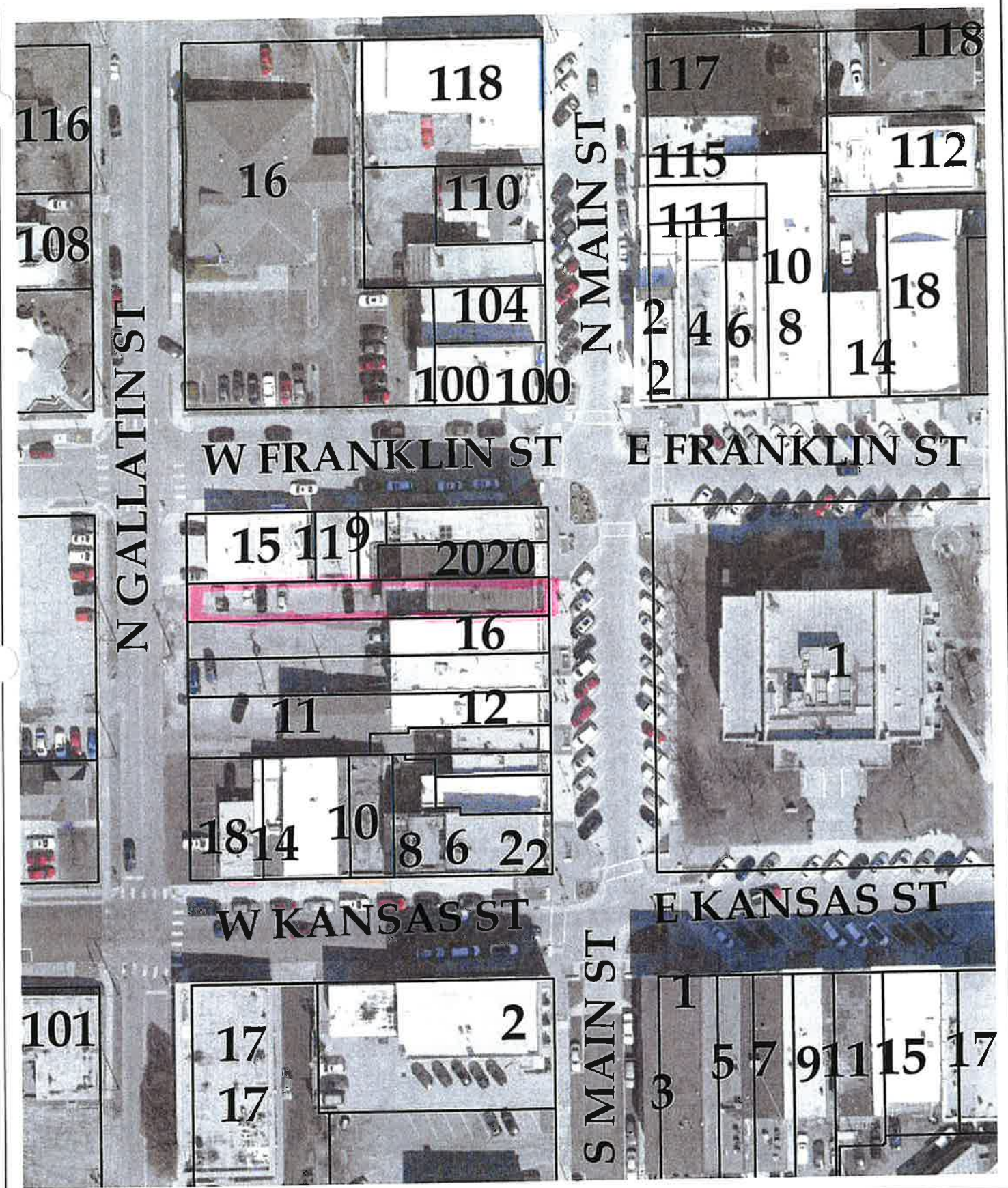
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-008LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Proposed storefront designs (2 pages)
4. Exhibit D: Existing Conditions
5. Exhibit E: Materials List (3 pages)





HDRC Case #21-008LS
18 N. Main



EXHIBIT A:
 VICINITY MAP

HISTORIC INVENTORY

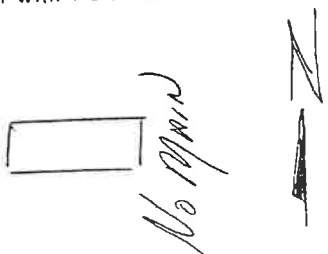
1 No 6-F		4 Present Name(s) The Children's World	
County Clay		5 Other Name(s)	
Location of Negatives Liberty Community Development			
6 Specific Location 18 No. Main		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period c.1888	
8 Site Plan with North Arrow 		18 Style or Design	
		19 Architect or Engineer	
		20 Contractor or Builder	
		21 Original Use, if apparent commercial	
		22 Present Use Commercial	
		23 Ownership Public ☐ Private ☒	
		24 Owner's Name & Address, if known	
9 Negative Number		25 Open to Public? Yes ☒ No ☐	
10 Site Building ☒ Structure Object ☐		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
11 National Register? Yes ☐ No ☒		27 Other Surveys in Which Included	
12 Is It Eligible? Yes ☒ No ☐			
13 Part of Estab. Yes ☐ Hist. Dist.? ☒		14 District Potent'l? Yes ☒ No ☐	
15 Name of Established District		28 No. of Stories 1-2	
		29 Basement? Yes ☐ No ☐	
		30 Foundation Material	
		31 Wall Construction masonry	
		32 Roof Type & Material flat: tar & gravel	
		33 No. of Bays Front 4 Side	
		34 Wall Treatment tile; asbestos siding	
		35 Plan Shape rectangular	
		36 Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
		37 Condition Interior Exterior Good	
		38 Preservation Underway? Yes ☐ No ☒	
		39 Endangered? By What? Yes ☒ No ☒	
		40 Visible from Public Road? Yes ☒ No ☐	
		41 Distance from and Frontage on Road approx 20' on N. Main	
42 Further Description of Important Features The building has been altered considerably. The first story contains a storefront. The second story is sided, and contains four rectangular windows. Their narrow dimensions recall earlier proportions, and are most probably the original configuration. Ceramic tile veneers the first floor. The rear half of this building is only a single story in height.		Photo	
43 History and Significance The 1906 Sanborn Map shows this building as a grocery. It also saw use as offices for the Liberty Tribune and as a millinery shop.			
44 Description of Environment and Outbuildings The Courthouse is located to the east of this building. A surface parking area is to the west. To the north, and south are other commercial buildings.			
45 Sources of Information Liberty City Directories Heritage of Liberty, 1976 p.66 Clay County Centennial Souvenir, 1922, p.37		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date(s)	

EXHIBIT B

Continuation

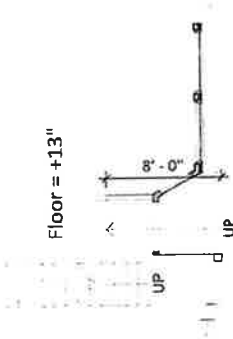
HISTORIC INVENTORY

ADDRESS: 18 North Main Street
Liberty, MO





Front Facade with Context



Floor = 0"

Floor Plan

NOTE:
This option retains the
existing ramp conditions,
but pushes out the
storefront.



EXHIBIT C

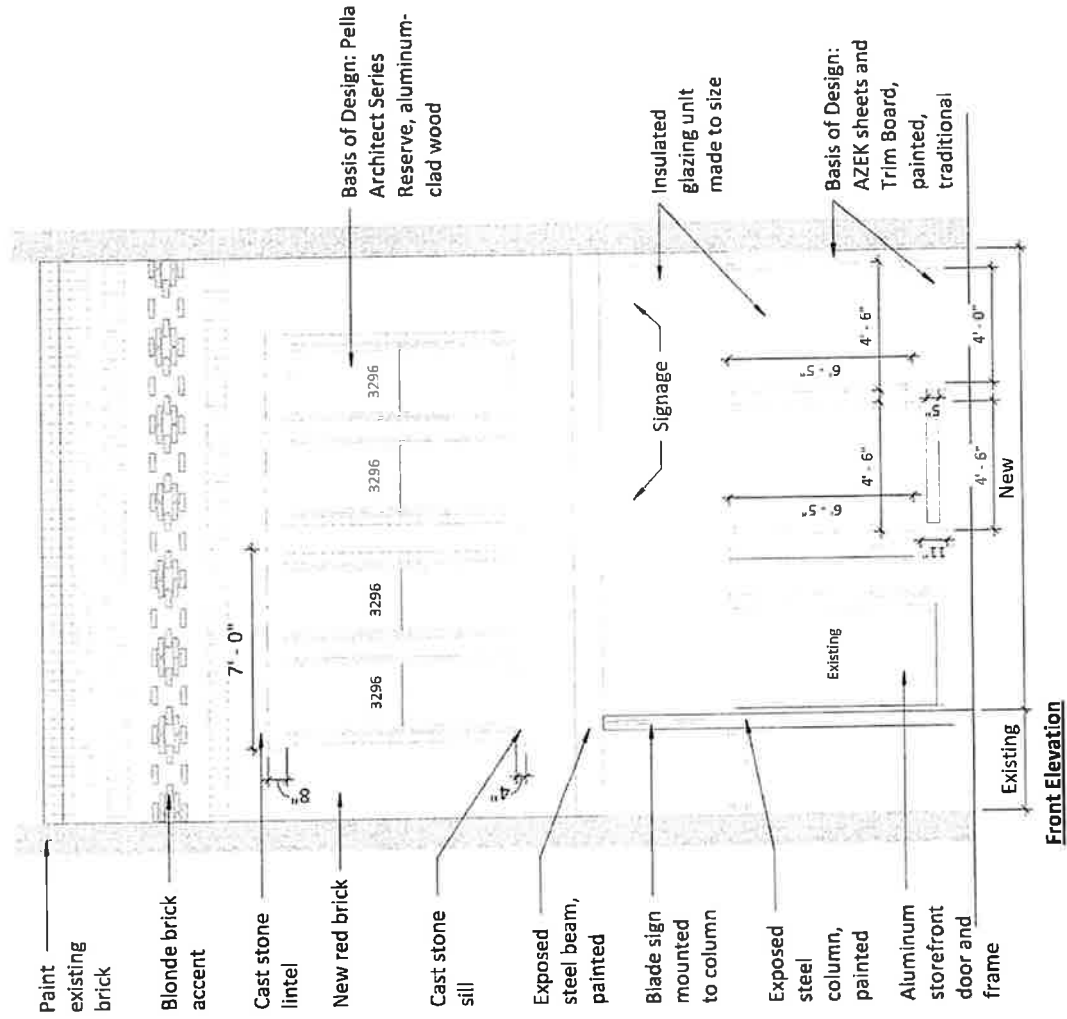
18 N Main Facade

18 N Main Street, Liberty, Missouri 64068

11 August 21

Scale: 1/8" = 1'-0"
0 2' 4' 8'

Context Elevation - HDRC



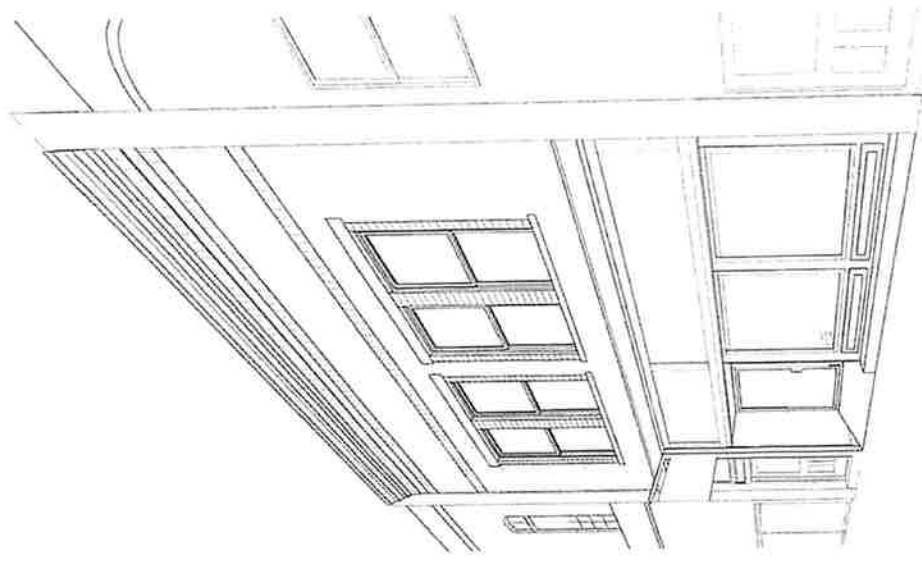
Scale: 1/8" = 1'-0"

0 2' 4' 8'

Front Facade - HDRC

11 August 21

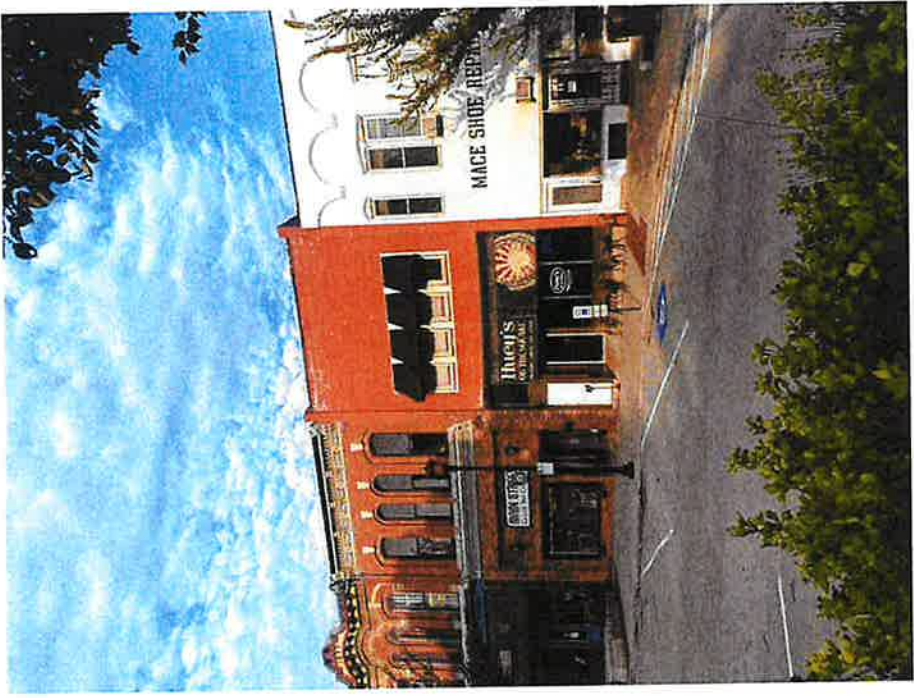
18 N Main Street, Liberty, Missouri 64068



View from Sidewalk

18 N Main Facade





Existing Conditions



EXHIBIT D

18 N Main Facade

18 N Main Street, Liberty, Missouri 64068

11 August 21

Existing Conditions - HDRC

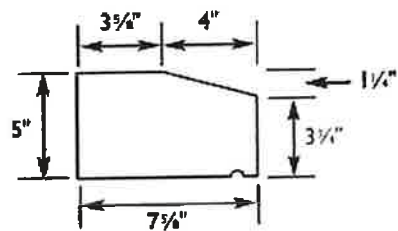
Brick:

Standard Full Brick Veneer

Dimensions of Full Brick: $3\frac{5}{8}" \times 2\frac{1}{4}" \times 8"$

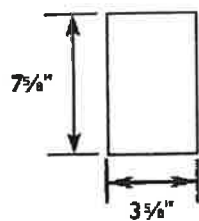
Cast Stone Lintel and Sill:

Basis of Design: -



SL-200

STANDARD



BA-100
3-Course Standard

18 N Main Street
HDRC List of Materials
11 August 2021

Windows:

Basis of Design: Pella Reserve Series, Aluminum Clad,
Dimensions: 32" W x 96" H

<https://www.pella.com/ideas/windows/reserve/traditional/double-hung-windows/#prodetails>

FOR THE PROS



RESERVE - TRADITIONAL DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Exudes the tenets of traditional design with putty profiles, through-stile construction and Integral Light Technology® grilles
- Performance rating of CW40-CW50 and STC of 28-35
- Available in sizes up to 48" x 96" in 1/8" increments, with equal, cottage and custom splits
- Optional self-storing Integrated Rolscreen appears when the double-hung window is opened and rolls away when it is closed
- Fold-out Fin, Block Frame, EnduraClad Exterior Trim and Brickmould installation and frame options

[REQUEST A PROJECT QUOTE](#)

Storefront Cladding:

Basis of Design: AZEK Sheets, Traditional, Painted
Dimensions: As needed for cladding

<https://azekexteriors.com/products/sheets>

EASE AND EFFICIENCY IN WIDE APPLICATION

Save time and money on installation on applications over 16" wide. Conveniently cover an area with a single sheet instead of installing multiple trim boards. Use for bay windows, corners and raised panels. AZEK Sheets leave the constant maintenance of wood behind with the same high-quality and lasting performance of AZEK Trim. AZEK Sheets resist moisture and insect damage. They will not cup, rot, or split and keep a like-new appearance that withstands the tests of time and weather.

Enjoy the beauty and benefits of AZEK Sheets:

- Cover a wide area with a single piece
- Stands up to harsh weather
- Resists stains, scratches and fading
- Resists mold, mildew and moisture damage
- No cupping, rotting or splitting
- Suitable for ground contact applications
- UV protection inside and out
- Does not require paint for protection but easily accepts paint
- Same color, look, feel and durability as AZEK Trim
- Covered by a lifetime limited warranty

Showing Traditional

Finish Options

TRADITIONAL FRONTIER

18 N Main Street
HDRC List of Materials
11 August 2021
Trim Board:

Basis of Design: AZEK Trim Board, Smooth

Dimensions: As needed

<https://azekexteriors.com/products/trim/trim-boards>

THE VALUE OF AZEK® PREMIUM TRIM

AZEK Trim provides long-term value through trusted durability and beautiful flexibility. Unlike wood, AZEK Trim doesn't need paint or stain for protection. Our trim comes in a beautiful semimatte white and has exceptional resistance to moisture, no matter the climate. Leave constant maintenance behind. Creatively curve and easily shape AZEK Trim through heat moulding. Get truly premium value backed by our industry-best Lifetime Limited Warranty.

AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- **Moisture-resistant**

AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

- **Unprecedented durability**

Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.

- **Rot-resistant**

Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.





CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-99

Department: Administration

Submitted By: Claire Rodgers, Marketing
and Communications Manager

Subject: Resolution accepting a matching grant from the Clay County ARPA
Tourism Marketing Matching Grant Program in the amount of \$25,000

Summary:

- Visit Liberty has been awarded a \$25,000 matching grant from the Clay County ARPA Tourism Marketing Matching Grant Program.
- Grant funds will be matched by the Transient Guest Tax and will be used to further extend the reach of the Visit Liberty advertising campaign.

Background:

On Wednesday, March 30, 2022 the Clay County Commission voted to adopt Resolution 2022-109 - Approval of ARPA Funding Request from the Downtown Excelsior Partnership, Inc. in the amount of \$200,000.

These funds are being used to administer a county-wide ARPA Tourism Marketing Matching Grant Program. This grant will help nonprofit organizations, tourism marketing organizations and local city and county governments market themselves to increase traveler spending in the communities of Clay County, Missouri.

The City of Liberty and Visit Liberty, MO were awarded a \$25,000 grant. The 1-to-1 match for this grant will be provided by the Transient Guest Tax for a total of \$50,000 in advertising budget, which will be spent as follows:

- YouTube commercial ads
- Programmatic Advertising Campaign - includes a variety of targeting tactics including geofencing and Google search re-targeting (think of the ads that follow you online when you've been to either a physical location or website)
- Connected TV commercial ads - through platforms like Hulu, Roku, Apple TV etc., the exact placements TBD
- Event promotion through Facebook (including City, HDLI and Chamber events)

Previous Action (if applicable):

City Council approved a resolution authorizing the filing of the grant application at the meeting on May 9, 2022.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
---------------------------------------	------------------------

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

Financial Considerations:

Budgeted:	Line Item: 67.20.061.08.5371	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. RESOLUTION - ARPA Tourism Grant Acceptance
2. Notice of Award - Visit Liberty MO (Updated)

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A CLAY COUNTY ARPA TOURISM MARKETING
MATCHING GRANT IN THE AMOUNT OF \$25,000 FOR REIMBURSEMENT
AND AID IN PROMOTING TOURISM IN LIBERTY, MISSOURI

WHEREAS, the City of Liberty voters approved the Transient Guest Tax in
April 2014 in part for marketing and promotion of Liberty as a tourist destination;
and

WHEREAS, the City of Liberty has established Visit Liberty to share
information about all the things to do, see and enjoy in Liberty; and

WHEREAS, assistance to subsidize marketing and promotion / advertising
campaigns was sought through the application of a matching funds grant from the
Clay County ARPA Tourism Marketing Matching Grant Program.

WHEREAS, the Clay County Tourism Advisory Board approved the grant
request in the amount of \$25,000.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of
Liberty, Clay County, Missouri, that the City hereby authorizes application for
funding from Clay County (as administered by Downtown Excelsior Partnership,
Inc.) to further enhance the tourism marketing capabilities of Visit Liberty.

PASSED by Council this _____ day of _____, 2022.

MAYOR

DEPUTY CITY CLERK



ARPA TOURISM
MARKETING MATCHING GRANT

NOTICE OF AWARD

CONTRACT NUMBER 06-07-22-01	CONTRACT TYPE ARPA Tourism Marketing Matching Grant	
FEDERAL ID # 44-6000213	CONTRACT PERIOD July 1, 2022 through June 30, 2023	
APPLICANT NAME City of Liberty / Visit Liberty MO	UNIQUE ENTITY IDENTIFIER # ERLAFDN1KNL1	
ADDRESS 101 E. Kansas Street Liberty, MO 64068	AMOUNT APPROVED \$25,000	
ACCEPTED BY THE CLAY COUNTY TOURISM BOARD AS FOLLOWS: The proposal submitted is accepted in accordance with the following additions, amendments and/or revisions: • Terms and Conditions (attached) • Required outcome measurement: - ARPA TMMG Quarterly Reporting - ARPA TMMG Project Assessment Report • Administrative Fee payable by Clay County to Downtown Excelsior Partnership, Inc. from Clay County ARPA TMMG Funds - \$2,500.00		
CLAY COUNTY TOURISM BOARD MEMBER, Lyndsey M. Baxter		DATE 06-13-2022
ACCEPTANCE OF AWARD		
This Award Agreement may be executed in one or more counterparts, each of which is an original and all of which constitute the Award Agreement. As representatives for the above-mentioned organization, we hereby accept the award of the ARPA Tourism Marketing Matching Grant, matching funds for implementation of the project/contract described herein. IN WITNESS WHEREOF, the parties hereto have executed this Award Agreement effective as of the date last set forth below.		
ORGANIZATION CEO Signature		DATE
PROJECT DIRECTOR, CLAIRE RODGERS Signature		DATE

CLAY COUNTY, MISSOURI

ARPA TOURISM
MARKETING MATCHING GRANT
TERMS AND CONDITIONS

This contract expresses the complete agreement of the parties and performance shall be governed solely by the specifications and requirements contained herein. Any change must be accomplished by a formal signed amendment to the effective date of such change.

1. **APPLICABLE LAWS, REGULATIONS AND GUIDELINES**

- a. The contract shall be construed to the laws of the State of Missouri. The contractor shall comply with all local, state and federal laws and program guidelines related to the performance of the contract to the extent that the same may be applicable.
- b. To the extent that a provision of the contract is contrary to the guidelines of the ARPA Tourism Marketing Matching Grant program, the provision shall be void and unenforceable. However, the balance of the contract shall remain in force between the parties unless terminated by consent of both the contractor and the state.
- c. The contractor must be registered and maintain good standing with the Secretary of State and other regulatory agencies, as may be required by law or regulations.
- d. The contractor shall only utilize personnel authorized to work in the United States in accordance with applicable federal and state laws.
- e. In connection with the furnishing of equipment, supplies, and/or services under the contract, the contractor and all subcontractors shall agree not to discriminate against recipients of services or employees or applicants for employment on the basis of race, color, religion, national origin, sex, age, disability, or veteran status.

2. **COMPLETION OF CONTRACTED SERVICES**

- a. The contractor understands and agrees that the marketing activities approved in the application or subsequently approved revision must be completed as described within the application and that all activities must comply with all provisions of the program requirements as listed in the most current Program & Reports Guides.
- b. The contractor shall not transfer any interest in the contract, whether by assignment or otherwise.

3. **APPROVAL AND ACCEPTANCE**

- a. Advertising and marketing activities must take place within the time frame stated in the contract or approved revision.
- b. No creative execution received by the agency of the state pursuant to a contract shall be deemed accepted until the agency has had reasonable opportunity to inspect and approve said materials, artwork, and/or creative design.
- c. All marketing and advertising creative that does not comply with the specifications and/or requirement or that is otherwise unacceptable may be rejected. In addition, creative execution that is discovered to be of poor quality or does not conform to reasonable standards upon inspection may be rejected.
- d. Artwork for ads placed with funding from the ARPA Marketing Matching Grant program must receive approval from the Clay County Tourism Board prior to placement.



4. QUARTERLY REPORTING AND REIMBURSEMENT OF APPROVED EXPENSES
 - a. Reimbursement for all approved services shall be made in arrears as a part of a Quarterly Reporting & Reimbursement Request submitted each fiscal quarter with all required documentation as stated in program policy and must utilize official program forms.
 - b. At least 50% of the cost of each invoice must be paid by the contractor before an invoice may be submitted for reimbursement.
 - c. Clay County, Missouri assumes no obligation for activities beyond those specifically outlined in the application. Any authorized activity is subject the county's rejection and shall be denied reimbursement.
5. OUTCOME MEASUREMENT
 - a. The contractor agrees and understands that measurement of the marketing project outcome is required as outlined in the most current program policy, that the required documents must be submitted in a timely manner, and that failure to do so will be considered a breach of contract.
6. CONFLICT OF INTEREST
 - a. Officials and employees of Clay County, the Clay County Tourism Board, and Downtown Excelsior Partnership, Inc. their governing bodies, or any other public officials of Clay County, Missouri must comply with sections 105.452 and 105.454 RSMo regarding conflict of interest.
7. WARRANTY
 - a. The contractor expressly warrants that all services provided shall:
 - i. Conform to the specifications, drawings, samples or other descriptions which were furnished to the agency;
 - ii. Are fit and sufficient for the purpose intended;
 - iii. Be of good creative quality; and,
 - iv. Meet the terms of performance as described in the program policy.
 - b. Such warranty shall survive delivery and shall not be deemed waived either by reason of the county's acceptance of or payment for said products and services.
8. REMEDIES AND RIGHTS
 - a. No provision in the contract shall be construed, expressly or implied, as a waiver by Clay County, Missouri of any existing or future right and/or remedy available by law in the event of any claim by Clay County, Missouri of the contractor's default or breach of contract.
 - b. The contractor agrees and understands that the contract shall constitute an assignment by the contractor to Clay County, Missouri of all rights, title and interest in and to all causes of action that the contractor may have under the antitrust laws of the United State or the State of Missouri for which causes of action have accrued or will accrue as the result of or in relation to the particular equipment, supplies, and/or services purchased or procured by the contractor in the fulfillment of the contract with the State of Missouri.



9. CANCELLATION OF CONTRACT

- a. In the event of material breach of the contractual obligations by the contractor, the county may cancel the contract. At its sole discretion, the state may give the contractor an opportunity to cure the breach or to explain how the breach will be cured. The actual cure must be completed in a timeframe determined by the County agency.
- b. If the contractor fails to cure the breach or if circumstances demand immediate action, the county agency will issue a notice of cancellation terminating the contract immediately and/or suspending or revoking the organization's opportunity for future application cycles.

10. COMMUNICATION AND NOTICES

- a. Any notice to the contractor shall be deemed sufficient when deposited in the United States mail postage prepaid, transmitted by facsimile, transmitted by e-mail or hand-carried and presented to an authorized employee of the contractor.

The City of



To: City Council Members
From: Lyndell Brenton, Mayor
Subject: Boards and Commission Reappointment
Date: June 23, 2022

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

1. Liberty Housing Authority
Reappoint Brooks Casel to a term expiring 7-1-2026



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-103

Department: Administration

Submitted By: Brandon Smith, Economic
& Business Development Manager

Subject:

Ordinance Adopting and Approving the Amended Development Plan for the Downtown Area Redevelopment Project (including Thirty-First Amendment for the 18 N Main Project) submitted by the Liberty Municipal Redevelopment Corporation, Reaffirming the finding that the property within said Amended Development Plan is a Blighted Area in need of development and redevelopment as determined in Ordinance No. 9794 and Ordinance No. 10820, authorizing Certain Tax Abatement within the Redevelopment Area described within the Amended Development Plan; Authorizing execution of a 353 Development Agreement for Implementation of the 18 N Main St Redevelopment Project; and providing for Expiration of Development Rights

Summary:

- The Downtown Chapter 353 Program is a tax abatement program adopted by the City Council to encourage redevelopment of areas by creating a Redevelopment Corporation.
- Hubert and Norma Altis, owner of 18 N Main, desire to utilize the 353 program to improve and remove blighting factors from the property (18 N Main).
- The cost of improvements that are included within the tax abatement request is \$91,650.
- The project qualifies for Level A-2 of abatement (10 years 100% improvement abatement) and meets the requirement that 50% of the improvements must be exterior.
 - Current taxes paid on the property are approximately \$2,709.
 - PILOT payments as a result of the 353 program are approximately \$582/year for 10 years.
 - Benefit (savings) to the Project as a result of 353 tax abatement is approximately \$2,127/year for 10 years unless the investment amount is reached. Total abatement amount over the 10-year period is \$20,384.

Background:

Each individual project considered for the program will require an amendment to the Redevelopment Plan, a public hearing and a notice to the taxing agencies by submitting a tax impact analysis. The tax impact analysis outlines the anticipated abatement amount for each taxing agency as well as the required PILOT payment (existing tax payment for land only) that will still be paid by the landowners. The tax

impact analysis for each project being considered has been sent to the taxing agencies as well as the notice for the public hearing.

State Statute requires that Chapter 353 projects allow for a 100% tax abatement of the improved value plus any increase in value as a result of the project for up to 10 years. Any additional years of abatement (up to 15) allow for 50% of the full value of the improvements. The property owner will pay taxes on the existing land value for 10 years or until the investment amount is reached.

As part of the creation of the Chapter 353 program, the City also formed a Redevelopment Corporation that will first, consider whether or not the project meets the guidelines adopted by the City Council and then act as the legal entity that will take title to the property once the improvements are complete to allow the abatement and then transfer the title back to the property owner. The LMRC met on June 27, 2022 to consider 18 N Main project and approved the Thirty-First Amended Redevelopment Plan and authorized the execution of the Development Agreement for the 18 N Main project.

The 18 N Main Project is located within the Liberty Square Historic District. The Certificate of Appropriateness is also being considered tonight.

The Thirty-First Amended Redevelopment Plan outlines the 18 N Main project and includes the application and tax impact analysis that was provided to the taxing entities. This document is on file in the City Clerk's office. The Tax Impact analysis, application and Redevelopment Agreement are attached.

This amendment to the Redevelopment Plan consists of removal of the front of the existing building and replacing it. Leaded glass door will be restored and replaced. Removal of windows and façade and installation of new windows. Removal of shingles and replace with new.

Total cost of the project is estimated to be \$91,650. The improvements meet the guidelines that 50% of the improvement cost eligible for abatement is exterior as required.

Previous Action (if applicable):

On May 23, 2011, the City Council adopted a Chapter 353 tax abatement program for the downtown area, which was amended on November 27, 2017. As part of creating the Chapter 353 program, the City Council previously adopted a Redevelopment Plan and found the area to be blighted.

The Liberty Municipal Redevelopment Corporation (LMRC) was formed on September 6, 2011.

On June 27, 2022, the Liberty Municipal Redevelopment Corporation approved the request for Chapter 353 tax abatement for 18 N Main.

Policy/Committee Review:

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

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

Financial Considerations:

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

Attachments:

1. Ordinance approving 31st Amended Downtown Liberty 353 Plan
2. 18 N Main App
3. Redevelopment Plan Amendment 31
4. Tax Impact analysis 18 N Main Street

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND APPROVING THE AMENDED DEVELOPMENT PLAN FOR THE DOWNTOWN AREA REDEVELOPMENT PROJECT (INCLUDING THIRTY-FIRST AMENDMENT FOR THE 18 N MAIN PROJECT) SUBMITTED BY THE LIBERTY MUNICIPAL REDEVELOPMENT CORPORATION, REAFFIRMING THE FINDING THAT THE PROPERTY WITHIN SAID AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT AS DETERMINED IN ORDINANCE NO. 9794 AND ORDINANCE NO. 10820, AUTHORIZING CERTAIN TAX ABATEMENT WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE AMENDED DEVELOPMENT PLAN; AUTHORIZING EXECUTION OF A 353 DEVELOPMENT AGREEMENT FOR IMPLEMENTATION OF THE 18 N MAIN ST REDEVELOPMENT PROJECT; AND PROVIDING FOR EXPIRATION OF DEVELOPMENT RIGHTS

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

WHEREAS, in accordance with Chapter 353 (i) notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area, and (ii) the Liberty City Council ("Council") conducted on June 27, 2022 a public hearing regarding the Amended Development Plan, at which hearing the above-described political subdivisions were given the right to be heard; and

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

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

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty,

93

SECTION II

That the Council finds and declares that the Council has reviewed, considered and taken evidence on the Amended Development Plan (including Thirty-First Amendment) of the Liberty Municipal Redevelopment Corporation for the redevelopment of the City of {31944 / 65578; 623031. }

ORDINANCE NO. _____ (CONT.)

Liberty of the Downtown Area, which is attached hereto as Exhibit A and incorporated herein by reference as though fully set out.

SECTION III

That the Council reaffirms the finding of Ordinance No. 9794, passed October 24, 2011, and Ordinance No. 10820, passed November 27, 2017, that found and declared that the Redevelopment Area described in the Amended Development Plan is a blighted area as defined by R.S.Mo. § 353.020(2), and that the redevelopment thereof is necessary to effectuate the purposes of Chapter 353, and for the public convenience and necessity.

SECTION IV

That the Council finds and declares that the approval of the Amended Development Plan (including Thirty-First Amendment for the 18 N Main St Project) and the construction of the contemplated redevelopment projects described therein are necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare.

SECTION V

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

SECTION VI

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

SECTION VII

That the Mayor is hereby authorized to execute a 353 Development Agreement with the Liberty Municipal Redevelopment Corporation and Hubert and Norma Altis (owner of 18 N Main St) for implementation of the 18 N Main St Redevelopment Project. A copy of the Agreement, in substantial form, is on file with the Office of the City Clerk.

SECTION VIII

That the Liberty Municipal Redevelopment Corporation shall acquire title to the properties encompassing 18 N Main St Redevelopment Project to initiate the tax abatement no later than twenty-four months following passage of this ordinance. The development rights provided hereunder, including the right of tax abatement, shall automatically expire if the Liberty Municipal Redevelopment Corporation fails to obtain title to the properties encompassing the 18 N Main St Redevelopment Project within twenty-four months following passage of this ordinance.

ORDINANCE NO. _____ (CONT.)

SECTION IX

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

SECTION X

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

PASSED by the Council this 27 day of June, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this 27 day of June, 2022.

MAYOR

Ordinance No. _____

Exhibit A

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

(See following pages)

[Type text]



City of Liberty

APPLICATION FOR

DOWNTOWN COMMERCIAL CHAPTER 353 TAX ABATEMENT

DATE: 5-16-22

PROPERTY OWNER INFORMATION

Owner Name: Hubert and Norma Altis

Street Address: 1209 N Clayview Dr.

City/St/Zip: Liberty, MO 64068

Phone No.: 816-519-3660/517-2262

Email: h.altis@yahoo.com

County Parcel

ID#

15114000505200 and 201

Address of Requested Abatement:

18 N Main St.

Name of Business(s)

Occupying Building:

Huey's on the Square

DESCRIPTION OF IMPROVEMENTS

Exterior Improvements: Attach itemized bid(s) for work – be as specific as possible

Investment Amount:

\$ 91,650 -

Interior Improvements: Attach itemized bid(s) for work – be as specific as possible

Investment Amount:

PROJECT REQUIREMENTS

Description of Project Timeline

8 weeks to 4 months

50% exterior*: Yes ☒

No ☐

Start of Construction:

July 2022

Estimated Completion:

December 2022

REQUIRED ATTACHMENTS:

1. Itemized cost of improvements including listing by exterior and interior
2. Current pictures of the site and existing structures (interior and exterior) of area to be improved
3. Legal description of property
4. Most current real estate tax statement
5. Application Fee (\$200)

IF YOU ARE WITHIN THE DOWNTOWN HISTORIC DISTRICT, PLEASE SEE PRESERVATION OFFICE (3RD FLOOR) TO DETERMINE HDRC APPROVAL REQUIREMENTS

APPROVAL OF THE LMRC BOARD IS REQUIRED PRIOR TO START OF PROJECT.

*50% of actual construction cost



Property Account Summary

Parcel Number	15114000505200	Property Address	18 N MAIN ST MO , LIBERTY, MO 00000
---------------	----------------	------------------	-------------------------------------

General Information

Property Description	ORIGINAL TOWN LIBERTY N22' OF S30' LTS 102 & 103 COMMERCIAL ONLY-SEE 15114000505201 FOR RESIDENTIAL
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	257

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address	Since
Taxpayer	100	ALTIS HUBERT D & NORMA D	ETAL 1209 N CLAYVIEW DR, LIBERTY, MO 64068 UNITED STATES	10/04/2021
Owner	100	ALTIS HUBERT D & NORMA D	ETAL 1209 N CLAYVIEW DR, LIBERTY, MO 64068 UNITED STATES	10/04/2021

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Assessed Value Total (AVR)	34,460	33,470	33,470	33,470	33,470
Taxable Value Total (TVR)	34,460	33,470	33,470	33,470	33,470

Events

Effective Date	Entry Date-Time	Type	Remarks
10/04/2021	2021-10-20 17:24:00.000	Taxpayer Changed	by asix
10/04/2021	2021-10-20 16:19:00.000	Owner Added	by asix
10/03/2021	2021-10-20 16:19:00.000	Owner Terminated	Load Party Information from file by asix
10/15/2020	2020-10-29 18:16:00.000	Taxpayer Changed	by asix
10/15/2020	2020-10-29 17:22:00.000	Owner Added	by asix
10/14/2020	2020-10-29 17:22:00.000	Owner Terminated	Load Party Information from file by asix
10/18/2019	2019-10-22 13:50:00.000	Taxpayer Changed	by asix
10/18/2019	2019-10-22 13:23:00.000	Owner Added	by asix
10/17/2019	2019-10-22 13:23:00.000	Owner Terminated	Load Party Information from file by asix

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact our office at (816) 407-3200.

Distribution of Current Taxes

District	Amount	Voted Amount	Non-Voted Amount
COUNTY SERVICES	50.38	0.00	50.38
HANDICAP TAX	35.42	0.00	35.42
HEALTH TAX	29.53	0.00	29.53
HOSPITAL TAX	46.59	0.00	46.59
KCJC TAX	69.88	0.00	69.88
LIBERTY	274.58	0.00	274.58
LIBERTY SCHOOL DISTRICT	2,042.69	0.00	2,042.69
LIBRARY TAX	119.51	0.00	119.51
MENTAL HEALTH TAX	29.53	0.00	29.53
STATE TAX	10.34	0.00	10.34
LIBERTY DOWNTOWN CID	148.56	0.00	148.56

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
01/27/2022	4198119	148.56	148.56	148.56	0.00
12/27/2021	4167603	3,256.36	3,256.36	3,256.36	0.00
12/10/2020	3890753	3,490.12	3,490.12	3,490.12	0.00
12/10/2019	3618404	3,469.50	3,469.50	3,469.50	0.00
12/14/2018	3451650	3,552.27	3,552.27	3,552.27	0.00
12/08/2017	3193058	3,384.65	3,384.65	3,384.65	0.00



Property Account Summary

Parcel Number	15114000505201	Property Address	18 N MAIN ST MO , LIBERTY, MO 00000
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General Information

Property Description	ORIGINAL TOWN, LIBERTY N22' OF S30' LTS 102 & 103 RESIDENTIAL ONLY-SEE 15114000505200 FOR COMMERCIAL		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	4		

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address	Since
Taxpayer	100	ALTIS HUBERT D & NORMA D	ETAL 1209 N CLAYVIEW DR, LIBERTY, MO 64068 UNITED STATES	10/04/2021
Owner	100	ALTIS HUBERT D & NORMA D	ETAL 1209 N CLAYVIEW DR, LIBERTY, MO 64068 UNITED STATES	10/04/2021

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Assessed Value Total (AVR)	17,060	19,870	19,870	19,870	19,870
Taxable Value Total (TVR)	17,060	19,870	19,870	19,870	19,870

Events

Effective Date	Entry Date-Time	Type	Remarks
10/04/2021	2021-10-20 18:46:00.000	Taxpayer Changed	by asix
10/04/2021	2021-10-20 16:13:00.000	Owner Added	by asix
10/03/2021	2021-10-20 16:13:00.000	Owner Terminated	Load Party Information from file by asix
10/15/2020	2020-10-29 18:46:00.000	Taxpayer Changed	by asix
10/15/2020	2020-10-29 16:45:00.000	Owner Added	by asix
10/14/2020	2020-10-29 16:45:00.000	Owner Terminated	Load Party Information from file by asix
10/18/2019	2019-10-22 13:53:00.000	Taxpayer Changed	by asix
10/18/2019	2019-10-22 13:22:00.000	Owner Added	by asix
10/17/2019	2019-10-22 13:22:00.000	Owner Terminated	Load Party Information from file by asix

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact our office at (816) 407-3200.

Distribution of Current Taxes

District	Amount	Voted Amount	Non-Voted Amount
COUNTY SERVICES	24.94	0.00	24.94
HANDICAP TAX	17.54	0.00	17.54
HEALTH TAX	14.62	0.00	14.62
HOSPITAL TAX	23.07	0.00	23.07
KCJC TAX	34.60	0.00	34.60
LIBERTY	135.93	0.00	135.93
LIBERTY SCHOOL DISTRICT	1,011.27	0.00	1,011.27
LIBRARY TAX	59.17	0.00	59.17
MENTAL HEALTH TAX	14.62	0.00	14.62
STATE TAX	5.11	0.00	5.11

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/27/2021	4167604	1,340.87	1,340.87	1,340.87	0.00
12/10/2020	3890754	1,663.20	1,663.20	1,663.20	0.00
12/10/2019	3618405	1,662.82	1,662.82	1,662.82	0.00
12/14/2018	3451647	1,693.58	1,693.58	1,693.58	0.00
12/08/2017	3193060	1,693.42	1,693.42	1,693.42	0.00

Prop ID: 321265
Parcel ID: 15114000505200
Property Address: 18 N MAIN ST
Owner: ALTIS HUBERT D & NORMA D
ETAL
Owner Street: 1209 N CLAYVIEW DR
Owner City: LIBERTY
Owner State: MO
Owner Zipcode: 64068
Map Description: LIBERTY ORIGINAL TOWN N22' OF S30' LTS 102 & 103 COMMERCIAL ONLY-SEE
15114000505201 FOR RESIDENTIAL
Use Code: 34
Property Type: COMM
Section: 7
Township: 51
Range: 31
Tax Area: 257

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[Fill in this form to request Split/Merge properties](#)

MDJ Services LLC
406 Cherokee Drive
Liberty, MO 64068

Proposal

Hubert and Norma Altis
1209 N Clayview Drive
Liberty, MO 64068
816-519-3660

5/16/2022

RE: 18 N Main Street - Liberty, MO - Store Front Demo and Reconstruction

Remove existing Front of Building and Replace per Drawings and Specifications provided by a3G architects

Original Leaded Glass Door will restored and re-installed.

A temporary wall will be constructed approximately 6' inside the 1st and 2nd floor during construction.

Apartment and Restaurant will be able to remain open during construction.

It will take a minimum of 8 weeks, and possibly up to 4 months from start of construction till completion. Construction will generally proceed at follows:

- Installation of temporary walls on both floors
- Removal of 1st floor windows and façade
- Installation of new frames and windows on 1st floor
- Removal of temporary wall on 1st floor
- Removal of shingles and existing windows on 2nd floor
- New framing as needed and new windows installed 2nd floor
- New brick facade on 2nd floor
- Removal of temporary wall on 2nd floor

Everything on this project is a variable. Availability and cost of labor are going to be the biggest challenges. Timing of material procurement and cost are also going to be an issue. Any issues uncovered upon removal of façade and supporting structures will be an additional cost. A work order outlining any additional work needed will provided and a signed authorization from the owner will be needed before continuing. Preference will be given to contractors and suppliers based in Liberty, MO

Total Cost: \$ 91,650.00

Price is subject to change until proposal is accepted.

Accepted: _____

Hubert Altis

Norma Altis

_____ Date

**LIBERTY
MUNICIPAL
REDEVELOPMENT CORPORATION
(LMRC)**

**AMENDMENT 31
Addition of 18 N Main Street**

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

Approved October 24, 2011
By Ordinance No. 9794

SUBSEQUENT AMENDMENTS

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

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

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

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

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

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

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

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

**Twenty-Eighth Amendment Approved August __, 2021
By Ordinance No. _____**

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

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

**Thirty-First Amendment Approved June ____, 2022
By Ordinance No. _____**

THIRTY-FIRST AMENDED DEVELOPMENT PLAN

A. Introduction

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

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

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

B. Redevelopment Area

The Redevelopment Area is depicted on the map attached hereto as **Exhibit A**, and the properties located within and comprising the Redevelopment Area (described by street address and 2019 Clay County Tax ID Number) are identified on **Exhibit B** attached hereto. The Redevelopment Area currently includes commercial, retail, some residential, office and public uses. The

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

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

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

C. Redevelopment Projects

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Partial Real Property Tax Abatement

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

In accordance with Chapter 353, no partial real property tax abatement for any redevelopment project approved by an amendment to this Development Plan shall become effective until the City Council: (1) furnishes each political subdivision whose boundaries for ad valorem taxation purposes include any portion of the real property to be affected by such tax abatement or exemption ("Taxing Districts") with a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on such political subdivisions ("Tax Impact Analysis") and written notice of the hearing to be held in accordance with R.S.Mo. § 353.110.2; (2) conducts a public hearing regarding such tax abatement or exemption, at which hearing all Taxing Districts shall have the right to be heard on such grant of tax abatement or exemption; and (3) enacts an ordinance which provides for expiration of development rights, including the rights of eminent domain and tax abatement, in the event of failure of the LMRC to acquire ownership of property within the Redevelopment Area. Such ordinance shall provide for a duration of time within which such property must be acquired, and may allow for acquisition of property under the plan in phases. A copy of each Tax Impact Analysis provided for a redevelopment project added to this Development Plan by amendment shall be attached hereto as **Exhibit E**.

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

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

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

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

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

AMENDMENT 3. The 112 N. Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC. Following the initial ten (10) year tax abatement period, the property will be fully taxable and will not receive any additional tax abatement at 50%.

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

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

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

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

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

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

The 201 W Mississippi Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements and increased land value only) and then five (5) years of tax abatement at 50% of the true value of such real property, including and improvements thereon in accordance with Section 3534.110.1, RSMo.
(REPEALED as part of Ninth Amendment)

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

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

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

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

After the ten (10) year period above-described, and for the next five (5) years, taxes paid on the real property shall be measured by the assessed valuation as determined by the Assessor upon the basis

of not to exceed fifty percent (50%) of the true value of the real property, including any improvements thereon in accordance with Section 3534.110.1, RSMo.

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

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

AMENDMENT 14. The 117 N Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

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

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

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

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

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

AMENDMENT 20. The 131 S Water Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land is still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

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

AMENDMENT 21. The 2 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvements value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land

still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

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

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

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

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

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

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

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

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

AMENDMENT 28. The 22 N Main Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the improvements (land still taxed in accordance with the statute) as assessed in the year prior to the property's acquisition by the LMRC.

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

AMENDMENT 30. The 117 W Kansas Street Redevelopment Project will be granted ten (10) years of tax abatement at 100% (improvement value only) in accordance with Section 353.110.1, RSMo (abatement is not provided on the assessed valuation of the land at the time of abatement approval). As provided in Section 353.110, the abatement for the ten (10) years is 100% of the

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

E. Relocation Policy

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

Exhibits to LMRC Downtown Development Plan

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

EXHIBIT A Redevelopment Area Map

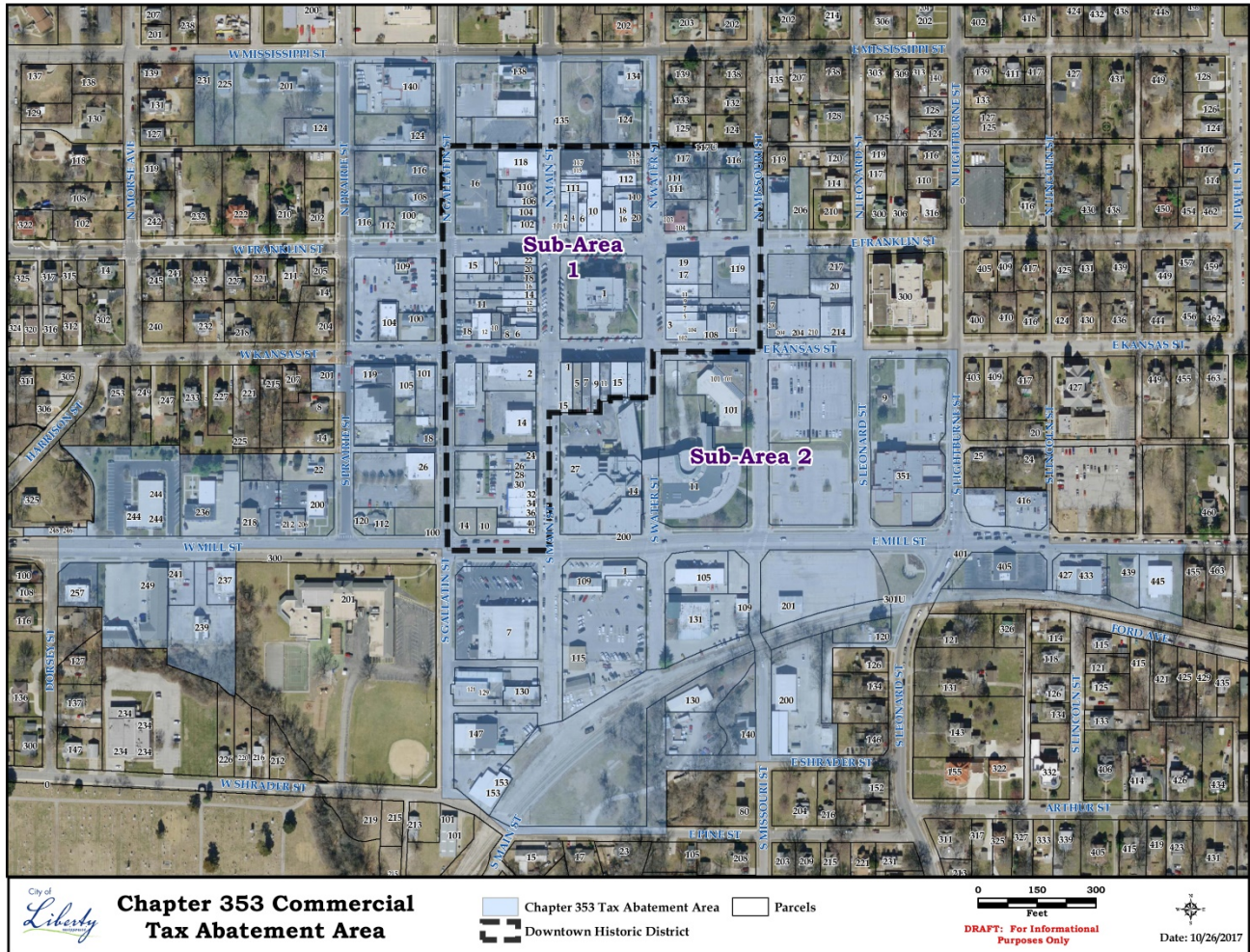


EXHIBIT B
Parcels located within the Redevelopment Area

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

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

15114000502500	000016 W FRANKLIN ST
15114000504300	000014 S MAIN ST
15118000101100	000147 S GALLATIN ST
15114000604100	000140 N GALLATIN ST
15118000200201	000239 W MILL ST
15114000603100	000101 W KANSAS ST
15114000601700	000000 W FRANKLIN ST
15114000503400	000014 W MILL ST
15114001402900	000208 W MILL ST
15114000502800	000015 W FRANKLIN ST
15114001400100	000201 W KANSAS ST
15114000603301	000104 W KANSAS ST
15114000202900	000000 N MISSOURI ST
15114000505400	000022 N MAIN ST
15114000202300	000204 E FRANKLIN ST
15114000403200	000014 S WATER ST
15114000603800	000108 N GALLATIN ST
15114000302500	000104 E FRANKLIN ST
15114000404000	000020 E FRANKLIN ST
15114000403900	000016 E FRANKLIN ST
15114000505800	000118 N MAIN ST
15114000603600	000109 W FRANKLIN ST
15114000202700	000200 E KANSAS ST
15114000403100	000001 E KANSAS ST
15115000800500	000439 E MILL ST
15115000800200	000405 E MILL ST
15114000203300	000000 S LEONARD ST
15118000100100	000201 E MILL ST
15118000500200	000000 S WATER ST
15114001403300	000000 S PRAIRIE ST
15114001402500	000218 W MILL ST
15118000500300	000140 S MISSOURI ST
15114000602500	000000 S GALLATIN ST
15114000506000	000138 N MAIN ST
15114000505300	000020 N MAIN ST
15114000203700	000217 E FRANKLIN ST
15114000502700	000011 W FRANKLIN ST
15114000504600	000004 N MAIN ST
15118000100600	000115 S MAIN ST
15114000503001	000010 W KANSAS ST
15114000503200	000024 S MAIN ST
15118000100402	000000 S MISSOURI ST
15114000401700	000000 N MAIN ST

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

EXHIBIT C

353 BLIGHT ANALYSIS

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

EXHIBIT D

LIBERTY DOWNTOWN AREA GUIDELINES

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

EXHIBIT E

TAX IMPACT ANALYSES AND REDEVELOPMENT PROJECT APPLICATIONS

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

AMENDMENTS:

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

**TAX IMPACT ANALYSIS
AND
APPLICATION
18 N Main Street**

**18 N Main Street Redevelopment
353 Redevelopment Plan - Tax Impact Analysis
(353 Benefits Summary)**

353 Year	Taxes Paid No Project	Actual Taxes Pd With 353	Benefit of 353 To Project	Taxing District Impact	Taxes Pd incl Imp w/o 353
1	2,709	582	3,519	-2,127	4,101
2	2,709	582	3,519	-2,127	4,101
3	2,664	582	3,601	-2,082	4,183
4	2,664	582	3,601	-2,082	4,183
5	2,619	582	3,685	-2,038	4,267
6	2,619	582	3,685	-2,038	4,267
7	2,576	582	3,770	-1,994	4,352
8	2,576	582	3,770	-1,994	4,352
9	2,534	582	3,857	-1,952	4,439
10	2,534	582	3,857	-1,952	4,439
Total (Gross)	26,203	5,819	36,863	-20,384	42,682
Total (NPV)	18,487	4,087	25,732	-14,400	29,819

Taxing District	Rate	% of Total Rate	Tax District Impact										
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	TOTAL
City of Liberty - General	0.6775												
City of Liberty - Parks	0.1193												
Subtotal	0.7968	10.6519%	-227	-227	-222	-222	-217	-217	-212	-212	-208	-208	-2,171
County General	0.0338												
County Roads & Bridges	0.0697												
Subtotal	0.1035	1.5510%	-33	-33	-32	-32	-32	-32	-31	-31	-30	-30	-316
Senior Citizens	0.0427	0.5616%	-12	-12	-12	-12	-11	-11	-11	-11	-11	-11	-114
Development Disabilities	0.1028	1.3539%	-29	-29	-28	-28	-28	-28	-27	-27	-26	-26	-276
Health Tax	0.0857	1.1257%	-24	-24	-23	-23	-23	-23	-22	-22	-22	-22	-229
Hospital Tax	0.1352	1.7912%	-38	-38	-37	-37	-36	-36	-36	-36	-35	-35	-365
Liberty Public School	5.9277	77.1345%	-1,641	-1,641	-1,606	-1,606	-1,572	-1,572	-1,538	-1,538	-1,505	-1,505	-15,723
Library District	0.3468	4.3413%	-92	-92	-90	-90	-88	-88	-87	-87	-85	-85	-885
Mental Health Tax	0.0857	1.1256%	-24	-24	-23	-23	-23	-23	-22	-22	-22	-22	-229
State Levy	0.2028												
State Tax	0.0300	0.3585%	-8	-8	-7	-7	-7	-7	-7	-7	-7	-7	-73
Subtotal	7.8597	99.9952%	-2,127	-2,127	-2,082	-2,082	-2,037	-2,037	-1,994	-1,994	-1,952	-1,952	-20,383
Sur Tax	0.0000	100.00%	0	0	0	0	0	0	0	0	0	0	0
TOTAL	7.8597	%	-2,127	-2,127	-2,082	-2,082	-2,037	-2,037	-1,994	-1,994	-1,952	-1,952	-20,383

**18 N Main St Redevelopment Corporation
353 Redevelopment Plan - Tax Impact Analysis
(Assumptions)**

Real Property Levy Rates (2020)

District	Levy
City of Liberty	0.7968%
Liberty School District	5.9277%
Library Tax	0.3468%
County Services	0.1035%
Hospital Tax	0.1352%
Developmental Disabilities	0.1028%
Health Tax	0.0857%
Mental Health Tax	0.0857%
Senior Citizen Service Fund	0.0427%
State Tax	0.0300%
KCJC	0.2028%
Total Commercial Levy - Land and Improvements	7.8597%

Assessment Rates

Commercial Real Property	32.00%
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Development / Abatement Schedule

117 W Kansas Street	
Date Construction Completed	9/30/2022
Year Abatement Activated	2022
Year Land Only Valuation	2022

Growth, Depreciation and Discount Rates

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

Pre and Post-Redevelopment Real Property Values

18 N Main Street			
Initial Appraised Value Land (2022) (LNDVALUE)	\$18,000	Initial Assessed Value Land	\$5,760
Initial Appraised Value Improvements (2022) (IMPVALUE)	\$89,700	Initial Assessed Value Improvements	\$28,704
Post-Redevelopment Appraised Value Land (2022)	\$18,360	Post-Redevelopment Assessed Value Land	\$5,875
Post-Redevelopment Appraised Value Improvements (2022)	\$144,690	Post-Redevelopment Assessed Value Improvements	\$46,301

Property Information

Clay County Parcel ID 15114000505200 Location: 18 N Main Street Property Owner: Hubert D & Norma D Altis		Total Land Acreage (SF) Total Improvement Square Footage	
2022 Land Appraised Value (LNDVALUE)	\$18,000	% total land value	100%
2022 Improvement Appraised Value (IMPVALUE)	\$89,700	% total improvement value	100%
Cost of 18 N Main Street (Investment)			
18 N Main Street in Post-Dev Appraised Value (Increase)	\$54,990		

Notes

**18 N Main Street
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes with 353)**

18 N Main Street

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements				District: Levy Rate: PILOT %:	City of Liberty 0.7968% 10.14%	Liberty School District 5.9277% 75.42%	Library Tax 0.3468% 4.41%	County Services 0.1035% 1.32%	Hospital Tax 0.1352% 1.72%	Developmental Disabilities 0.1028% 1.31%	Health Tax 0.0857% 1.09%	Mental Health Tax 0.0857% 1.09%	Senior Citizen Service Fund 0.0427% 0.54%	State Tax 0.0300% 0.38%	KCJC 0.2028% 2.58%	TOTAL 7.8597% 100%	Total Taxes paid 10 yrs
1	2022	18,360	144,690	5,760	0	4,101	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
2	2023	18,360	144,690	5,760	0	4,101	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
3	2024	18,727	147,584	5,760	0	4,183	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
4	2025	18,727	147,584	5,760	0	4,183	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
5	2026	19,102	150,535	5,760	0	4,267	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
6	2027	19,102	150,535	5,760	0	4,267	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
7	2028	19,484	153,546	5,760	0	4,352	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
8	2029	19,484	153,546	5,760	0	4,352	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
9	2030	19,873	156,617	5,760	0	4,439	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
10	2031	19,873	156,617	5,760	0	4,439	582		59	439	26	8	10	8	6	6	3	2	15	582	582	
								Total Taxes / PILOTs	\$590	\$4,389	\$257	\$77	\$100	\$76	\$63	\$63	\$32	\$22	\$150	\$5,819		

**18 N Main Street
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes without 353)**

18 N Main St

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements	District: Levy Rate:	City of Liberty 0.7968%	Liberty School District 5.9277%	Library Tax 0.3468%	County Services 0.1035%	Hospital Tax 0.1352%	Developmental Disabilities 0.1028%	Health Tax 0.0857%	Mental Health Tax 0.0857%	Senior Citizen Service 0.0427%	State Tax 0.0300%	KCJC 0.2028%	TOTAL 7.8597%	Total Taxes
1	2022	18,360	144,690	5,875	46,301		416	3,093	181	54	71	54	45	45	22	16	106		4,101
2	2023	18,360	144,690	5,875	46,301		416	3,093	181	54	71	54	45	45	22	16	106		4,101
3	2024	18,727	147,584	5,993	47,227		424	3,155	185	55	72	55	46	46	23	16	108		4,183
4	2025	18,727	147,584	5,993	47,227		424	3,155	185	55	72	55	46	46	23	16	108		4,183
5	2026	19,102	150,535	6,113	48,171		433	3,218	188	56	73	56	47	47	23	16	110		4,267
6	2027	19,102	150,535	6,113	48,171		433	3,218	188	56	73	56	47	47	23	16	110		4,267
7	2028	19,484	153,546	6,235	49,135		441	3,282	192	57	75	57	47	47	24	17	112		4,352
8	2029	19,484	153,546	6,235	49,135		441	3,282	192	57	75	57	47	47	24	17	112		4,352
9	2030	19,873	156,617	6,360	50,117		450	3,348	196	58	76	58	48	48	24	17	115		4,439
10	2031	19,873	156,617	6,360	50,117		450	3,348	196	58	76	58	48	48	24	17	115		4,439
Total Taxes							\$4,327	\$32,190	\$1,883	\$562	\$734	\$558	\$465	\$465	\$232	\$163	\$1,101		\$42,682

**18 N Main Street
LMRC
353 Redevelopment Plan - Tax Impact Analysis
(Taxes if Project does not Occur)**

18 N Main Street

353 Year	Calendar Year	Appraised Value of Land	Appraised Value of Improvements	Assessed Value of Land	Assessed Value of Improvements	District: Levy Rate:	City of Liberty 0.7968%	Liberty School District 5.9277%	Library Tax 0.3468%	County Services 0.1035%	Hospital Tax 0.1352%	Developmental Disabilities 0.1028%	Health Tax 0.0857%	Mental Health Tax 0.0857%	Senior Citizen Service 0.0427%	State Tax 0.0300%	KCJC 0.0208%	TOTAL 7.8597%	Total Taxes
1	2022	18,000	89,700	5,760	28,704		275	2,043	120	36	47	35	30	30	15	10	70		2,709
2	2023	18,000	89,700	5,760	28,704		275	2,043	120	36	47	35	30	30	15	10	70		2,709
3	2024	18,000	87,906	5,760	28,130		270	2,009	118	35	46	35	29	29	14	10	69		2,664
4	2025	18,000	87,906	5,760	28,130		270	2,009	118	35	46	35	29	29	14	10	69		2,664
5	2026	18,000	86,148	5,760	27,567		266	1,976	116	34	45	34	29	29	14	10	68		2,619
6	2027	18,000	86,148	5,760	27,567		266	1,976	116	34	45	34	29	29	14	10	68		2,619
7	2028	18,000	84,425	5,760	27,016		261	1,943	114	34	44	34	28	28	14	10	66		2,576
8	2029	18,000	84,425	5,760	27,016		261	1,943	114	34	44	34	28	28	14	10	66		2,576
9	2030	18,000	82,736	5,760	26,476		257	1,911	112	33	44	33	28	28	14	10	65		2,534
10	2031	18,000	82,736	5,760	26,476		257	1,911	112	33	44	33	28	28	14	10	65		2,534
							Total Taxes	\$2,656	\$19,762	\$1,156	\$345	\$451	\$343	\$286	\$286	\$142	\$100	\$676	\$26,203



STAFF REPORT

Planning and Zoning Case 22-25SUP

Staff: Katherine Sharp, Director of Planning & Development

Date: June 27, 2022

GENERAL INFORMATION

Application:	Special Use Permit for Liberty Self Storage, 151 N. Stewart Road, a 133,000 square foot self-storage development
Applicant:	G3 Development, LLC Daniel J. Gregory, AIA 503 Southwood Ln. St. Joseph, MO 64506
Owner:	Andrew Danner, Spindletop LLC
Location:	151 N. Stewart Road
Site Acreage:	2.91 acres
Existing Land Use/Zoning:	Auto Services, Tow Services, Salvage Facility/ C-3, "Highway Business"
Future Land Use Map:	Commercial
Neighboring Land Use/Zoning:	North: Industrial Use and Salvage Facility / C-3, "Highway Business" South: RV Campground / C-3, "Highway Business" East: Medical Office / C-3, "Highway Business" West: I-35 Right of Way
Public Notice:	Legal Notice printed in Courier Tribune- May 26 Letter sent to property owners within 185 ft. on May 27 Sign Posted on site on May 27
File Date:	May 6, 2022

CASE HISTORY

There is no case history on this site. City records show the existing buildings constructed on site in 1978.

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit for the construction of an approximately 133,000 square foot development of a self-storage facility located at 151 N. Stewart Road. The redevelopment

plan will remove all existing structures and vehicles. The plan includes an approximately 105,000 square foot multi story climate-controlled building and approximately 28,000 square feet of conventional drive up self-storage in five individual buildings.

SITE ANALYSIS

Use

The proposal is an indoor self-storage facility, which is allowed in the C-3, Highway Business District by Special Use Permit.

Site Layout/Access

The site will retain the two existing entrances off of N. Stewart Road; one at the north end of the site and one via a shared drive to the south. There is another third access into the site from the shared drive on the south portion of the property. The three story, 105,000 square foot building sits at the front of the property, and 5 single story drive up self-storage buildings are arranged behind the large building. The drainage ditch along the N. Stewart frontage will be brought to grade and the gravel drive will be replaced with a commercial concrete drive approach. Sidewalks will be installed along N. Stewart Road from the south through the site.

Building Design

The front building is three stories with the building façade consisting of masonry and prefinished stucco insulated wall panels, with large glass windows and doors. The 5 one-story buildings are proposed as prefinished stucco insulated panels with metal overhead doors. The proposed design and materials meet the requirements for the C-3 zoning district.

Landscaping

The applicant is proposing 25 trees and 20% open space on site. The trees will be a mix of deciduous, ornamental, and evergreen trees. The landscape plan meets the requirements for landscaping in the Unified Development Ordinance.

PUBLIC INFRASTRUCTURE

Streets

The site has direct access to N. Stewart Road.

Sanitary Sewer

Sanitary sewer service is available to the site via a public main that runs through the site.

Water

Water service is available to the site via a public main that runs on N. Stewart Road.

Stormwater

Stormwater will continue to be collected on site via pipes and discharged at acceptable rates.

STAFF ANALYSIS

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

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

The proposed use appears to be consistent with the intent of the Comprehensive Plan to provide economic opportunity in Liberty. Principle Eleven states: '(Use) of vacant and under-utilized parcels should be encouraged.' Staff believes the application fulfills this requirement.

2. The proposed use is one specifically permitted by this article or, as an exception, any previously granted special use permit may be considered for renewal.

This application is being reviewed as allowed by Section 30-25.5, Special use permit, uses to be considered, 47) *Storage Facilities*.

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

Staff feels the storage use will have minimal effect on the neighboring properties. The site has recently been used for auto services, tow services, and a salvage facility. The applicant proposes to remove all of the existing buildings and salvage facility from the site. An Environmental Assessment has been conducted on the site and any remediation required by the report will be completed during the land disturbance phase of development. Staff believes the proposed development would be a visible improvement to this area.

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

Section 30-25.5 (47) *Storage Facilities* in accordance with the following provisions:

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

The property is appropriately zoned for this use. There are no residentially zoned properties within 200 feet of the parcel boundary. Staff finds the parking appropriate for the use.

Staff is recommending a stipulation on this application – that approval and acceptance of all US Army Corps of Engineers requirements and regulations and approval of all the Public Improvement Plans be complete prior to the issuance of Building Permits.

Staff believes all conditions and performance standards are met with this proposal and no variances are proposed with this application.

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

The proposed building should not adversely impact the public infrastructure system. The site has access to all public facilities that are required.

6. The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity.

The proposal appears to be compatible with the use, scale, orientation and setback of properties in the general vicinity.

STAFF RECOMMENDATION

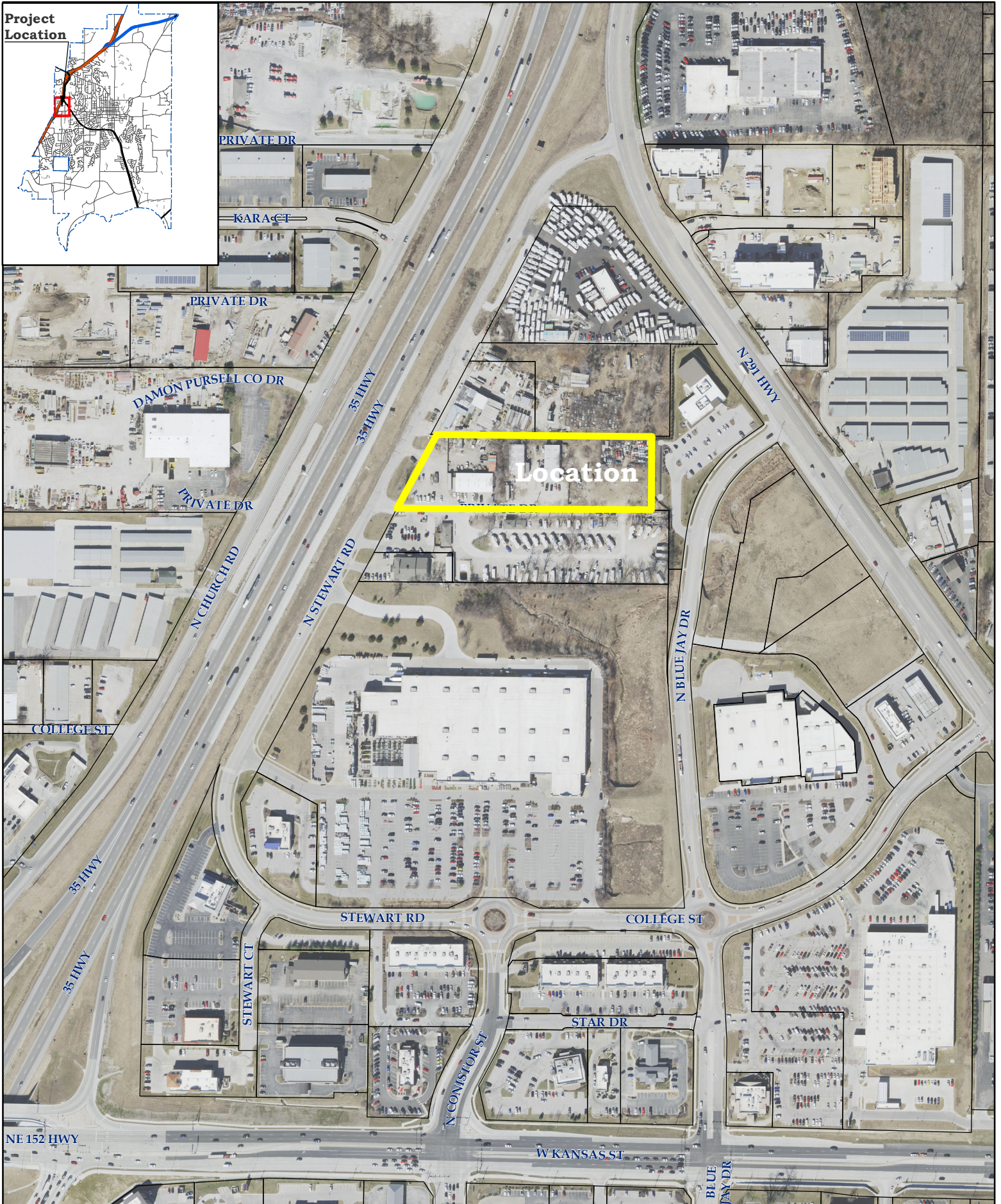
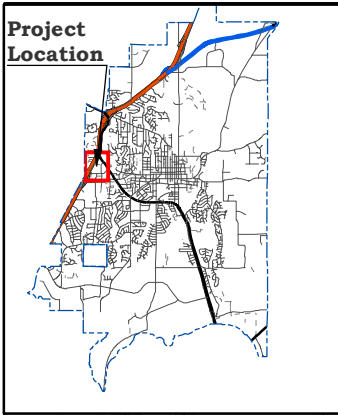
Staff finds that this application meets the standards of review for a Special Use Permit in Section 30.25 in the UDO and recommends approval of P&Z Case 22-25SUP with the stipulation that the approval of this application will be contingent on the approvals and acceptance of all US Army Corps of Engineers requirements and regulations and approval of all the Public Improvement Plans.

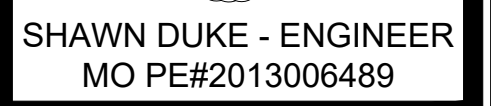
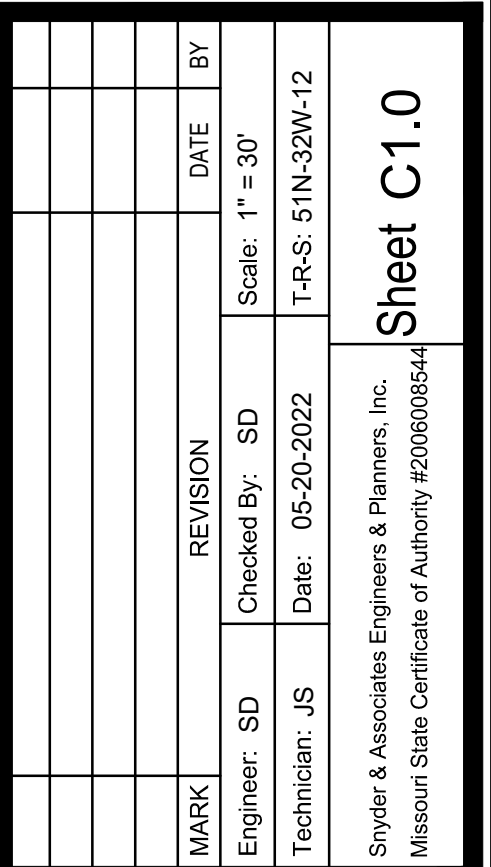
PZ RECOMMENDATION

At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-25SUP as presented in the staff report.

ATTACHMENTS

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





LIBERTY, CLAY COUNTY, MO

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

LIBERTY STORAGE	TITLE	SNYDER & ASSOCIATES ENGINEERS & PLANNERS, INC.
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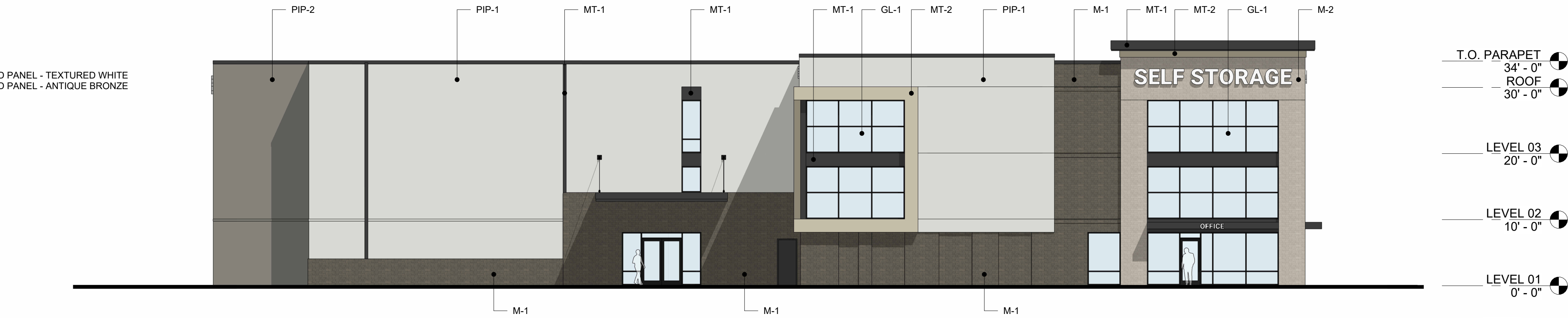


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Sheet	C1.0

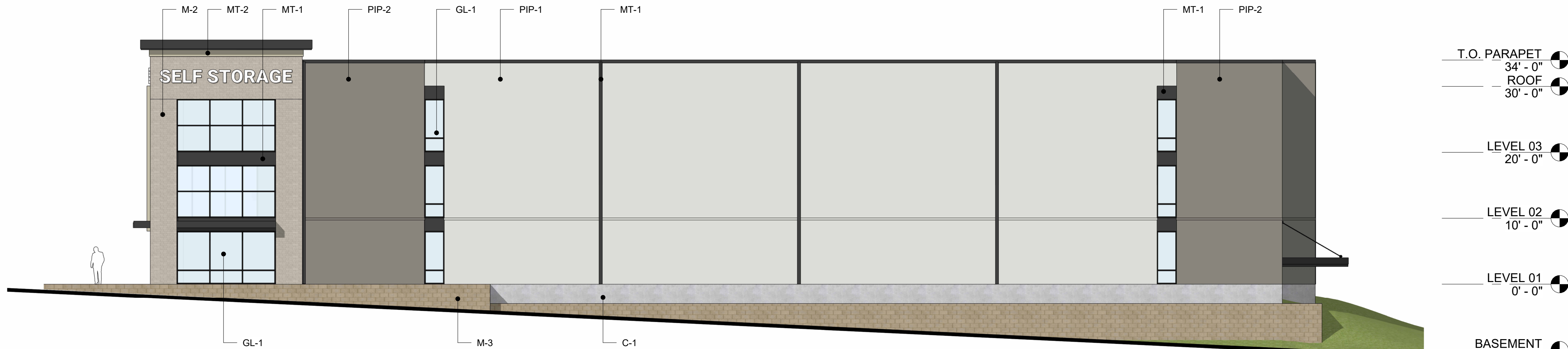
MATERIAL LEGEND:

C-1	CONCRETE
GL-1	GLASS
PIP-1	PREFINISHED STUCCO INSULATED PANEL - TEXTURED WHITE
PIP-2	PREFINISHED STUCCO INSULATED PANEL - ANTIQUE BRONZE
MT-1	METAL TRIM
MT-2	METAL TRIM
M-1	MASONRY
M-2	MASONRY
M-3	MASONRY

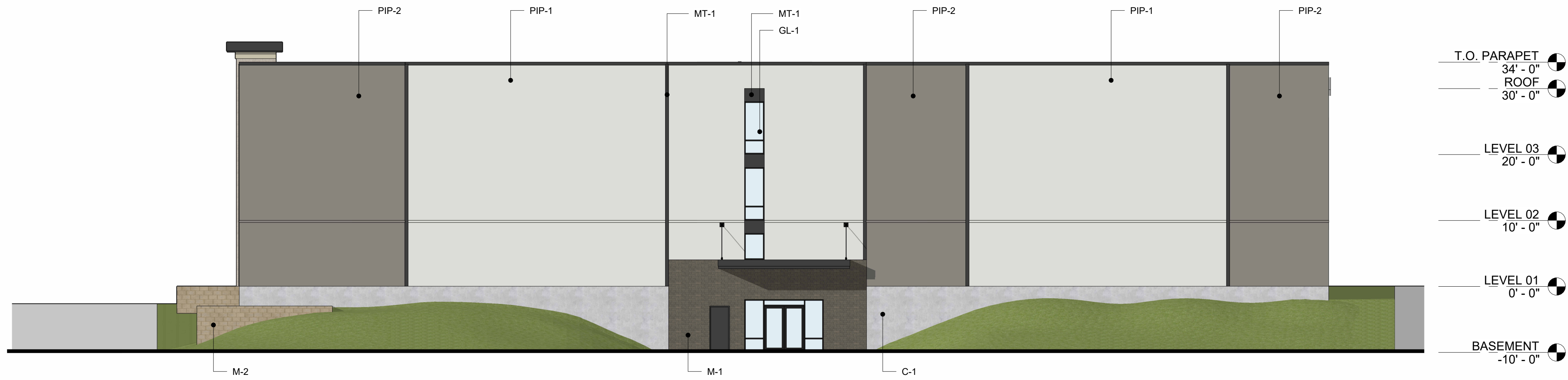
① WEST
3/32" = 1'-0"



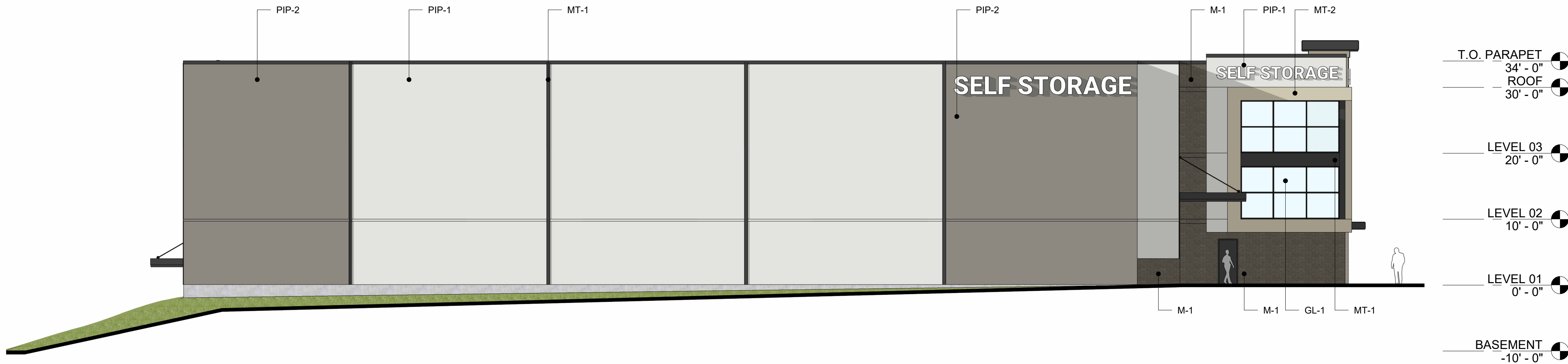
② SOUTH
3/32" = 1'-0"



③ EAST
3/32" = 1'-0"



④ NORTH
3/32" = 1'-0"



ELEVATIONS
SELF STORAGE FACILITY
G3 DEVELOPMENT

Date: 5/5/22



Sheet

A2.1



ELEVATIONS

SELF STORAGE FACILITY

G3 DEVELOPMENT

Date: 5/5/22

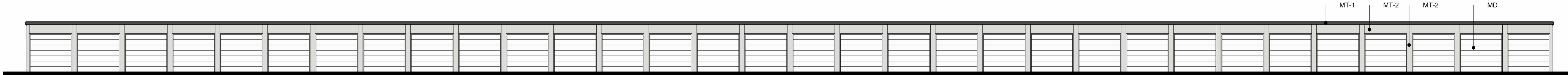


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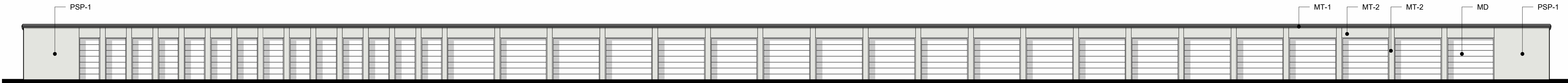
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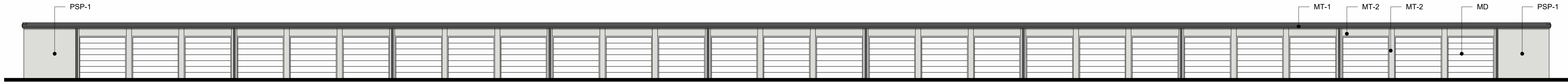
① Elevation A-NORTH
3/32" = 1'-0"



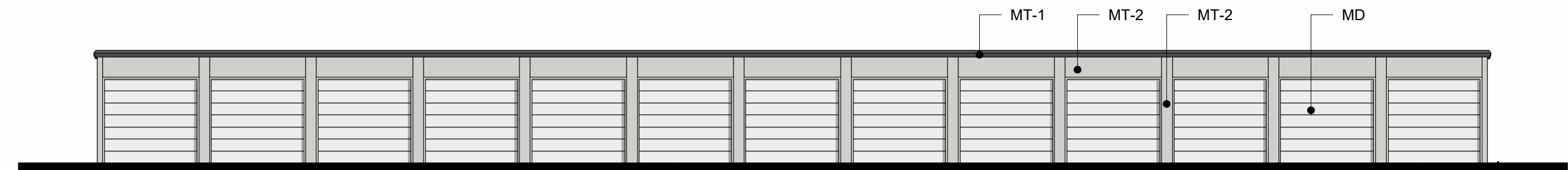
② Elevation A-SOUTH
3/32" = 1'-0"



③ Elevation B-NORTH
3/32" = 1'-0"



④ Elevation B-SOUTH
3/32" = 1'-0"



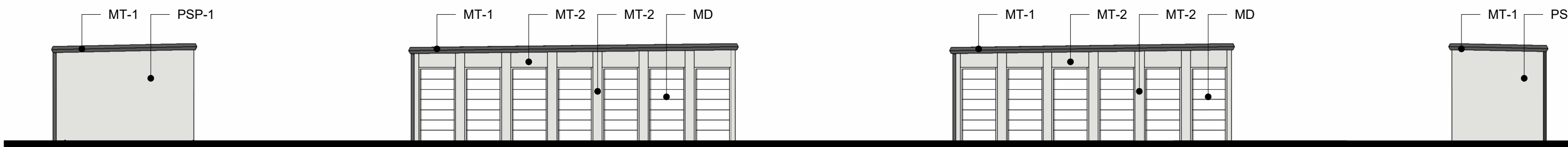
⑧ Elevation E-WEST
3/32" = 1'-0"



⑦ Elevation E-EAST
3/32" = 1'-0"



⑥ Elevation A,B,C,D-WEST
3/32" = 1'-0"

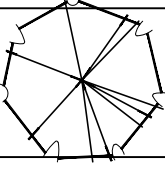
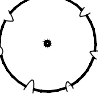
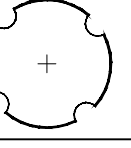


⑤ Elevation A,B,C,D-EAST
3/32" = 1'-0"

MATERIAL LEGEND:

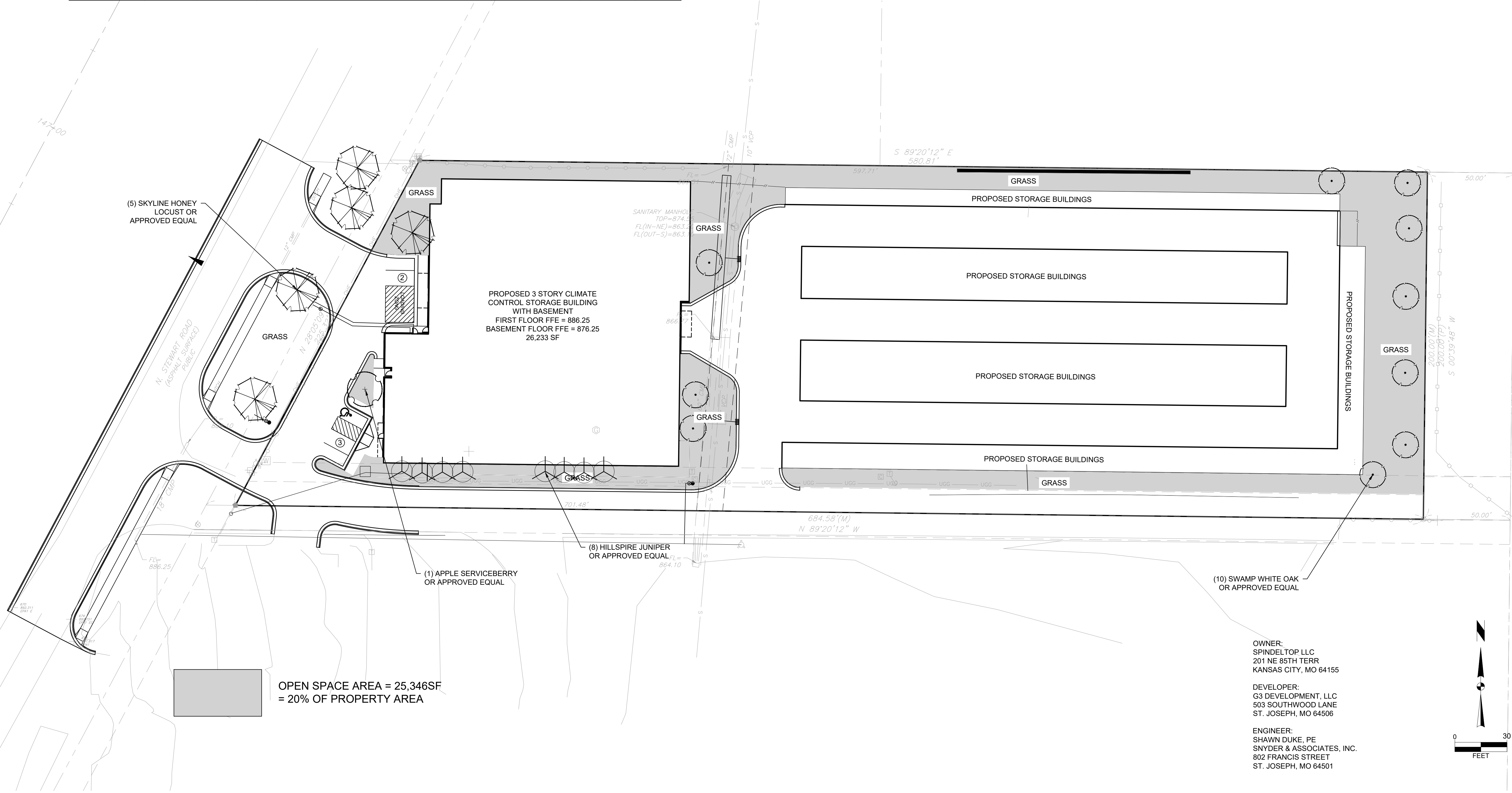
PSP-1	PREFINISHED STUCCO PANEL - WARM LIMESTONE
MT-1	METAL TRIM - DARK BRONZE
MT-2	METAL TRIM - SANDSTONE
MD	METAL OVERHEAD DOOR

\\p000000\2022\122\0538_1\CD\000000\1220538_Plan\LANDSCAPE PLAN_20220603_401.PLT ANSI FULL BLEED D (34.00 x 22.00 INCHES)

TREE SCHEDULE						
	SYMBOL	QTY	COMMON NAME / BOTANIC NAME	CONDITION	CAL.	SIZE
DECIDUOUS TREE		5	SKYLINE HONEY LOCUST/GLEDITSIA TRIACANTHOS OR APPROVED EQUAL	B&B	2"	
		18	SWAMP WHITE OAK / QUERCUS BICOLOR OR APPROVED EQUAL	B&B	2"	
ORNAMENT TREE		1	APPLE SERVICEBERRY / AMELANCHIER 'AUTUMN BRILLIANCE' OR APPROVED EQUAL	B&B / MULTI-STEM		5' HT.
EVERGREEN TREE		8	HILLSPIRE JUNIPER / JUNIPERUS VIRGINIANA 'CUPRESSFOLLA' OR APPROVED EQUAL	B&B		7'-8' HT

LANDSCAPE REQUIREMENT CALULATIONS				
CATAGORY	LIBERTY REQ.	QTY	PLANT MATERIAL REQUIRED	PLANT MATERIAL PROVIDED
STREET TREES - N. STEWART ROAD	ONE TREE PER 50 LF FRONTAGE	226 LF	(5) STREET STREES	(5) STREET TREES
PARKING LOT - SHADE TREE	ONE TREE PER 10 SPACES	5 SP.	(1) SHADE TREE	(1) SHADE TREE
PARKING LOT - ORNAMENTAL TREE	ONE TREE PER 15 SPACES	5 SP.	(1) ORNAMENTAL TREE	(1) ORNAMENTAL TREET
SITE TREES - SHADE OR ORNAMENTAL	ONE TREE PER 3000 SF BLDG	54,028 SF	(18) SITE TREES	(18) SITE TREES
SIGNAGE - SHRUBS	ONE SHRUB PER 10 SF SIGN	(NO DESIGN)		

- LANDSCAPE NOTES:
- SHRUB BEDS TO BE MULCHED AND HAVE A HAND SPADE EDGE
 - ALL AREAS NOT SHOWN AS LANDSCAPE BED SHALL BE LAWN / SOD.
 - RE: CIVIL PLANS FOR SITE PLAN, GRADING, AND RETAINING WALL INFORMATION.
 - RE: ENGINEERING PLANS FOR SITE LIGHTING INFORMATION.



OWNER:
SPINDELTOP LLC
201 NE 85TH TERR
KANSAS CITY, MO 64155

DEVELOPER:
G3 DEVELOPMENT, LLC
503 SOUTHWOOD LANE
ST. JOSEPH, MO 64506

ENGINEER:
SHAWN DUKE, PE
SNYDER & ASSOCIATES, INC.
802 FRANCIS STREET
ST. JOSEPH, MO 64501

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 30'	
Technician: JS	Date: 05-20-2022	T-R-S: 51N-32W-12	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200606844			

SHAWN DUKE - ENGINEER
MO PE#2013006489

LIBERTY STORAGE
LANDSCAPE PLAN
LIBERTY, CLAY COUNTY, MO
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 122.0538.11
Sheet L1.0

A. 22-25SUP: Special Use Permit for Liberty Self Storage at 151 N. Stewart Rd. 132,000 sq.ft. on 2.92acres

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

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked if the applicant would like to speak.

Daniel Gregory, G3 Development, 503 Southwood, St Joseph MO, the applicant, stated that they are a small family owned real estate development company who own and operate several storage facilities in St Joe and KCMO area. He said the existing sight is blighted, old industrial buildings, underutilized, their plan is to go in and essentially clean up the whole site, bulldoze the buildings and then go in with the proposed development. He showed a slide show of what is currently on site- old warehouses, storage lot for vehicles, old trailers. He then showed images of the development site plan and elevation renderings showing what the facility will look like (multiple elevations) masonry and prefinished stucco and glass material on exterior. Mr. Gregory discussed community benefit citing that the project will clean up blighted area of the Triangle. It will provide a needed product for residents and businesses, he said there were not a lot of Class A climate-controlled facilities in Liberty. He said they were currently not seeking any tax incentives for the development.

Commissioner Summers asked if there is a fence or wall that will be around the back section.

Mr. Gregory said no, the site plan shows that the buildings create a perimeter and there are a few areas where we will need to bridge gaps with a fence.

Commissioner Summers asked if the fence is chain link.

Ms. Sharp said that staff had not reviewed any fencing but we can do that at building permit phase. She said fencing would be required to meet code for height, location, and material.

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

Richard Gercken, Miller's Camp Park, 145 N Stewart, is the adjoining property to this development. He said he thinks it is a good project and welcomes the upgrade to the blight adjoining his property. He said he had spoken with developer and thinks it is a good plan.

Chairman Rosekrans asked if there was anyone else in the audience that would like to speak, seeing none he closed the public hearing.

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

Action: Commissioner Waterman moved to approve the case with the stipulation recommended by staff and as presented in the staff report. Commissioner Reinier seconded the motion.

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT AT 151 N. STEWART RD TO
ALLOW A SELF STORAGE FACILITY, IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission June
14, 2022 and City Council on June 27, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay
County, Missouri, that a special use permit is hereby granted to allow self storage facility at 151 N.
Stewart Rd. in the City of Liberty, Clay County, Missouri, according to the plan on file in the
Planning and Development Department.

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

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK



STAFF REPORT

Planning and Zoning Case 22-17R&PDP

Staff: Katherine Sharp, Director of Planning & Development

Date: June 27, 2022

GENERAL INFORMATION

Application:	P&Z Case 22-17R&PDP: Rezoning & Preliminary Development Plan Rezoning from R-1A "Suburban Residential" To PD "Planned Development" for Providence Apartments. A 478-unit apartment complex on 20 +/- acres at South Liberty Parkway and Plummer Rd.
Applicant:	John Davis/ Foresight Real Estate Services 105 Stewart Ct. #225 Liberty, MO 64068
Owner:	Angela Laville/ Catholic Diocese of Kansas City 20 W 9 th Street KC, MO 64105
Location:	20 +/- acres north of South Liberty Parkway between Plummer Road and Hughes Road.
Existing Land Use/Zoning:	Undeveloped / R-1A, Suburban Residential District
Future Land Use Designation:	High Density Residential (north) & Commercial (along South Liberty Parkway)
Proposed Zoning:	PD "Planned Development" for Providence Apartments. A 478-unit apartment complex on 20 +/- acres at South Liberty Parkway and Plummer Rd.
Surrounding Land Uses/Zoning:	North: Assisted Living Facilities: Immaculata Manor & Our Lady of Mercy County Home / R-1A South: Undeveloped / R-1A East: Undeveloped / R-1A West: Undeveloped/ PD (expired apartment project)
Public Notice:	Legal Notice printed in Courier Tribune- May 26 Letter sent to property owners within 185 ft. on May 27 Sign Posted on site on May 27
File Date:	April 1, 2022

PREVIOUS CASE

PZ Case 16-30A: Future Land Use Amendment for South Liberty Parkway Phase I was approved by the City Council in February 2017.

APPLICANT'S PROPOSAL

Summary

This is an application for Providence Apartments, a 478- unit apartment complex on approximately 20 acres. A future rezoning application will analyze a commercial component along South Liberty Parkway.

The residential portion (Lot 1) is +/- 20 acres and will have a total of 478 dwelling units distributed through 11 apartment buildings. The buildings will house a mix of one, two- and three-bedroom units. The buildings will be comprised primarily of vertical and horizontal lap board and batten siding and stone accents with asphalt composition roofing. The proposed buildings are 4 story in height and may include one or more buildings with walkout basement levels to facilitate topography and grade transitions throughout the site due to grading as final development plans are prepared. The buildings include "tuck under" garages on one side, and the combined garage parking and surface parking maintains a 1.7 parking stalls per dwelling unit parking ratio. Also included will be a community clubhouse and amenities which may include a pool and sport courts. Access for the apartments is proposed to be off of Plummer Rd. and South Liberty Parkway.

Use

The applicant proposes that the site be high density residential to allow for apartments. A future application will analyze a potential commercial component along the South Liberty Parkway frontage.

Site Design

The residential development is comprised of 11 buildings that are 4/5 stories tall, and a clubhouse. A pool and sport courts are being proposed as potential amenities to the site. The buildings are situated throughout the site and provide significant open space between the buildings. In final development plan phase, staff will work with the applicant on final-level details to the site plan.

Below are the height and area regulations as proposed by the applicant:

The requested PD zoning seeks to establish the following height and area regulations:

- Height: Maximum four (4) stories above grade; five (5) stories may be exposed above grade on the downhill side of walkout buildings
- Lot area: Minimum one thousand eight hundred (1,800) square feet per dwelling unit.
- Lot depth: Minimum one hundred ten (110) feet.
- Street frontage: Minimum forty (40) feet.
- Yard requirements:
 - Front yard: Minimum twenty (20) feet.
 - Rear yard: Minimum ten (10) feet to a property line or minimum twenty-five (25) feet to a public street.
 - Side yard: Minimum ten (10) feet to a property line or minimum twenty-five (25) feet to a public street.

Building Design

The 11 residential buildings will be comprised primarily of vertical and horizontal lap board and batten siding and stone accents with asphalt composition roofing. The proposed buildings are 4 story in height and may include one or more buildings with walkout basement levels to facilitate topography and grade transitions throughout the site due to grading as final development plans are prepared. The clubhouse with similar design is also proposed. Final building details will be worked through during the final development plan phase.

Access/Circulation/Parking

The proposed residential portion includes one entrance from South Liberty Parkway, two entrances on Plummer Road, and a private drive will loop through the site. Access on South Liberty Parkway will have a restricted turning movement, allowing for a $\frac{3}{4}$ access that would inhibit left out movement from the complex onto east bound South Liberty Parkway. There are 819 total parking spaces for this residential portion. The proposed number of parking stalls meets the standards within the Unified Development Ordinance (UDO) which requires 1.7 parking stalls for each dwelling unit in an apartment complex. Sidewalks will be installed on the east side of Plummer Road and throughout the site for pedestrian connectivity. Site and parking lot lighting must be designed to minimize light spillage onto neighboring properties and will be further addressed in the final development plan application.

Landscaping/ Parkland

Lot 1, the residential portion, exceeds the 20% open space requirements by providing 39.9% open space on site. This does not include stormwater detention facilities in other tracts on the site. Ornamental trees, evergreens and shrubs are planned throughout the site. Further evaluation of landscaping will occur at Final Development Plan phase.

As no parkland has been identified for this project, a fee-in-lieu of parkland dedication will be due as required in Sec. 90-94.1 of the UDO.

PUBLIC INFRASTRUCTURE

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

Streets

The proposed residential portion includes two entrances on Plummer Road, an access off of South Liberty Parkway, and a private drive will loop through the site. The proposed full access entrance from Plummer Road will be signalized and fully improved to city standards as part of this project. Access on South Liberty Parkway will have a restricted turning movement, allowing for a $\frac{3}{4}$ access that would inhibit left out movement from the complex onto east bound South Liberty Parkway.

Sanitary Sewer

Sanitary service will be provided via a public sewer main extension to an existing offsite 36" sewer main (East of Withers Road and South of South Liberty Parkway).

Water

Water service will be provided via connections to an existing 16" water main and 12" water main.

Stormwater

Stormwater will be collected by an on-site collection system directed to the five storm water detention areas located on the site, then released into the Liberty stormwater system at an acceptable rate. Final detailed stormwater analysis will be required at the final development plan phase.

STAFF ANALYSIS

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

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

The Comprehensive Plan was updated for this area in 2016 during an extensive discussion regarding South Liberty Parkway (SLP) Phase I. During the 2016 SLP update, the SLP Task Force determined appropriate uses along SLP. The land use amendment identified commercial along the frontage of SLP at this location, with high density residential shown north of the commercial.

Staff believes the proposed rezoning conforms to the 2016 South Liberty Parkway Phase I Update and the Future Land Use map.

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

The UDO describes the Planned Development District (PD) as:

The purpose of the planned development district is to facilitate the development of unique, large scale or mixed use developments, or for the development of difficult sites due to topographical or other environmental considerations. The PD district allows a mix of land uses, densities, setbacks, and building heights for a defined area. This zoning district is intended to encourage innovative and creative design and to facilitate a mix of uses in the development of a balanced community.

The impact of this development will be felt mostly by the existing properties to the north. These impacts might include increase in traffic, noise, and light generated by this development. However, the community has envisioned this parcel as developing with high density residential and commercial since the Future Land Use Plan approval in 2016. Additionally, South Liberty Parkway has been designed to accommodate increased traffic capacity and Plummer Road will be improved and signalized to mitigate traffic concerns. The proposal of a PD zoning district is appropriate, and shows quality design.

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

As further described in the Infrastructure section, the site will be served by adequate public facilities.

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;

The plan meets all standards and provisions and requires no variances.

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

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

STAFF RECOMMENDATION

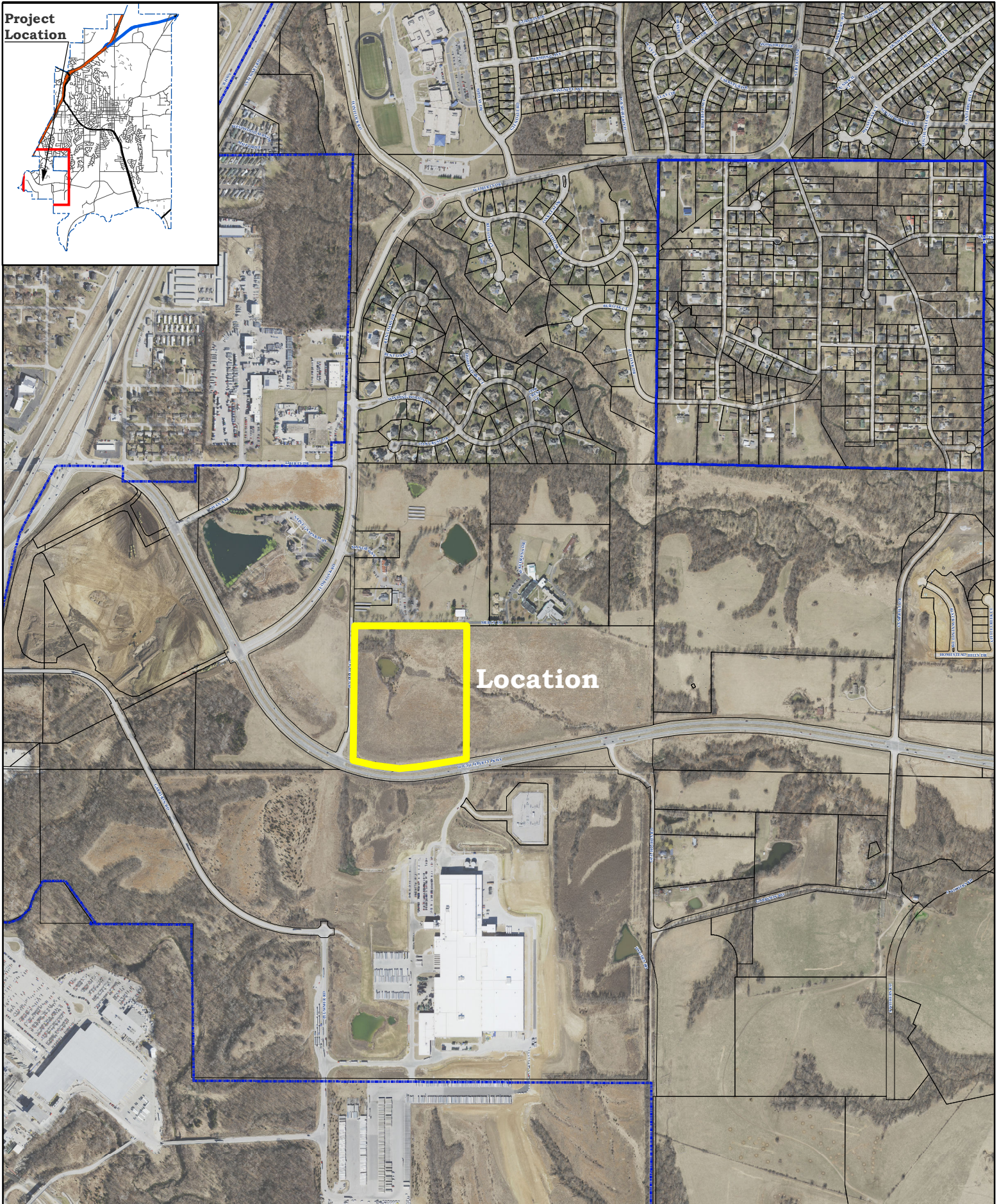
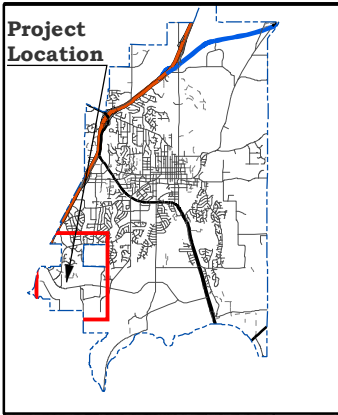
This application does meet the standards of review for a rezoning and preliminary development plan and so staff recommends approval of P&Z Case 22-17R&PDP.

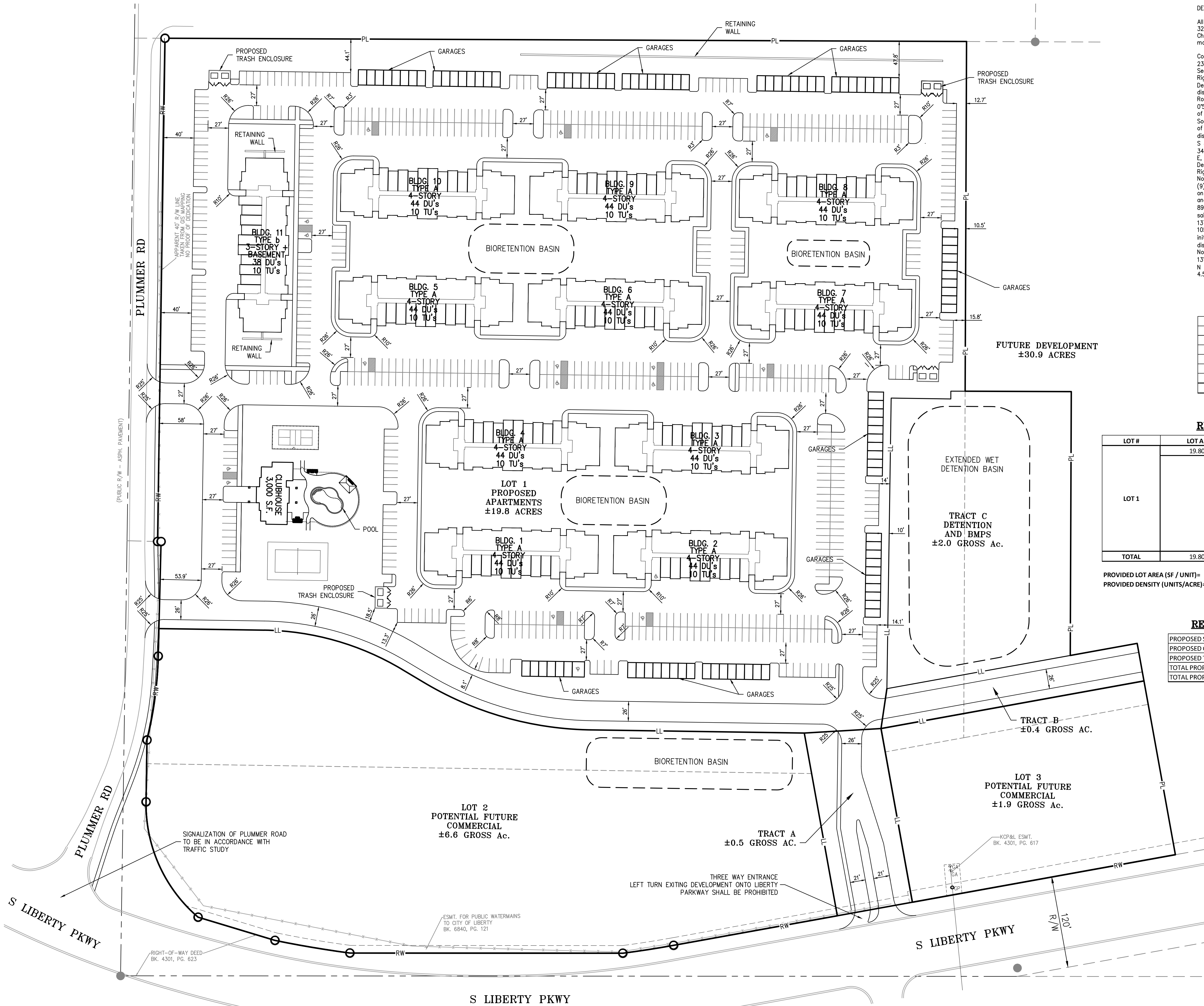
PZ RECOMMENDATION

At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-17R&PDP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Applicant's proposal
Exhibit C:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit D:	Ordinance





DESCRIPTION PDP:

All that part of the Southeast Quarter of Section 23, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, as prepared by Scott G. Chrisman, MO PLS-2594 as Phelps Engineering, Inc. Project No. 220192, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35'54" E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet, thence S 89°46'05" E, a distance of 139.08 feet, thence S 0°13'55" W, a distance of 345.52 feet; thence N 79°44'28" E, a distance of 89.08 feet; thence S 10°15'32" E, a distance of 281.27 feet, to a point on the North line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the North Right-of-Way line of S. Liberty Parkway, as now established; thence Westerly and Northerly, along the North and East line of said Right-of-Way the following nine (9) courses: thence S 79°45'52" W, a distance of 667.90 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 1375.49 feet, an arc distance of 67.37 feet; thence N 89°57'38" W, a distance of 357.55 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 82°29'31" W and a radius of 1375.39 feet, an arc distance of 99.55 feet; thence N 73°13'41" W, a distance of 105.21 feet; thence Northwesterly on a curve to the right, said curve having an initial tangent bearing of N 49°25'53" W and a radius of 195.00 feet, an arc distance of 171.13 feet; thence N 0°51'03" E, a distance of 81.08 feet; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 13°58'00" E and a radius of 507.46 feet, an arc distance of 110.99 feet; thence N 12°4'06" E, a distance of 150.03 feet, thence N 88°35'54" W, a distance of 4.59 feet to the point of beginning, containing 31.2250 acres, more or less.

LAND AREA SUMMARY

PARCEL	AREA	PROPOSED ZONING
LOT 1	19.8	PD
LOT 2	6.6	C2
LOT 3	1.9	C2
TRACT A	0.5	C2
TRACT B	0.4	C2
TRACT C	2	C2
TOTAL	31.2	

RESIDENTIAL SITE DATA TABLE

LOT #	LOT AREA	BLDG. #	BLDG. TYPE	TOTAL # UNITS	STORIES
LOT 1	19.80 AC.	1	A	44	4
		2	A	44	4
		3	A	44	4
		4	A	44	4
		5	A	44	4
		6	A	44	4
		7	A	44	4
		8	A	44	4
		9	A	44	4
		10	A	44	4
		11	B	38	3-STORY + BASEMENT
TOTAL	19.80 AC.			478	

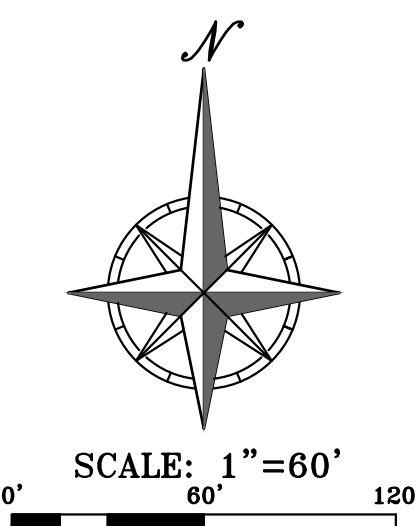
PROVIDED LOT AREA (SF / UNIT) = 1,804 SF/UNIT
PROVIDED DENSITY (UNITS/ACRE) = 24.14 UNITS/ACRE

RESIDENTIAL PARKING SUMAMRY

PROPOSED SURFACE SPACES	608	SPACES
PROPOSED GARAGE SPACES	101	SPACES
PROPOSED TUCK UNDER SPACES	110	SPACES
TOTAL PROPOSED SPACES	819	SPACES
TOTAL PROPOSED SPACES / UNIT	1.71	SPACES / UNITS

OPEN SPACE:

LOT 1 TOTAL AREA = 19.8 ACRES
LOT 1 OPEN SPACE = 7.9 ACRES (39.9%)
TRACT A TOTAL AREA = 0.5 ACRES
TRACT A OPEN SPACE = 0.3 ACRES (60.0%)
TRACT B TOTAL AREA = 0.4 ACRES
TRACT B OPEN SPACE = 0.2 ACRES (50.0%)
TRACT C TOTAL AREA = 2.0 ACRES
TRACT C OPEN SPACE = 2.0 ACRES (100%)



PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com



SITE PLAN
LIBERTY APARTMENTS
LIBERTY, CLAY COUNTY, MISSOURI

PROJECT NO.	220192	No.	Date	Revisions:	By	App.
DATE: 04-01-22	DRAWN: BAG	1.	04-15-22	REVISED PER STAFF COMMENTS	SNH	DAF
CHECKED: DEU APPROVED: JOC		2.	05-20-22	REVISED PER STAFF COMMENTS	SNH	DAF
CERTIFICATE OF AUTHORIZATION		3.	06-01-22	REVISED PER STAFF COMMENTS	SNH	DAF
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 220700259						

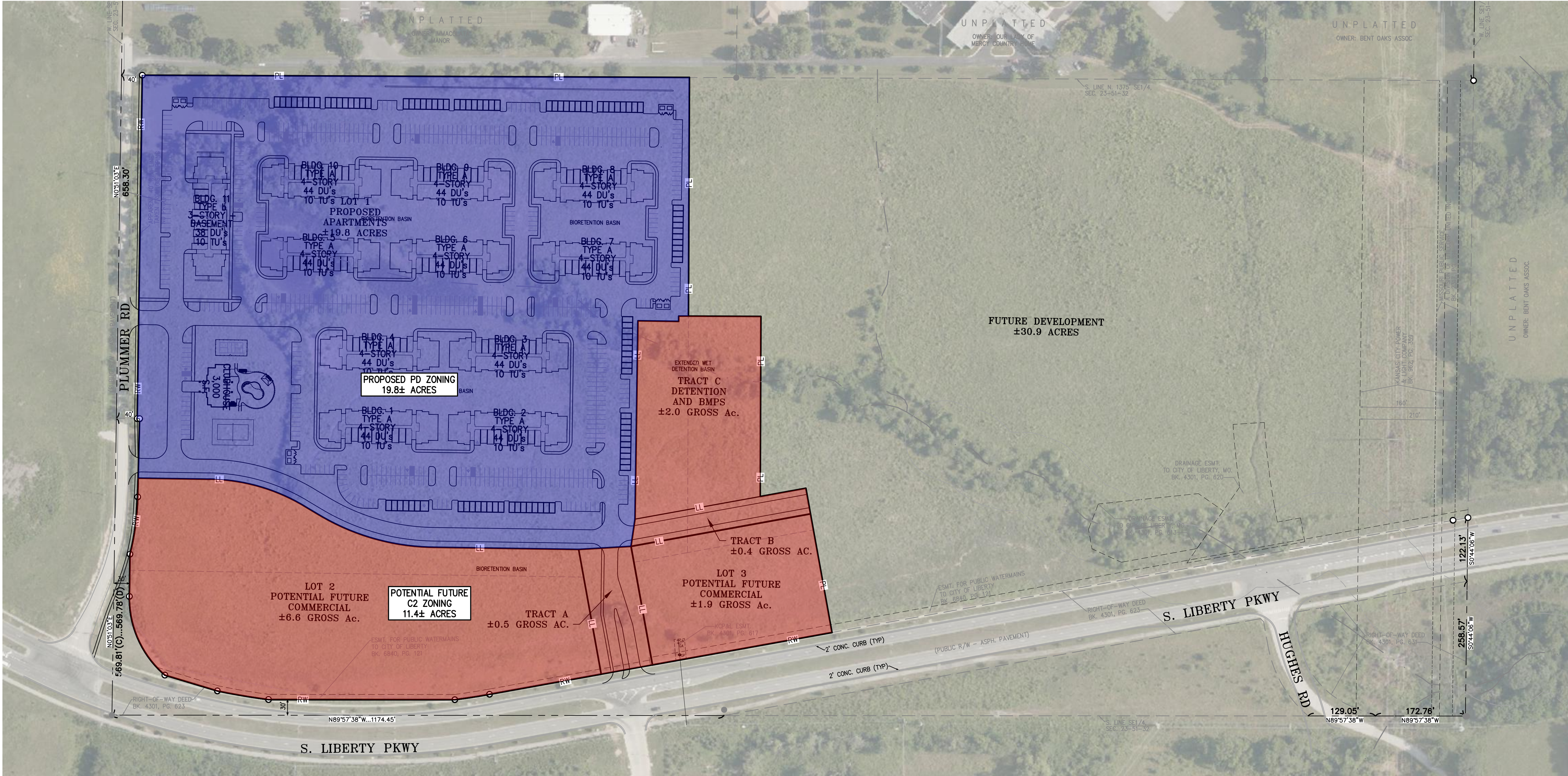
SHEET

C1.2

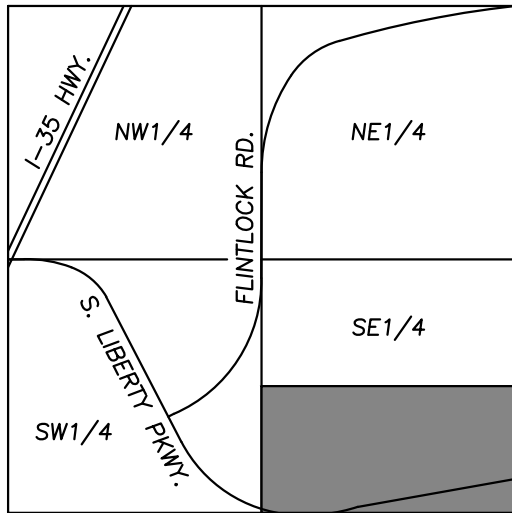
DESCRIPTION PD ZONE:

All that part of the Southeast Quarter of Section 23, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35'54" E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet; thence N 89°46'05" W, a distance of 18.72 feet; thence S 0°13'55" W, a distance of 10.20 feet; thence N 89°09'27" W, a distance of 78.16 feet; thence S 0°50'33" W, a distance of 380.62 feet; thence S 82°34'47" W, a distance of 52.77 feet; thence S 86°37'55" W, a distance of 100.67 feet; thence N 89°09'10" W, a distance of 279.91 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 438.00 feet, on arc distance of 229.30 feet; thence N 59°09'27" W, a distance of 34.28 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 362.00 feet, on arc distance of 189.51 feet; thence N 89°09'10" W, a distance of 137.80 feet, to a point on the East line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the East Right-of-Way line of said Plummer Road; thence N 124°06" E, along the East line of said Right-of-Way, a distance of 113.88 feet; thence N 88°35'54" W, along the North line of said Right-of-Way, a distance of 4.59 feet, to the point of beginning, containing 19.8415 acres, more or less.

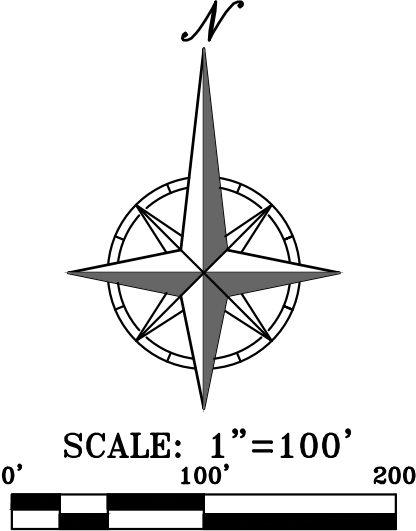


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE:
1"=2000'
VICINITY MAP
SEC. 23-51-32

LEGEND
[Blue Box] PROPOSED PD ZONING
[Red Box] POTENTIAL FUTURE C-2 ZONING



REZONING PLAN
LIBERTY APARTMENTS
LIBERTY, CLAY COUNTY, MISSOURI

PROJECT NO.	220192	No.	Date	Revisions:	By	App.
DATE: 04-01-22	DRAWN: BAG	1.	04-15-22	REVISED PER STAFF COMMENTS	SNH	DAF
CHECKED: DEU	APPROVED: JOC	2.	05-20-22	REVISED PER STAFF COMMENTS	SNH	DAF
CORPORATE OF AUTHORIZATION		3.	06-01-22	REVISED PER STAFF COMMENTS	SNH	DAF
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700028						

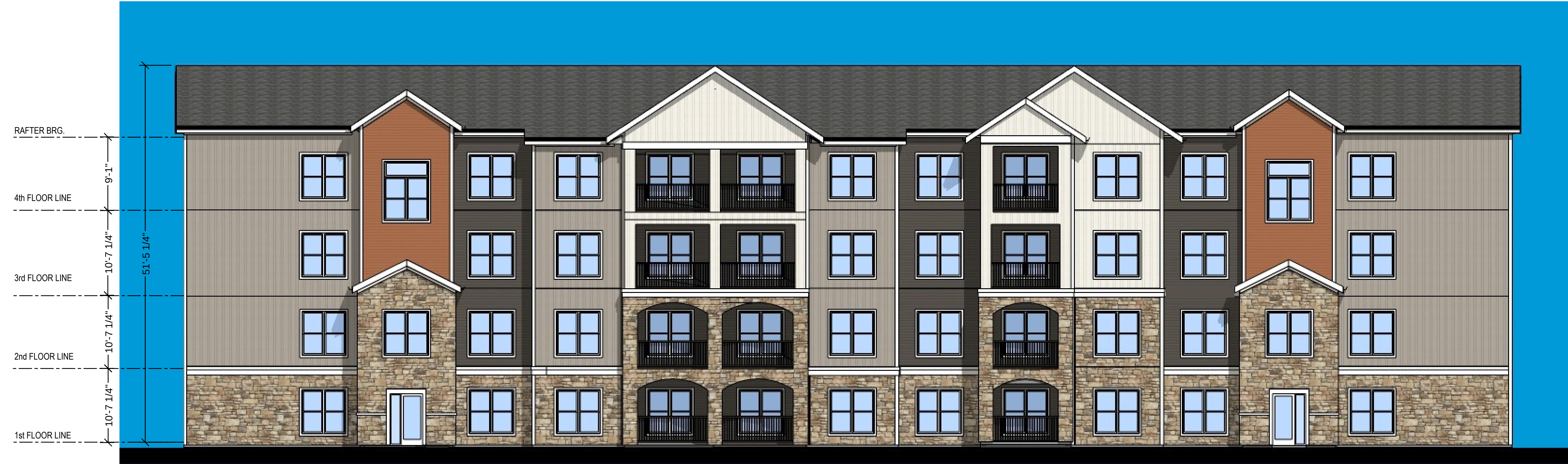
PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.philipsengineering.com

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IMPLEMENTATION

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C1.1



4-STORY APARTMENT BUILDING | FRONT ELEVATION



4-STORY APARTMENT BUILDING | REAR ELEVATION



CLUBHOUSE | FRONT ELEVATION

A. 22-17R&PDP: Rezoning and Preliminary Development Plan for Providence Apartments. A 478 unit apartment complex on 20 acres at South Liberty Parkway and Plummer Rd.

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

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

John Davis, Foresight Real Estate, 105 N. Stewart Ct, Liberty, the applicant, said he was a near lifelong resident of Liberty, and so he was very excited to be here this evening, this project has been working in the background for a long time. Staff has been great, we have worked hand in hand to work out the details in a project this large. Would like to reintroduce my team. He introduced his development partner, Mike Yeates, they developed the Davidson Farms Subdivision together. Tim Holmberg of NSPJ architects, who also designed Copper Ridge Apartments. Judd Claussen from Phelps Engineering and John Roe with the Roe Law Firm were also introduced.

Tim Holmberg, NSPJ, 3515 West 75th St, Prairie Village, KS, Explained the site, the green space, and the modern architecture of the buildings. He said as this is a PDP it will continue to be refined as we move forward to make it a beautiful Class A project.

Commissioner Reiner asked if the retention basins are underground.

Judd Claussen, Phelps Engineering, 1270 N Winchester, Olathe, KS. Said that the stormwater retention area will be surface in the visible green spaces. We expect them to be highly manicured and well kept to add a nice layer of landscape beauty to the area. We are not planning on underground basins.

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

Brad Hober, Our Lady of Mercy Country Home, 2115 Maturana Drive. Mr. Hober said he was in opposition of this project. He said, Our name says it all, Country Home. We feel this project will decrease the value of our brand. He said we will see an increase 800 plus cars. We have 100 hundred residents with a convent. We have buses that transport people, we are concerned about traffic, noise and light pollution so we are opposed.

Chairman Rosekrans asked if there was anyone else in the audience that would like to speak, seeing none he closed the public hearing.

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI
BY REZONING 19.8+/- ACRES AT THE NE CORNER OF SOUTH LIBERTY PARKWAY &
PLUMMER ROAD FROM R-1A, "SUBURBAN RESIDENTIAL" DISTRICT TO PD "PLANNED
DEVELOPEMNT" DISTRICT FOR PROVIDENCE APARTMENTS

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 Providence apartments in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35'54" E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet; thence N 89°46'05" W, a distance of 18.72 feet; thence S 0°13'55" W, a distance of 10.20 feet; thence N 89°09'27" W, a distance of 78.16 feet; thence S 0°50'33" W, a distance of 380.62 feet; thence S 8°23'47" W, a distance of 52.77 feet; thence S 86°37'55" W, a distance of 100.67 feet; thence N 89°09'10" W, a distance of 279.91 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 438.00 feet, an arc distance of 229.30 feet; thence N 59°09'27" W, a distance of 34.28 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 362.00 feet, an arc distance of 189.51 feet; thence N 89°09'10" W, a distance of 137.80 feet, to a point on the East line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the East Right-of-Way line of said Plummer Road; thence N 1°24'06" E, along the East line of said Right-of-Way, a distance of 113.98 feet; thence N 88°35'54" W, along the North line of said Right-of-Way, a distance of 4.59 feet, to the point of beginning, containing 19.8415 acres, more or less.

SECTION II

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

SECTION III

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

ORDINANCE NO. _____ (CONT.)

SECTION IV

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF JUNE 3, 2022 TO JUNE 17, 2022

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

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

FUND NAME	FUND NUMBER	AMOUNT
GENERAL OPERATING FUND	10	\$ 172,343.69
ARPA FUND	12	\$ 5,132.90
RESIDENTIAL 353	15	\$ 57.00
CID-LIBERTY COMMONS	17	\$ 241,906.70
CAPTIAL SALES TAX FUND	50	\$ 5,193.71
TRANSPORTATION SALES TAX FUND	52	\$ 2,900.76
ECO/DEVO SALES TAX FUND	56	\$ 63.75
FIRE SALES TAX FUND	58	\$ 1,585.00
PARKS FUND	60	\$ 981.60
SPORTS COMPLEX FUND	61	\$ 27,593.60
COMMUNITY CENTER FUND	65	\$ 49,498.10
TRANSIENT GUEST TAX FUND	67	\$ 4,818.08
CEMETERY MAINTENANCE FUND	73	\$ 4,450.00
LOSS CONTROL FUND	75	\$ 1,020.00
WATER OPERATING FUND	90	\$ 78,615.11
WASTEWATER OPERATING FUND	92	\$ 934,320.60
WATER CAPITAL FUND	94	\$ 64,848.74
WASTEWATER CAPITAL FUND	96	\$ 16,521.74
SOLID WASTE FUND	98	\$ 70.67
PAYROLL CHECKS & BENEFITS	06/17/2022	\$ 1,024,448.85
TOTAL APPROPRIATIONS		\$ 2,636,370.60

PASSED by the Council this 27th day of June, 2022.

MAYOR PRO TEM

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this 27th day of June, 2022.

MAYOR PRO TEM

JUNE 10TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
A-1 SEWER & SEPTIC SERVI		005363							
06/10/22 CITY HALL				387.50	033885	322464		P - W FACILITIES MAINT	10.70.221.14.5572
ADAMS MUFFLER		000498							
06/10/22 #207 FLEX PIPES				260.00	033886	I014842		P N W VEHICLE MAINTENA	10.40.501.14.5541
ADVANCED EXERCISE EQUIPM		008621							
06/10/22 PKS EXERCISE EQUIPMENT				30,466.00	033974	42384	220028	P - W MINOR EQUIPMENT	65.60.491.18.5601
ALLIED OIL & TIRE COMPAN		004711							
06/10/22 EXHAUST FLUID				209.00	033929	612772-00		P - W VEHICLE MAINTENA	90.70.801.14.5541
06/10/22 EXHAUST FLUID				209.00	033929	612772-00		P - W VEHICLE MAINTENA	92.70.901.14.5541
				418.00	*CHECK TOTAL				
VENDOR TOTAL				418.00					
AMERICAN DIGITAL SECURIT		004908							
06/10/22 MONITORING SYSTEM				147.00	033888	80731-1		P - W MISCELLANEOUS EX	61.60.458.38.5989
AMOR/NATHAN		006511							
06/10/22 SWIM INSTRUCTION				84.00	033889	0531-060522		P N W PRIVATE SWIMMING	65.60.417.08.8125
ARC PHYSICAL THERAPY PLU		006467							
06/10/22 POL PRE EMPLOYMENT TEST				900.00	033890	0503221593		P N W EMPLOYMENT TESTI	10.40.500.08.5392
BACKGROUND INVEST BUREAU		004179							
06/10/22 BACKGROUND CHECKS				24.90	033891	CIT024060122-1		P - W RECREATION SUPPL	61.60.458.04.5004
BINSWANGER GLASS		000187							
06/10/22 FIRE #627 WINDSHLD REPLC				535.36	033892	I585057125		P - W VEHICLE MAINTENA	10.50.311.14.5541
BLACK & MCDONALD ELECTRI		006424							
06/10/22 PWK STR LIGHT MAINT				259.38	033930	76-1309903		P - W TRANSPORTATION E	52.80.151.08.5420
06/10/22 PWK STR LIGHT MAINT				259.38	033931	76-1309906		P - W TRANSPORTATION E	52.80.151.08.5420
				518.76	*CHECK TOTAL				
VENDOR TOTAL				518.76					
BRADY INDUSTRIES OF KANS		000081							
06/10/22 JANITORIAL SUPPLIES				929.41	033896	7354534		P N W MAINTENANCE MATE	61.60.458.04.5009
06/10/22 CUSTODIAL SUPPLIES				762.09	033975	7359186	220004	P N W MAINTENANCE MATE	65.60.491.04.5009
				1,691.50	*CHECK TOTAL				
VENDOR TOTAL				1,691.50					
BRATCHER/ROB		005198							
06/10/22 SRO CONFERENCE				181.50	033897	05182022		P - W TRAINING TRAVEL	10.40.500.06.5210
BRENNTAG MID-SOUTH INC		005767							
06/10/22 WATER CHEMICALS				6,423.00	033898	BMS154444		P - W CHEMICALS	90.70.802.04.5010
BURNS & MCDONNELL ENG CO		003160							
06/10/22 WTR MASTER PLAN				10,779.50	033976	134800.4	210057	P - W ENGINEERING DESI	94.70.802.36.7501

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
C&M ENTERPRISES 000499		06/10/22	WWTP MOWING SERVICES	1,230.00	033977	3946	220076	P - W	CONTRACT LABOR	92.70.902.08.5397
		06/10/22	WTP MOWING	1,730.00	033978	3947	220075	P - W	CONTRACT LABOR	90.70.802.08.5397
				2,960.00	*CHECK TOTAL					
VENDOR TOTAL				2,960.00						
CENTRAL JACKSON CO FPD 008355		06/10/22	FIRE CPR CARDS	200.00	033899	TC22-099		P - W	CPR TRAINING SUP	10.50.315.04.5025
CEPHEID 000526		06/10/22	FR COVID TEST MACHINE	4,782.90	033900	40021868		P - W	MISCELLANEOUS EX	12.95.140.38.5989
CERVANTES/ANDREW 000517		06/10/22	SWIM INSTRUCTION	42.00	033901	0531-060422		P N W	PRIVATE SWIMMING	65.60.417.08.8125
CITY OF NORTH KANSAS CIT 001236		06/10/22	POL RANGE USE 4/18-4/22	500.00	033903	LPD060322-R		P - W	ARMORY SUPPLIES	10.40.501.04.5051
CITY TREASURER 005223		06/10/22	MARRS RADIO 6/2022	1,027.60	033904	2022-6		P - W	RADIO MAINTENANC	10.40.500.14.5552
		06/10/22	MARRS RADIO 6/2022	939.52	033904	2022-6		P - W	RADIO MAINTENANC	10.50.301.14.5552
		06/10/22	MARRS RADIO 6/2022	822.08	033904	2022-6		P - W	RADIO MAINTENANC	50.70.201.14.5552
				2,789.20	*CHECK TOTAL					
VENDOR TOTAL				2,789.20						
CLARKS TOOL OUTLET 000629		06/10/22	ST MISC EQUIP	3.90	033905	636644		P - W	MINOR EQUIPMENT	10.70.225.18.5601
CLAY CO RECORDER 001059		06/10/22	REC FEES OAK WOOD BUS PK	69.00	033906	20220015917		P - W	RECORDING FEES	10.80.151.08.5361
CONVERGEONE INC 006410		06/10/22	CISCO SMARTNET RENEWAL	12,545.04	033907	IE9092431		P - W	EQUIPMENT MAINTEN	10.90.132.18.5608
CRAWFORD, MURPHY & TILLY 000415		06/10/22	PROFESSIONAL ENG SERVICE	5,677.50	033979	0221641	210131	P - W	PLANT CAPITAL RE	96.70.902.36.7218
CYCLONE CITY LLC 004109		06/10/22	LIBERTY STORM TSHIRTS	1,757.00	033908	3249		P N W	SWIM TEAM	65.60.417.08.8124
DREXEL TECHNOLOGIES 002272		06/10/22	MONTHLY KIP MAINT	42.90	033909	INV79059		P - W	GENERAL SUPPLIES	10.90.132.04.5001
DUDE SOLUTIONS, INC. 000322		06/10/22	WTR MAINT MGMT SYSTEM	1,795.50	033980	114987	210147	P - W	COMPUTER SOFTWARE	94.70.801.36.7203
		06/10/22	WTR MAINT MGMT SYSTEM	6,875.63	033981	114988	210147	P - W	COMPUTER SOFTWARE	94.70.801.36.7203
		06/10/22	WWT MAINT MGMT SYSTEM	1,795.50	033982	114987	210147	P - W	COMPUTER SOFTWARE	96.70.901.36.7203
		06/10/22	WWT MAINT MGMT SYSTEM	6,875.62	033983	114988	210147	P - W	COMPUTER SOFTWARE	96.70.901.36.7203
		06/10/22	WTR MAINT MGMT SYSTEM	2,173.13	033984	115670	210147	P - W	COMPUTER SOFTWARE	94.70.801.36.7203
		06/10/22	WWT MAINT MGMT SYSTEM	2,173.12	033984	115670	210147	P - W	COMPUTER SOFTWARE	96.70.901.36.7203

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
DUDE SOLUTIONS, INC. 000322											
			06/10/22	IS SMARTGOV SOFTWARE	4,529.60	033985	116335	210054	P - W	COMPUTER EQUIPME	10.90.132.36.7202
					26,218.10	*CHECK TOTAL					
				VENDOR TOTAL	26,218.10						
ED M FELD EQUIPMENT CO I 005333											
			06/10/22	FIRE HOSE REPLACEMENT	1,585.00	033910	0405122-IN		P - W	MINOR EQUIPMENT	58.50.325.18.5601
			06/10/22	FIRE GLOVES	520.00	033911	0405537-IN		P - W	MINOR EQUIPMENT	75.50.780.18.5601
					2,105.00	*CHECK TOTAL					
				VENDOR TOTAL	2,105.00						
ELEVATOR SAFETY SERVICES 000472											
			06/10/22	ANN SAFETY INSPECTION	165.00	033912	29287		P - W	BUILDING MAINTEN	65.60.491.14.5571
			06/10/22	PWK ELEVATOR INSPECTION	165.00	033913	29288		P - W	FACILITIES MAINT	10.70.221.14.5572
					330.00	*CHECK TOTAL					
				VENDOR TOTAL	330.00						
ENLOE/BILL J 005639											
			06/10/22	CEM GRAVE OPEN/CLOSING	250.00	033914	MAY-22		P N W	CONTRACT LABOR	73.70.226.08.5397
FISH WINDOW CLEANING 006369											
			06/10/22	PWK WINDOW WASHING	110.00	033915	2642-77893		P N W	FACILITIES MAINT	10.70.221.14.5572
FOSTER BROS WOOD PRODUCT 005203											
			06/10/22	MULCH	1,162.00	033916	8871		P - W	LANDSCAPING	52.60.420.14.5583
GALL'S INC 005394											
			06/10/22	FIRE UNIFORMS	152.72	033917	021265906		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	135.86	033918	021240956		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	32.80	033919	021241008		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	20.09	033920	021241059		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	344.68	033921	021241075		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	344.68	033922	021241076		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	69.67	033923	021292500		P - W	CLOTHING EXPENSE	10.50.301.38.5812
			06/10/22	FIRE UNIFORMS	25.05	033924	021292504		P - W	CLOTHING EXPENSE	10.50.301.38.5812
					1,125.55	*CHECK TOTAL					
				VENDOR TOTAL	1,125.55						
GARY CROSSLEY FORD INC 000120											
			06/10/22	#207 TUNE UP	402.03	033925	320073		P - W	VEHICLE MAINTENA	10.40.500.14.5541
			06/10/22	#203 BRAKE MAINT	1,219.94	033926	320752		P - W	VEHICLE MAINTENA	10.40.500.14.5541
					1,621.97	*CHECK TOTAL					
				VENDOR TOTAL	1,621.97						
GOODYEAR TIRE DISTRIBUTI 005351											
			06/10/22	PATROL TIRES - 12	1,840.92	033927	26023		P - W	VEHICLE MAINTENA	10.40.500.14.5541
GUILD CONTENT 000147											
			06/10/22	STRATEGIC MARKETING PLAN	2,416.66	033986	2494	220007	P N W	CONSULTING SERV-	67.20.061.08.5342

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
HACH INC				002210							
			06/10/22	ONLINE ANALYZERS	3,031.78	033928	13033746		P - W	CONSTRUCTION CON	94.70.802.36.7510
			06/10/22	WTR ONLINE ANALYZERS	7,929.60	033987	13054327	220077	P - W	CONSTRUCTION CON	94.70.802.36.7510
			06/10/22	WTR ONLINE ANALYZERS	3,521.28	033988	13057214	220077	P - W	CONSTRUCTION CON	94.70.802.36.7510
			06/10/22	WTR ONLINE ANALYZERS	9,788.27	033989	13044092	220077	F - W	CONSTRUCTION CON	94.70.802.36.7510
					24,270.93	*CHECK TOTAL					
				VENDOR TOTAL	24,270.93						
HANSON/RYLEE M				004289							
			06/10/22	SWIM INSTRUCTION	16.00	033932	0605-060622		P N W	PRIVATE SWIMMING	65.60.417.08.8125
HEARTLAND COCA-COLA				000076							
			06/10/22	COCA COLA PRODUCTS	1,800.95	033990	5804205905	220056	P N W	CONCESSION	61.60.458.04.5007
			06/10/22	COCA COLA PRODUCTS	2,457.71	033991	5813208849	220056	P N W	CONCESSION	61.60.458.04.5007
					4,258.66	*CHECK TOTAL					
				VENDOR TOTAL	4,258.66						
HEARTLAND MECHANICAL SER				005408							
			06/10/22	HVAC MAINTENANCE 2022	1,588.00	033992	14358	220005	P - W	BUILDING MAINTEN	10.95.140.14.5571
HELGET GAS PRODUCTS				006305							
			06/10/22	FIRE OXYGEN	29.60	033933	01878929		P - W	CHEMICALS	10.50.311.04.5010
HILL/DAVID				000528							
			06/10/22	MID SCHOOL SWM INSTRUCT	625.00	033934	06072022		P N W	SWIM TEAM	65.60.417.08.8124
			06/10/22	SWIM INSTRUCTION	18.00	033934	06072022		P N W	PRIVATE SWIMMING	65.60.417.08.8125
					643.00	*CHECK TOTAL					
				VENDOR TOTAL	643.00						
HISTORIC DOWNTOWN LIBERT				004528							
			06/10/22	HDLI STAFF SAL JUNE	1,250.00	033935	220615		P - W	HDLI CONTRACT	67.20.061.38.5823
HUDSON/JOHN				.13958							
			06/10/22	REFUND ADULT SOFTBALL	100.00	033936	1575793		P - W	REFUNDS PAYABLE	61.2265
IDEKER INC				005268							
			06/10/22	ST REPAIR EAST MANOR	117.00	033937	19780		P - W	ASPHALT-STREET R	50.75.607.14.5621
INSIGHT PUB SAFETY & FOR				000096							
			06/10/22	POL NEW HIRE EVAL	550.00	033938	1123		P - W	TESTING FEES	10.40.500.08.5336
JAMES/MACY				000493							
			06/10/22	SWIM INSTRUCTION	84.00	033939	0604-060522		P N W	PRIVATE SWIMMING	65.60.417.08.8125
JONES/NATHAN				005257							
			06/10/22	SWIM INSTRUCTION	216.00	033940	060522		P N W	PRIVATE SWIMMING	65.60.417.08.8125
			06/10/22	SWIM INSTRUCTION	25.00	033940	060522		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
					241.00	*CHECK TOTAL					
				VENDOR TOTAL	241.00						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
K C MO WATER SERVICES 003552		06/10/22 MAY 2022 SEWER BILLING		426.76	033941	527657-320655		P - W SEWAGE TREATMENT	92.70.902.08.5394
K C WINWATER WORKS CO 002767		06/10/22 #510, #514, #493		1,570.70	033942	295733 01		P - W INVENTORY-MATERI	92.1700
		06/10/22 INVENTORY		440.00	033942	295733 01		P - W MAINS & LINES MA	92.70.901.14.5532
		06/10/22 INVENTORY		794.00	033943	295560 01		P - W MAINS & LINES MA	92.70.901.14.5532
		06/10/22 INVENTORY		6.50	033944	295847 01		P - W MAINS & LINES MA	92.70.901.14.5532
		06/10/22 #64 INVENTORY		171.00	033945	295532 01		P - W INVENTORY-MATERI	90.1700
		06/10/22 INVENTORY		156.00	033946	294276 01		P - W MAINS & LINES MA	90.70.801.14.5532
				3,138.20	*CHECK TOTAL				
		VENDOR TOTAL		3,138.20					
K C WIRELESS INC 002558		06/10/22 # 221 BATTERY FUSE		81.86	033947	59038		P - W VEHICLE MAINTENA	10.40.501.14.5541
KEY EQUIPMENT & SUPPLY C 007275		06/10/22 MAINTENANCE #185		1,676.08	033948	KC204151		P - W MISC EQUIPMENT M	92.70.901.14.5559
		06/10/22 CAMERA MAINTENANCE		1,558.00	033949	KC204175		P - W MISC EQUIPMENT M	92.70.901.14.5559
				3,234.08	*CHECK TOTAL				
		VENDOR TOTAL		3,234.08					
KITCHS LAWN CARE & LANDSC 006136		06/10/22 CEMETERY MOWING		2,100.00	033950	42022		P - W MOWING CONTRACT	73.70.226.14.5577
KOHL WHOLESALE INC 000713		06/10/22 PKS- CONCESSIONS		2,527.16	033993	399993	220026	P - W CONCESSION	61.60.458.04.5007
KONICA MINOLTA BUSINESS 005910		06/10/22 LCC SENR SRVS COPY FEES		279.66	033951	473182673		P - W MAINT-OFFICE EQU	65.60.491.14.5551
		06/10/22 LCC SENR SRVS COPY FEES		279.66	033951	473182673		P - W OFFICE EQUIPMENT	10.60.483.14.5551
				559.32	*CHECK TOTAL				
		VENDOR TOTAL		559.32					
L-L TOWING CO 002879		06/10/22 TOW #180		95.00	033952	83616		P N W VEHICLE MAINTENA	90.70.801.14.5541
		06/10/22 ST #710		310.00	033953	84078		P N W VEHICLE MAINTENA	10.70.225.14.5541
				405.00	*CHECK TOTAL				
		VENDOR TOTAL		405.00					
LEGACY LIBERTY LLC 005510		1763 06/10/22 REQ 21 PAYMENT		241,906.70	034054	REQ21		P N H TIF REIMBURSABLE	17.70.675.08.5365
LIBERTY AGGREGATES LLC 004693		06/10/22 ROCK - 16 S RIDGE		231.04	033954	17656		P - W MAINS & LINES MA	92.70.901.14.5532
LIBERTY AREA CHAMBER OF 008208		06/10/22 MEMBERSHIP LUNCH		54.00	033955	33242		P - W MEETING EXPENSE	10.20.001.38.5803

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
LIBERTY HOSPITAL URGENT 000690											
			06/10/22	HR TESTING FEES	5,465.00	033956	00108524-00		P M W	MISCELLANEOUS FE	10.25.011.08.5399
			06/10/22	HR TESTING FEES	1,205.00	033957	00107246-00		P M W	MISCELLANEOUS FE	10.25.011.08.5399
					6,670.00	*CHECK TOTAL					
				VENDOR TOTAL	6,670.00						
LIBERTY SOLAR, LLC 006703											
			06/10/22	SOLAR SVCS - JUNE 2022	2,881.96	033958	35		P N W	ELECTRIC	61.60.458.12.5401
			06/10/22	SOLAR SVCS - JUNE 2022	7,335.33	033958	35		P N W	ELECTRIC	90.70.802.12.5401
			06/10/22	SOLAR SVCS - JUNE 2022	819.71	033958	35		P N W	ELECTRIC	92.70.902.12.5401
					11,037.00	*CHECK TOTAL					
				VENDOR TOTAL	11,037.00						
LIBERTY SPORTS OFFICIALS 009209											
			06/10/22	2022 OFFICIATING SERVICE	1,388.00	033994	BB5-2022	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
LINEAGE MAILING SERVICES 000391											
			06/10/22	UTIL BILL PROC/POSTAGE	271.36	033959	195475		P N W	OUTSIDE PRINTING	90.30.133.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	271.36	033959	195475		P N W	OUTSIDE PRINTING	92.30.134.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	963.94	033959	195475		P N W	POSTAGE	90.30.133.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	963.94	033959	195475		P N W	POSTAGE	92.30.134.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	35.61	033960	195477		P N W	OUTSIDE PRINTING	90.30.133.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	35.61	033960	195477		P N W	OUTSIDE PRINTING	92.30.134.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	191.34	033960	195477		P N W	POSTAGE	90.30.133.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	191.33	033960	195477		P N W	POSTAGE	92.30.134.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	27.36	033961	195478		P N W	OUTSIDE PRINTING	90.30.133.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	27.35	033961	195478		P N W	OUTSIDE PRINTING	92.30.134.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	146.96	033961	195478		P N W	POSTAGE	90.30.133.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	146.95	033961	195478		P N W	POSTAGE	92.30.134.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	242.62	033962	195476		P N W	OUTSIDE PRINTING	90.30.133.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	242.61	033962	195476		P N W	OUTSIDE PRINTING	92.30.134.04.5120
			06/10/22	UTIL BILL PROC/POSTAGE	861.85	033962	195476		P N W	POSTAGE	90.30.133.38.5808
			06/10/22	UTIL BILL PROC/POSTAGE	861.84	033962	195476		P N W	POSTAGE	92.30.134.38.5808
					5,482.03	*CHECK TOTAL					
				VENDOR TOTAL	5,482.03						
LOZPROMO.COM 000023											
			06/10/22	REPL BANN FBSC/CITY PK	54.00	033963	19180		P N W	MISCELLANEOUS FE	61.60.458.08.5399
			06/10/22	REPL BANN FBSC/CITY PK	54.00	033963	19180		P N W	CONTRACT LABOR	60.60.415.08.5397
					108.00	*CHECK TOTAL					
				VENDOR TOTAL	108.00						
MADDEN MEDIA 006202											
			06/10/22	APR SEM FOR VISIT LIB	265.96	033964	2022-012756		P N W	ADVERTISING	67.20.061.08.5371
MARK ONE 005754											
			06/10/22	BALLFIELD LIGHTS REPAIR	2,024.76	033965	20139		P - W	GROUNDS/LANDSCAP	61.60.458.14.5575
MARMIC FIRE & SAFETY CO 006539											
			06/10/22	PWK ANN INSPECTION	1,060.54	033966	C481047		P - W	FACILITIES MAINT	10.70.221.14.5572

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MC JANITORIAL LLC				003416							
		06/10/22		MAY JANITORIAL SVCS	138.67	033967	11334		P - W	BUILDING MAINTEN	90.70.801.14.5571
		06/10/22		MAY JANITORIAL SVCS	138.66	033967	11334		P - W	BUILDING MAINTEN	92.70.902.14.5571
		06/10/22		MAY JANITORIAL SVCS	138.67	033967	11334		P - W	MISCELLANEOUS FE	92.70.901.08.5399
					416.00	*CHECK TOTAL					
				VENDOR TOTAL	416.00						
MEALS ON WHEELS				003134							
		06/10/22		MAY MEALS ON WHEELS	2,466.45	033968	MAY2022		P - W	MEALS ON WHEELS	10.60.481.04.5064
MERITAS OCCUPATIONAL MED				000523							
		06/10/22		HR TESTING FEES	3,559.00	033969	27454		P - W	MISCELLANEOUS FE	10.25.011.08.5399
MIDWEST OFFICE TECHNOLOG				008612							
		06/10/22		CANNON COPIER 427-52622	362.12	033970	INST315871		P - W	COPIER LEASE & U	10.20.001.04.5110
MISSISSIPPI LIME CO INC				005761							
		06/10/22		WTR LIME DRINKING WATER	7,105.10	033995	1611391	220015	P - W	CHEMICALS	90.70.802.04.5010
		06/10/22		WTR LIME DRINKING WATER	7,492.70	033996	1612217	220015	P - W	CHEMICALS	90.70.802.04.5010
		06/10/22		WTR LIME DRINKING WATER	7,411.10	033997	1613187	220015	P - W	CHEMICALS	90.70.802.04.5010
					22,008.90	*CHECK TOTAL					
				VENDOR TOTAL	22,008.90						
MO ONE CALL SYSTEM INC				004393							
		06/10/22		LOCATES MAY	466.87	033971	2050216		P - W	MISSOURI ONE CAL	90.70.801.08.5305
		06/10/22		LOCATES MAY	466.88	033971	2050216		P - W	MISSOURI ONE CAL	92.70.901.08.5305
					933.75	*CHECK TOTAL					
				VENDOR TOTAL	933.75						
MO POLICE CHIEF ASSOCIAT				005169							
		06/10/22		MO POL CHIEFS CONF	350.00	033972	173019		P - W	MEMBERSHIP DUES	10.40.500.38.5811
MOTOROLA INC				002018							
		06/10/22		EVIDENCE LIBRARY STORAGE	470.86	033973	1411000264		P - W	MISC EQUIPMENT M	10.40.511.14.5559
NITV				007602							
		06/10/22		POL TRAINING REGISTRATN	1,395.00	033998	11071		P - W	REGISTRATION FEE	10.40.500.06.5251
NORTHLAND READY-MIX INC				000357							
		06/10/22		BLOCKS FOR WWTP	700.00	033999	162317		P - W	MAINTENANCE SUPP	92.70.902.04.5009
OMEGA DOOR CO INC				007923							
		06/10/22		FR STATN #3 DOOR REPAIR	227.50	034000	41246		P - W	BUILDING MAINTEN	10.50.300.14.5571
PACE ANALYTICAL SERVICES				005664							
		06/10/22		WTR LEE CHEMICAL TESTING	1,955.00	034001	2260159357	220071	P - W	LAB FEES	90.70.802.08.5365
		06/10/22		WWTP LABORATORY SERVICES	5,208.00	034002	2260159438	220036	P - W	LAB FEES	92.70.902.08.5365
					7,163.00	*CHECK TOTAL					
				VENDOR TOTAL	7,163.00						

Payments by Vendor

VENDOR NAME AND NUMBER									
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
PAOLETTI/ISABELLA		008879							
06/10/22	SWIM INSTRUCTION	208.00	034003	0605-060622		P N W	PRIVATE SWIMMING	65.60.417.08.8125	
POSTMASTER		000215							
06/10/22	ANN PO BOX RENTAL #159	398.00	034004	PO BOX 159		P - W	POSTAGE	10.30.130.38.5808	
06/10/22	ANN PO BOX RENTAL #232	70.66	034005	PO BOX 232		P - W	POSTAGE	90.30.133.38.5808	
06/10/22	ANN PO BOX RENTAL #232	70.67	034005	PO BOX 232		P - W	POSTAGE	92.30.134.38.5808	
06/10/22	ANN PO BOX RENTAL #232	70.67	034005	PO BOX 232		P - W	POSTAGE	98.30.135.38.5808	
		610.00	*CHECK TOTAL						
	VENDOR TOTAL	610.00							
PRINTING UNLIMITED		004763							
06/10/22	BUSINESS CARDS	89.16	034006	67448		P - W	MISCELLANEOUS EX	10.20.031.38.5989	
06/10/22	UTIL BILL INSERT 062022	655.60	034007	67530		P - W	PRINTING	10.20.031.04.5120	
		744.76	*CHECK TOTAL						
	VENDOR TOTAL	744.76							
PROFESSIONAL PEST SOLUTI		006333							
06/10/22	PEST CONTROL	22.50	034008	11066 MAY		P - W	BUILDING MAINTEN	90.70.801.14.5571	
06/10/22	PEST CONTROL	22.50	034008	11066 MAY		P - W	BUILDING MAINTEN	92.70.902.14.5571	
		45.00	*CHECK TOTAL						
	VENDOR TOTAL	45.00							
RBE LAWN CARE LLC		006213							
06/10/22	FORCE MOWS - MAY 2022	2,450.00	034009	5709		P N W	CONTRACT LABOR	10.70.225.08.5397	
RED FORCE INC/THE		005911							
06/10/22	ST FIRE EXTINGUISHER SVC	813.31	034010	RF51662-2		P - W	BUILDING MAINTEN	10.70.225.14.5571	
RICOH USA, INC		000314							
06/10/22	LEASE CONTRT PMT JUNE 22	105.53	034011	36577817		P - W	COPIER LEASE & U	10.20.131.04.5110	
RICOH USA, INC		007683							
06/10/22	POL RECORDS LEASE 062022	153.81	034012	106188216		P - W	COPIER LEASE & U	10.40.512.04.5110	
ROUSE FRETS WHITE GOSS G		006287							
06/10/22	AVIARA DEVELOPMENT	63.75	034013	100044680		P - W	OTHER MISC FEES	56.20.001.08.5365	
SEBU/ELISE		000509							
06/10/22	SWIM INSTRUCTION	224.00	034014	0531-060422		P N W	PRIVATE SWIMMING	65.60.417.08.8125	
06/10/22	SWIM INSTRUCTION	22.00	034014	0531-060422		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123	
		246.00	*CHECK TOTAL						
	VENDOR TOTAL	246.00							
SHOGER/LAUREL		005680							
06/10/22	SWIM INSTRUCTION	90.00	034015	06072022		P N W	PRIVATE SWIMMING	65.60.417.08.8125	
SMITH/ABIGAIL		000433							
06/10/22	SWIM INSTRUCTION	84.00	034016	06072022		P N W	PRIVATE SWIMMING	65.60.417.08.8125	

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
SPECTRUM BUSINESS		004364							
	06/10/22	POL CABLE SERVICE		100.00	034017	0333316051722		P N W REGIONAL ALERT S	10.40.512.08.5393
STRATHMAN/AMY E		006050							
	06/10/22	SWIM INSTRUCTION		54.00	034018	0601-060522		P N W PRIVATE SWIMMING	65.60.417.08.8125
STRATUS BUILDING Solutio		000460							
	06/10/22	CCTR- 3RD SHIFT CLEANING		967.50	034019	5348389	220027	P N W CONTRACT LABOR	65.60.491.08.5397
SUDMANN/ASHLEY ELIZABETH		006541							
	06/10/22	SWIM INSTRUCTION		731.00	034020	0531-060622		P N W PRIVATE SWIMMING	65.60.417.08.8125
SUMNERONE INC		005662							
	06/10/22	COPIER CONTRACT		12.65	034021	3228826		P - W GENERAL SUPPLIES	90.70.801.04.5001
	06/10/22	COPIER CONTRACT		12.64	034021	3228826		P - W GENERAL SUPPLIES	92.70.901.04.5001
	06/10/22	COPIER CONTRACT		12.64	034021	3228826		P - W GENERAL SUPPLIES	92.70.902.04.5001
	06/10/22	TONER		121.45	034022	3232973		P - W GENERAL SUPPLIES	65.60.491.04.5001
				159.38	*CHECK TOTAL				
		VENDOR TOTAL		159.38					
SUTTON/KATELYN DANIELLE		000327							
	06/10/22	SWIM INSTRUCTION		70.00	034023	0602-060322		P N W PRIVATE SWIMMING	65.60.417.08.8125
SYNERGY SERVICES INC		005964							
	06/10/22	DOMESTIC VIOLENCE FUND		616.00	034024	MAY 2022		P - W DOMESTIC VIOLENC	10.2472
T & M MOBILE SERVICE		004621							
	06/10/22	FIRE #612 REPAIR		448.00	034025	39778		P - W VEHICLE MAINTENA	10.50.301.14.5541
TECH SUPPLY INC		005889							
	06/10/22	ST WHEEL WEIGHTS		2,288.44	034026	457759		P - W MINOR EQUIPMENT	10.70.225.18.5601
TETRA TECH INC		006146							
	06/10/22	LEE CHEMICAL		364.00	034027	51827878		P - W MISCELLANEOUS FE	90.70.802.08.5345
	06/10/22	LEE CHEMICAL		3,689.00	034028	51706040		P - W MISCELLANEOUS FE	90.70.802.08.5345
	06/10/22	LEE CHEMICAL		273.00	034030	51890565		P - W MISCELLANEOUS FE	90.70.802.08.5345
				4,326.00	*CHECK TOTAL				
		VENDOR TOTAL		4,326.00					
THE CIMA COMPANIES		000410							
	06/10/22	RSVP VOLUNTEER INSURANCE		443.59	033902	JUNE 2022		P - W RSVP GRANT	65.60.491.04.5064
TNEMEC CO. INC.		005811							
	06/10/22	PAINT GORDON TOWER		333.00	034031	2559024		P - W CONST CNTRCT-CLA	94.70.801.36.7510
TOWN AND COUNTRY BUILDIN		007143							
	06/10/22	CITY HALL JANITORIAL SER		2,380.00	034032	29543	220001	P - W CONTRACT LABOR	10.70.221.08.5397
TRAINING @ YOUR PLACE LL		008811							
	06/10/22	LICENSE RENEW/CORR DATA		142.50	034033	11699		P - W SOFTWARE MAINTEN	10.30.130.14.5591
	06/10/22	LICENSE RENEW/CORR DATA		150.00	034033	11699		P - W SOFTWARE MAINTEN	10.30.130.14.5591

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
TRAINING @ YOUR PLACE LL				008811							
					292.50		*CHECK TOTAL				
		175817	06/10/22	VOID CHECK 175817	142.50CR	034055	11699		P - H	SOFTWARE MAINTEN	10.30.130.14.5591
		175817	06/10/22	VOID CHECK 175817	150.00CR	034055	11699		P - H	SOFTWARE MAINTEN	10.30.130.14.5591
					292.50CR		*CHECK TOTAL				
				VENDOR TOTAL	0.00						
TW SPORTSWEAR, LLC				005575							
		06/10/22		CCTR/PKS/SPRTS APPAREL	1,827.57	034034	25942		P - W	CLOTHING EXPENSE	65.60.491.38.5812
		06/10/22		CCTR/PKS/SPRTS APPAREL	237.13	034034	25942		P - W	CLOTHING EXPENSE	10.60.481.38.5812
		06/10/22		CCTR/PKS/SPRTS APPAREL	67.71	034034	25942		P - W	CLOTHING EXPENSE	10.60.483.38.5812
		06/10/22		CCTR/PKS/SPRTS APPAREL	318.89	034034	25942		P - W	CLOTHING EXPENSE	61.60.458.38.5812
		06/10/22		CCTR/PKS/SPRTS APPAREL	241.66	034034	25942		P - W	CLOTHING EXPENSE	60.60.415.38.5812
		06/10/22		PKS BSKBAL, BITTY&ADULT	929.97	034035	41420	220024	P - W	RECREATION SUPPL	61.60.458.04.5004
		06/10/22		PKS BSKBAL, BITTY&ADULT	149.90	034036	41798	220024	P - W	RECREATION SUPPL	61.60.458.04.5004
		06/10/22		AGING SVCS APPAREL	44.98	034037	41895		P - W	CLOTHING EXPENSE	10.60.482.38.5812
		06/10/22		AGING SVCS APPAREL	49.98	034038	41896		P - W	CLOTHING EXPENSE	10.60.482.38.5812
					3,867.79		*CHECK TOTAL				
				VENDOR TOTAL	3,867.79						
UMB BANK N A				004100							
		1762	06/10/22	SRF2015 QTRLY PRIN PYMT	619,125.00	034056	SRF2015 61522		P - H	SRF 2015 BOND-CU	92.2541
		1762	06/10/22	SRF2015 QTRLY INT PYMT	213,630.70	034056	SRF2015 61522		P - H	SRF 2015 INTERES	92.2503
					832,755.70		*CHECK TOTAL				
				VENDOR TOTAL	832,755.70						
UNIFIRST CORPORATION				002825							
		06/10/22		FACILITY MATS 06062022	104.59	034039	2290038246		P - W	MISC EQUIPMENT M	65.60.491.14.5559
UNITE PRIVATE NETWORKS L				005621							
		06/10/22		TELECOMMS/FIBER	8,572.00	034040	SI-22-015874		P N W	TELECOMMUNICATIO	10.90.132.12.5455
USIC LOCATING SERVICES I				006076							
		06/10/22		WTR 2022 LOCATES	8,288.83	034042	512311	220038	P - W	CONTRACT LABOR	90.70.801.08.5397
		06/10/22		WWT 2022 LOCATES	8,288.83	034042	512311	220038	P - W	CONTRACT LABOR	92.70.901.08.5397
					16,577.66		*CHECK TOTAL				
				VENDOR TOTAL	16,577.66						
VALVOLINE LLC				005460							
		06/10/22		OIL CHANGE #192	24.99	034043	34427		P - W	VEHICLE MAINTENA	92.70.902.14.5541
		06/10/22		209 OIL CHANGE	24.99	034044	34639		P - W	VEHICLE MAINTENA	10.40.500.14.5541
		06/10/22		202 OIL CHANGE	24.99	034045	34780		P - W	VEHICLE MAINTENA	10.40.500.14.5541
					74.97		*CHECK TOTAL				
				VENDOR TOTAL	74.97						
VAN NESS/PETE				005968							
		06/10/22		FR TRAINING REIMBURSMNT	500.00	034046	05052022		P - W	TRAINING TRAVEL	75.50.780.06.5210

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
VERIZON 008933									
	06/10/22	VZ MOBILE PHONE SVC	5,161.95	034047	9906100582		P - W	MOBILE PHONES	10.90.132.12.5453
	06/10/22	VZ MOBILE PHONE SVC	6,999.93	034047	9906100582		P - W	CAPITAL EQUIPMEN	10.90.132.36.7201
	06/10/22	VZ MOBILE PHONE SVC	400.33	034047	9906100582		P - W	MISC EQUIPMENT M	10.40.511.14.5559
	06/10/22	VZ MOBILE PHONE SVC	440.28	034047	9906100582		P - W	MOBILE PHONES	10.50.311.12.5453
	06/10/22	VZ MOBILE PHONE SVC	177.28	034047	9906100582		P - W	MOBILE PHONES	60.60.415.12.5453
	06/10/22	VZ MOBILE PHONE SVC	45.57	034047	9906100582		P - W	MOBILE PHONES	10.60.481.12.5453
	06/10/22	VZ MOBILE PHONE SVC	177.28	034047	9906100582		P - W	MOBILE PHONES	65.60.491.12.5453
	06/10/22	VZ MOBILE PHONE SVC	131.71	034047	9906100582		P - W	MOBILE PHONES	60.60.420.12.5453
	06/10/22	VZ MOBILE PHONE SVC	182.28	034047	9906100582		P - W	MOBILE PHONES	61.60.458.12.5453
	06/10/22	VZ MOBILE PHONE SVC	217.85	034047	9906100582		P - W	MOBILE PHONES	10.60.482.12.5453
	06/10/22	VZ MOBILE PHONE SVC	87.18	034047	9906100582		P - W	MOBILE PHONES	92.70.903.12.5453
	06/10/22	VZ MOBILE PHONE SVC	318.99	034047	9906100582		P - W	MOBILE PHONES	92.30.134.12.5453
	06/10/22	VZ MOBILE PHONE SVC	739.13	034047	9906100582		P - W	MOBILE PHONES	92.70.901.12.5453
	06/10/22	VZ MOBILE PHONE SVC	253.42	034047	9906100582		P - W	MOBILE PHONES	92.70.902.12.5453
	06/10/22	VZ MOBILE PHONE SVC	45.57	034047	9906100582		P - W	MOBILE PHONES	90.70.803.12.5453
	06/10/22	VZ MOBILE PHONE SVC	369.01	034047	9906100582		P - W	MOBILE PHONES	90.70.802.12.5453
			15,747.76	*CHECK TOTAL					
		VENDOR TOTAL	15,747.76						
VICTORY SIGN CO INC 006411									
	06/10/22	PRNTING AMENDED INVOICE	51.65	034048	13880		P - W	SITE WAYFINDING	67.20.061.38.5853
WALKER TREE SERVICE INC 007108									
	06/10/22	TREE REMOVAL 734 SUNSET	5,450.00	034049	4761		P - W	MAINS & LINES MA	92.70.901.14.5532
WEX BANK 005626									
	06/10/22	FUEL MAY 2022	39,592.72	034050	81251493		P - W	INVENTORY-GASOLI	10.1720
WIN-911 SOFTWARE 006317									
	06/10/22	SOFTWARE MAINT	660.00	034051	41404404202282		P N W	SOFTWARE MAINTEN	92.70.902.14.5591
ZOLL MEDICAL CORPORATION 006014									
	06/10/22	EMS SUPPLIES	326.25	034052	3507657		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
	06/10/22	EMS SUPPLIES	183.88	034053	3507556		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
			510.13	*CHECK TOTAL					
		VENDOR TOTAL	510.13						

JUNE 17TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
AFFORDABLE AUTO GLASS		003611							
06/17/22 ST #710 BACKGLASS				300.00	034109	47579		P N W VEHICLE MAINTENA	10.70.225.14.5541
AMEREN MISSOURI		007206							
1764 06/15/22 ELECTRIC SERVICE				62.71	034057	54334-08113		P - H ELECTRIC	90.70.801.12.5401
1764 06/15/22 ELECTRIC SERVICE				33.09	034058	29334-08115		P - H ELECTRICITY-STRE	10.70.225.12.5405
1764 06/15/22 ELECTRIC SERVICE				13.34	034059	48334-08115		P - H EMERGENCY MGT MA	10.50.300.14.5553
				109.14	*CHECK TOTAL				
VENDOR TOTAL				109.14					
AMERICAN DIGITAL SECURIT		004908							
06/17/22 FIRE REPL CAMERA				1,737.64	034110	63163		P - W BUILDING MAINTEN	10.50.300.14.5571
06/17/22 FIRE REPL CAMERA				1,810.03	034111	63159		P - W BUILDING MAINTEN	10.50.300.14.5571
				3,547.67	*CHECK TOTAL				
VENDOR TOTAL				3,547.67					
AMERICAN REAL PM		.13966							
06/17/22 WTR REFUND				7.51	034083	119 2060 00 13		P - W WATER REFUNDS	90.2495
AMERICAN RESPONSE VEHICL		005616							
06/17/22 FIRE #625 RPR FITTINGS				496.25	034112	11719		P - W VEHICLE MAINTENA	10.50.311.14.5541
AMOR/NATHAN		006511							
06/17/22 CCTR SWIM INSTR				150.00	034113	6/6-6/13		P N W PRIVATE SWIMMING	65.60.417.08.8125
ANSON/ERIC		.13975							
06/17/22 WTR REFUND				100.02	034092	210 1640 00 03		P - W WATER REFUNDS	90.2495
BADIESHA/GURJANT		.13968							
06/17/22 WTR REFUND				62.67	034085	137 0290 00 10		P - W WATER REFUNDS	90.2495
BRIDGEMAN/CRAIG		.13983							
06/17/22 WTR REFUND				147.22	034100	221 2051 00 02		P - W WATER REFUNDS	90.2495
BUBBLE MAGIC KC LLC		000531							
06/17/22 LIB FEST ENTERTAINER				569.00	034114	022017		P N W LIBERTY FEST	67.20.061.38.5804
BURNS & MCDONNELL ENG CO		003160							
06/17/22 WTR MASTER PLAN				18,621.05	034063	134800-7	210057	P - W ENGINEERING DESI	94.70.802.36.7501
BURTON/MATTHEW		.13963							
06/17/22 WTR REFUND				137.73	034080	102 3000 00 03		P - W WATER REFUNDS	90.2495
CARPET ANEW LLC		000351							
06/17/22 CCTR CARPET CLEANING				469.80	034115	10/03		P - W BUILDING MAINTEN	65.60.491.14.5571
CARTER WATERS CORP.		000091							
06/17/22 ST ASPHALT				89.50	034116	15490584-00		P - W ASPHALT-STREET R	50.75.607.14.5621
06/17/22 ST ASPHALT				89.50	034117	15491634-00		P - W ASPHALT-STREET R	50.75.607.14.5621

Payments by Vendor

VENDOR NAME AND NUMBER	CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
CARTER WATERS CORP.			000091						
		06/17/22	ST ASPHALT	89.50	034118	15493268-00		P - W ASPHALT-STREET R	50.75.607.14.5621
				268.50	*CHECK TOTAL				
			VENDOR TOTAL	268.50					
CINTAS RENTAL SERVICE			000129						
		06/17/22	FIRE MOPS	55.65	034119	4121804566		P - W PEST CONTROL/MOP	10.50.300.08.5369
CLAY CO RECORDER			001059						
		06/17/22	RECORDING FEES	57.00	034120	20220016675		P - W TIF REIMBURSABLE	15.20.632.08.5365
CLEANSLATE			006182						
		06/17/22	T&L SW RENEWAL	2,989.20	034121	INV-003814		P - W SOFTWARE MAINTEN	10.90.132.14.5591
CONVERGEONE INC			006410						
		06/17/22	IS CISCO UNIFIED PLATFOR	11,163.00	034123	PS206777	220067	P - W CAPITAL EQUIPMEN	10.90.132.36.7201
COOK/GREG			.13986						
		06/17/22	WTR REFUND	150.89	034103	231 1885 00 02		P - W WATER REFUNDS	90.2495
CORE & MAIN LP			008799						
		06/17/22	WTR INVENTORY	2,798.72	034124	Q816451		P - W INVENTORY-MATERI	90.1700
DENALI WATER SOLUTIONS			004182						
		06/17/22	WWT BIOSOLIDS DISPOSAL	19,613.23	034064	INV320688	220050	P N W FEES-BIOSOLID DI	92.70.902.08.5370
DUVALL/MICHAEL			.13980						
		06/17/22	WTR REFUND	154.05	034097	216 5535 00 04		P - W WATER REFUNDS	90.2495
EDWARDS CHEMICALS			006547						
		06/17/22	CCTR POOL CHEMICALS	1,825.72	034126	IN85237		P - W CHEMICALS	65.60.491.04.5010
EDWARDS/MARY			.13969						
		06/17/22	WTR REFUND	103.40	034086	137 3320 00 10		P - W WATER REFUNDS	90.2495
ELLIS & ASSOC. INC.			005355						
		06/17/22	CCTR RENEW LICENSES	55.00	034127	20108518		P - W LIFEGUARD TRAINI	65.60.417.08.8127
		06/17/22	CCTR RENEW LICENSES	830.00	034128	20108521		P - W LIFEGUARD TRAINI	65.60.417.08.8127
				885.00	*CHECK TOTAL				
			VENDOR TOTAL	885.00					
FIRE RECOVERY EMS LLC			005342						
		06/17/22	AMB BILLING CHARGES	9,890.28	034129	14827		P N W CONTRACT LABOR-A	10.95.140.08.5397
FITZPATRICK/DANE & LILLI			.13984						
		06/17/22	WTR REFUND	111.13	034101	221 3525 00 18		P - W WATER REFUNDS	90.2495
FRICK/RUSSELL			005694						
		06/17/22	WWT DIRT	385.00	034130	752146		P N W MAINS & LINES MA	92.70.901.14.5532

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
FULTON HOLDINGS .13973		06/17/22	WTR REFUND	96.86	034090	209 0820 00 10		P - W WATER REFUNDS	90.2495
GALL'S INC 005394		06/17/22	FIRE UNIFORMS	29.80	034131	021322373		P - W CLOTHING EXPENSE	10.50.301.38.5812
		06/17/22	FIRE UNIFORMS	323.55	034132	021322446		P - W CLOTHING EXPENSE	10.50.301.38.5812
		06/17/22	FIRE UNIFORMS	298.08	034133	021303785		P - W CLOTHING EXPENSE	10.50.301.38.5812
		06/17/22	FIRE UNIFORMS	101.32	034134	021305230		P - W CLOTHING EXPENSE	10.50.301.38.5812
				752.75	*CHECK TOTAL				
VENDOR TOTAL				752.75					
GRAND STAGE LIGHTING CO 000529		06/17/22	CCTR LIGHT FIXTURE RPRS	77.76	034135	0152339		P - W MAINTENANCE MATE	65.60.491.04.5009
HANSON/RYLEE M 004289		06/17/22	CCTR SWIM INSTR	32.00	034136	6/8-6/13		P N W PRIVATE SWIMMING	65.60.417.08.8125
HARVEY/FELICIA .13972		06/17/22	WTR REFUND	154.05	034089	209 0645 00 18		P - W WATER REFUNDS	90.2495
HASTY AWARDS 004458		06/17/22	CCTR SWIM RIBBONS	412.67	034137	05222812		P - W PRIVATE SWIMMING	65.60.417.08.8125
HDR ENGINEERING INC 006018		06/17/22	PW WITHER& HOLT TRAFFIC	1,220.00	034138	1200436966	210008	P - W OVERLAY PROGRAM	52.75.607.14.5501
HEARTLAND COCA-COLA 000076		06/17/22	COCA COLA PRODUCTS	1,863.71	034065	5783214694	220056	P N W CONCESSION	61.60.458.04.5007
HILL/DAVID 000528		06/17/22	CCTR SWIM INSTR	144.00	034139	6/8-6/10		P N W PRIVATE SWIMMING	65.60.417.08.8125
		06/17/22	CCTR SWIM INSTR	625.00	034139	6/8-6/10		P N W SWIM TEAM	65.60.417.08.8124
				769.00	*CHECK TOTAL				
VENDOR TOTAL				769.00					
HILL/VERONICA .13970		06/17/22	WTR REFUND	152.28	034087	204 3010 00 03		P - W WATER REFUNDS	90.2495
HMH HOMES LLC .13976		06/17/22	WTR REFUND	114.43	034093	212 0050 00 10		P - W WATER REFUNDS	90.2495
INNOVATIVE CONCESSIONS 005719		06/17/22	PKS CONCESSION SUPPLIES	1,766.40	034140	302001496		P - W CONCESSION	61.60.458.04.5007
INNOVATIVE TECHNOLOGY 000024		06/17/22	HVAC MAINT	3,294.05	034141	HSITK220008		P N W COMPUTER EQUIPME	92.70.903.36.7202
		06/17/22	HVAC MAINT	3,294.05	034141	HSITK220008		P N W COMPUTER EQUIPME	90.70.803.36.7202
				6,588.10	*CHECK TOTAL				
VENDOR TOTAL				6,588.10					

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
JAMES/MACY				000493							
		06/17/22		CCTR SWIM INSTR	537.50	034142	6/6-6/17		P N W	SWIM TEAM	65.60.417.08.8124
JOEL REINOEHL MARKETING				000012							
		06/17/22		SPONSORSHIP COMMISSION	317.63	034159	HW006		P N W	MISCELLANEOUS FE	61.60.458.08.5399
		06/17/22		SPONSORSHIP COMMISSION	155.92	034159	HW006		P N W	SPONSORSHIPS	65.60.491.08.5398
		06/17/22		SPONSORSHIP COMMISSION	103.95	034159	HW006		P N W	CONTRACT LABOR	60.60.415.08.5397
		06/17/22		SPONSORSHIP COMMISSION	120.00	034160	S001		P N W	CONTRACT LABOR	60.60.415.08.5397
					697.50	*CHECK TOTAL					
				VENDOR TOTAL	697.50						
JONES/NATHAN				005257							
		06/17/22		CCTR SWIM INSTR	216.00	034143	6/12		P N W	PRIVATE SWIMMING	65.60.417.08.8125
		06/17/22		CCTR SWIM INSTR	26.00	034143	6/12		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
					242.00	*CHECK TOTAL					
				VENDOR TOTAL	242.00						
JONES/TYLER & GABRIELLE				.13967							
		06/17/22		WTR REFUND	143.42	034084	128 7005 00 08		P - W	WATER REFUNDS	90.2495
KERRICK/LAUREN				.13989							
		06/17/22		WTR REFUND	72.31	034106	238 0260 00 06		P - W	WATER REFUNDS	90.2495
KITCHS LAWN CARE & LANDSC				006136							
		06/17/22		CEMETERY MOWING	2,100.00	034066	52022	220095	P - W	MOWING CONTRACT	73.70.226.14.5577
KMS ENTERPRISES LLC				.13974							
		06/17/22		WTR REFUND	142.03	034091	210 1460 00 02		P - W	WATER REFUNDS	90.2495
KOHL WHOLESALE INC				000713							
		06/17/22		PKS- CONCESSIONS	3,310.14	034067	403986	220026	P - W	CONCESSION	61.60.458.04.5007
LABELLA/LINDSAY				.13985							
		06/17/22		WTR REFUND	27.71	034102	226 0270 00 03		P - W	WATER REFUNDS	90.2495
LANDWORKS STUDIO, LLC				000504							
		06/17/22		PRKS MASTER PLAN PROJECT	5,305.00	034068	22-003-01	220072	P - W	MISCELLANEOUS EX	10.95.140.38.5989
LIBERTY AGGREGATES LLC				004693							
		06/17/22		WWT ROCK	245.87	034144	17559		P - W	MAINS & LINES MA	92.70.901.14.5532
LIBERTY AUTO UPHOLSTERY				006631							
		06/17/22		CCTR UPHOLSTREY RPRS	430.00	034145	105		P - W	MISC EQUIPMENT M	65.60.491.14.5559
LIBERTY SPORTS OFFICIALS				009209							
		06/17/22		2022 OFFICIATING SERVICE	504.00	034069	SUMMER BB62022	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
LONG/JERALD				.13960							
		06/17/22		WTR REFUND	93.33	034077	101 2510 00 27		P - W	WATER REFUNDS	90.2495

Payments by Vendor

VENDOR NAME AND NUMBER									
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MADDEN MEDIA		006202							
	06/17/22	SEM CO-OP	264.81	034146	2022-013283		P N W	ADVERTISING	67.20.061.08.5371
MAIN STREET RENEWALS		.13977							
	06/17/22	WTR REFUND	98.76	034094	214 5660 00 07		P - W	WATER REFUNDS	90.2495
MCCOY/MAGGIE		.13978							
	06/17/22	WTR REFUND	36.55	034095	214 5810 00 02		P - W	WATER REFUNDS	90.2495
MCDONALD/EMMA		000356							
	06/17/22	CCTR SWIM INSTR	44.00	034147	6/6-6/17		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
	06/17/22	CCTR SWIM INSTR	562.50	034147	6/6-6/17		P N W	SWIM TEAM	65.60.417.08.8124
			606.50	*CHECK TOTAL					
		VENDOR TOTAL	606.50						
MCGUIRE LOCK & SAFE		002549							
	06/17/22	WTR LOCKS	214.50	034148	136681		P N W	BUILDING MAINTEN	90.70.801.14.5571
	06/17/22	WTR LOCKS	214.50	034148	136681		P N W	BUILDING MAINTEN	92.70.901.14.5571
			429.00	*CHECK TOTAL					
		VENDOR TOTAL	429.00						
METROPOLITAN TELECOMM; M		000243							
	06/17/22	T&L POTS LINES	763.30	034070	01005310622718		P - W	TELECOMMUNICATIO	10.90.132.12.5455
MISSISSIPPI LIME CO INC		005761							
	06/17/22	WTR LIME DRINKING WATER	7,550.80	034071	1614749	220015	P - W	CHEMICALS	90.70.802.04.5010
MO VOCATIONAL ENTERPRISE		006175							
	06/17/22	COURT TABLE	350.00	034149	647757 RI		P - W	MISCELLANEOUS EX	12.95.140.38.5989
MOAZ CONSTRUCTION INC		006100							
	06/17/22	WTR CONCRETE	1,467.25	034150	74		P - W	MAINS & LINES MA	90.70.801.14.5532
MSEC FINANCIAL SERVICES		006167							
	06/17/22	PKS POSTAGE MTR LEASE	153.00	034151	31782267		P - W	OFFICE EQUIPMENT	60.60.415.14.5551
MURCH/DOUGLAS G		005463							
	06/17/22	CCTR REPL ADD ON WEIGHTS	195.00	034125	1563		P N W	MISC EQUIPMENT M	65.60.491.14.5559
MURPHY/HEATHER		.13979							
	06/17/22	WTR REFUND	142.62	034096	216 5450 00 02		P - W	WATER REFUNDS	90.2495
MWM RAIL SERVICE		.13991							
	06/17/22	WTR REFUND	737.05	034108	354 0018 00 01		P - W	WATER REFUNDS	90.2495
NEW THEATRE RESTAURANT I		008537							
	06/17/22	AGING DAY TRIPS	716.00	034152	1049567		P - W	MISCELLANEOUS SU	10.60.481.04.5099
NGUYEN/DON		.13988							
	06/17/22	WTR REFUND	142.16	034105	233 0265 00 07		P - W	WATER REFUNDS	90.2495

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
OFFERPAD, LLC				.13987							
	06/17/22	WTR	REFUND		142.16	034104	232 0170 00 02		P - W	WATER REFUNDS	90.2495
PAOLETTI/ISABELLA				008879							
	06/17/22	CCTR	SWIM INSTR		944.00	034153	6/7-6/13		P N W	PRIVATE SWIMMING	65.60.417.08.8125
PETTY CASH/LIBERTY COMM				003524							
	06/17/22	SR	PROGRAM SUPPLIES		200.00	034154	PETTY CASH		P - W	PROGRAM SUPPLIES	10.60.483.04.5099
	06/17/22	AGING	MILEAGE		80.71	034154	PETTY CASH		P - W	MISCELLANEOUS EX	10.60.481.38.5989
	06/17/22	AGING	FOOD HANDLER CARD		25.00	034154	PETTY CASH		P - W	REGISTRATION FEE	10.60.483.06.5251
	06/17/22	PKS	MILEAGE		178.92	034154	PETTY CASH		P - W	MISCELLANEOUS EX	61.60.458.38.5989
	06/17/22	MOW-REMIB	EXP		10.99	034154	PETTY CASH		P - W	A/R REIMBURSEABL	10.1405
	06/17/22	AGING	ART PROGRAM		125.00	034154	PETTY CASH		P - W	RECREATION SUPPL	10.60.483.04.5004
					620.62	*CHECK TOTAL					
		VENDOR TOTAL			620.62						
PHILLIPS CONSTR SRVC				.13982							
	06/17/22	WTR	REFUND		28.99	034099	221 1090 00 01		P - W	WATER REFUNDS	90.2495
PRINTING UNLIMITED				004763							
	06/17/22	FIN	ANNUAL RPT COVERS		221.12	034155	67544		P - W	OUTSIDE PRINTING	10.30.130.04.5120
PUBLIC WATER DIST #5				002759							
	06/17/22	WTR	SERVICE		144.10	034156	0215		P - W	WATER PURCHASES-	90.70.802.08.5390
	06/17/22	WWT	WTR SERVICE		3,137.70	034157	0369		P - W	LIFT STATION MAI	92.70.902.14.5525
					3,281.80	*CHECK TOTAL					
		VENDOR TOTAL			3,281.80						
PURCELL TIRE AND RUBBER				001787							
	06/17/22	ST	VEH MAINT-TIRES		266.98	034158	3258611		P - W	VEHICLE MAINTENA	10.70.225.14.5541
RENU PROPERTY MANAGEMENT				.13965							
	06/17/22	WTR	REFUND		66.87	034082	117 2991 00 05		P - W	WATER REFUNDS	90.2495
REPUBLIC SERVICES #468				008397							
	06/17/22	DUMPSTER	SERVICE		1,364.40	034161	0468-003745735		P - W	MISCELLANEOUS FE	92.70.902.08.5399
	06/17/22	DUMPSTER	SERVICE		221.76	034161	0468-003745735		P - W	CONTRACT LABOR	90.70.801.08.5397
	06/17/22	DUMPSTER	SERVICE		221.76	034161	0468-003745735		P - W	CONTRACT LABOR	92.70.901.08.5397
	06/17/22	DUMPSTER	SERVICE		512.29	034162	0468-003771382		P - W	MISCELLANEOUS FE	92.70.902.08.5399
	06/17/22	DUMPSTER	SERVICE		512.28	034162	0468-003771382		P - W	CONTRACT LABOR	90.70.801.08.5397
	06/17/22	DUMPSTER	SERVICE		512.28	034162	0468-003771382		P - W	CONTRACT LABOR	92.70.901.08.5397
	06/17/22	DUMPSTER	SERVICE		1,669.11	034163	0468-003771202		P - W	MISCELLANEOUS FE	92.70.902.08.5399
	06/17/22	DUMPSTER	SERVICE		258.95	034163	0468-003771202		P - W	CONTRACT LABOR	90.70.801.08.5397
	06/17/22	DUMPSTER	SERVICE		258.95	034163	0468-003771202		P - W	CONTRACT LABOR	92.70.901.08.5397
	06/17/22	DUMPSTER	SERVICE		160.93	034164	0468-003769978		P - W	CONTRACT LABOR	10.70.225.08.5397
	06/17/22	DUMPSTER	SERVICE		455.75	034165	0468-003770252		P - W	CONTRACT LABOR	10.70.225.08.5397
					6,148.46	*CHECK TOTAL					
		VENDOR TOTAL			6,148.46						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
RICOH USA, INC		000314							
06/17/22 FIN COPIER USAGE				329.95	034166	5064733936		P - W COPIER LEASE & U	10.30.130.04.5110
RICOH USA, INC		007683							
06/17/22 FIRE COPIER LEASE				137.89	034167	106207645		P - W COPIER LEASE & U	10.50.300.04.5110
RIEKES EQUIPMENT		000244							
06/17/22 WTR HOIST RPRS				533.00	034168	HWO001979-3		P - W VEHICLE MAINTENA	90.70.801.14.5541
06/17/22 WWT HOIST RPRS				533.00	034168	HWO001979-3		P - W VEHICLE MAINTENA	92.70.901.14.5541
				1,066.00	*CHECK TOTAL				
VENDOR TOTAL				1,066.00					
RITE WAY AUTO SERVICE, I		000297							
06/17/22 WTR #184 TIRES				551.10	034169	1170603		P - W VEHICLE MAINTENA	90.70.801.14.5541
06/17/22 WWT #184 TIRES				551.10	034169	1170603		P - W VEHICLE MAINTENA	92.70.901.14.5541
				1,102.20	*CHECK TOTAL				
VENDOR TOTAL				1,102.20					
SAMS CLUB DISCOVER-GEGRS		003621							
1766 06/15/22 COURT SUPPLIES				113.44	034060	APRIL		P - H GENERAL SUPPLIES	10.20.131.04.5001
1766 06/15/22 T&L MINOR EQUIP				19.92	034060	APRIL		P - H MINOR EQUIPMENT	10.90.132.18.5601
1766 06/15/22 PKS CONCESSION SUPPLIES				3,735.91	034060	APRIL		P - H CONCESSION	61.60.458.04.5007
				3,869.27	*CHECK TOTAL				
VENDOR TOTAL				3,869.27					
SANROMAN/TALIA		.13990							
06/17/22 WTR REFUND				79.79	034107	351 2998 00 03		P - W WATER REFUNDS	90.2495
SANTOS/RETZE		.13964							
06/17/22 WTR REFUND				102.85	034081	102 3650 00 05		P - W WATER REFUNDS	90.2495
SEBU/ELISE		000509							
06/17/22 CCTR SWIM INSTR				266.00	034170	6/7-6/10		P N W PRIVATE SWIMMING	65.60.417.08.8125
06/17/22 CCTR SWIM INSTR				44.00	034170	6/7-6/10		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
				310.00	*CHECK TOTAL				
VENDOR TOTAL				310.00					
SHANE/KACEY		.13971							
06/17/22 WTR REFUND				145.19	034088	206 0790 00 10		P - W WATER REFUNDS	90.2495
SHOGER/LAUREL		005680							
06/17/22 CCTR SWIM INSTR				432.00	034171	6/14		P N W PRIVATE SWIMMING	65.60.417.08.8125
SMITH/ABIGAIL		000433							
06/17/22 CCTR SWIM INSTR				56.00	034172	6/7-6/10		P N W PRIVATE SWIMMING	65.60.417.08.8125
STORMWIND LLC		006555							
06/17/22 IS STORMWIND TRAINING				5,160.00	034173	42992		P - W REGISTRATION FEE	10.90.132.06.5251
06/17/22 IS STORMWIND TRAINING				5,160.00	034173	42992		P - W OTHER PREPAYMENT	10.1810
				10,320.00	*CHECK TOTAL				
VENDOR TOTAL				10,320.00					

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
STRATHMAN/AMY E		006050							
06/17/22 CCTR SWIM INSTR				54.00	034174	6/7-6/11		P N W PRIVATE SWIMMING	65.60.417.08.8125
06/17/22 CCTR SWIM INSTR				52.00	034174	6/7-6/11		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
				106.00	*CHECK TOTAL				
VENDOR TOTAL				106.00					
STROBBE/LEONARD		.13981							
06/17/22 WTR REFUND				55.01	034098	220 0300 00 02		P - W WATER REFUNDS	90.2495
SUDMANN/ASHLEY ELIZABETH		006541							
06/17/22 CCTR SWIM INSTR				595.00	034175	6/7-6/13		P N W PRIVATE SWIMMING	65.60.417.08.8125
SUTTON/KATELYN DANIELLE		000327							
06/17/22 CCTR SWIM INSTR				14.00	034176	6/6-6/17		P N W PRIVATE SWIMMING	65.60.417.08.8125
06/17/22 CCTR SWIM INSTR				587.50	034176	6/6-6/17		P N W SWIM TEAM	65.60.417.08.8124
				601.50	*CHECK TOTAL				
VENDOR TOTAL				601.50					
TAPCO		006767							
06/17/22 ST SIGN MATERIAL				393.09	034177	I727397		P - W STREET SIGNS	50.75.607.14.5641
TG TECHNICAL SERVICE		005194							
06/17/22 CALIBRATION OF MONITORS				182.50	034178	23886		P - W MISC EQUIPMENT M	92.70.901.14.5559
06/17/22 CALIBRATION OF MONITORS				182.50	034178	23886		P - W MISC EQUIPMENT M	90.70.801.14.5559
				365.00	*CHECK TOTAL				
VENDOR TOTAL				365.00					
THOMAS/WADE		006034							
177420 00/00/00 VOIDED CHECK				3,917.09CR	034061	SPRING 2022		P - H REGISTRATION FEE	10.90.132.06.5251
06/17/22 T&L MO STATE TRAINING				3,917.09	034072	SPRING 2022		P - W REGISTRATION FEE	10.90.132.06.5251
VENDOR TOTAL				0.00					
TOWN AND COUNTRY BUILDIN		007143							
06/17/22 CITY HALL JANITORIAL SER				250.00	034073	29653	220001	P - W CONTRACT LABOR	10.70.221.08.5397
TYLER TECHNOLOGIES-INCOD		005066							
06/17/22 T&L INCODE				175.00	034074	025-383003		P - W SOFTWARE MAINTEN	10.90.132.14.5591
UMB BANK N A		004100							
1765 06/15/22 WWT SRF 2005C				2,870.34	034062	6/25/22		P - H SRF 2005 INTERES	92.2502
1765 06/15/22 WWT SRF 2005C				31,666.67	034062	6/25/22		P - H TRUSTEE SRF PRIN	92.1274
				34,537.01	*CHECK TOTAL				
VENDOR TOTAL				34,537.01					
VALVOLINE LLC		005460							
06/17/22 WWT OIL CHANGE				36.17	034180	34051		P - W VEHICLE MAINTENA	92.70.902.14.5541
06/17/22 FIRE #602 OIL CHANGE				24.99	034181	35104		P - W VEHICLE MAINTENA	10.50.300.14.5541
				61.16	*CHECK TOTAL				
VENDOR TOTAL				61.16					

Payments by Vendor

VENDOR NAME AND NUMBER									
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
VANCE BROTHERS INC		000957							
	06/17/22	ST ASPHALT	627.44	034182	IG00014799		P - W	ASPHALT-STREET R	50.75.607.14.5621
	06/17/22	ST ASPHALT	2,489.30	034183	IG00014641		P - W	ASPHALT-STREET R	50.75.607.14.5621
	06/17/22	ST ASPHALT	377.58	034184	IG00014691		P - W	ASPHALT-STREET R	50.75.607.14.5621
			3,494.32	*CHECK TOTAL					
		VENDOR TOTAL	3,494.32						
VOSS LIGHTING INC		005809							
	06/17/22	PWK CITY HALL LIGHTS	189.55	034185	17256696-00		P - W	FACILITIES MAINT	10.70.221.14.5572
WACHA/DALLAS		.13992							
	06/17/22	WTR REFUND DEPOSIT	150.00	034075	1898 LOUGHREY		P - W	WATER REFUNDS	90.2495
WALLEN/SHIRLEY		.13962							
	06/17/22	WTR REFUND	135.20	034079	102 2145 00 05		P - W	WATER REFUNDS	90.2495
WARD/MARIA CARMEN		.13961							
	06/17/22	WTR REFUND	111.03	034078	101 2530 00 22		P - W	WATER REFUNDS	90.2495
WORK ZONE INC/THE		008901							
	06/17/22	ST SIGN MATERIALS	98.72	034179	62422		P - W	STREET SIGNS	50.75.607.14.5641
YUKON/ISAAC		.13959							
	06/17/22	WTR REFUND	113.09	034076	101 0570 00 08		P - W	WATER REFUNDS	90.2495
ZOHIO CORPORATION		000283							
	06/17/22	T&L SW MAINT	2,264.85	034186	2337982		P - W	SOFTWARE MAINTEN	10.90.132.14.5591
	06/17/22	T&L SW MAINT	1,617.75	034186	2337982		P - W	OTHER PREPAYMENT	10.1810
			3,882.60	*CHECK TOTAL					
		VENDOR TOTAL	3,882.60						



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-94

Department: Finance

Submitted By: Vicki McClure, Director
Finance

Subject: Ordinance to Change the Tax Rate Ceiling for the City of Liberty,
Missouri (second reading)

Summary:

- RSMo. 137.073(4) requires special charter taxing jurisdiction to take certain actions in reducing prior year ad valorem tax levy rate reductions.
- Two-part process – Post 30 Day Public Hearing Notice/Hold Public Hearing/Send signed Ordinances to State Auditors Office for final approval.
- The information shared this evening is based on 2022 Preliminary Assessed Valuations.
- The City has complied with all State law noticing/posting requirements and coordinated with the Auditor's office.
- Levy resets to undo voluntary reduction are available in even numbered years.
- Annual impact to the average homeowner is \$35.00 based on 2022 Preliminary Assessed Valuations.
- The additional revenue generated will help support General Services, including but not limited to Public Safety and Parks .
- Budget Committee has recommended approval of the recommendations as presented by City Staff.
- With the proposed Property Tax Levy, it will be the lowest in Clay County.

Background:

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

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

year's assessed valuations and the prior year levy rate. For the City of Liberty, this option allows revenue growth within the general fund and parks fund based on the Hancock Amendment.

Beginning in 2008, primarily due to the crash of the housing market, staff provided the City Council with two other options that allowed the City Council to consider voluntary reductions of the property tax levy. Instead of taking advantage of the maximum inflationary increase allowed by the Hancock amendment, the "revenue neutral" option essentially keeps revenues flat from one year to the next with the average tax payer's bills decreasing slightly and "tax neutral" refers to keeping tax payers' bills essentially the same as what they paid in the prior year, with revenue increasing slightly. Since 2008, Council has chosen one of these options and has not increased the City of Liberty's property tax rates.

In even numbered years, the State of Missouri allows cities to consider resetting the levy to reverse previous reductions.

The City of Liberty strives to provide competitive benefits and salaries for its employees while continuing to fund the level of services that taxpayers expect. In this increasingly competitive job market and period of increasing costs, this has become a challenge across many City departments, particularly Police, Fire, Parks and Public Works.

Through negotiations with Local 42 (Fire Union) in 2021, the City and Union representatives worked to improve the pay scale and step plan that was comparable to other Fire Departments in the region. By taking this step and remaining market competitive, the City of Liberty is better equipped to recruit and retain fire personnel and to continue providing the level of service that residents and businesses expect. However, this creates added pressure on the City's General Fund as the Public Safety Sales Tax does not generate enough revenue to cover the ongoing increases. This also allows limited room in the Public Safety Sales Tax budget to accommodate future negotiations with the Police Union, which we expect to begin in 2022, or in the General Fund to address any other City-wide concerns.

Revising the Ad Valorem property tax dedicated to the General Fund would help to provide ongoing, consistent revenue to the General Fund to help support Police, Fire, Public Works and other general City operations as Liberty continues to grow.

Resetting the Parks portion of the levy would help to provide much needed funding for ongoing capital improvement and maintenance needs. The Parks & Rec Department strives to not only maintain but improve the level of quality in our parks system, providing an essential quality of life benefit for our citizens. The City of Liberty made a significant investment in its parks system with dedicated one-time funding from the Use Tax. As a result, many of the Parks & Rec properties received new amenities or upgrades in the last four years. With more and more people utilizing our outdoor facilities during the pandemic, the Parks & Rec Department committed their funds to keeping facilities and parks open, even though user fees were at an all-time low. Resetting the Parks Tax Levy will allow staff to make much needed repairs, maintenance and playground upgrades to our overall park system.

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

across all departments.

Clay County provided the City with preliminary assessments in June 2022 for all categories of property exclusive of State assessed railroad and utilities. State assessed railroad and utility values are obtained from the State of Missouri. The proposed reset of the Ad Valorem Levy is based on those 2022 Preliminary Assessments. The Public Hearing notice was published as follows:

NOTICE OF PUBLIC HEARING

The Liberty City Council will conduct a public hearing at 7:00 p.m. on Monday, June 13, 2022 in the Council Chambers of City Hall, 101 E. Kansas Street, Liberty, Missouri in compliance with Section 137.073 RSMo. Liberty citizens may be heard concerning the process of revising the voluntary ad valorem levy rate reduction taken in the past even numbered years. This process will provide additional revenue to support the addition of staffing and provide market competitive salary increases within the Police and Fire Departments through the General Fund, as well as additional revenue within the Parks Department through the Parks Fund to support capital projects within the City's park system. The tax rate will be expressed per \$100 of assessed valuation. The proposed tax rate is based on aggregate valuations currently available to the City of Liberty. Note: This Notice was posted in three public places.

Impact of City Operating and Parks Funds and Illustration of Impact to Tax Bills

Based on the average individual real estate property assessment value with 2008 being the base year of 100% or \$194,150. Individual property assessments will vary from average, some higher and some lower.

Residential Impact	Current Levy	Proposed Levy Reset	Annual Difference
	0.7968	0.8905	
Home Value	194,150	194,150	
19% Assessment Factor	36,889	36,889	
Taxes	\$ 293.93	\$ 328.49	\$ 34.56

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
x Budget Committee	Completed/Recommended: 4/22/22
Other:	Completed/Recommended:

Financial Considerations:

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

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

Attachments:

1. Revised_Tax Rate Ceiling Change Ordinance

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE TO CHANGE THE TAX RATE CEILING FOR THE
CITY OF LIBERTY, MISSOURI

WHEREAS, a public hearing on changing the tax rate ceiling was held on the 13th of June, 2022.

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

SECTION I

For the support of the City Government, to include but not limited to Fire and Police Departments, to assist in recruiting and retaining employees by providing market competitive salary increases and assist in the addition of additional staff within each department. In addition, the Parks Department shall receive additional revenue that will support market competitive salaries within the Parks Fund, along with supporting capital projects within the City's Parks System. The City of Liberty, Missouri, tax rate ceiling shall be \$0.8905 cents per hundred dollars assessed valuation, but the actual tax rate shall be \$0.8905 cents per hundred dollars assessed valuation, the approved State Auditors rate.

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 _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



STAFF REPORT

Planning and Zoning Case 22-07FP

Staff: Michael Peterman, City Planner

Date: June 27, 2022

GENERAL INFORMATION

Application: Final Plat for Chiefs Addition, a replat of 1 lot, of Sutton Place between 291, Sutton Place, Brown St. and Kent Street

Applicant: James Anderson
Anderson Survey
1270 NE Delta School Rd.
Lee's Summit, MO 64064

Owner: Evergy
1200 Main Street
Kansas City, MO 64105

Location: On the south side of 291, north of Sutton, west of Kent, east Brown

Site Acreage: 1 lot / 1.8 +/- acres

Existing Land Use / Zoning: Vacant/ C-2, General Business District

Surrounding Land Uses/Zoning: North: 291 Hwy
South: Automotive repair / M-1, Light Industrial District
East: Automotive repair / C-2, General Business District
West: Veterinary office / C-2, General Business District

Future Land Use Designation: Commercial

File Date: February 4, 2022

PREVIOUS CASES/SITE HISTORY

Originally developed as Liberty Industrial Park between the 1970s thru the 1990s

DESCRIPTION OF PROPOSAL

Technical Information

The applicant proposes to replat part of Tract C, currently know as Tract C-2B after multiple replats and lot splits. The proposal is to replat the lot to remove a 100 foot platted building setback on the north side of the lot adjacent to 291 Hwy. The lot dimensions are not changing. A replat is required to change or remove any building lines or setbacks that are part of the existing plat. This does not affect any setbacks required by use or zoning district.

The applicant has stated that they have reached out to the business association and the surrounding businesses

and land owners seeking input regarding the proposal. At this time, there has been no feedback to the applicant. A letter from the applicant is attached as Exhibit C.

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The property has direct access to Sutton Place
Sanitary Sewer	Direct, gravity flow connection	Sanitary sewer service can be provided via sanitary sewer main on Sutton Place.
Water	Direct connection to City water services	Water service will be provided via a main on Sutton Place.
Storm Water	Storm water must be released at an acceptable rate	Stormwater requirements at this location will be reviewed when the lot develops.

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 proposal conforms to principle twelve of the Liberty Neighborhood Principles: "Development should be encouraged to occur in those areas of the community where municipal services are readily available or can most easily be extended." Staff believes the proposed plat complies with the Comprehensive Plan.
- 2. The final plat complies with the provisions of this UDO; and**
Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.
- 3. The final plat substantially complies with approved city development standards and policies.**
The proposed plat complies with the adequate public facilities ordinance and has all utilities available at the site.
- 4. The final plat substantially conforms to the approved preliminary plat, when applicable;**
The proposed plat substantially conforms to the approved preliminary plat.
- 5. All public works elements have been designed to city specifications and certified by the city engineer;**
No public improvements are currently proposed at this location as there is no development proposed at this time.
- 6. All necessary easements, dedications, vacations, and other agreements have been accepted or approved.**
All onsite easements and dedications have been reviewed and approved by the City Engineer and are accepted with the approval and recordation of this plat.

STAFF RECOMMENDATION

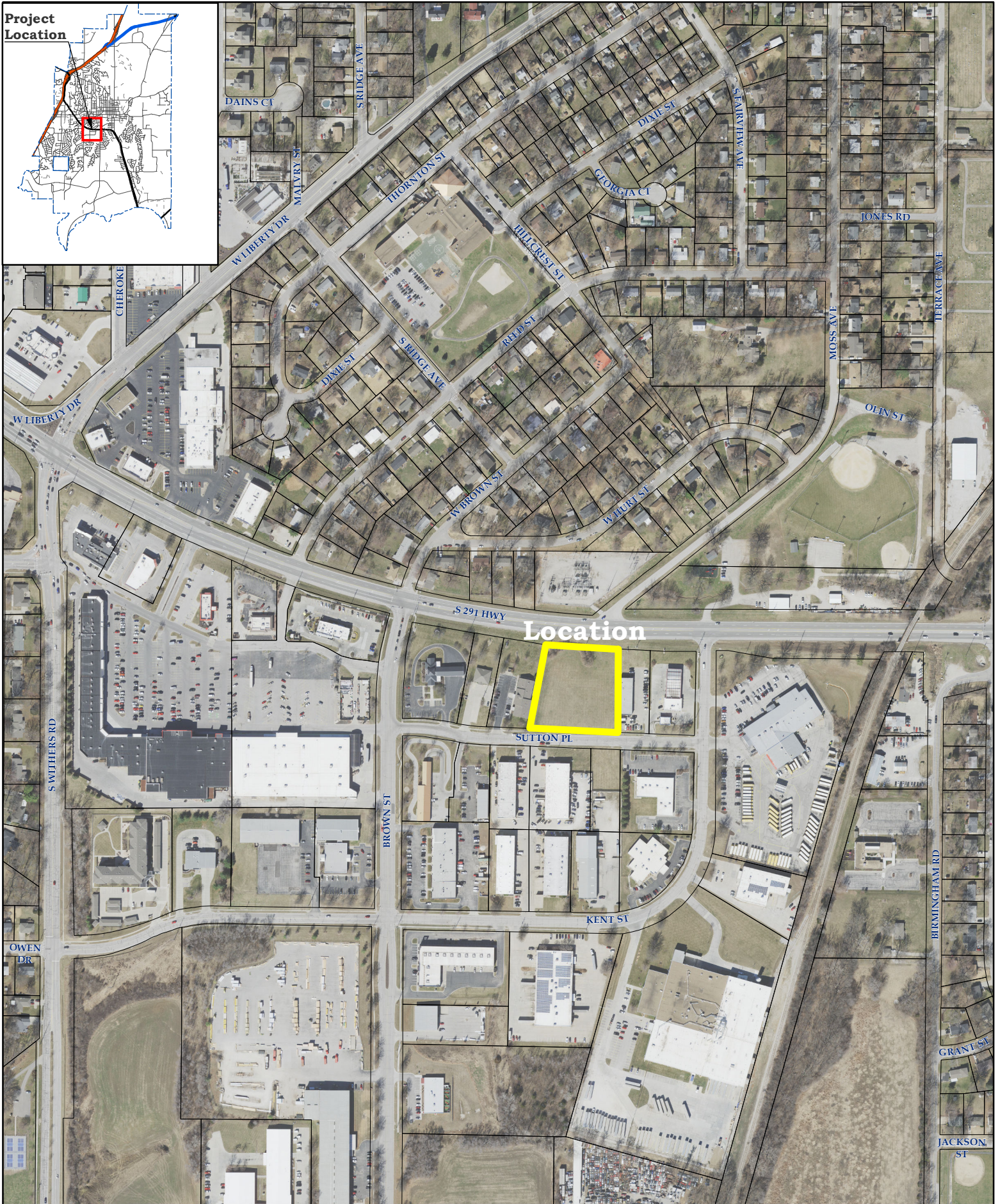
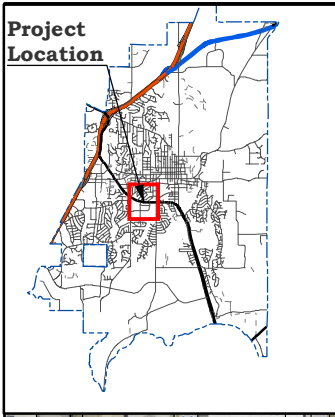
Staff finds that the application does conform to Section 30-28.14, Final Plat approval criteria and recommends approval of P&Z Case 22-07FP.

PZ RECOMMENDATION

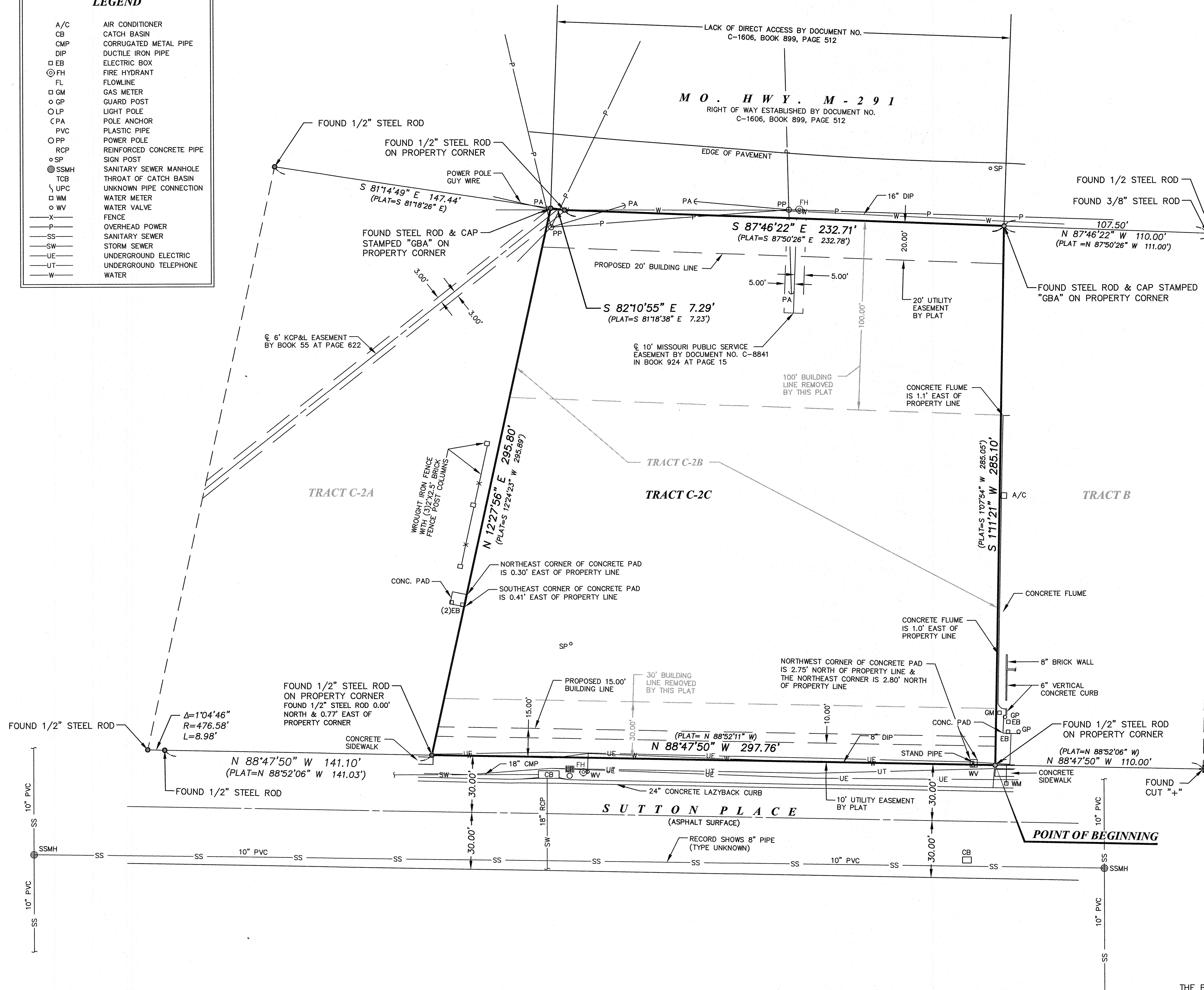
At its June 14, 2022 meeting, the Planning Commission voted 4-0-1 to recommend approval of P&Z Case 22-07FP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Final Plat
Exhibit C:	Letter from applicant to surrounding neighbors
Exhibit D:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit E:	Ordinance



A/C	AIR CONDITIONER
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
□ EB	ELECTRIC BOX
□ FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
GP	GUARD POST
LP	LIGHT POLE
PA	POLE ANCHOR
PVC	PLASTIC PIPE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SG	SIG. POST
□ SSMH	SANITARY SEWER MANHOLE
TBC	THROAT OF CATCH BASIN
□ UCB	UNKNOWN PIPE CONNECTION
WM	WATER METER
WV	WATER VALVE
—X—	FENCE
—P—	OVERHEAD POWER
—SE—	SANITARY SEWER
—SW—	STORM SEWER
—U—	UNDERGROUND ELECTRIC
—UT—	UNDERGROUND TELEPHONE
—W—	WATER



SHERRI McINTYRE, P.E.
PUBLIC WORKS DIRECTOR

***SURVEY LOCATION
LIBERTY, CLAY COUNTY,
MISSOURI***

Bank Midwest

Phillips 66-T with
Star Energy 3278

Sutton Pl

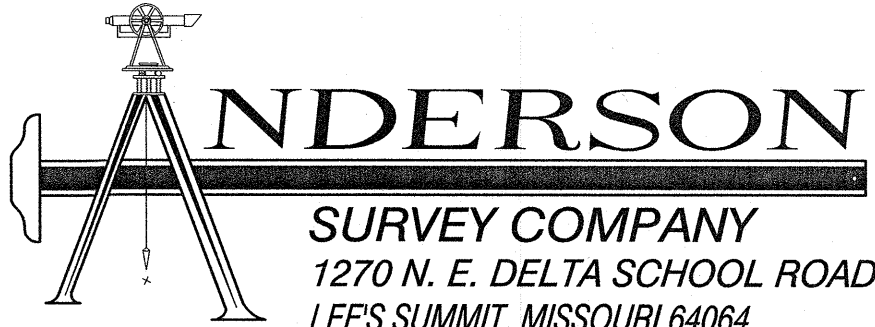
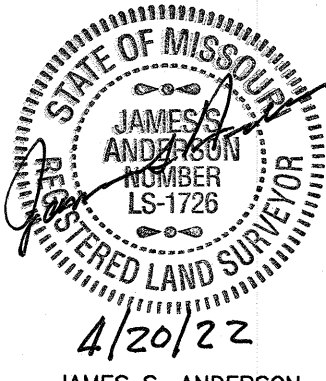
Sutton Pl

Sutton Pl

Squawks Clean
CAR Wash

CARSTAR
Wicklunds Liberty

Probation Parole Office

4/13/2022	ADD PROPOSED 15' BUILDING LINE	RMC
DATE	REVISION	BY
MINOR SUBDIVISION		
DATE: JANUARY 14, 2022 FOR: EVERGY 4400 EAST FRONT STREET KANSAS CITY, MISSOURI 64120 ATTN: BOBBY CHRISTIE		PROJECT LOCATION: LIBERTY, CLAY COUNTY, MISSOURI
 ANDERSON SURVEY COMPANY 1270 N. E. DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050		 STATE OF MISSOURI JAMES S. ANDERSON NUMBER LS-1726 CREATED LAND SURVEYOR 4/20/22 JAMES S. ANDERSON, PLS. #1726
MISSOURI STATE CERTIFICATE OF AUTHORITY. 000076		

SCALE 1 INCH = 30 FEET

30 15 0 30 60 90

SCALE IN FEET

18-51-31
21-12-43019-1
43019dw1_2022-01-12.dwc



June 8, 2022

Address
City, ST ZIP

Dear Evergy Customer:

I am writing to update you on work Evergy is planning in your area. Evergy is preparing to construct a new substation near Sutton Place and Kent Street in Liberty, MO to connect to the broader power grid. The upgrade will enhance electric reliability to support current and future needs of the community.

Once the new substation is operational, the aging substation across the street will be removed. Construction is scheduled to begin in 2024 and be completed in December 2025. Property restoration will begin after construction is complete and will continue through mid-2026. Duration of restoration is weather dependent, but properties will be restored to, near as reasonable, pre-construction condition.

The substation will be surrounded by an eight-foot-tall stonecast wall and feature security lighting that can be turned on and off as needed. The steel poles within the substation will be approximately 90 feet tall. A short section of transmission line will be built from the substation to connect to three existing transmission lines in the area. The poles will be steel and approximately 90 feet tall.

The enclosed map shows the locations of the existing substation, new substation and transmission lines.

To complete the project, we need to adjust the property setback where the new substation will be built. In June, we will request approval from the city to do so.

Evergy is committed to transparent and timely communications with neighbors. We will do our best to answer your questions, provide information and address any concerns you may have. I can be reached at **816-245-3925** or **robert.christie@evergy.com**.

We ask you to maintain social distancing and not approach our employees or contractors working on job sites in your area. We appreciate your understanding as we take precautions to protect you and our workforce.

Thank you for the opportunity to serve you.

Sincerely,

Bobby Christie
Sr. RES Project Coordinator
Evergy

A. 22-07FP: Final Plat for Chiefs Addition, a portion of Tract C-2, Sutton Place. 1 lot on 1.8 acres between 291, Sutton Place, Brown St. and Kent Street.

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

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Bobby Christie, Evergy, said Evergy needs to replat this lot to remove the 100 foot building setback lines and replace the substation on the north side of 291 which has exceeded its lifespan. He said they purchased this property about 4 years ago, to make substation fit on site we need to remove the 100 foot setback requirement. There are covenants set up, but as far as we can tell there is no industrial park board in existence. The original covenants had a 100' setback however the more recent ones reduced the setbacks but was not updated on subsequent plats. The platted set back is really just on plat and not governed by covenants and restrictions of property, so we are asking to replat to make it usable for future substation in this area.

Ms. Sharp said that this was not a variance and they would still need to meet setbacks per the zoning. She said the Substation would come through with it's own Special Use Permit application in the future.

Chairman Rosekrans asked how long the current has substation been there.

Mr. Christie said KCPL purchased the property in 1954 so assuming at least 1960s.

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

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

Vote: Motion passed 4-0-1

Yes: Howard, Reinier, Rosekrans, and Waterman

No: None

Abstained: Summers abstained due to a potential conflict of interest.

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING AND APPROVING A FINAL PLAT FOR
CHIEF'S ADDITION, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final plat for Chief's Addition in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on June 14, 2022 and City Council on June 27, 2022; 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 Chief's Addition in the City of Liberty, Clay County, Missouri the legal description of which follows:

Tract C-2B, "Lot Split Survey, Tract C-2, Replat Five-Liberty Industrial Park", A subdivision in the City of Liberty, Clay County, Missouri.

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 _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

ORDINANCE NO. _____ (CONT.)

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

MAYOR



STAFF REPORT

Planning and Zoning Case 22-22FDP

Staff: Michael Peterman, City Planner

Date: June 27, 2022

GENERAL INFORMATION

Application:	Final Development Plan for Vintage Estates to allow the construction of 25 single-family patio homes at the SW corner of S. Withers Road and Old Withers Road.
Applicant/ Property Owner:	Ray Bisbee & Jeff Ewing Harvest Investments, LLC 2521 Washington St. Pella, IA 50219
Location:	Southwest corner of S. Withers Road and Old Withers Road
Existing Land Use/Zoning:	Undeveloped / PD, "Planned Development" district
Future Land Use Designation:	Low Density Residential
Surrounding Land Uses/Zoning:	North: Homestead & Withersfield, Single family / R-1C "Single Family Residential" South: Homestead Hills / R-1C "Single Family Residential" & Floodplain East: Undeveloped / MU "Mixed Use" West: Undeveloped / R-1C "Single Family Residential" & Floodplain
Public Notice:	None Required
File Date:	April 1, 2022

PREVIOUS CASE

PZ Case 21-27A: Proposal to amend the Future Land Use Map to Low Density Residential for 16+/- acres at the SW corner of S. Withers Road and Old Withers Road was approved in 2021.

PZ Case 22-12PP: Preliminary Plat for Vintage Estates was approved on April 25, 2022.

PZ Case 22-11R&PDP Rezoning and Preliminary Development Plan for Vintage Estates was approved on April 25, 2022.

PZ Case 22-23FP A Final Plat for 1 lot at Vintage Estates is running concurrently with this application.

APPLICANT'S PROPOSAL

Summary

This Final Development Plan is to allow Harvest Investments to build 25 individual homes and a clubhouse in an age restricted, gated, Cooperative development. The proposal also includes the extension of Buckingham Drive to S. Withers Road and the removal of Old Withers Road.

Use

The applicant's proposal for 1 lot includes 25 single family homes in an age restricted development.

Site Design

The site is proposed west of S Withers Road, east of an extended Buckingham Drive, with one entrance from Buckingham Drive. This is proposed as a gated access point and will be accessible by emergency services as well as residents. The proposal consists of a public road extension, two private roads, 25 homes, and a clubhouse. A stormwater management area is located on the south of the property.

Access/Circulation/Parking

There will be 1 entrance to the site from Buckingham Drive. Vintage Lane will extend to Harvest Lane, which terminates on both ends with regulation turn-arounds to allow large service vehicles such as trash trucks adequate maneuverability. Each home has a driveway that fits a minimum of 2 vehicles, which meets the minimum code requirements in UDO Section 30-83.2 for parking in a single family district. Additional parking is at the clubhouse. A traffic calming measure has been included on Buckingham at the trail crossing. This will serve to slow traffic on Buckingham Dr. as well as create a safer crossing for the trail users.

Building Design/ Signage/Lighting

The homes will be set a minimum of 22 feet from the street, with a 13-15 foot side yard separation between dwellings. The home designs will vary, and an example of these designs has been attached to this report as Exhibit C.

Landscaping/ Open Space/ Tree Preservation

The application shows a heavily landscaped buffer along S Withers Road, and individual landscaping for each structure. The overall site meets the 20% open space standard as defined in the UDO Section 30-97.6. by providing 61.5%, this open space calculation includes the open space tract west of Buckingham Drive. The applicant is proposing to pay the parkland fee of \$7,800.

FLOODPLAIN

This site is currently designated as floodplain by FEMA. Any development in the floodway and 100 year floodplain must meet specific requirements in order to provide a certain level of protection to the building, its contents, and its occupants during a flood. In addition, certain land uses are restricted or prohibited in the floodway, 100 year floodplain, and 500 year floodplain. As such, the applicant is in the process applying for permits with the federal FEMA process to remove the floodplain designation. FEMA has standardized application procedures to remove the floodplain designation on the floodplain maps. Each type of map change will require the applicant to produce an Elevation Certificate signed and sealed by a Professional Land Surveyor. This document demonstrates that the structure is sufficiently above the floodplain according to floodplain regulations.

The applicant's engineers are working through the FEMA process to have Buckingham Drive and the area to the northeast of Buckingham Drive built up and out of the floodplain.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance. The detailed Public Improvement plans are currently in review by the Public Works and Utilities departments. Final approval of these plans must be obtained prior to building permits being issued.

Streets

The property will have direct access to Buckingham Drive, which will be extended to the south to intersect with S. Withers Road by the developer as part of this project. When Buckingham is completed, Old Withers Rd. will be closed and the land utilized for this development.

Sanitary Sewer

The site has direct access to an 8" public sanitary sewer line which will be located in a public easement along the private internal drives.

Water

The site has direct access to a 12" public water line along S. Withers Road.

Stormwater

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

STAFF ANALYSIS

In accordance with the UDO, staff's analysis of a Final Development Plan application follows section 30-27.8. Before staff may recommend approval, the UDO requires the following be determined:

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

Staff believes this application conforms to Principles Eight, Eleven and Twelve of the Plan, by providing the development of a vacant and underutilized infill parcel, and the use of a parcel served by existing public utilities.

The property is designated for Low-Density Residential on the Future Land Use map. Low-Density Residential envisions residential development between 0-6 dwelling units per acre. The construction of 25 units on 7.01 acres (Lot 1) equals a density of 3.56 units per acre.

Staff believes the project conforms to the Comprehensive Plan.

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 except for the variance that was approved in the Preliminary Development Plan to reduce the buffer along S. Withers Rd.

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

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

4. The plan substantially complies with the approved preliminary development plan, where applicable.

Staff finds that this application does substantially comply with the preliminary development plan.

STAFF RECOMMENDATION

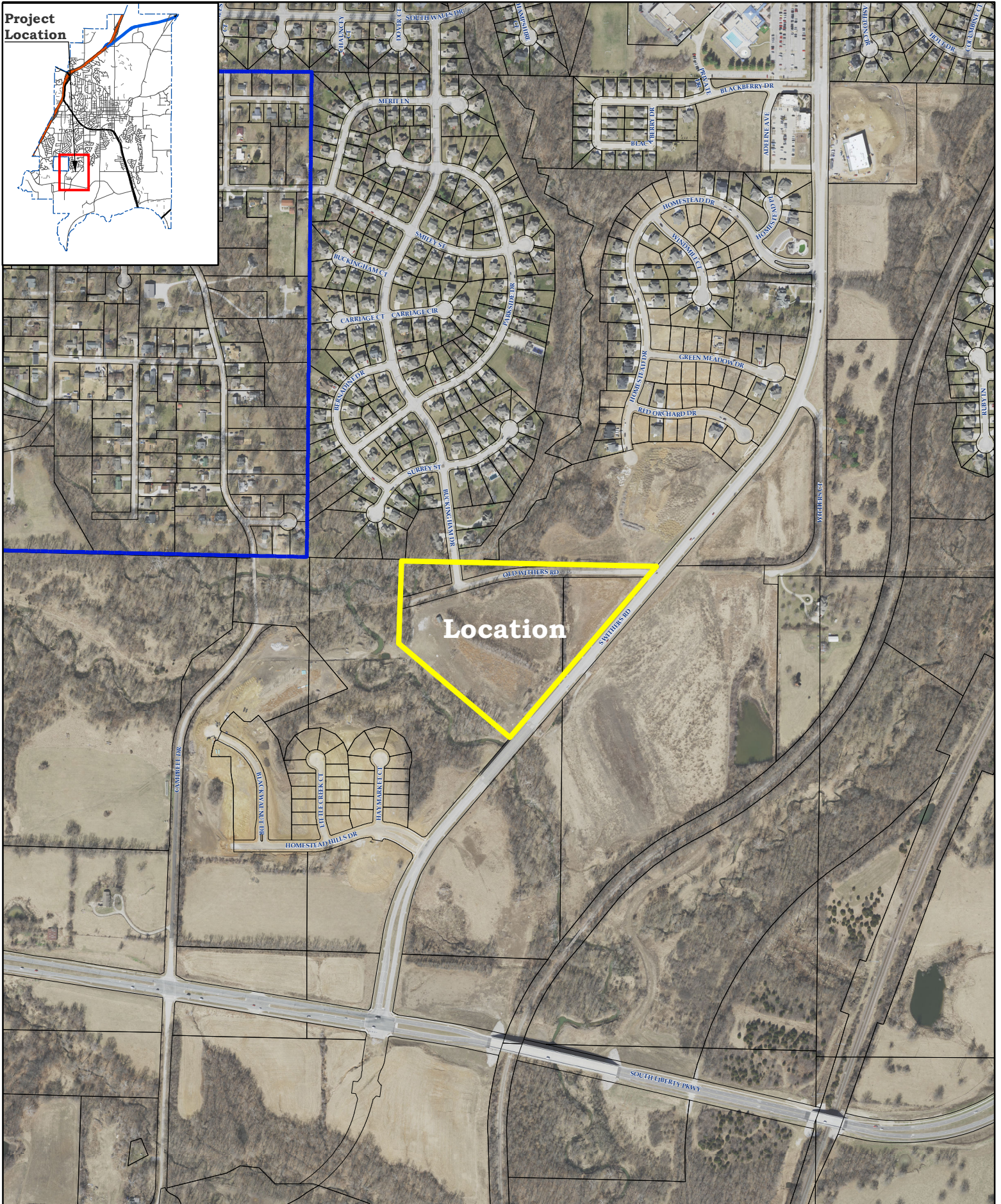
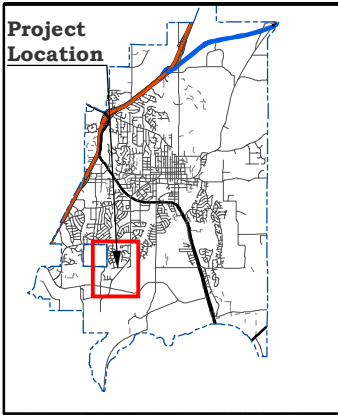
Staff finds that this application meets the standards of review for a final development plan. Staff recommends approval of P&Z Case 22-22FDP.

PZ RECOMMENDATION

At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-22FDP as presented in the staff report.

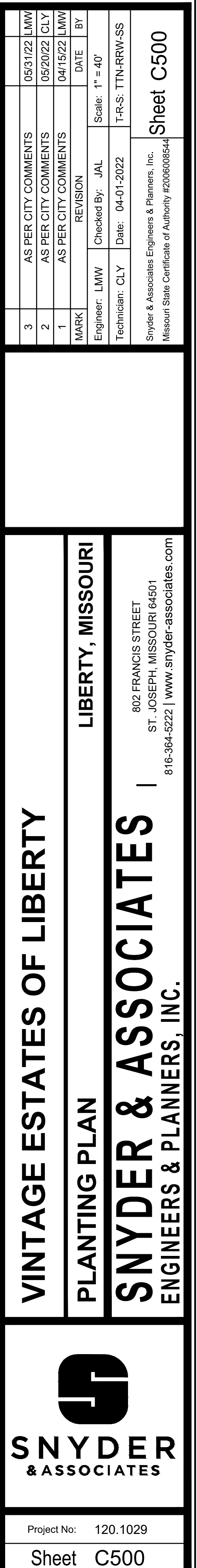
ATTACHMENTS

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



**P&Z Case 22-22FDP
Final Development Plan
Vintage Estates**

**Exhibit A:
Vicinity Map**





GENERAL NOTES





NOTE:
THIS DRAWING IS AN ARTISTIC
INTERPRETATION OF THE GENERAL
APPEARANCE OF THE DESIGN.





NOTE:
THIS DRAWING IS AN ARTISTIC



A. 22-22FDP: Final Development Plan for Vintage Estates. 25 age restricted patio homes on 16+/- acres at Old Withers and S. Withers.

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

Commissioner Reiner asked if they are going to do a sloped hill or a wall at the floodplain demarcation line.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Ray Bisbee, Harvest Investments, 505 Vintage Lane, Pella, Iowa, said Buckingham road will be the demarcation between flood plain and non-flood plain.

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

RESOLUTION NO. _____

FINAL DEVELOPMENT PLAN FOR VINTAGE ESTATES, TWENTY-FIVE AGE RESTRICTED HOMES ON 1 LOT, ON 16+/- ACRES AT THE SW CORNER OF OLD WITHERS AND SOUTH WITHERS ROAD IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final development plan for Vintage Estates, 24 age restricted patio homes on 16+/- acres at Old Withers and S. Withers in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning & Zoning Commission on June 14, 2022 and the City Council on June 27, 2022; and

WHEREAS, pursuant to the Unified Development Ordinance (UDO) 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 Vintage Estates, 24 age restricted patio homes on 16+/- acres at Old Withers and S. Withers in the 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 _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK



STAFF REPORT

Planning and Zoning Case 22-23FP

Staff: Mike Peterman, City Planner

Date: June 27, 2022

GENERAL INFORMATION

Application: **Final Plat of Vintage Estates, an age restricted residential development on one lot at the SW corner of S. Withers Road and Old Withers Road.**

Applicant/ Property Owner: Ray Bisbee & Jeff Ewing
Harvest Investments, LLC
2521 Washington St.
Pella, IA 50219

Location: Southwest corner of S. Withers Road and Old Withers Road

Existing Land Use/Zoning: Undeveloped / PD, "Planned Development" district

Future Land Use Designation: Low Density Residential

Surrounding Land Uses/Zoning: **North:** Homestead & Withersfield, Single family / R-1C "Single Family Residential"
South: Homestead Hills / R-1C "Single Family Residential" & Floodplain
East: Undeveloped / MU "Mixed Use"
West: Undeveloped / R-1C "Single Family Residential" & Floodplain

File Date: April 1, 2022

PREVIOUS CASES / SITE HISTORY

PZ Case 21-27A: Proposal to amend the Future Land Use Map to Low Density Residential for 16+/- acres at the SW corner of S. Withers Road and Old Withers Road was approved in 2021.

PZ Case 22-11R&PDP: Proposal to Rezone 16.30 ac from R-1A and MU to PD for Vintage Estates to allow the construction of 25 single-family patio homes was approved in 2021.

PZ Case 22-12PP: Preliminary Plat for Vintage Estates was approved in 2021.

PZ Case 22-22FDP: Final Development Plan for Vintage Estates is running concurrently with this application.

APPLICANT'S PROPOSAL

Technical Information

This is final plat for 1 lot for Vintage Estates. The proposal is to build 25 individual homes and a clubhouse in an age restricted, gated, Cooperative development. The proposal also includes the extension of Buckingham Drive to S. Withers Road and the removal of Old Withers Road.

Park dedication

As no parkland will be dedicated with this development a fee is required to be paid in the amount of \$7,800.

PUBLIC INFRASTRUCTURE

FACILITY	CITY STANDARD	STATUS
Streets	Direct connection to fully improved street network	The property will have direct access to Buckingham Drive, which will be extended to the south to intersect with S. Withers Road by the developer as part of this project. When Buckingham is completed, Old Withers Rd. will be closed and the land utilized for this development.
Sanitary Sewer	Direct, gravity flow connection	The site has direct access to an 8" public sanitary sewer line which will be located in a public easement along the private internal drives.
Water	Direct connection to City water services	The site has direct access to a 12" public line along Withers Road.
Storm Water	All storm water must be released from the site at an acceptable rate	Storm water will be collected on the property and directed into a combination of storm water quality best management practices and a storm water detention basin located on the southern portion of the property, in Tract C. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

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 proposed plat conforms to guidelines 1 and 2 of Principle Twelve, which encourages development in a contiguous area in which municipal services are readily available. The Comprehensive Plan also encourages the creation of a diverse mixture of housing types to create a balanced full service community. Staff believes this proposal satisfies the intent of the Comprehensive Plan.

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

The proposed plat complies with all standards of 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;**
The proposed plat substantially conforms to the previously-approved preliminary plat.
- 5. All public works elements have been designed to city specifications and certified by the city engineer;**
All public improvement plans have been submitted and will be 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

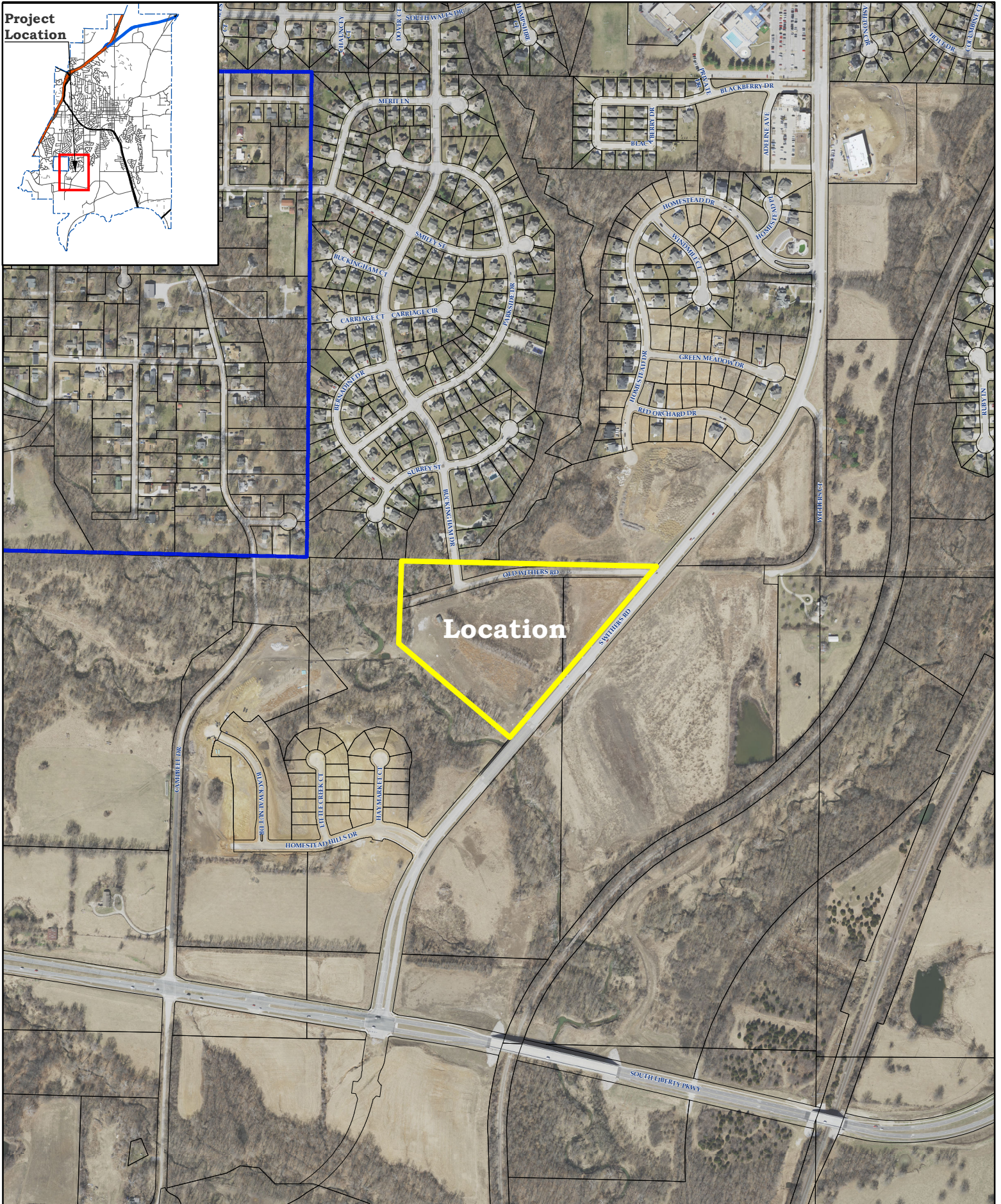
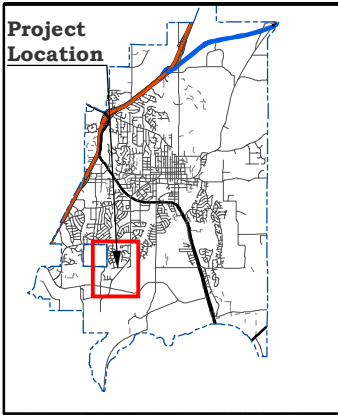
Staff finds the application meets the standards of review for a Final Plat in Section 30-28.14 of the UDO and recommends approval of P&Z Case 22-23FP.

PZ RECOMMENDATION

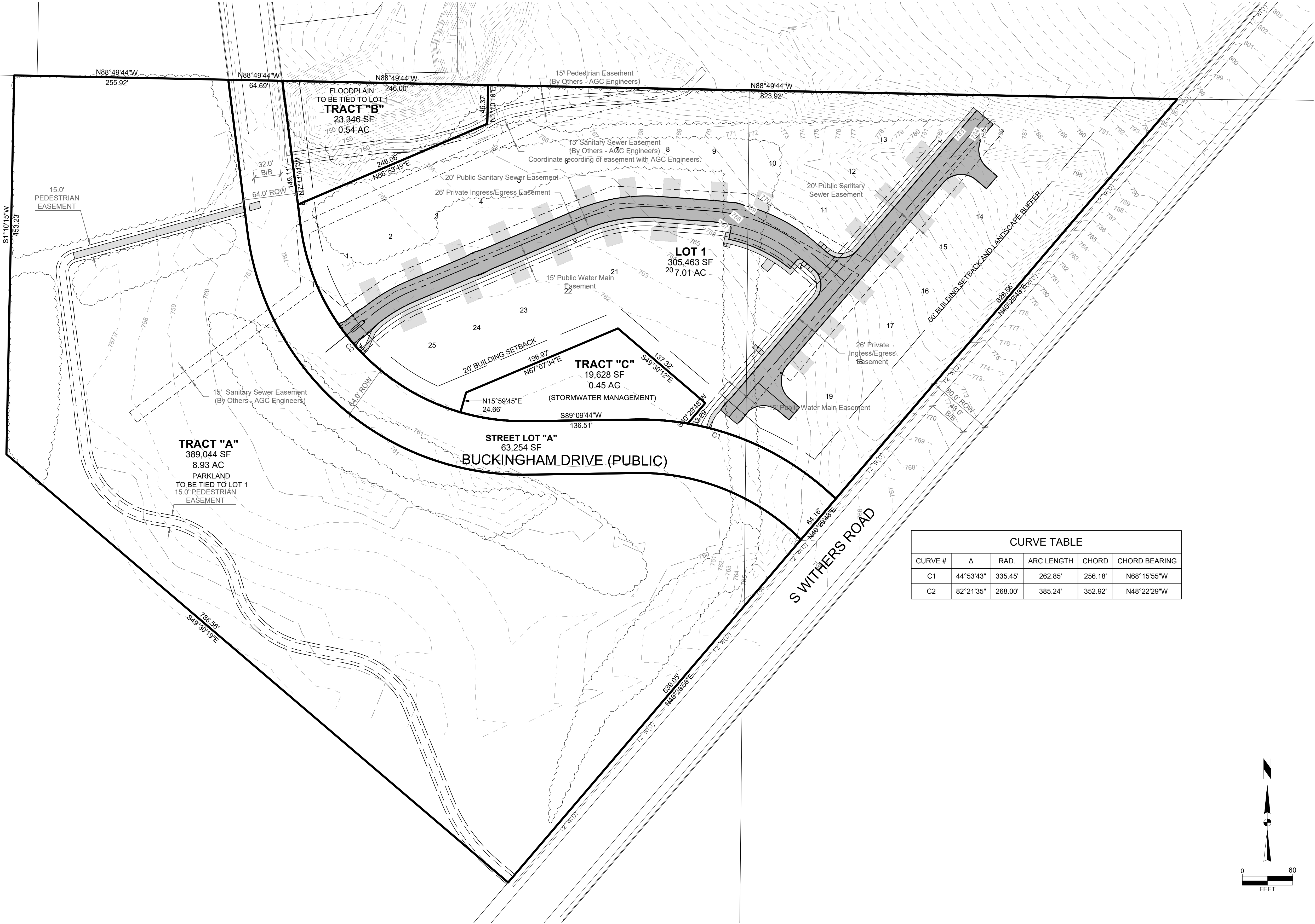
At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-23FP as presented in the staff report.

ATTACHMENTS

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



PRELIMINARY PLAT FOR
VINTAGE ESTATES OF LIBERTY



3	AS PER CITY COMMENTS	04/01/22	LMW
2	AS PER CITY COMMENTS	03/19/22	LMW
1	AS PER CITY COMMENTS	03/04/22	LMW
MARK	REVISION	DATE	BY
Engineer:	LMW	Checked By:	JAL
Technician:	RMB	Date:	6-18-2021
		T-R-S:	TTN-RRW-SS
		Scale:	1" = 60'
		Snyder & Associates Engineers & Planners, Inc.	
		Missouri State Certificate of Authority #2060608544	

LIBERTY, MISSOURI

VINTAGE ESTATES OF LIBERTY

PRELIMINARY PLAT

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.1029

Sheet C100

V:\Projects\2020\120.1029\120.1029-01-CADD\PP - 120.1029 - PLM.dwg LORENA WASON, LAYOUT PLAN, 2/22/2021, 3:19 PM, ANS FULL BLEED 0 (14.00 X 22.00 INCHES)

- LEGEND
- SET 1/2" REBAR LS 1999141096 OR AS NOTED
 - FOUND MONUMENT AS NOTED
 - ① STATE PLANE IDENTIFIER
 - (M) MEASURED
 - (R) RECORD
 - A/E ACCESS EASEMENT
 - B/L BUILDING SETBACK LINE
 - D/E DRAINAGE EASEMENT
 - F/E FACILITIES EASEMENT
 - L/E LANDSCAPE EASEMENT
 - P/E UTILITY EASEMENT
 - U/E UTILITY EASEMENT
 - W/E WATER LINE EASEMENT

60 0 60 120
SCALE: 1 INCH = 60 FEET



LOT	AREA IN SQUARE FEET
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TRACT A
HOMESTEAD HILLS FIRST PLAT
BOOK I, PAGE 107.1

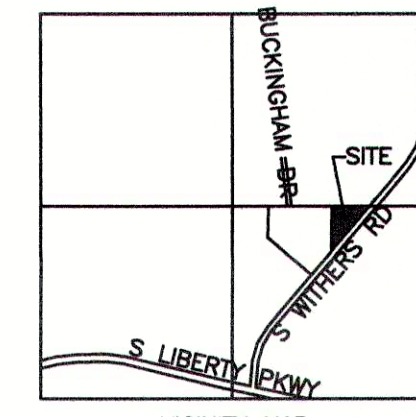
TRACT	AREA IN SQUARE FEET
A	388901
B	23322
C	19851

VINTAGE ESTATES OF LIBERTY

PART OF THE SOUTHEAST QUARTER
SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

STATE PLANE COORDINATES IN METERS
FROM MGRS STATION CL-94 GRID FACTOR=0.9999069
DATE OF ADJUSTMENT 2003

CL-94	339247.082	855428.947
1	338428.127	855178.412
2	338142.579	854932.691
3	338298.616	854749.900
4	338436.720	854752.700



VICINITY MAP
SECTION 24-T51N-R32W
1"= 2640'
POINT OF BEGINNING

RESERVED FOR THE RECORDER OF DEEDS

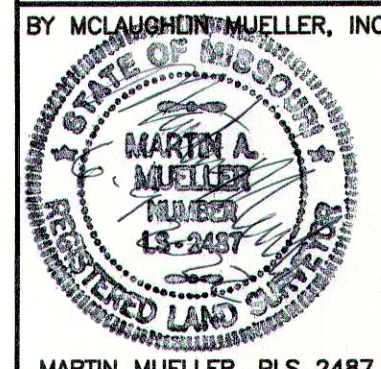
McLaughlin Mueller, Inc 2022

Project No. 22022
Sht. No. 1
Date
By
Revision
No.

MCLAUGHLIN MUELLER, INC.
Professional Land Surveyors
218 West Mill Street
Liberty, MO 64068
PH 816-407-0002 FX 816-407-0003
Corporation LS 1999141096

Designed By: MAM
Drawn By: MTW
Checked By: MAM
Approved By: MAM
Date: JUNE 9, 2022

PART OF THE SOUTHEAST QUARTER OF SECTION 24-T51N-R32W
LIBERTY, CLAY COUNTY, MISSOURI



MARTIN MUELLER, PLS 2487

DESCRIPTION:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE N88°50'17"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.55 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AS DESCRIBED IN BOOK 4664 AT PAGE 342; THENCE S40°28'53"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH WITHERS ROAD, A DISTANCE OF 1231.79 FEET TO THE EAST LINE OF TRACT A, HOMESTEAD HILLS FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N49°30'52"W ALONG SAID EAST LINE, A DISTANCE OF 788.56 FEET; THENCE N01°09'42"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 453.23 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S88°50'17"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.75 FEET TO THE POINT OF BEGINNING.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND THE PROPERTY SHALL HEREFTER BE KNOWN AS "VINTAGE ESTATES OF LIBERTY". IT SHALL BE SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT TO HEREFTER HAVE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE LOT FOLLOWED BY THE WORDS; PACIFIC DENTAL, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

STREETS:
STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED. NO EXPRESSED OR IMPLIED DISCLAIMER OR VACATION OF EXISTING OR PREVIOUSLY DEDICATED RIGHT OF WAY IS INTENDED IN THIS PLAT.

EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION MAINTENANCE OR USE OF CONDUITS, FOR ANY AND ALL PURPOSE WATER, GAS, AND SEWER MAINS, POLES, WIRES, ANCHORS, AND APPURTENANCES THERETO, ANY OR ALL OF THEM OVER, UNDER, AND ALONG THE STRIPS OF LAND DEDICATED BY THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U/E".

SANITARY SEWER EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY SEWER MAINS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM UPON, UNDER AND ALONG THE STRIPS OF LAND DEDICATED BY THIS PLAT AND DESIGNATED "SANITARY SEWER EASEMENT" OR "S/E".

DRAINAGE EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF SURFACE DRAINAGE WAYS AND INSTALLATIONS, AND UNDERGROUND DRAINAGE CONDUITS AND APPURTENANCES FOR DRAINAGE PURPOSES ON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "DRAINAGE EASEMENT" OR "D/E".

BUILDING LINE SETBACK:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

FACILITIES EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF STORMWATER DETENTION FACILITIES AND INSTALLATIONS AND UNDERGROUND DRAINAGE CONDUITS AND APPURTENANCES FOR DRAINAGE AND DETENTION PURPOSES ON UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "F/E".

LANDSCAPE EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION "PRIVATE LANDSCAPE EASEMENT" FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LAWN AND PLANTINGS ON UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "L/E".

MAINTENANCE OF TRACTS:
TRACTS A, B AND C SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN TESTIMONY WHEREOF: RAY BISBEE, MEMBER OF HARVEST INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY, ____, 2022.

RAY BISBEE, MEMBER

STATE OF MISSOURI) SS

COUNTY OF CLAY)

ON THIS ____ DAY OF ____, 2022 BEFORE ME APPEARED RAY BISBEE, MEMBER OF HARVEST INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME, WHO SIGNED AND ACKNOWLEDGED SAID INSTRUMENT TO BE SIGNED AND SEALED ON BEHALF OF SAID HARVEST INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, AND SAID RAY BISBEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID HARVEST INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI, ON THIS ____ DAY OF ____, 2022.

CHAIRPERSON: DEE ROSEKRANS

CITY COUNCIL
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF LIBERTY, MISSOURI, BY ORDINANCE NO. ____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF ____, 2022.

MAYOR: LYNDELL BRENTON

DEPUTY CITY CLERK: JANET PITTMAN

DIRECTOR OF PUBLIC WORKS: SHERRI MCINTYRE P.E.

NOTES:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE, FROM MGRS STATION CL-94, N=339247.082 METERS, E=855428.947 METERS, ADJUSTMENT DATE 2003, GRID FACTOR OF 0.9999069 AND AN NAVD 1988 ELEVATION OF 263.4 METERS(831.36 FEET). USING REAL TIME KINEMATIC GPS EQUIPMENT

THIS BOUNDARY IS LOCATED IN ZONE X AND AE, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 2904700229E EFFECTIVE DATE AUGUST 3, 2015.

DESCRIPTION CONTAINS 18.38 ACRES, MORE OR LESS.

ALL ACRE AND SQUARE FEET CALCULATIONS SHOWN HEREON ARE MORE OR LESS CALCULATIONS.

A. 22-23FP: Final Plat for one lot on 16 +/- ac at Old Withers and S. Withers for Vintage Estates.

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

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

ORDINANCE NO. _____

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

WHEREAS, a final plat for Vintage Estates in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on June 14, 2022 and City Council on June 27, 2022; 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 Vintage Estates in the City of Liberty, Clay County, Missouri the legal description of which follows:

A tract of land in the southeast quarter of Section 24, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the northeast corner of the southeast quarter Section 24, Township 51 North, Range 32 West; Thence N88.50'17"W along the north line of the southeast quarter of said Section 24, a distance of 878.55 feet to the point of beginning, being a point on the northerly right-of-way line of South Withers Road as described in book 4664 at page 342; Thence S40.28'53"W along the northerly right-of-way line of South Withers Road, a distance of 1231.79 feet to the east line of Tract A, Homestead Hills First Plat, a subdivision of land in the City of Liberty, Clay County, Missouri; thence N49.30'52"W along said east line, a distance of 788.56 feet; thence N01.09'42"E, continuing along said east line, a distance of 453.23 feet to the north line of the southeast quarter of said Section 24; thence S88.50'17"E along the north line of the southeast quarter of said Section 24, a distance of 878.75 feet to the point of beginning.

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.

ORDINANCE NO. _____ (CONT.)

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



STAFF REPORT

Planning and Zoning Case 22-26PDP

Staff: Mike Peterman, City Planner

Date: June 27, 2022

GENERAL INFORMATION

Application:	Preliminary Development Plan for Oak Wood North. A commercial/office development on 24+/- acres on N. Church Road
Applicant:	Nick Heiser Olsson 1301 Burlington Street, Ste. 100 North Kansas City, MO 64116
Owner:	Jim Robertson Robertson Properties PO Box 165 Liberty, MO 64069
Location:	North Church Road, North of Industrial Drive, west of I-35
Site Acreage:	24+/- Acres
Existing Land Use/Zoning:	Vacant/C-2 "General Business District"
Future Land Use Map:	Business
Surrounding Land Uses/Zoning:	North: Hills of Oakwood Subdivision / R-1C "Standard Single-family" South: Oakwood Business Park/ C-2 "General Business" & C-3 "Highway Business" West: Vacant and Steam Buffer / C-2 "General Business District" East: North Church Road and I-35
Public Notice:	None Required
File Date:	May 6, 2022

PREVIOUS CASES/SITE HISTORY

A Lot Split was approved in 2014 that created two lots. The lot split was initiated to create a lot for an existing telecommunication tower.

PZ Case 22-27PP: A Preliminary Plat for Oak Wood North, 3 Lots on 24 +/- acres is running concurrently with this application.

APPLICANT'S PROPOSAL

Summary

This application is a preliminary plan for the development of a vacant parcel of land on N. Church Road. The proposal includes 3 commercial/office buildings similar to the new construction just to the south in Oakwood Business Park. The new development is proposed adjacent to N. Church Road. There is a stream with a stream buffer that runs north-south through the middle of this property, the development does not propose to cross or infringe on this existing stream buffer. There is an existing telecommunication tower on its own lot to the south west of the proposed development.

Use

The proposed buildings will consist of office/commercial suites and be similar to the buildings to the south in Oakwood Business Park along N. Church Road.

Site Design

The site will be divided into 3 lots, one single story 15,000 sq. ft. building on Lot 1 to the north, two 2 story 24,000 sq. ft. buildings on Lot 2 to the south, and Lot 3 to the west will remain vacant at this time. Each building is proposed with adjacent parking areas. There will be one entrance into the development from N. Church Rd. There is a proposed "emergency only" access on the south side of the development. This will be a gated entry to be used only for emergency services.

Access/Circulation/Parking

There is one main entrance to the site from N. Church Road. The main access drive, Eric Circle will have a cul-de-sac at the end to allow for turn around movements. There will be an internal access drive that will allow access to the two southern buildings and an entrance to the parking lot to the north from the main entry drive. Each lot appears to have the appropriate amount of parking at this time. Final details will be required with the Final Development Plan. The plan as proposed meets the standards for access, circulation and parking.

Building Design/ Signage

The buildings are proposed to use a combination of stone, brick, and accent materials that are appropriate for the C-2, "General Business" district. All signage will be permitted separately in accordance with the UDO Section 30-87.5.

Landscaping/ Open Space/ Tree Preservation

The proposal has included a preliminary landscaping table that meets the minimum requirements per the UDO. Final details regarding landscaping species will be provided during the Final Development Plan. Each lot is proposed to meet the 20% open space standard as defined in the UDO Section 30-97.6. Further evaluation of landscaping will occur at Final Development Plan phase. The plan as proposed meets the standards for landscaping and open space.

The applicant proposes a 50 foot landscape buffer along the north Property line where the project is adjacent to residential properties. This buffer includes existing trees and new plantings where needed. This buffer will be better detailed in the Final Development Plan phase.

The applicant proposes to create a Conservation Easement over the stream buffer area and preserve the trees in that area. This will account for the replacement trees that are removed as part of the development. UDO Section 30-97.4.

PUBLIC INFRASTRUCTURE

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

Streets

The property has access to N. Church Road.

The internal access road, noted as Eric Circle, will be a private road until such time that the western portion of the property develops in a residential fashion and is connected to another residential street. Eric Circle will be built to city standards as proposed in the Public Improvement Plans, for it to be a city street in the future.

Sanitary Sewer

Sanitary sewer service will be provided via an existing sanitary sewer main that will be extended from the south.

Water

Water service will be provided to the property from a main on N. Church Road. The public main will be extended into the site to serve all the proposed lots.

Stormwater

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

STAFF ANALYSIS

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

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

As further described above, Staff believes this proposal satisfies the intent of the comprehensive plan, future land use map by providing commercial opportunities at this location.

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

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

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

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

STAFF RECOMMENDATION

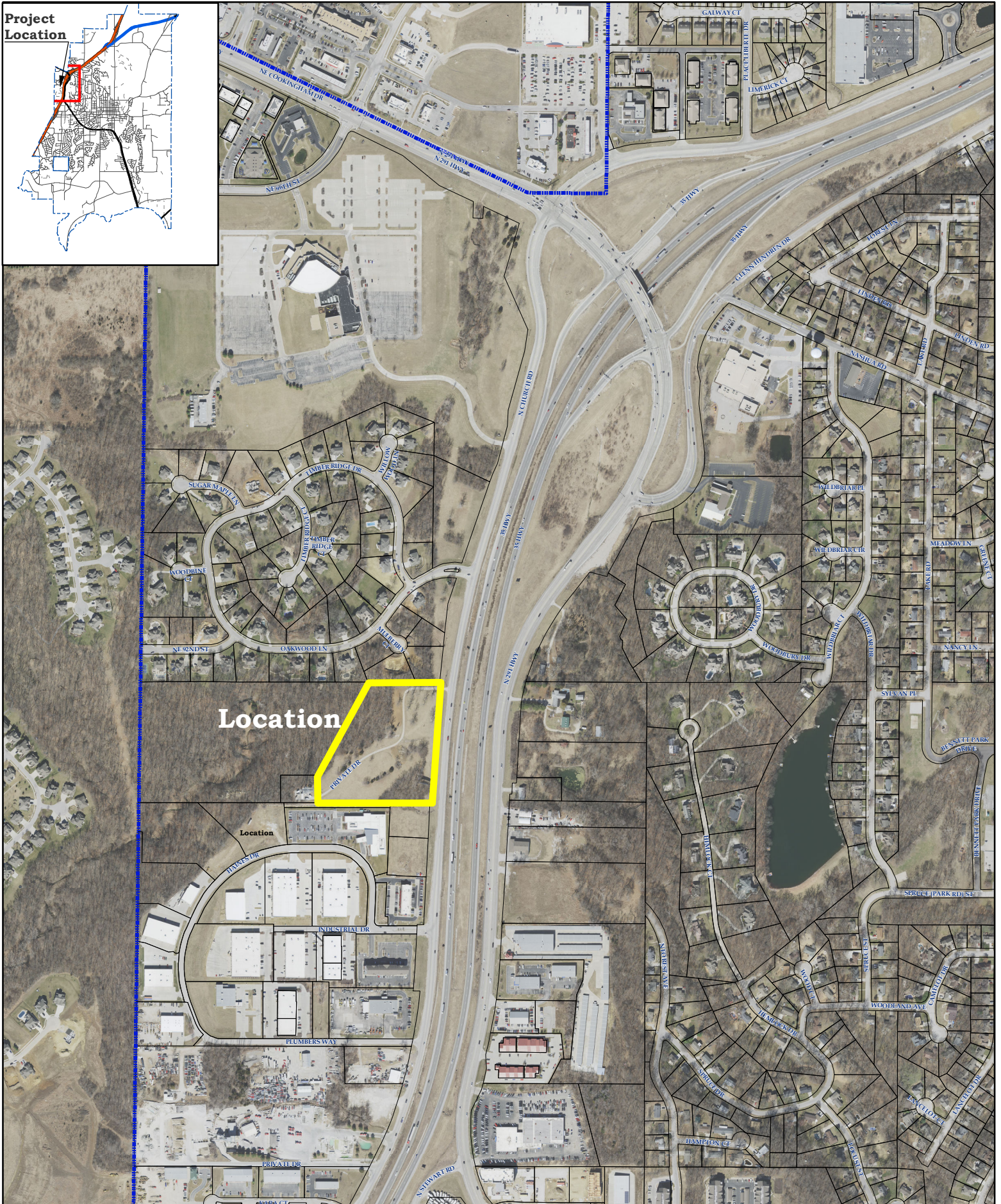
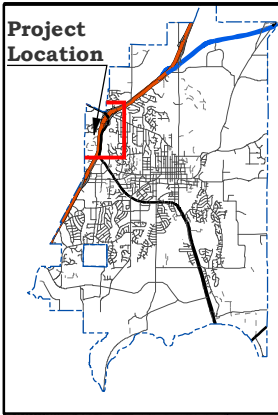
Staff finds that this application meets the standards of review for a preliminary plan and staff recommends approval of P&Z Case 22-26PDP.

PZ RECOMMENDATION

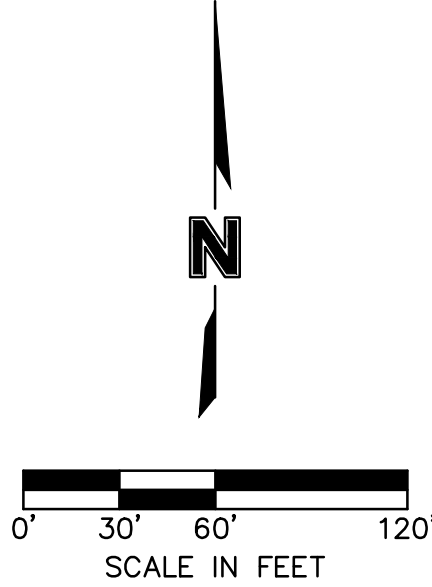
At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-26PDP as presented in the staff report.

ATTACHMENTS

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



DWG: F:\2019\
DATE: Jun 01,



OAK WOOD NORTH

SHEET
C107

[illegible]

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64111

A. 22-26PDP: Preliminary Development Plan for Oak Wood North, an office park development on N Church Rd, north of Oakwood Business Park.

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

Commissioner Reiner asked if this is north of the retaining wall.

Ms. Sharp said yes, there is a large retaining wall there.

Commissioner Reiner asked if there were concerns having storm water retention just north of that wall.

Mr. Martinez said the applicants have not submitted anything specific to the wall but there is the potential for changes on the easternmost end of it, near this project. He said stormwater will be reviewed at the final development plan phase.

Chairman Rosekrans asked about the private drive that cuts through the property - used to access or service that cell tower.

Ms. Sharp said she would point out the easement that will remain in the next (preliminary plat) application.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Jacob Hodson, Olsson Engineers, 1301 Burlington St, NKC, said that Mr. Robertson looks forward to continuing developing the Oakwood development.

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR OAK WOOD
NORTH ON NORTH CHURCH ROAD, A SUBDIVISION OF LAND IN LIBERTY, CLAY
COUNTY, MISSOURI

WHEREAS, a preliminary development plan for Oak Wood North in Liberty, Clay
County, Missouri, has been duly and properly presented to the Planning and Zoning
Commission on June 14, 2022 and City Council on June 27, 2022; and

WHEREAS, the City Council finds that the preliminary plan described duly conforms to
the standards and requirements of section 30-27.2 of the Unified Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty,
Missouri, that the preliminary development plan for Oak Wood North in Liberty, Clay County,
Missouri, is hereby approved and made apart hereof as though more fully set out herein;

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK



STAFF REPORT

Planning and Zoning Case 22-27PP

Staff: Mike Peterman, City Planner

Date: June 27, 2022

GENERAL INFORMATION

Application: Preliminary Plat for Oak Wood North, 3 lots on 24+/- acres on N. Church Road

Applicant: Nick Heiser
Olsson
1301 Burlington Street, Ste. 100
North Kansas City, MO 64116

Owner: Jim Robertson
Robertson Properties
PO Box 165
Liberty, MO 64069

Location: North Church Road, North of Industrial Drive, west of I-35

Site Acreage: 24+/- Acres

Existing Land Use/Zoning: Vacant/C-2 "General Business District"

Future Land Use Map: Business

Surrounding Land Uses/Zoning: **North:** Hills of Oakwood Subdivision / R-1C "Standard Single-family"
South: Oakwood Business Park/ C-2 "General Business" & C-3 "Highway Business"
West: Vacant and Steam Buffer / C-2 "General Business District"
East: North Church Road and I-35

Public Notice: None Required

File Date: May 6, 2022

PREVIOUS CASES/SITE HISTORY

A Lot Split was approved in 2014 that created two lots. The lot split was initiated to create a lot for an existing telecommunication tower.

PZ Case 22-26PDP: A Preliminary Development Plan for Oak Wood North, 3 commercial/office buildings on 3 Lots on 24 +/- acres is running concurrently with this application.

DESCRIPTION OF PROPOSAL

Technical Information

This is a proposal for three lots on 24 +/- acres. The project includes 3 buildings on 3 lots on N. Church Road for a commercial/office project. The internal street will be private.

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The property has access to N. Church Road. The internal access road, noted as Eric Circle, will be a private road until such time that the western portion of the property develops in a residential fashion and is connected to another residential street. For Eric Circle to be a city street in the future, it must be built and maintained to city standards.
Sanitary Sewer	Direct, gravity flow connection	Sanitary sewer service will be provided via an existing sanitary sewer main that will be extended from the south.
Water	Direct connection to City water services	Water service will be provided to the property from a main on N. Church Road. The public main will be extended into the site to serve all the proposed lots.
Storm Water	Storm water must be released at an acceptable rate	Storm water will be collected on the property and directed into a combination of storm water quality best management practices and a storm water detention basin located on the northern portion of the property. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

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

- 1. The preliminary plat substantially complies with the intent of the comprehensive plan;**
This project complies with the designation of Business.
- 2. The preliminary plat complies with the provisions of this UDO; and**
Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.
- 3. The preliminary plat substantially complies with approved city development standards and policies.**
Staff finds that this Preliminary Plat complies with the intent of city development standards and policies.

STAFF RECOMMENDATION

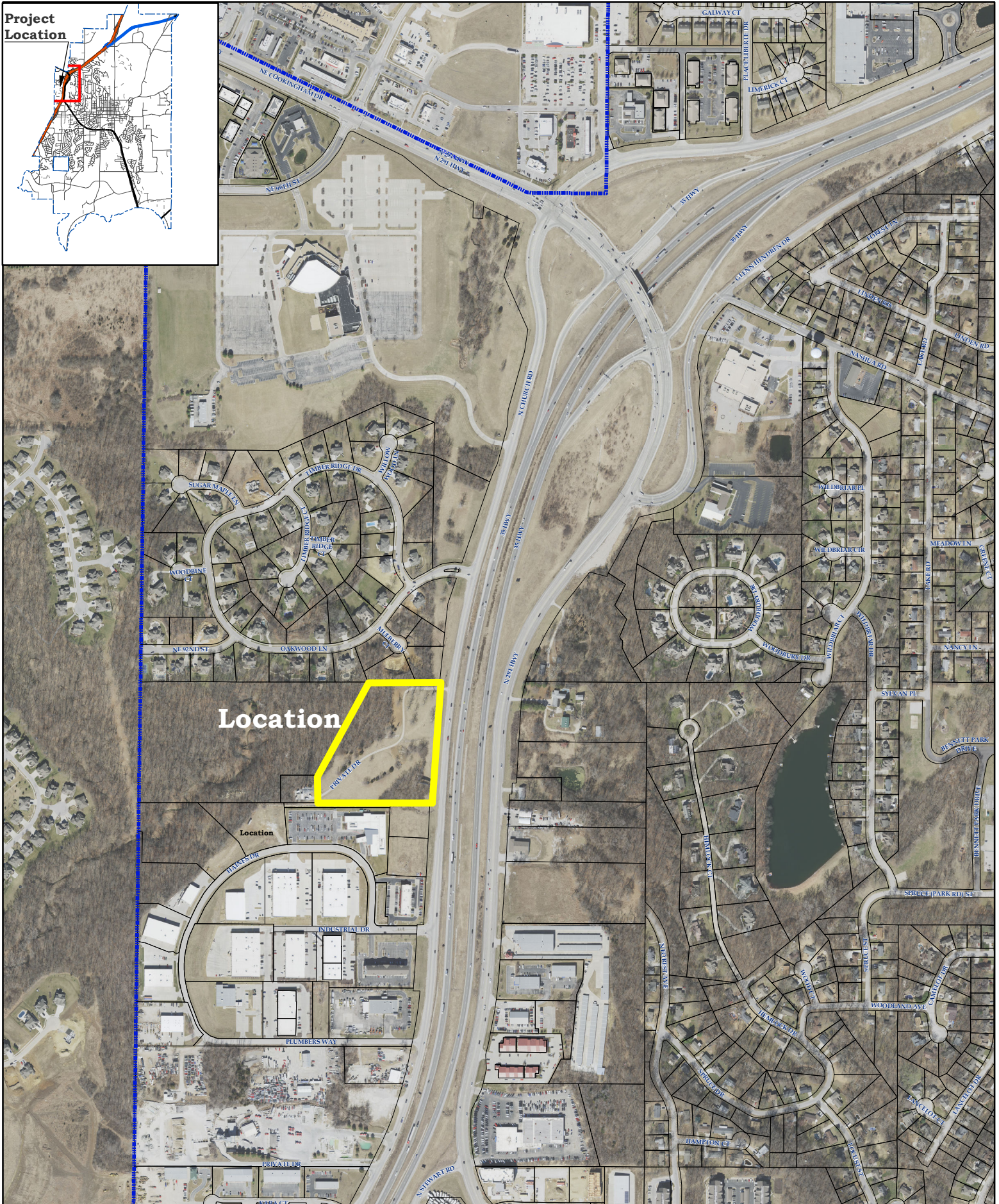
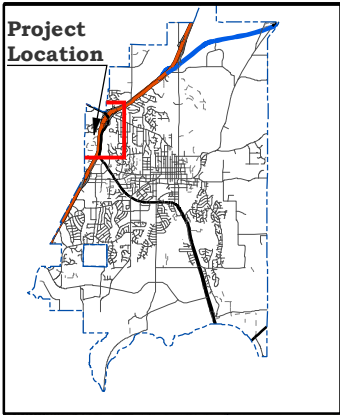
Staff finds this application meets the standards of review for a Preliminary Plat in Section 30-28.10 of the UDO and recommends approval of P&Z Case 22-27PP.

PZ RECOMMENDATION

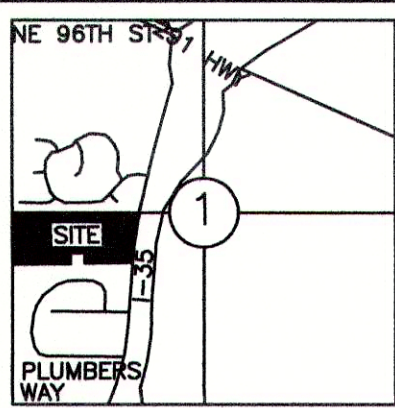
At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-27PP as presented in the staff report.

ATTACHMENTS

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



22025.dwg



VICINITY MAP
SECTION 1-51-32
LIBERTY,
CLAY COUNTY, MISSOURI
1"=2640'

STATE PLANE COORDINATES IN METERS			
FROM MGRS STATION DEER GRID FACTOR=0.9999007			
DATE OF ADJUSTMENT 2003			
HALL	344775.849	857252.380	
1	343230.100	853801.365	
2	343030.571	853799.040	
3	343030.331	854033.396	
4	343076.046	854033.443	
5	343075.984	854094.397	
6	343030.288	854094.350	
7	343030.076	854282.354	
8	343045.199	854283.101	
9	343229.943	854301.897	

LOT	AREA IN SQUARE FEET	TRACT	AREA IN SQUARE FEET
1	80824	A	35924
2	187898		
3	712398		

OAK WOOD NORTH

PART OF THE SOUTHWEST QUARTER
SECTION 1, TOWNSHIP 51 NORTH, RANGE 32 WEST
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

RESERVED FOR THE RECORDER OF DEEDS

Project No. 22025

Sht. No.

1

Date

By

Revision

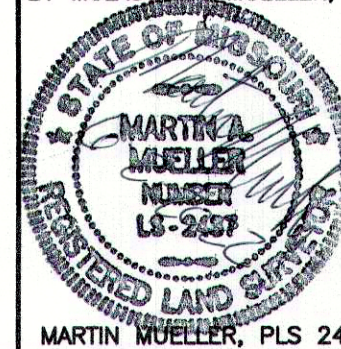
No.

MCLAUGHLIN MUELLER, INC.
Professional Land Surveyors
218 West Mill Street
Liberty, MO 64068
PH 816-407-0002 FX 816-407-0003
Corporation LS 1999141096

Designed By: MAM
Drawn By: MTW
Checked By: MAM
Approved By: MAM
Date: JUNE 2, 2022

OAK WOOD NORTH, SECTION 1, TOWNSHIP 51, RANGE 32
LIBERTY, CLAY COUNTY, MISSOURI

BY MCLAUGHLIN MUELLER, INC.



MARTIN MUELLER, PLS 2487

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT OAK WOOD NORTH IS A SUBDIVISION
BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR
EXCEEDS THE CURRENT "STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD
FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND
SURVEYORS, TYPE URBAN. I FURTHER CERTIFY THAT I HAVE
COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS
GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING
OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF.

IN TESTIMONY WHEREOF: _____, A MISSOURI CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS
DAY, _____, 2022.

STATE OF MISSOURI))
COUNTY OF CLAY)

ON THIS _____ DAY OF _____, 2022, BEFORE ME APPEARED _____ PRESIDENT OF
_____ A MISSOURI CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME, WHO SIGNED AND ACKNOWLEDGED SAID INSTRUMENT TO BE
SIGNED AND SEALED ON BEHALF OF SAID _____ A MISSOURI CORPORATION, AND SAID _____ ACKNOWLEDGED SAID
INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID _____ A MISSOURI CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI, ON THIS _____ DAY OF _____, 2022.

CHAIRPERSON: DEE ROSEKRANS

CITY COUNCIL
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF LIBERTY, MISSOURI, BY ORDINANCE
NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2022.

MAYOR: LYNDLE BRENTON

DEPUTY CITY CLERK: JANET PITTMAN

DIRECTOR OF PUBLIC WORKS: ANDY NOLL

OWNER/DEVELOPER: ROBERTSON PROPERTIES
PO BOX 185
LIBERTY, MO 64068

DESCRIPTION:
A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S00°40'03"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 655.07 FEET TO THE NORTHWEST CORNER OF OAK WOOD BUSINESS PARK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE S89°56'29"E ALONG THE NORTH LINE OF SAID OAK WOOD BUSINESS PARK, A DISTANCE OF 768.96 FEET; THENCE N00°03'31"E A DISTANCE OF 150.00 FEET; THENCE S00°03'31"W A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID OAK WOOD BUSINESS PARK; THENCE S89°56'29"E ALONG SAID NORTH LINE, A DISTANCE OF 616.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 35, AS DESCRIBED IN BOOK 1279 PG 897; THENCE N02°49'49"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.88 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5862.58 FEET AND A CENTRAL ANGLE OF 09°57'26"; THENCE N02°49'49"E ALONG THE ARC OF THAT CURVE TO THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE 35, A DISTANCE OF 609.56 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE N89°58'10"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1642.22 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 1 AS SHOWN ON THE LOT SPLIT PLAT SMITH ACRES, IN LIBERTY, CLAY COUNTY, MISSOURI, RECORDED JANUARY 13, 2015 AS DOCUMENT NO. 2015001117 IN PLAT CABINET H AT SLEEVE 114.

BEARINGS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 FROM MGRS STATION HALL. N=344775.849M E=857252.380M GRID FACTOR=0.9999007 DATE OF ADJUSTMENT=2003
THIS PROPERTY IS DESIGNATED AS ZONE ZONE X(UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29047C0139 EFFECTIVE DATE AUGUST 3, 2015 MAP NOT PRINTED.
THE GROSS LAND AREA OF THIS PARCEL CONTAINS 23.50 ACRES, MORE OR LESS.
ALL ACRE AND SQUARE FEET CALCULATIONS SHOWN HEREON ARE MORE OR LESS CALCULATIONS.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "OAK WOOD NORTH". IT
SHALL BE SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT TO HEREAFTER HAVE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE LOT FOLLOWED BY THE WORDS; OAK WOOD NORTH, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY
COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

STREETS:
STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED. NO EXPRESSED OR IMPLIED DISCLAIMER OR VACATION OF EXISTING OR PREVIOUSLY DEDICATED RIGHT OF WAY IS INTENDED IN
THIS PLAT.

EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION MAINTENANCE OR USE OF CONDUITS, FOR ANY AND ALL PURPOSE, WATER, GAS, AND SEWER
MAINS, POLES, WIRES, ANCHORS, AND APPURTENANCES THERETO, ANY OR ALL OF THEM OVER, UNDER, AND ALONG THE STRIPS OF LAND DEDICATED BY THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U/E".

SANITARY SEWER EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY SEWER MAINS AND APPURTENANCES
THERETO, OR ANY OR ALL OF THEM UPON, UNDER AND ALONG THE STRIPS OF LAND DEDICATED BY THIS PLAT AND DESIGNATED "SANITARY SEWER EASEMENT" OR "S/E".

BUILDING LINE SETBACK:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

MAINTENANCE OF TRACTS:
TRACT A SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OAK WOOD BUSINESS PARK
BOOK F, PAGE 152

TRACT 6
OAK WOOD BUSINESS PARK
BOOK G, PAGE 70

TRACT 2
OAK WOOD BUSINESS PARK
BOOK F, PAGE 169

22025.dwg

A. 22-27PP: Preliminary Plat for Oak Wood North, 1 lot on 23.5 acres for office park development

Ms. Sharp presented the case as described in the staff report, identifying the easement and path to the cell tower.

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR OAK WOOD NORTH, 3 LOTS ON 24 +/- ACRES ON NORTH CHURCH ROAD, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a preliminary plat for Oak Wood North, a subdivision of land in Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on June 14, 2022 and City Council on June 27, 2022; and

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

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

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-102

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance approving an Agreement with the Mid-America Regional Council for Regional Preventative Maintenance Program

Summary:

- MARC agreement for the Regional Preventive Maintenance program. Will use Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (CRRSAA) funds.
- Contract shall be administered by MARC.
- Maximize federal funds at 100% participation to the extent possible.
- Focusing on local roadways not on the Federal Aid Highway system.
- Grouping multiple jurisdictions' roadways into a small set of consolidated preventive maintenance contracts for economies of scale.

Background:

The region received federal funds through MARC and the funds were determined to be used on a preventative maintenance project including Mill & Overlay or Micro Surfacing of selected non-federal aid highway roads. Funds are being allocated to municipalities based on population from the last census, with the project being managed by MARC. The City of Liberty is estimated to receive \$168,340.00 with no match required. The City shall be required to fund any overages past the allotted amount and any work not covered within the agreement such as ADA sidewalk or other concrete work. The Project will be designed, bid and inspected by MARC through this agreement.

Public Works is recommending North, East and West Heartland Drive as the programmed roads. Staff recommends approving an Ordinance to execute the agreement with the Mid-America Regional Council for Regional Preventative Maintenance Program.

Previous Action (if applicable):

N/A

Policy/Committee Review:

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

Financial Considerations:

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

Attachments:

1. 2022-102 MARC Resurfacing Agreement - ORD
2. Liberty_RPM_Partner Agreement

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE
MID-AMERICA REGIONAL COUNCIL FOR PARTICIPATION IN THE REGIONAL
PREVENTATIVE MAINTENANCE PROGRAM

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 agreement by and between the City of Liberty, Clay County, Missouri and the Mid-America Regional Council amount of ONE HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED FOURTY AND 00/100 DOLLARS (\$168,340.00) pertaining to the Regional Preventative Maintenance Program, 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 as described in Section I of this Ordinance.

SECTION III

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

REGIONAL PREVENTIVE MAINTENANCE PROGRAM

AGREEMENT

- PARTIES:** **City of Liberty, Missouri**, hereinafter referred to as the “Partner”
- Mid-America Regional Council**, hereinafter referred to as “MARC”
- PURPOSE:** The Regional Preventive Maintenance program (here in after known as “RPM”) will use Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (CRRSAA) funds to support preventive maintenance activities on local roadways to address deferred maintenance needs for area cities and counties located within the Kansas City metropolitan planning area in Missouri. Funds received will be used to conduct Mill & Overlay and/or Micro Surfacing maintenance on roadways as detailed in Article I.
- The program is intended to facilitate the following objectives:
- Maximize federal funds at 100% participation to the extent possible;
 - Use CRRSAA funds for program administration, preliminary engineering, preventive maintenance activities and construction engineering;
 - Focusing on local roadways not on the Federal Aid Highway system to provide maximum flexibility in implementing the program;
 - Focusing on routes that connect neighboring jurisdictions, where practical;
 - Grouping multiple jurisdictions’ roadways into a small set of consolidated preventive maintenance contracts for economies of scale;
 - Offering options for both Mill & Overlay and Micro Surfacing contracts as needed.
- EFFECTIVE** Parties mutually agree to Articles I, II, and III in accordance with this Agreement from the (start date) until the (end date).

ARTICLE I

PARTNER AGREES:

1. To provide a primary project contact and coordinate with MARC’s project manager and the project’s preliminary and construction engineering teams.
2. To participate in the RPM program management and provide MARC all required technical assistance, data and any other necessary information needed to successfully manage and comply with federal/state requirements regarding the RPM project.
3. To identify roadways within their jurisdiction to be included in the RPM in consultation with MARC, avoiding route(s) that will require costly retrofits under Americans With Disabilities Act requirements or completing required ADA upgrades with local funds.
4. Avoid routes:
 - a. Assumed or deemed controversial.

- b. Require purchasing rights of way that is beyond the customary practice/cost of similar preventive maintenance projects
 - c. Requiring public engagement that is beyond public engagement practices of similar preventive maintenance projects.
 - d. Requiring extensive base or pavement repair
 - e. That are existing locally funded projects requiring completion.
- 5. To select local roadways not on the Federal Aid Highway system.
- 6. To select a Mill & Overlay and/or Micro Surfacing preventive maintenance solution as appropriate.
- 7. To allow RPM project work in their jurisdiction to be bundled or combined into bid packages and contracts including work in other jurisdictions.
- 8. To use common specifications and mix designs to reduce cost and program complexity.
- 9. To reimburse MARC for any project cost within the Partner's jurisdiction above and beyond the Partner's CRRSAA allocation in Article III.
- 10. Any change order, rights of way purchase, extensive/additional public engagement or request for additional services must be submitted through MARC to the contracted contractor. If the resulting change order or request for additional services requires additional funding, payment shall be the responsibility of the Partner.
- 11. Partner is aware that any rights of way and public engagement cost are attributed to their CRRSAA allocation. The balance of the allocation minus any additional cost will be used as the Partners preventive maintenance program's allocation.
- 12. To waive any and all permit expenses in connection to the RPM project.
- 13. To provide final approval of project deliverables.
- 14. Final selection of proposed route(s) is vested in MARC in consultation with the Partner.
- 15. To the extent allowed by law, the Partner shall defend, indemnify, and hold harmless MARC and any of its agents, officials, officers and employees from and against all claims, damages, liability, losses, costs and expenses, including reasonable attorney fees, arising out of or resulting from any negligent acts or omissions in connection with the services performed by the Partner under this Agreement, caused by the Partner, its employees, agents, subcontractors, or caused by others for whom the Partner is liable. Notwithstanding the foregoing, the Partner is not required under this section to indemnify MARC for the negligent acts of MARC or any of its agencies, officials, officers, or employees.

ARTICLE II

MARC AGREES:

- 1. To provide a project manager, conduct project and program management.
- 2. To work with MoDOT to secure funding for administration, preliminary engineering, construction inspection and preventive maintenance contracts.
- 3. To work with MoDOT and Partner jurisdictions to procure engineering and construction services,
- 4. MARC shall comply with and shall require its Private Firms to comply with all federal, state and local laws, ordinances and regulations applicable to the work and this Agreement.
- 5. To ensure RPM partners' agreements adequately cover program terms and costs,

6. To allocate CRRSAA funds for RPM program activities within the Partner's jurisdiction as shown in Exhibit A.
7. To manage RPM project development activities and requirements,
8. To conduct RPM project lettings,
9. To manage construction inspection and federal grant reporting activities, as needed.
10. To ensure that RPM project consultants and contractors follow federal, state and local laws for engineering and job site safety and construction.
11. To accept project completion only with Partner approval.
12. To the extent allowed by law, MARC shall defend, indemnify, and hold harmless the Partner and any of its agents, officials, officers and employees from and against all claims, damages, liability, losses, costs and expenses, including reasonable attorney fees, arising out of or resulting from any negligent acts or omissions in connection with the services performed by MARC under this Agreement, caused by MARC, its employees, agents, subcontractors, or caused by others for whom MARC is liable. Notwithstanding the foregoing, MARC is not required under this section to indemnify the Partner for the negligent acts of the Partner or any of its agencies, officials, officers, or employees.
13. MARC shall procure and maintain, and shall require its contractors to procure and maintain, in effect throughout the duration of this Agreement, insurance coverage not less than the types and amounts specified below. MARC shall ensure that the Partner is named as an additional insured.

1. Commercial General Liability Insurance: with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate, written on an "occurrence" basis. The policy shall be written or endorsed to include the following provisions:

- a. Severability of Interests Coverage applying to Additional Insureds
- b. Contractual Liability,
- c. Per Project Aggregate Liability Limit or, where not available, the aggregate limit shall be \$2,000,000.
- d. No Contractual Liability Limitation Endorsement,
- e. Additional Insured Endorsement, ISO form CG2010, current edition, or its equivalent.

2. Workers' Compensation Insurance: as required by statute, including Employers Liability with limits of:

- a. Workers' Compensation Statutory
- b. Employers' Liability with limits of:
 - i. \$100,000 each accident
 - ii. \$500,000 disease –policy limit
 - iii. \$100,000 disease - each employee

3. Commercial Automobile Liability Insurance: with a limit of \$2,000,000 per occurrence, covering owned, hired, and non-owned automobiles. Coverage provided shall be on an "any auto" basis and written on an "occurrence" basis. This insurance will be written on a Commercial Business Auto form, or acceptable equivalent, and will protect against claims arising out of the operation of motor vehicles, as to acts done in connection with this Cooperative Agreement.

4. If applicable, Professional Liability Insurance with limits per claim and annual aggregate of \$ 2,000,000.

Regardless of any approval by the Partner, it is the responsibility of MARC to ensure that the required insurance coverage is procured and maintained in effect at all times. In the event MARC fails to ensure that the required insurance is procured and maintained in effect, or that Partner is named as an additional insured, the Partner may order that the construction of the Improvements immediately stop and, upon ten (10) days' notice and an opportunity to cure, may pursue its remedies for breach of this Agreement as provided for herein and by law.

ARTICLE III

BOTH PARTIES MUTUALLY AGREE:

1. The Partner will receive a CRRSAA allocation to participate in the RPM program in an amount up to but will not exceed \$168,340.
2. The RPM Program is funded completely by CRRSAA funding and local match participation is not required.
3. Any cost beyond the Partner's CRRSAA allocation is the responsibility of the Partner.
4. This Agreement and all contracts entered into under provisions of this Agreement shall be binding upon the Partner and MARC.
5. This Agreement is pursuant to the authority set forth in Article VI, Section 16 of the Missouri Constitution and Section 70.210 et. Seq.
6. No provision of this Agreement shall be constructed to create any type of joint ownership of any property, any partnership or joint venture, or create any other rights or liabilities except as may be otherwise expressly set forth herein.
7. Parties to this Agreement may terminate this Agreement by giving 180 days' notice to the other Party. Financial obligations will be honored up to the effective date of termination.
8. No third-party beneficiaries are intended to be created by this Agreement, nor do parties herein authorize anyone not a party to this Agreement to maintain a suit for damages pursuant to terms or provisions of this Agreement.

IN WITNESS WHEREOF: the parties hereto have caused this Agreement to be signed by their authorized officers on the day and year first above written.

Mid-America Regional Council

City of Liberty, Missouri

David Warm
Executive Director

_____.
Name

Title

Date: _____

Date: _____

Attest: _____



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-101

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: Ordinance amending Ordinance No. 11468, approving a Contract Amendment with Blue Moon Hauling, LLC for the Preston Street and Skyline Drive Storm Sewer Improvements Project, increasing it by \$9,684.45 to a not to exceed amount of \$287,340.45.

Summary:

- Ordinance approving an amendment to the contract with Blue Moon Hauling, LLC for the Preston Steet and Skyline Drive Storm Sewer Improvements Project.
- Amendment will increase the contract amount by \$9,684.45 from \$277,656.00 to \$287,340.45.
- Change order resulting from repair of an unknown sanitary sewer service line damaged during construction and unused bid items.

Background:

The City of Liberty was experiencing significant deterioration of pavement, concrete curb, and concrete sidewalk at the intersection of Preston Street and N. Skyline Drive.

Extensive pavement and concrete sidewalk and curb failures at or near the intersection of Preston St. and Skyline Dr. were indicative of stormwater drainage issues. The Preston Street cul-de-sac is situated at a higher elevation and on a steep slope just east of the intersection with Skyline. Also, there was an existing public storm sewer pipe that is routed across 572 Skyline very close to the existing house structure posing future constructability maintenance issues or potential foundation issues.

The original \$277,656.00 contract with Blue Moon Hauling and Excavation, LLC was approved by City Council on September 13, 2021. The project is substantially completed with only punch list work remaining.

This action is to increase the contract amount for the Contract with Blue Moon Hauling and Excavation, LLC for the Preston Steet and Skyline Drive Storm Sewer Improvements Project, increasing it by \$9,684.45 from the original contract amount of \$277,656.00 to \$287,340.45 .

This change order is the result of a necessary repair of an unknown sanitary sewer service line damaged during construction and an unused bid item for driveway approach replacement. While the original contract was established at the awarded bid amount the City had budgeted additional funding for contingencies to address unforeseen circumstances.

When the project is completed, a final action will accept the project and reconcile the contract amount based upon final installed quantities.

Staff recommends approval of an ordinance amending Ordinance No. 11468 approving a contract with Blue Moon Hauling and Excavation, LLC Inc. for the Preston Steet and Skyline Drive Storm Sewer Improvements Project by increasing the contract amount by \$9,684.45 to \$287,340.45 from the original

\$277,656.00.

Previous Action (if applicable):

- Citizen Sales Tax Oversight Committee (CSTOC) determined the project meets voter intent - January 14, 2021
- Approved engineering design contract for \$32,640 with AGC Engineers – January 25, 2021
- Approved engineering contract increase of \$10,110 from \$32,640 to \$42,750 – May 10, 2021
- Approved construction contract with Blue Moon Hauling and Excavation, LLC for \$277,656.00 - September 13, 2021.

Policy/Committee Review:

X Citizen Sales Tax Oversight Committee	Completed/Recommended: 01/14/2021
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item: 50.77.653.36.7510	Amount: Add \$9,684.45
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-101 Ammend Preston and Skyline Contract ORD (1)
2. Change Order 1 Preston and Skyline

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 11468 APPROVING A CONTRACT WITH BLUE MOON HAULING AND EXCAVATION, LLC FOR THE PRESTON STREET AND SKYLINE DRIVE STORM SEWER IMPROVEMENTS PROJECT

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby amends Ordinance No. 11468 approving a contract by and between the City of Liberty and Blue Moon Hauling and Excavation, LLC for the Preston Street and Skyline Drive Storm Sewer Improvements Project on an amendment to increase the agreement by NINE THOUSAND SIX HUNDRED EIGHTY-FOUR AND 45/100 DOLLARS (\$9,684.45) from TWO HUNDRED SEVENTY-SEVEN THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND 00/100 DOLLARS (\$277,656.00) to TWO HUNDRED EIGHTY-SEVEN THOUSAND THREE HUNDRED FOURTY AND 45/100 DOLLARS (\$287,340.45) to provide funds for a change order resulting from the repair of a sanitary sewer service line and unused drive way approach line items, 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 change order as described in Section I of this Ordinance.

SECTION III

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

Change Order No. 1

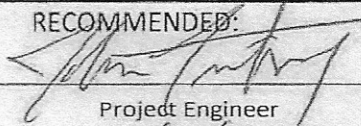
Date of Issuance: **June 10, 2022**
Owner: **City of Liberty**
Contractor: **Blue Moon Hauling & Excavation**
Engineer: **City of Liberty, Missouri**
Project: **Preston Street and Skyline Drive Storm Sewer Improvements**

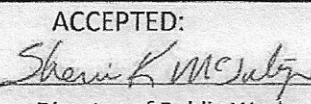
Effective Date: **June 27, 2022**
Owner's Contract No.: **21-002**
Contractor's Project No.:
Engineer's Project No.:
Contract Name:

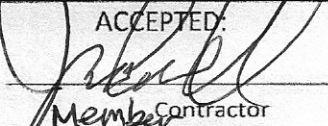
The Contract is modified as follows upon execution of this Change Order:

Description: **Unknown Sanitary Sewer service line repair in street damaged during construction = ADD \$13,914.45;**
Unused drive approach = DEDUCT \$4,230.00; NET CHANGE: **\$13,914.45-4,230.00 = ADD \$9,684.45**
Attachments: **Blue Moon Hauling & Excavation Time & Material summary.**

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>277,656.00</u>	Original Contract Times: Substantial Completion: <u>December 17, 2021</u> Ready for Final Payment: <u>May 31, 2022</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: \$ <u>N/A</u>	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: <u>N/A</u> Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>277,656.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>December 17, 2021</u> Ready for Final Payment: <u>May 31, 2022</u> days or dates
[Increase] of this Change Order: \$ <u>9,684.45</u>	[Increase] of this Change Order: Substantial Completion: <u>N/A</u> Ready for Final Payment: <u>Add 3 Calendar Days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>287,340.45</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>December 17, 2021</u> Ready for Final Payment: <u>June 3, 2022</u> days or dates

RECOMMENDED:
By: 
Title: Project Engineer
Date: 6/10/2022

ACCEPTED:
By: 
Title: Director of Public Works
Date: 6-10-2022

ACCEPTED:
By: 
Title: Member Contractor
Date: 6/14/2022

Approved by Funding Agency :

By: _____
Title: Mayor, City of Liberty, Missouri
Date: June 27, 2022

Blue Moon Hauling & Excavation

EXCAVATION * GRADING * UNDERGROUND UTILITIES * TRUCKING * SITE CLEAN UP

Scott,

The price to excavate and repair the collapsed sewer line is as follows:

Liberty Storm Sewer Issue					
description	Reg	OT	units	price	total
PC 135 Excavator w/Operator	8	0	hrs	\$185.00	\$1,480.00
Skid Steer w/Operator	8	0	hrs	\$165.00	\$1,320.00
Foreman w/Truck	4	4	hrs	\$110.00	\$1,100.00
Skilled Laborer	4	4	hrs	\$92.00	\$920.00
Laborer	4	4	hrs	\$87.00	\$870.00
Triaxle Dump Truck (2)	16	0	hrs	\$125.00	\$2,000.00
Lowboy	8	4	hrs	\$200.00	\$2,800.00
Concrete	3	1	yds	\$150.00	\$675.00
1/2" clean Gravel	28	0	tons	\$21.00	\$588.00
Ductile Iron Pipe	13	0	ft	\$36.50	\$474.50
Fernco couplings	2	0	ea	\$61.00	\$122.00
Dump fees	3	0	ea	\$100.00	\$300.00
OH & P	0.1	0	hrs	\$12,649.50	\$1,264.95
TOTAL					<u>\$13,914.45</u>

Thanks,
Rick Hudson
Project Manager
816 914-6684 cell



CITY COUNCIL ACTION REPORT

Meeting Date: June 27, 2022

A/R No.: 2022-100

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: Ordinance amending Chapter 20, "Motor Vehicles & Traffic", or the Code of the City of Liberty, Clay County, Missouri

Summary:

- Codify a change to the traffic regulations for a yield sign at the intersection of Sumac Circle at Sumac Dr.

Background:

Amendments to traffic regulations are required to update the City Code for any new or modified traffic signage. The changes to traffic signs may be driven by a citizen request, staff, or temporary situations requiring traffic modifications. The codification of the traffic regulation and the addition of appropriate signage allow for the enforcement of the regulations.

Traffic regulation changes are generally initiated for a 90-day evaluation period monitored by both Public Works and the Police Department. If the changes are determined by both departments to be warranted they are then taken to the Council for approval of a permanent regulation change.

The traffic regulation amendments pertaining to this action are summarized as follows:

- Codifying a yield sign at the intersection of Sumac Circle and Sumac Dr.

Previous Action (if applicable):

N/A

Policy/Committee Review:

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

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:

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

Attachments:

1. 2022-100 Amend Traffic Regs Yieldsign Sumac ORD

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 20,
"MOTOR VEHICLES & TRAFFIC,"
OF THE CODE OF THE CITY OF LIBERTY,
CLAY COUNTY, MISSOURI

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

SECTION I

Chapter 20, "Motor Vehicles and Traffic," Article XVII, "Schedules," Section 20-177. Schedule VII, "Yield Right of Way Intersections." of the Code of the City of Liberty, Clay County, Missouri is hereby amended as follows:

ADD the following:

Sumac Cir at Sumac Dr southwest corner, controlling south bound traffic.

SECTION II

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR