



Agenda

City Council Regular Session

Monday, August 22, 2022 - 7:00 PM
Council Chambers

I. Call to Order

II. Invocation and Pledge of Allegiance

A. COUNCIL MEMBER HAROLD PHILLIPS

III. Roll Call

IV. Approve Minutes and Summaries

- A. SPECIAL SESSION MINUTES OF JUNE 27, 2022
- B. EXECUTIVE SESSION MINUTES OF JUNE 27, 2022
- C. REGULAR SESSION MINUTES OF JUNE 27, 2022
- D. STUDY SESSION SUMMARY OF JULY 18, 2022

V. Citizens' Participation

VI. Meeting Schedule

VII. Consent Agenda

- A. MOTION TO AUTHORIZE THE PURCHASE OF SPARE PARTS FOR THE WASTEWATER TREATMENT PLANT CENTRIFUGE FROM FLOTTWEG IN AN AMOUNT NOT TO EXCEED \$155,000.
- B. REGULAR SESSION MINUTES OF JULY 11, 2022
- C. REGULAR SESSION MINUTES OF JULY 25, 2022

VIII. Public Hearings

- A. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING .51 +/- ACRES AT THE NW CORNER OF N. CHURCH ROAD AND COLLEGE STREET FROM M-1 "LIGHT INDUSTRIAL DISTRICT" TO C-2 "GENERAL BUSINESS DISTRICT" FOR THE UPPER CUT, A COMMERCIAL BUTCHER SHOP (P&Z Case No. 22-35R&PDP)

B.

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 1,075 ACRES LOCATED ON GENERALLY LOCATED AT N CHURCH ROAD BOUND BY I-35, 104TH STREET, AND PORTIONS EXTENDING TO 116TH STREET, INCLUDING 378 ACRES TO BE ANNEXED INTO THE CITY OF

LIBERTY (P&Z Case 22-01A)

1. Staff Report
- C. AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT

IX. Ordinances, Contracts and Resolutions

- A. ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS FOR THE PERIOD OF JULY 29 - AUGUST 12, 2022
- B. ORDINANCE APPROVING A CONTRACT WITH MID-AMERICA REGIONAL COUNCIL PERTAINING TO SENIOR SERVICES
- C. ORDINANCE APPROVING A CONTRACT WITH HAVENS CONSTRUCTION COMPANY INC. FOR CITY PROJECT 22-010, TRACER PORT REPAIRS (KANSAS & 291) IN AN AMOUNT NOT TO EXCEED \$41,500.00
- D. ORDINANCE APPROVING A CONTRACT WITH MTS CONTRACTING IN AN AMOUNT NOT TO EXCEED \$303,809.98 FOR LIBERTY COMMUNITY CENTER BUILDING EXTERIOR IMPROVEMENTS
- E. APPROVAL OF A CONTRACT WITH TRIPP CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$28,950.00 FOR LIBERTY COMMUNITY CENTER HOT TUB REPAIRS
- F. ORDINANCE APPROVING A CONTRACT WITH SAK CONSTRUCTION, LLC FOR CITY PROJECT 22-011, 999 WYCKWOOD RCP LINING IN AN AMOUNT NOT TO EXCEED \$84,000.00
- G. LIBERTY HEARTLAND LOGISTICS CENTER
 1. ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$46,000,000 FOR LIBERTY HEARTLAND LOGISTICS CENTER - BUILDING B; AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH
 2. ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$25,000,000 FOR LIBERTY HEARTLAND LOGISTICS CENTER - BUILDING C; AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

X. Other Business

A. CITY HALL ATRIUM PROJECT - ROOF

B. FAIRVIEW CEMETERY / BLOCK 174

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

A. Normal 0 false false false EN-US X-NONE X-NONE

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**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

Special Session Minutes
June 27, 2022

I. CALL TO ORDER

A special session meeting of the City Council of the City of Liberty, Missouri was in the Council Conference Room on Monday, June 27, 2022 with Mayor Lyndell Brenton presiding. Mayor Brenton called the meeting to order at 6:30 p.m.

II. ATTENDEES

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

Council Members Absent: Jeff Watt, Ward III
Michael Hagan, Ward IV

Staff Present: Curt Wenson, City Administrator
Shawanna Funderburk, Chief Strategic Operations Officer
Andy Noll, Utilities Director
Brandon Smith, Economic and Business Development Manager
Janet Pittman, Deputy City Clerk

Public Present: None

III. OTHER BUSINESS

- A. Authorize an Executive Session to be held June 27, 2022, immediately following the Special Session to discuss Contract Negotiations as authorized by 610.021(12) RSMo

Action: Council Member Gentrup moved to authorize the closed session. Council Member Graham seconded the motion, which passed unanimously.

IV. ADJOURNMENT

The meeting adjourned at 6:31 p.m.

Mayor

Attest:

Deputy City Clerk



City Council Meeting
Regular Session Minutes
Monday, June 27, 2022 - 7:00 PM

I. Call to Order

A regular meeting of the City Council Regular Session of the City of Liberty, Missouri was held in the Council Chambers at City Hall on June 27, 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 Paul Jenness, who then led the pledge of allegiance.

III. Roll Call

Council Members
Present:

Harold Phillips and Paul Jenness, Ward I
Greg Duncan and Kelley 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
Vicki McClure, Finance Director
Shawwna Funderburk, Chief Strategic Operations Officer
Andy Noll, Utilities Director
James Simpson, Police Chief
John Mills, Fire Chief
Brandon Smith, Economic & Business Dev. Manager
Katherine Sharp, Planning Director
Donna Kay Taylor, Assistant Parks and Recreation Director
Janet Pittman, Deputy City Clerk

Public Present:

15 members of the public

IV. Approve Minutes and Summaries

A. Regular Session Minutes of April 25, 2022

Council Member Phillips moved to approve the Minutes. Council Member Pozel seconded the motion, which carried unanimously.

V. Citizens' Participation

Shelton Ponder, 440 N. Main St., thanked all of those involved with the work of raising the African American Legacy monument in Fairview Cemetery.

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.

Utilizing the Chapter 353 tax abatement, the applicant proposed to replace one non-original double hung window on the west elevation, in the breakfast nook with a single hung window. In the addition, install a new casement window with removable interior grilles on the west elevation above the kitchen sink.

ACTION: Motion to approve the Resolution by Jeff Watt,
seconded by Harold Phillips;

Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None

Inscribed in Resolution No. 3253.

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

Utilizing the Chapter 353 tax abatement, the applicant proposed façade renovations including brick veneer, new windows, storefront cladding and wide stile entrance.

ACTION: Motion to approve the Resolution by Jeff Watt,
seconded by Harold Phillips;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None
Inscribed in Resolution No. 3247.

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

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)

ACTION: Motion to approve the Resolution by Jeff Watt,
seconded by Harold Phillips;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None
Inscribed in Resolution No. 3248.

D. Boards and Commissions Appointment

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

ACTION: Motion to approve the appointment by Jeff Watt,
seconded by Harold Phillips;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None

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**)

ACTION: Motion to continue the public hearing by Harold
Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None

- 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

Document No. 9434 was read.

The owners of the property desire to utilize the 353 Program to improve and remove blighting factors from the commercial property. 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.

Council Member, Ward I Phillips moved to waive the rules and consider on first reading. Council Member, Ward II Pozel seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Harold Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None

Approved by the Chair and Inscribed in Ordinance No. 11608.

- C. Resolution approving a Special Use Permit at 151 N. Stewart Rd to allow a Self-Storage Facility, in Liberty, Clay County, Missouri

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. The Special Use Permit meets the standards of review with the stipulation that the approval of this application be contingent on the approvals and acceptance of all US Army Corps of Engineers requirements and regulations and approval of all the Public Improvements Plans.

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

Daniel Gregory, G3 Development, stated they have owned and operated several storage facilities in the area. Community improvements of the project include cleaning up a blighted property as well as improving sight lines.

Richard Gercken, 137 N. Stewart Road, stated he is the owner of the property located to the south. He is in support of the redevelopment by the applicant.

Mark Miller, 313 N. Stewart Road, is worried about property surrounding the area. There needs to be a better presentation of Liberty in that area, and how that property will be developed. He added that a storage unit would be better than what's there now.

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

ACTION: Motion to approve the Resolution with the stipulation by

Harold Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None

Inscribed in Resolution No. 3249.

- 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

Document No. 9435 was read.

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

John Davis, Forsight Real Estate Services, stated the site will include land reserved for future commercial development along South Liberty Parkway. They have already made some modifications to the plan as a result of meeting with the neighbors and hearing their concerns regarding traffic noise and congestion.

Mike Yates, co-applicant (778 N. Donelly Avenue, Kansas City), stated the project, geared towards young professionals and those looking for transitional housing, will be comprised of 1 and 2 bedroom units and will include a unique use of green space.

Julie Edlund, representative of Life Unlimited/Immacolata Manor, stated they have unanswered questions that pertain to a potential warehouse being built on another portion of the land. They have 60-80 vulnerable folks near that area and they have concerns about Plummer Road during construction because that is the only access for Our Lady of Mercy.

Brad Hover, President of Our Lady of Mercy, stated their goal is to provide for a safe environment for their residents, some of which walk on Mercy Road. A mega apartment complex of a transitional population is concerning, and if this is built a safety perimeter around our area will need to be constructed to protect our residents.

Pat Miller, General Counsel for the Catholic Diocese, stated he is surprised the surrounding property owners would see a multi-family development as a threat that they need to build a wall from. He understands it's beautiful, wide open

space, but the church is looking to sell the property and there is a need for housing.

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

Mayor Brenton stated the Ordinance would be considered on second reading at the July 11, 2022 Regular Session meeting.

IX. Ordinances, Contracts and Resolutions

- A. Ordinance acknowledging Vendor Payments for the period of June 3 to June 17, 2022

Document No. 9436 was read.

ROLL CALL VOTE

ACTION: Motion to approve the Ordinance by Gene Gentrup,
seconded by Harold Phillips;

Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None

Approved by the Chair and Inscribed in Ordinance No. 11609.

- B. Ordinance to Change the Tax Rate Ceiling for the City of Liberty, Missouri
(second reading)

Document No. 9429 was read.

By resetting the levy, it is estimated that the City will generate roughly \$1.2M in additional revenue. The purpose of resetting the levy is to add additional revenue to the general fund (estimated \$1.0M) and parks fund (estimated \$0.20M). Within the general fund, committed revenue will be allocated to the public safety sales tax which will provide market competitive salaries and additional positions to the Fire (9) and Police (4) Departments.

The City has taken voluntary reductions in the levy each year since 2010. Since the ad valorem levy rate can only be reset in even numbered years, the City has decided to complete that process in 2022. The average homeowner's annual impact will be a \$70.00 increase to their tax bill.

ROLL CALL VOTE

ACTION: Motion to approve the Ordinance by Paul

Jenness, seconded by Kevin Graham;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None
Approved by the Chair and Inscribed in Ordinance No. 11610.

- 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)**

ACTION: Motion to continue the Resolution by Kevin Graham
seconded by Harold Phillips;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None

- D. Ordinance accepting and approving a Final Plat for Chief's Addition, in the City of Liberty, Clay County, Missouri

Document No. 9437 was read.

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 application does conform to UDO criteria.

Council Member, Ward I Phillips moved to waive the rules and consider on first reading. Council Member, Ward II Pozel seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Harold
Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul
Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None

ABSTAIN: None

Approved by the Chair and Inscribed in Ordinance No.11611.

- 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

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. The application meets the standards of review for a final development plan.

ACTION: Motion to approve the Resolution by Harold Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None
Inscribed in Resolution No. 3250.

- F. Ordinance accepting and approving a Final Plat for Vintage Estates, in the City of Liberty, Clay County, Missouri

Document No. 9438 was read.

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. The application meets the UDO standards of review for a Final Plat.

Council Member, Ward I Phillips moved to waive the rules and consider on first reading. Council Member, Ward II Jenness seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Paul Jenness, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None
Approved by the Chair and Inscribed in Ordinance No. 11612.

- G. Resolution approving a Preliminary Development Plan for Oak Wood North on North Church Road, a Subdivision of Land in Liberty, Clay County, Missouri

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. This application meets the standards of review for a preliminary plan

ACTION: Motion to approve the Resolution by Paul Jenness, seconded by Kevin Graham;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None
Inscribed in Resolution No. 3251.

- 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

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. The application meets the UDO standards of review for a Preliminary Plat.

ACTION: Motion to approve the Resolution by Jeff Watt, seconded by Harold Phillips;
Motion passed with a vote of 7:0:0
YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup
NO: None
ABSTAIN: None
Inscribed in Resolution No. 3252.

- I. Ordinance approving an Agreement with the Mid-America Regional Council for Regional Preventative Maintenance Program

Document No. 9439 was read.

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 recommended North, East and West Heartland Drive as the programmed roads.

Council Member, Ward I Phillips moved to waive the rules and consider on first reading. Council Member, Ward II Pozel seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Harold Phillips, seconded by Kelley Pozel;
Motion passed with a vote of 7:0:0

YES: Harold Phillips, Harold Phillips, Kelley Pozel, Kelley Pozel, Kevin Graham, Kevin Graham, Paul Jenness, Paul Jenness, Greg Duncan, Greg Duncan, Jeff Watt, Jeff Watt, Gene Gentrup, Gene Gentrup

NO: None

ABSTAIN: None

Approved by the Chair and Inscribed in Ordinance No.11613.

- 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.

Document No. 9440 was read.

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. 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.

ACTION: Council Member, Ward I Phillips moved to waive the rules and consider on first reading. Council Member, Ward II Pozel seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Paul Jenness, seconded by Kevin Graham;

Motion passed with a vote of 6:0:1

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Gene Gentrup

NO: None

ABSTAIN: Jeff Watt, due to potential conflict of interest.

Approved by the Chair and Inscribed in Ordinance No.11614.

- K. Ordinance amending Chapter 20, "Motor Vehicles & Traffic", or the Code of the City of Liberty, Clay County, Missouri

Document No. 9441 was read.

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. This change would include a yield sign at the intersection of Sumac Circle and Sumac Drive.

Council Member, Ward III Watt moved to waive the rules and consider on first reading. None seconded the motion, which carried unanimously.

ACTION: Motion to approve the Ordinance by Gene Gentrup, seconded by Harold Phillips;

Motion passed with a vote of 7:0:0

YES: Harold Phillips, Kelley Pozel, Kevin Graham, Paul Jenness, Greg Duncan, Jeff Watt, Gene Gentrup

NO: None

ABSTAIN: None
Approved by the Chair and Inscribed in Ordinance No. 11615.

X. Other Business

A. Fairview Cemetery - Block 174

Gieselle Fest, 1407 Lynette, thanked Council for funds provided for headstone repair, and asked that they withdraw the lawsuit.

Dwayne Holtzclaw, 113 Kevin Street, Excelsior Springs, asked that Council stop the revestment process.

David Langston, 1920 Carter Court, stated there could be Indians buried there, stop the lawsuit.

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

The meeting adjourned at 9:00 p.m.

Mayor

Attest:

Deputy City Clerk

City Council Meeting Study Session Summary July 18, 2022

I. CALL TO ORDER

A study session meeting of the City Council of the City of Liberty, Missouri was held in the Council Chambers at City Hall on July 18, 2022 with Mayor Lyndell Brenton presiding. Mayor Brenton called the meeting to order at 7:00 p.m.

II. ATTENDANCE

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

Council Members Absent: Jeff Watt, Ward III

Staff Present: Curt Wenson, City Administrator
Sara Cooke, Assistant City Administrator
Shawwna Funderburk, Chief Strategic Operations Officer
Vicki McClure, Finance Director
Andy Hedrick, Interim Police Chief
Sherri McIntyre, Public Works Director
Mike Butler, Bird – City Partnerships/Global Revenue (via phone)
Mike O’Leary, Bird – Fleet Manager

Public Present: 2 members of the public

III. TOPICS OF DISCUSSION

A. Bird Scooters Memorandum of Understanding - Discussion

Staff presented the MOU at the May 9, 2022 meeting, which would extend the existing contract with Bird for another year and then monthly thereafter, unless terminated prior (as outlined in the MOU). The extension amendment includes an annual fee of six percent (6%) of gross receipts from the sale of scooter usage in the City, for use of City right-of-way. The Mayor and Council shared a number of concerns at the May 9th meeting, and Bird representatives responded in advance of the Study Session as follows:

The scooters are a border-line nuisance because they are left fallen down on the sidewalks and streets. The local operator is not fulfilling the obligation of the MOU as they are often left out at night and not picked up for days.

There are four Fleet Managers for the City of Liberty, each handle approx. 40-50 scooters. Fleet Managers generally do regular rounds around the City to rebalance scooters, pick up those in need of charge, and deploy new ones. If a scooter hasn't gotten a ride after a certain period of time, our app notifies our Fleet Manager to retrieve and move to a higher demand location. The incentives are aligned in that the Fleet Managers want rides to occur, and we don't want a scooter staying in one place too long. That said, while our

current hours of operation 4 a.m. - midnight, that means that a ride cannot be started outside these hours, but the scooters will still be dispersed throughout the city overnight. They're able to reach a good amount of the scooters daily for some type of "task" as we call it. For scooters that are parked improperly, however, we do respond to 311's (Bird's notification system) as a priority.

Every time an instance is flagged our way, we'll have a Fleet Manager go out to rectify shortly thereafter. This can be reported most effectively through the Community Mode on the Bird app, or through our city contacts.

How is the 18 years of age is verified? We had witnessed young kids riding the scooters.

Every rider agrees to our operating requirements that include a separate box that they must check signifying they are 18 years of age or older. That said, if we are seeing a lot of underage riding, we can implement additional messaging in our app, specifically related to underage riding that reminds riders they can be fined and/or accounts terminated if they are riding underage.

Do you typically provide scooter stands for cities?

As we are a dockless model, we do not have designated scooter stands. However, we have had cities who implement their own scooter parking infrastructure, which we can help support by sending over examples and templates (e.g. stencils, decals, etc). We also have the capability to add "preferred parking pins" to guide riders to parking areas that are recommended such as existing bike racks.

The placement of the scooters sometimes creates an impediment to the sidewalks, and we have concerns about ADA and stroller access.

Our Fleet Managers will not deploy in front of ADA ramps and always out of the pedestrian right of way. We will, of course, reiterate to our Fleet Managers the importance of rebalancing regularly so that improperly parked Birds can be taken care of in a timely manner. This is another instance where we encourage reporting a 311 through our Community Mode so that we can rectify any issues ASAP. In addition to this, we can work with your Communications team to push out educational assets surrounding proper parking as well as targeted in-app messaging. As a general reminder, upon ending a ride, riders must take a photo of their properly parked Bird.

How many scooters are parked in Liberty and how many are used, on average.

As we've seen demand increase again in the warmer months, we've had an average of 135 Birds throughout Liberty in April and May with a total of 1,452 rides so far.

B. City Hall Atrium Project

Public Works Director Sherri McIntyre outlined the project goals identified by staff (ranging from elimination of water leaks to building context/form). She then presented a number of atrium/skylight building design options and their associated ranking (based on a number of priority factors). Options ranged from a full replacement skylight roof to solid sloped roof designs with wall windows at the roof edge.

IV. SUMMARY

The Mayor thanked staff and the representatives from Bird. The MOU will be considered on second reading at the July 25, 2022 Regular Session meeting. Council reviewed the designs and expressed their interest in exploring one of the more architecturally unique designs, if it can be achieved within the budgeted funds.

V. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Mayor

Attest:

Deputy City Clerk



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-167

Department: Utilities

Submitted By: Matt Redenbaugh,
Operations Manager Wastewater

Subject: MOTION TO AUTHORIZE THE PURCHASE OF SPARE PARTS FOR THE WASTEWATER TREATMENT PLANT CENTRIFUGE FROM FLOTTWEG IN AN AMOUNT NOT TO EXCEED \$155,000.

Summary:

Approve the purchase of spare parts for the Centrifuge which includes: Spare parts (rebuild assembly).

Background:

1. The Wastewater Plant requires managing solids balance.
2. The only way we are permitted to get solids out of the plant is to operate the centrifuge
3. The centrifuge does not have any back up or redundant equipment.
4. Used on a daily basis.
5. Spare parts would reduce the downtime for maintenance or in the event of a failure.
6. Items included in this agreement are: Spare parts all listed on the quote sheet, basal and a rotating assembly for \$143,500.
7. Rotating assembly has special terms for purchasing.

Previous Action (if applicable):

Bi-annual service which includes/included slight rebuild.

Policy/Committee Review:

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

Financial Considerations:

x	Budgeted:	Line Item:96.70.901.36.7501	Amount: \$155,000
		Line Item:	Amount:
		Revenue Line (if applicable):	Amount:
	Non-Budgeted	Line Item:	Amount:
		Line Item:	
		Funding Source:	Amount:

Attachments:

1. 7-14-22 City of Liberty 131355
2. 2022-07-21 City of Liberty 131457

Bill To

City of Liberty formerly
101 E. Kansas St.
Liberty, MO 64068
US

Ship to

City of Liberty formerly
2800 Riverview Road
Liberty, MO 64068
US

Customer No		Slpsn		Payment terms		Project	
3644		205		net 30 days		A SPARE PARTS	
Loc	PPD/COL	Ship via		Ship Date			
01		Unknown		A.S.A.P.			
Line No.	Qty Ordered	UOM	Item No	Weight		Unit price	Extended price
1	1.00	SE	1005.101.40 lamellar ring	0.08 KG		161.0000	161.00
2	1.00	EA	1014.060.03 cyl. roller bearing	2.28 KG		1,371.0000	1,371.00
3	10.00	EA	2619.016.10 countersunk screw	0.01 KG		12.0000	120.00
4	10.00	EA	1148.001.00 tungsten carbide scraper	0.07 KG		52.0000	520.00
5	1.00	EA	1012.108.60 O-ring	0.00 KG		39.0000	39.00
6	1.00	SE	1212.773.03 slip ring	0.00		899.0000	899.00
7	1.00	EA	1012.218.60 O-ring	0.00 KG		36.0000	36.00
8	1.00	EA	1014.034.01-01 Grooved ball bearing	0.00		884.0000	884.00
9	1.00	EA	1012.113.60 O-ring	0.00 KG		41.0000	41.00
10	1.00	EA	1012.381.60 O-ring	0.02 KG		179.0000	179.00
11	1.00	EA	1014.039.01-04 grooved ball bearing	0.00		1,103.0000	1,103.00
12	0.38	M	1019.300.00			143.0000	



10700 Toebben Drive
Independence, KY 41051
Phone 859-448-2300
Fax 859-448-2333

Quote

Quote No	Quote Date	Page
131355	7/14/2022	2

Bill To

City of Liberty formerly
101 E. Kansas St.
Liberty, MO 64068
US

Ship to

City of Liberty formerly
2800 Riverview Road
Liberty, MO 64068
US

Customer No	Slspsn	Payment terms
3644	205	net 30 days

Project
A SPARE PARTS

Loc	PPD/COL	Ship via	Ship Date
01		Unknown	A.S.A.P.

Line No.	Qty Ordered	UOM	Item No	Weight	Unit price	Extended price
			guide ring	0.01 KG		
13	1.00	SE	1005.117.40 lamellar ring		270.0000	270.00
				0.75 KG		
14	1.00	EA	1012.096.60 O-ring		36.0000	36.00
				0.00 KG		
15	1.00	SE	1005.102.01 lamellar ring		110.0000	110.00
				0.06 KG		
16	1.00	EA	1012.145.60 O-ring		56.0000	56.00
				0.01 KG		
17	0.92	M	1019.300.00 guide ring		143.0000	131.56
				0.02 KG		
18	2.00	EA	1012.257.60 O-ring		44.0000	88.00
				0.01 KG		
19	2.00	SE	1212.753.05 slide ring sealing		373.0000	746.00
				0.73 KG		
20	1.00	EA	1012.100.60 O-ring		33.0000	33.00
				0.00 KG		
21	1.00	EA	1014.194.03 grooved ball bearing		139.0000	139.00
				0.60 KG		
22	1.00	EA	1012.280.60 O-ring		56.0000	56.00
				0.01 KG		
23	0.50	SE	1005.102.01 lamellar ring		110.0000	55.00



10700 Toebben Drive
Independence, KY 41051
Phone 859-448-2300
Fax 859-448-2333

Quote

Quote No 131355
Quote Date 7/14/2022
Page 3

Bill To

City of Liberty formerly
101 E. Kansas St.
Liberty, MO 64068
US

Ship to

City of Liberty formerly
2800 Riverview Road
Liberty, MO 64068
US

Customer No 3644
Loc 01
PPD/COL
Slpsn 205
Payment terms net 30 days

Project
A SPARE PARTS

Ship via Unknown
Ship Date A.S.A.P.

Line No.	Qty Ordered	UOM	Item No	Weight	Unit price	Extended price
				0.03 KG		
24	2.00	EA	2311.707.00 scraper strip		440.0000	880.00
				0.00		
25	2.00	EA	2311.448.00 scraper strip		303.0000	606.00
				0.00		
26	12.00	EA	0037.068.41 head cap screw		3.0000	36.00
				0.06 KG		
27	6.00	M	1064.033.00 sponge rubber		40.0000	240.00
				0.00		
28	3.00	EA	0096.062.01 V-belts		73.0000	219.00
				0.46 KG		
29	2.00	EA	1001.4125 V-belts		159.0000	318.00
				0.31 KG		
30	1.00	EA	1002.195.00-02 gear oil		145.0000	145.00
				0.00		
31	1.00	EA	1714.153.10 initiator		342.0000	342.00
				0.07 KG		
32	4.00	EA	1002.011.01 roller bearing grease		60.0000	240.00
				1.70 KG		
33	4.00	EA	1002.017.00-02 roller bearing grease		128.0000	512.00
				1.60 KG		



10700 Toebben Drive
Independence, KY 41051
Phone 859-448-2300
Fax 859-448-2333

Quote

Quote No	Quote Date	Page
131355	7/14/2022	4

Bill To

City of Liberty formerly
101 E. Kansas St.
Liberty, MO 64068
US

Ship to

City of Liberty formerly
2800 Riverview Road
Liberty, MO 64068
US

Customer No	Slspsn	Payment terms
3644	205	net 30 days

Project
A SPARE PARTS

Loc	PPD/COL	Ship via	Ship Date
01		Unknown	A.S.A.P.

Line No.	Qty Ordered	UOM	Item No	Weight	Unit price	Extended price
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THE QUOTE TOTAL MAY NOT REFLECT MISCELLANEOUS CHARGES, FREIGHT OR SALES TAX.

QUOTES ARE ONLY VALID FOR 30 DAYS.

THERE ARE NO RETURNS ON ELECTRICAL ITEMS, BEARINGS AND LUBRICATION. ANY OTHER ITEMS NOT USED
WILL HAVE A 20% RESTOCKING FEE.

Quote Total	10,665.90
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Total Estimated	8.90
------------------------	------



10700 Toebben Drive
Independence, KY 41051
Phone 859-448-2300
Fax 859-448-2333

Quote

Quote No	Quote Date	Page
131457	7/21/2022	1

Bill To

City of Liberty formerly
101 E. Kansas St.
Liberty, MO 64068
US

Ship to

City of Liberty formerly
2800 Riverview Road
Liberty, MO 64068
US

Customer No		Slspsn		Payment terms		Project	
3644		144		net 30 days		A SPARE PARTS	
Loc	PPD/COL	Ship via		Ship Date			
01		Unknown		A.S.A.P.			
Line No.	Qty Ordered	UOM	Item No	Weight		Unit price	Extended price
1	1.00	EA	ROTATING ASSEMBLY C4E			143,500.0000	143,500.00
			Spare Rotating Assembly C4E	0.00			
Thei quote is for a Brand New C4E-4/454 HTS Rotating Assembly Complete with Scroll and gear Payments Terms: 50% with order placement 50% net thirty days after delivery Delivery is included and is approx. 32-34 weeks ARO							

THE QUOTE TOTAL MAY NOT REFLECT MISCELLANEOUS CHARGES, FREIGHT OR SALES TAX.

QUOTES ARE ONLY VALID FOR 30 DAYS.

THERE ARE NO RETURNS ON ELECTRICAL ITEMS, BEARINGS AND LUBRICATION. ANY OTHER ITEMS NOT USED

WILL HAVE A 20% RESTOCKING FEE.

Total Estimated

0.00

Quote Total

143,500.00

City Council Meeting

Regular Session Minutes

July 11, 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 July 11, 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 Lyndell Brenton, 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
Michael Hagan (via conference call)
and Gene Gentrup, Ward IV

Council Members Absent: None

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
BJ Staab, Parks and Recreation Director
Andy Hedrick, Interim Police Chief
Katherine Sharp, Planning and Development Director
Sherri McIntyre, Public Works Director
Ashley Comer, Accounting Manager
Beth Vanderhoorn, Administration Specialist

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

IV. APPROVE MINUTES AND SUMMARIES

V. CITIZENS' PARTICIPATION

A. Mayor Brenton read the Liberty Farmers' Market Proclamation and presented it to Erin Erdman, Historic Downtown Liberty, Inc.'s Farmers' Market Manager.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

- A. Authorization to apply for multiple Missouri Department of Natural Resources Financial Assistance Center's State ARPA grants.

The Missouri Department of Natural Resources has grants available for lead service line inventory projects, drinking water projects, wastewater projects and stormwater projects. The City is eligible to be awarded one project for each category of project. All awards are competitive and no award is guaranteed. Project preference will be based upon project need, affordability, and financial and engineering capability of the applicant. The maximum award for the drinking water, wastewater and stormwater projects is \$5 million; the maximum award for the lead service line inventory is \$200,000. All of the categories will require matching funds to be provided by the applicant with a minimum expectation of 20 percent, with 50 percent being more likely to receive project awards.

The Utilities Department plans to submit projects for the lead service line, drinking water and the wastewater categories. The Public Works Department plans to submit a project for the stormwater category. Applications are due July 14, 2022 with project award notification in late October 2022. Projects will have to be bid and a contract awarded by December 31, 2024 and the project completed by December 31, 2026.

1. Resolution authorizing the filing of an Application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for Subaward of Federal Financial Assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") Pursuant to Section 602(B) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26. (Lead Service Line)

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3254

2. Resolution authorizing the filing of an Application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for Subaward of Federal Financial Assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") Pursuant to Section 602(B) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.(Drinking Water Project)

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

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Jenness, Pozel, Hagan, Graham, Watt,
Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3255

3. Resolution authorizing the filing of an Application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for Subaward of Federal Financial Assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") Pursuant to Section 602(B) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.(Wastewater Project)

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

Vote: Motion passed 8-0-0
Yes: Council Members Phillips, Jenness, Pozel, Hagan, Graham, Watt,
Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3256

4. Resolution authorizing the filing of an Application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for Subaward of Federal Financial Assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") Pursuant to Section 602(B) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.(Stormwater Project)

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

Vote: Motion passed 8-0-0
Yes: Council Members Phillips, Jenness, Pozel, Hagan, Graham, Watt,
Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3257

- B. Resolution authorizing the Filing of a Grant Application with the Missouri Department of Natural Resources for the Reimbursement of Cost for Use of Recycled Materials for the Playground located on Lake Road in Bennett Park

The Parks & Recreation Department is partnering with the LPR Foundation who will be providing a portion of the funding to update one of the playgrounds in Bennett Park. In order to make the playground more inclusive, and free funds from the labor and supplies used to re-mulch playgrounds each year, a recycled pour-in-place surface is

recommended. The Missouri Department of Natural Resources has an open grant opportunity to apply for a reimbursement grant for scrap tire playground surfaces.

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3258

C. Boards and Commissions - Reappointments and Appointments

Citizen Sales Tax Oversight Committee

Reappoint Adam Travis & Carol Kingery to terms expiring 5/15/2025

Historic District Review Commission

Reappoint Brett Rinker & Matt Grundy to terms expiring 7/1/2027

Appoint Linda Armstrong to a term expiring 7/1/2024

Liberty Arts Commission

Reappoint Greg Duncan to a term expiring 5/15/2025

Liberty Community Christmas Tree

Reappoint Amy Abbiatti to a term expiring 5/1/2025

Liberty Parks & Recreation Foundation

Reappoint Bob Saunders & Jodi Caps to a term expiring 1/1/2025

Parks & Recreation Board

Reappoint Anissa Wolfe & Patrick Flora to terms expiring 6/1/2025

Council Member Gentrup moved to approve the reappointments and appointment.

Council Member Phillips seconded the motion, which carried unanimously.

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 2722**)

The proposed rezone will allow the applicant to build 40 units; 7 duplexes, 2 triplexes, and 5 fourplex units and a clubhouse in an age restricted development. The proposed rezoning application meets the criteria required for a rezoning and a preliminary development plan of the UDO and conforms to the City of Liberty Comprehensive Plan.

Document No. 9442 was read.

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

Spencer Thomson, Patriot Properties, 351 W. Washington St., Kearney, stated that a neighborhood meeting was held. Seventeen households attended and generally were supportive; however, there were concerns related to traffic, stormwater etc. Since the meeting he has addressed concerns related to the retaining walls. He stated the project is limited to 2 people per household, 55 years and older with no children. These households generally have one car so traffic will not be greatly impacted. In addition, the entrance is being located at the furthest possible point away from the existing intersection. The stormwater will be captured and detained within the project, improving existing run-off. As many trees and natural barriers as possible will be maintained. The project, both inside and outside, will be professionally owned and managed by one owner and platted as such. A deed restriction will be provided in the land records, maintaining it as a 55+ age development.

Koloma Woods, 61 Fulkerson Circle, is concerned about the additional traffic congestion this could bring.

Larry Stafford, 68 Fulkerson Circle, stated there are only 22 houses in Fulkerson Circle, it's very quiet. He is concerned about stormwater run-off, traffic congestion, wildlife and mature trees.

James Skaggs, 1107 Owen Dr., is concerned about stormwater run-off as there are existing culvert issues now.

Kathleen Johnson, 824 Park Lane, is concerned about traffic as the area is already congested, as well as run-off.

Shirley Hendersen, 1114 W. Liberty Drive, lives across from the proposed entrance/exit to the development and is concerned about traffic. It is a major school bus route and used by Fire and Police. There is currently a concession to allow Fulkerson residents to exit, will these duplexes get one as well?

Donald Happy, 906 Kingston Court, is concerned about traffic, especially during the busy times of the day and cars blocking the intersection. This development will bring additional traffic.

David Durlington, 805 Lindenwood Lane, wants to know what's going on between the development and Westboro backyards?

Lisa Crawford, 1124 W Liberty Drive, stated traffic has gotten worse as Liberty grows. The entrance/exit will be directly across from her home, and she will never be able to get out. This project could also make stormwater issues worse and her property value go down.

Michel Brown, 813 Lindenwood Lane, is concerned about drainage, traffic congestion, and long term viability/maintenance of the property.

Volora/Joseph Fry, 40 Fulkerson Circle, are concerned about traffic, entrance and drainage. They have seen the Blue Springs property developed by the applicant and are comfortable that the applicant has listed to concerns. The developer is local and the development would be the least painful of changes.

Larry Stafford, 68 Fulkerson Circle, is concerned about heavy equipment, construction and noise.

Andrea Lee, 1200 Wellington Way, is opposed to the project. The property is zoned single family and that would be best for the area. She is concerned about density and traffic congestion and water run-off. Many surrounding neighborhoods would be negatively impacted. Walking to shopping by the seniors is unrealistic.

Bob Clements, 45 Fulkerson, is concerned about property valuations. Will this project negatively impact my home's value? Traffic is a concern, and they should have to put a stop light in. He is concerned that 15 years down the road, after the property is depreciated and sold, it will fall into disrepair. Something will go there, but protect the current homeowners.

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

Mayor Brenton stated the Ordinance would be considered on second reading at the July 25, 2022 Regular Session meeting.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. Ordinance acknowledging Vendor Payments for the period of June 17 to July 1, 2022

Document No. 9443 was read.

Action: Council Member Watt moved to approve the vendor payments. Council Member Philliops seconded the motion.

Roll Call

Vote: Motion passed 7-0-1

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

No: None

Abstain: Council Member Hagan (due to participating via phone)

Approved by the Chair and inscribed in Ordinance No. 11629.

B. 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 (P&Z Case No. 22-17R&PDP)(second reading)

This is an application for Providence Apartments, a 478- unit apartment complex on approximately 20 acres. The applicant proposes that the site be high density residential to allow for apartments. The application does meet the standards of review for a rezoning and preliminary development plan. Staff outlined concessions the applicant was willing to make in order to address the concerns of surrounding property owners

(including tree/greenspace buffer, a fence to restrict intermingling of tenants with neighborhood residents, and dedication of right-of-way should the signal be replaced with a round-about in the future). Mayor and Council Members with the exception of Council Members Jenness and Hagan, noted they have had ex parte communications with the applicant and surrounding property owners related to this matter.

Action: Council Member Phillips moved to remand/postpone consideration of the Ordinance to the July 25, 2022 Regular Session whereby such concessions could be incorporated into the ordinance. Council Member Pozel seconded the motion.

Vote: Motion passed 6-2-0

Yes: Council Members Phillips, Pozel, Hagan, Watt, Duncan and Gentrup

No: Council Members Jenness and Graham

Abstain: None

- 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 27/22)**

Action: Council Member Graham moved to postpone consideration of the Resolution to the July 25, 2022 Regular Session. Council Member Phillips seconded the motion, which carried unanimously.

- D. Ordinance approving an Agreement with JCI Industries, Inc. for the Purchase of a Channel Grinder and Installation at Rush Creek Liftstation in an amount not to exceed \$72,000.00

The original channel grinder at the Rush Creek lift station, which was installed in 2008, is broken. It is more feasible to install a new one than repair the original. As part of the waste water treatment process, the channel grinder sits in the influent channel, and grinds up bigger solids so they can be pumped out.

The expenditure request includes a 5% contingency to cover any increase in cost between approval time and time of purchase in addition to other unforeseen issues that may arise.

Document No. 9444 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 Graham moved to approve the ordinance. Council Member Gentrup seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11616.

- E. Ordinance approving an Agreement with JCI Industries, Inc. for the Purchase and Installation of a Positive Displacement Scum Pump at the Liberty Wastewater Treatment Facility in an amount not to exceed \$47,000.00

The WWTF treats a variety of pollutants in the system in order to discharge clean water to the receiving stream for downstream users. Pollutants of concern are Fats, Oils, and Grease (FOG). Any FOG not utilized in the treatment system is removed via a skimmer arm from the surface water of our secondary clarifiers to a scum pit. From the scum pit, the FOG is pumped to the aerobic digesters where it is fully broken down. When FOG is not in suspension within water it accumulates into a viscous substance that is challenging to pump via centrifugal pumps, which is the type of pump that the WWTF currently has in place for the scum pit system. A positive displacement pump is better suited to pump such a viscous material.

Document No. 9445 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 Gentrup seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11617.

- F. Concrete Flatwork Replacement Project

1. Ordinance amending Ordinance No. 11554 Approving a Contract with Terry Snelling Construction, Inc. for the 2022 Concrete Flatwork Replacement Project

This action is to reconcile the contract amount for the 2022 Concrete Flatwork Replacement project to authorize up to \$403,364.50. The original \$267,920.95 contract with Terry Snelling Construction, Inc. was approved by City Council on February 28, 2022 (Ordinance No. 11554). Change Order No. 1 authorizing the contract to an amount of \$400,000.00 was approved by City Council on June 13, 2022 (Ordinance No. 11607).

The contract amount for the base bid was determined from estimates of repair areas to concrete curbs, sidewalks, and ADA ramps at various locations throughout the City in preparation for resurfacing of streets in 2022. Change Order No. 1 identified additional areas in need of repair during the course of the project.

This action will authorize additional funding of \$3,364.50 and increase the current contract amount of \$400,000.00 to \$403,364.50. This action reconciles the contract amount based upon final installed quantities.

Document No. 9446 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 Gentrup moved to approve the ordinance. Council Member Graham seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11618.

2. Resolution approving the 2022 Concrete Flatwork Replacement Project

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3259

- G. Ordinance amending Ordinance No. 11112 Approving an Engineering Services Contract with Burns & McDonnell Engineering Company, Inc for the 2019 Water Treatment Plant Lime Feed System Upgrade, Project #UT-003-19 increasing the amount by \$87,800.00, from \$116,200.00 to a not to exceed amount of \$204,000.00

The construction of an additional lime silo will provide needed resilience in the drinking water treatment process. The current storage capacity of lime is approximately 10 days and the water treatment process is dependent upon timely deliveries of lime from the supplier that is located in St. Genevieve, MO, approximately 300 miles away. A truck driver shortage was experienced during the Covid-19 pandemic and resulted in delayed deliveries which led to low levels of lime for the treatment process. The driver shortage highlighted the vulnerability that the water treatment plant had to the timely transportation of lime and how deliveries could be impacted by weather, floods, traffic, mechanical failure and other issues. An additional lime silo would increase the on-site storage capacity to approximately 30 days and that would allow a significant buffer to address any supply or transportation issues.

The additional lime silo would be constructed immediately adjacent to the current lime silo and lime processing equipment. The current silo houses the lime and lime processing equipment. The additional lime silo would serve as lime storage only and would have more storage capacity without being taller than the current lime silo.

Document No. 9447 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 Gentrup moved to approve the ordinance. Council Member Graham seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11619

X. OTHER BUSINESS

A. Fairview Cemetery / Block 174

Dwayne Holtzclaw, 113 Kevin St., Excelsior Springs, MO, don't touch grave marker, it is private property.

Sharon Fiene, 457 E. Franklin, asked 'are you watching?' because history will be watching you. Reconsider the lawsuit.

Gieselle Fest, 1407 Lynette, stop the lawsuit. Let them rest in peace.

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 9:21 p.m.

Mayor

Attest:

Deputy City Clerk

City Council Meeting

Regular Session Minutes

July 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 August 22, 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 Council Member Hagan, 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
Michael Hagan and
Gene Gentrup (via conference call), Ward IV

Council Members Absent: None

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
BJ Staab, Parks and Recreation Director
Andy Hedrick, Interim 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
25 members of the public

IV. APPROVE MINUTES AND SUMMARIES

V. CITIZENS' PARTICIPATION

David Langston, 1920 Carter Court, wants the City to have the meeting Minutes more readily available, and that they provide details and not just a summary.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

- A. MOTION TO AUTHORIZE THE PURCHASE OF A 2022 JOHN DEERE 324G SKID STEER LOADER FROM HERITAGE TRACTOR IN AN AMOUNT NOT TO EXCEED \$52,176.00.

With the addition of the artificial turf fields at Capital Federal Sports Complex there is a need for a skid loader to unload the large bulk rubber material for the fields. The wheeled case skid loader previously used at City Park has been reassigned for use at the sports complex leaving Park Maintenance in need of a wheeled skid loader for use on pavement.

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

- B. RESOLUTION APPROVING A LIBERTY COMMUNITY CENTER ALCOHOLIC BEVERAGES SERVICE APPLICATION FOR HAILEY SAWYER FOR A SMALL/PRIVATE EVENT TO BE HELD ON OCTOBER 14, 2022

Hailey Sawyer is hosting a small/private rehearsal party to be held in the Blue Room on October 14, 2022 from 6:30 p.m. to 8:00 p.m. This is a small event, so a Catering Permit is not required.

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3260

VIII. PUBLIC HEARINGS

- A. RESOLUTION APPROVING A SPECIAL USE PERMIT AT 2601 HUGHES ROAD TO ALLOW TEMPORARY BUILDINGS AT WALGREENS FULLFILLMENT CENTER, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-29SUP)

The applicant is proposing to add temporary trailers to serve as a break room and operations center for the employees while construction is completed in the permanent building. This application meets the standards of review for a Special Use Permit in Section 30.25 in the UDO.

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 Phillips moved to add the stipulation to the resolution that the temporary buildings be removed by December 31, 2022. Council Member Hagan seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Action: Council Member Phillips moved to approve the resolution with the stipulation. Council Member Jenness seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3261

B. 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 4.5 ACRES LOCATED ON THE NORTH SIDE OF SOUTH LIBERTY PARKWAY, EAST OF LITTLE SHOAL CREEK FROM BUSINESS PARK TO COMMERCIAL (P&Z Case 22-30A)

The current land use designations on this site are a mix of Floodplain and Business Park/Office. The eastern portion of the site is designated as Business Park/Office and the western portion is designated as Floodplain. The Land Use designation of Floodplain does not follow the actual floodplain in this area, in that it is larger than the actual floodplain. The applicant does not intend to encroach into the stream corridor or floodplain. The applicant requests that the FLU map designation for the entire property be amended to Commercial.

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

Cabilo Grote, 2005 S. Withers, had questions regarding what the 185' buffer meant, and what the timeline of the project would be.

Seeing no one else wishing to speak, the Mayor closed the Public Hearing. In answer to the questions posed, staff stated that 185' refers to property owners within 185' of the proposed area are required to be notified of the Public Hearing. Generally, it takes a project 60 days to go through the City's normal review process.

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

Vote: Motion passed 8-0-0

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

No: None
Abstain: None
Inscribed in Resolution No. 3262

- C. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 11 +/- ACRES AT THE SE CORNER OF SHEPHERD ROAD AND LIGHTBURNE STREET FROM R-1A, "SUBURBAN RESIDENTIAL DISTRICT" TO M-1 "LIGHT INDUSTRIAL DISTRICT" FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, AN INDUSTRIAL DEVELOPMENT, WITH AN ASSOCIATED VARIANCE (P&Z Case No. 22-28R&PDP)

This is a proposal for the continuation of the Liberty Heartland Logistics Center industrial center. This application is adding 1 building, with approximately 676,000 square feet of space. The industrial building is proposed to be utilized for manufacturing, warehousing and distribution purposes. They will be located south of Shepard Road and east of Lightburne Rd. The proposed zoning is M-1 "Light Industrial" which allows non-retail business uses, light manufacturing facilities, distribution and warehousing facilities, restaurants and indoor recreational facilities. UDO Section 30-68.1. There are 2 proposed access points to the site from Shepherd Road.

The applicant is proposing a variance from the Unified Development Ordinance (UDO) with this application. They are asking to allow the dock doors and loading area to face the public right-of-way. This application meets the standards of review for a rezoning and preliminary plan if the variance is accepted.

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

Mike Stromburg and Joe Downs spoke on behalf of Opus Development, 202 Baltimore Ave., Ste. 120, Kansas City, Missouri. They noted they are working on a couple of other projects within the City and this location, with its access to I-35, will attract tenants. The project will include build to suit as well as spec. Chris Havner, Davidson Architects, stated they anticipate trucks to move north on Lightburne to I-35 from the development.

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

Document No. 9448 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 with variance. Council Member Hagan seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11620

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

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

Mayor Pro Tem Hagan took over as Chair of the meeting.

Document No. 9449 was read.

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

Roll Call

Vote: Motion passed 7-0-1

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

No: None

Abstain: Council Member Gentrup (due to participating via phone)

Approved by the Chair and inscribed in Ordinance No. 11621

Mayor Brenton resumed as chair of the meeting.

B. 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 (P&Z Case No. 22-17R&PDP) **(second reading/postponed from July 11/22)**

This is an application for Providence Apartments, a 478-unit apartment complex on approximately 20 acres. The applicant proposes that the site be high density residential to allow for apartments. The following stipulations will apply: 1. The developers commit to stage the construction of Plummer Road to maintain access to Mercy Lane at all times, recognizing this is Our Lady of Mercy's only point of access. This will be outlined in the Public Improvement Plans, issued through the City Engineering Division. 2. The developers agree to install a fence along the north property line of the multi-family project. The fence will be shown on the Final Development Plans. 3. The developers agree to add additional trees along the north property line. The landscape plan will be shown in the Final Development Plan. 4. The developers agree to dedicate public right-of-way at the northeast corner of the intersection of South Liberty Parkway and Plummer Road, to accommodate the northeast quadrant of a round-a-bout traffic circle, in the event the City would ever seek to replace the traffic signal that is to be installed by the developer with a round-a-bout as the means of traffic control at this intersection. The dedication of right-of-way would occur at the Final Plat phase.

Document No. 9435 was read.

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

Vote: Motion passed 7-1-0
Yes: Council Members Phillips, Jenness, Hagan, Graham, Watt, Duncan and Gentrup
No: Council Member Pozel
Abstain: None
Approved by the Chair and inscribed in Ordinance No. 11622.

C. 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) **(second reading)**

The proposed rezone will allow the applicant to build 40 units; 7 duplexes, 2 triplexes, and 5 fourplex units and a clubhouse in an age restricted development. The developer amended the plans to address several issues raised by the neighbors during the public hearing on July 11, 2022, including traffic, storm drainage and buffers. A valid protest petition opposing the application was received, requiring six affirmative votes for passage.

Document No. 9442 was read.

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

Vote: Motion passed 7-1-0
Yes: Council Members Phillips, Jenness, Hagan, Graham, Watt, Duncan and Gentrup
No: Council Member Pozel
Abstain: None
Approved by the Chair and inscribed in Ordinance No. 11623.

D. 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 July 11/22)**

This is a proposal for one lot on 6.68 +/- acres. The project includes 40 units; 7 duplexes, 2 triplexes, and 5 fourplex units and a clubhouse in an age restricted, maintenance provided development. The internal streets will be private. The preliminary plat was updated to reflect the updated preliminary plan. The north/ south drive was eliminated and the sanitary sewer line connection has been moved to the south.

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

Vote: Motion passed 7-1-0
Yes: Council Members Phillips, Jenness, Hagan, Graham, Watt, Duncan and Gentrup
No: Council Member Pozel

Abstain: None
Inscribed in Resolution No. 3263

- E. ORDINANCE AMENDING ORDINANCE NO. 11399, APPROVING A MEMORANDUM OF UNDERSTANDING WITH BIRD RIDES, INC. FOR THE DEPLOYMENT OF STAND-UP ELECTRIC SCOOTER SHARING SYSTEMS WITHIN THE CITY OF LIBERTY **(second reading) (postponed from June 13)**

City Council approved the original MOU with Bird Scooters on April 26, 2021. As Bird Rides, Inc, is a business operating and utilizing the public right-of-way it is subject to an annual fee of six percent (6%) of gross receipts from sale of scooter usage in the City. This provision has been added to this MOU extension.

Staff found that once the local operator was hired and became familiar with the operation, they responded in a more timely manner to address complaints and areas of concern. The area team managers are to address called in issues within 2 hours.

Document No. 9415 was read.

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

Vote: Motion passed 7-1-0
Yes: Council Members Phillips, Jenness, Pozel, Hagan, Graham, Duncan and Gentrup
No: Council Member Watt
Abstain: None
Approved by the Chair and inscribed in Ordinance No. 11624.

- F. RESOLUTION APPROVING A PRELIMINARY PLAT FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, 66 +/- ACRES AT THE SE CORNER OF SHEPHERD AND LIGHTBURNE, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-37PP)

This is a proposal for 1 lot on 66+/- acres. The project includes 1 building on 1 lot at the SE corner of Shepherd Road and Lightburne Road. 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. This application meets the standards of review for a Preliminary Plat in Section 30-28.10 of the UDO.

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

Vote: Motion passed 8-0-0
Yes: Council Members Phillips, Jenness, Pozel, Hagan, Graham, Watt, Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3264

G. RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR REFUGE CHURCH, A NEW 15,513 SQ. FT. CHURCH BUILDING AT SW CORNER OF N. CHURCH RD AND CAMILLE ST. IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-33FDP)

This Final Development Plan is to allow the development of a new church building on a vacant lot. The site is currently 6.89 acres and is zoned R-1A. The proposal meets required setbacks and the use of this site for a church is appropriate for this zoning district, as churches can be located in any zoning district. This application meets the standards of review for a final development plan.

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

Vote: Motion passed 8-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3265

X. OTHER BUSINESS

A. FAIRVIEW CEMETERY / BLOCK 174

Gieselle Fest, 1407 Lynnette, asked what spurred Council to take this action? Give a voice to those buried in lot 174.

Sharon Feine, 457 E. Franklin, Liberty, doesn't want to see grave marker removed.

Dwayne Holtzclaw, 113 Kevin St., Excelsior Springs, advised he owns history of Liberty and Council will never see it again if they don't stop the lawsuit.

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Mayor

Attest:

Deputy City Clerk



STAFF REPORT

Planning and Zoning Case 22-35R&PDP

Staff: Mike Peterman, City Planner

Date: August 22, 2022

GENERAL INFORMATION

Application: **Rezoning and Preliminary Development Plan for The Upper Cut. A 5000 sq. ft. commercial building on .51 ac at N. Church Rd & College St. Rezoning from M-1 to C-2**

Applicant: Nicholas Heiser
Olsson, Inc.
1301 Burlington., Ste. 100
North Kansas City, MO 64116

Owner: Mariah Kinkade
The Upper Cut
9769 N Cedar Ave.
Kansas City, MO 64157

Location: NW corner of N. Church Rd. and College St.

Site Acreage: 0.51 +/- Acres

Existing Land Use/Zoning: Undeveloped / M-1 "Light Industrial"

Future Land Use Map: Business

Surrounding Land Uses/Zoning: **North:** Self Storage / M-1 "Light Industrial"
South: Car Wash / C-2 "General Business"
West: Auto Parts Store / M-1 "Light Industrial"
East: Church Rd. and I-35

Public Notice: Legal Notice printed in Courier Tribune-July 21
Letter sent to property owners within 185 ft. on July 22
Sign Posted on site on July 22

File Date: July 1, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-36FP: A Lot split for 1 lot at N. Church Rd & College is currently being reviewed by staff.

APPLICANT'S PROPOSAL

Summary

This is a proposal for the construction of 1 new 5,000 sq. ft. commercial building on half an acre along N. Church Road. The building is proposed to be utilized for a butcher shop. The proposed zoning is C-2 "General Business" which allows for commercial, retail and office services per *UDO Section 30-63.1*.

Use

The applicant's proposal is to construct a new building for a butcher shop.

Site Design

The site is proposed on the west side of N. Church Rd. at College St. There is one entrances to the site. The building will be located on the north side of the lot with parking on the south side.

Access/Circulation/Parking

There is one entrance to the site from College St. College St. is a private drive. There are 20 vehicle parking stalls including 1 ADA stall as required. There are also 6 motorcycle specific stalls proposed for the project. There is a lane for delivery vehicles on the west side of the building.

Building Design/ Signage

The building is proposed to be a combination of stone, EIFS and hardy plank siding with a metal roof.

All building signage must be approved with a separate sign permit application through the Planning division. There is an existing legally non-conforming pole sign on the property owned by an adjacent business. The applicant has secured a place on that sign to utilize the existing sign for both businesses.

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 reviewed and verified during the Final Development Plan.

The overall site is required to meet the 20% open space standard as defined in the UDO Section 30-97.6. The preliminary plan shows 30.7% open space on the site.

PUBLIC INFRASTRUCTURE

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

Streets

The proposed development will have access to N. Church Rd. via private drive, College St. No public street improvements are anticipated.

Sanitary Sewer

Sanitary sewer service will be provided via connection to an existing public sanitary sewer main on the south side of the property. A public main extension to the property is required.

Water

Water service will be provided via a connection to the public main on N. Church Rd. No public water main additions are anticipated.

Stormwater

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

STAFF ANALYSIS

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

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

The Future Land Use Map in this area is Business. Business is an appropriate land use for this proposed project. The project plans to have a retail use with butchering of the product on site. The business land use would allow manufacturing businesses, warehouses, research and development, offices and commercial uses. Commercial uses are permitted in this category, but they are not intended to dominate.

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

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

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

The area around the proposed project has several commercial uses including Car Wash and Auto Parts store as well as the large commercial shopping area in adjunct Kansas City. Staff believes the development will have a positive effect upon the area and the community as a whole by utilizing a vacant parcel while not adding a significant amount of traffic to N. Church Rd.

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

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

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

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

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

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

Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.

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 and will not require any variances.

STAFF RECOMMENDATION

Staff finds that this application meets the standards of review for a rezoning and preliminary plan, staff recommends approval of P&Z Case 22-35R&PDP.

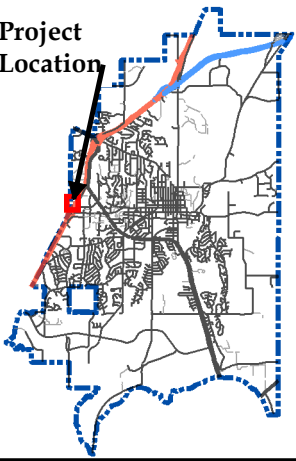
PZ RECOMMENDATION

At its August 9, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-35R&PDP 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: Ordinance

Project
Location



Location

COLLEGE ST

N CHURCH RD

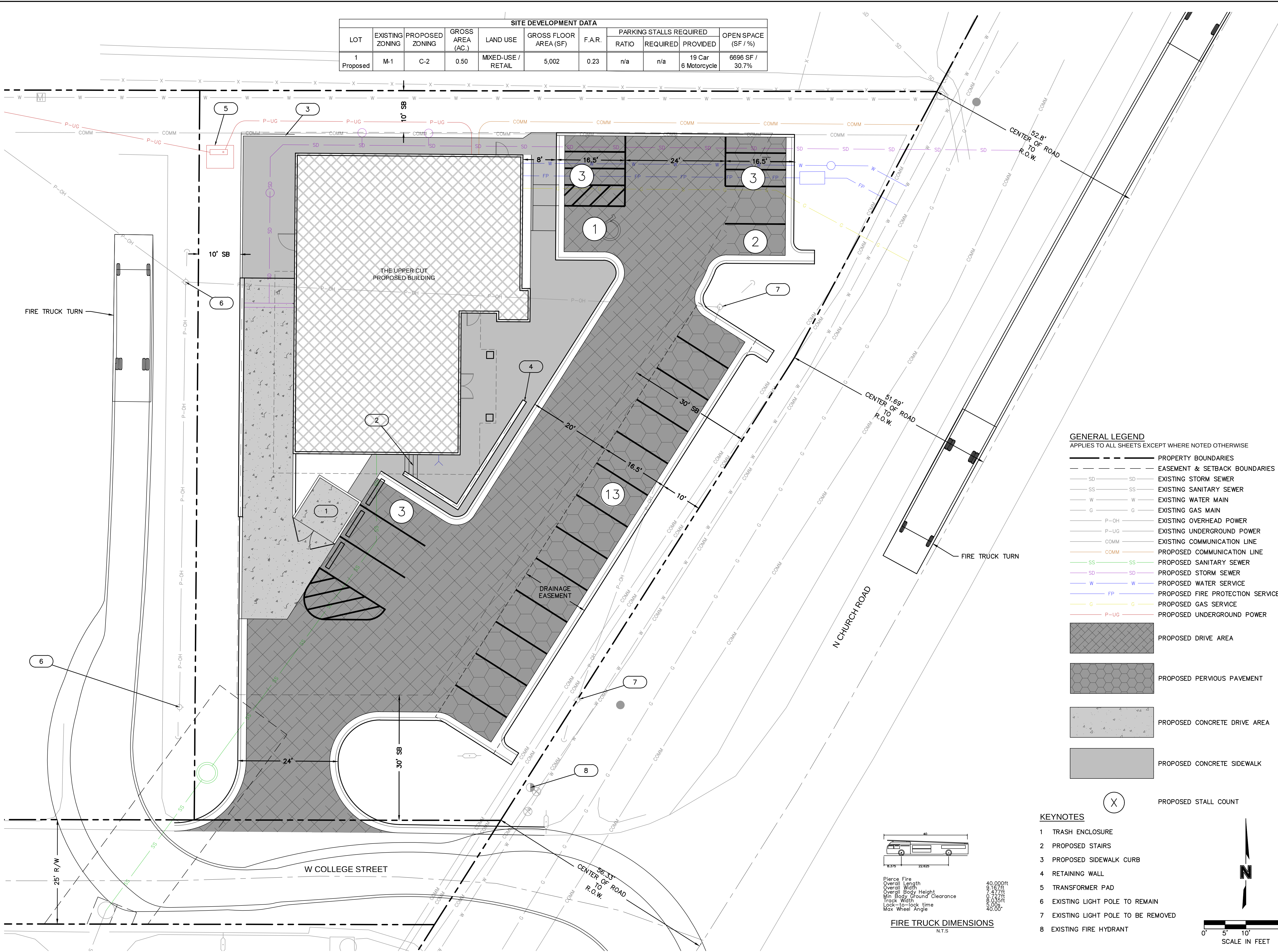
35 HWY

N STEWART RD



DWG: F:\2022\01001-01500\022-01334-1\40-Design\AutoCAD\Preliminary Plans\Sheets\NCR\Bazening & Preliminary Development Plan\VC_SIT01_A2201334.dwg
DATE: Jul 14, 2022 5:03pm AREFS: C:\PBLK_A2201334 C:\BASE_A2201334 C:\PATT_A2201334 C:\PENDY_A2201334 USER: gsmth

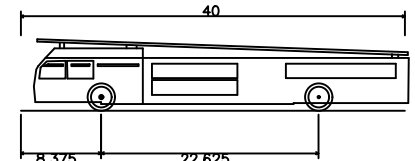
SITE DEVELOPMENT DATA										
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC.)	LAND USE	GROSS FLOOR AREA (SF)	F.A.R.	PARKING STALLS REQUIRED			OPEN SPACE (SF / %)
							RATIO	REQUIRED	PROVIDED	
1 Proposed	M-1	C-2	0.50	MIXED-USE / RETAIL	5,002	0.23	n/a	n/a	19 Car 6 Motorcycle	6696 SF / 30.7%



- GENERAL LEGEND**
APPLIES TO ALL SHEETS EXCEPT WHERE NOTED OTHERWISE
- | | | |
|------|------|----------------------------------|
| --- | --- | PROPERTY BOUNDARIES |
| --- | --- | EASEMENT & SETBACK BOUNDARIES |
| SD | SD | EXISTING STORM SEWER |
| SS | SS | EXISTING SANITARY SEWER |
| W | W | EXISTING WATER MAIN |
| G | G | EXISTING GAS MAIN |
| P-OH | P-OH | EXISTING OVERHEAD POWER |
| P-UG | P-UG | EXISTING UNDERGROUND POWER |
| COMM | --- | EXISTING COMMUNICATION LINE |
| COMM | --- | PROPOSED COMMUNICATION LINE |
| SS | SS | PROPOSED SANITARY SEWER |
| SD | SD | PROPOSED STORM SEWER |
| W | W | PROPOSED WATER SERVICE |
| FP | --- | PROPOSED FIRE PROTECTION SERVICE |
| G | G | PROPOSED GAS SERVICE |
| P-UG | --- | PROPOSED UNDERGROUND POWER |

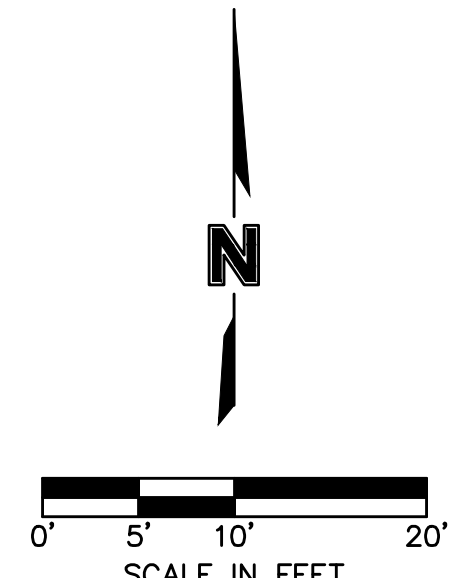
- | | |
|--|------------------------------|
| | PROPOSED DRIVE AREA |
| | PROPOSED PERVIOUS PAVEMENT |
| | PROPOSED CONCRETE DRIVE AREA |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED STALL COUNT |

- KEYNOTES**
- 1 TRASH ENCLOSURE
 - 2 PROPOSED STAIRS
 - 3 PROPOSED SIDEWALK CURB
 - 4 RETAINING WALL
 - 5 TRANSFORMER PAD
 - 6 EXISTING LIGHT POLE TO REMAIN
 - 7 EXISTING LIGHT POLE TO BE REMOVED
 - 8 EXISTING FIRE HYDRANT



FIRE TRUCK DIMENSIONS
N.T.S.

Pierce Fire
Overall Length 22.025
Overall Width 8.375
Overall Body Height 7.477ft
Min Body Ground Clearance 8.035ft
Track Width 5.006
Lock-to-lock time 2.00s
Max Wheel Angle 40.00°



olsson

OLSSON - CIVIL ENGINEERING
NO. CERTIFICATE OF AUTHORITY #001592
NORTH KANSAS CITY, MO 64116
TEL. 816.861.1177
WWW.OLSSON.COM

Nicholas D. Heiser
MO PE#2015000555

REVISIONS

SITE PLAN
REZONING & PRELIMINARY DEVELOPMENT PLAN

THE UPPER CUT
N CURCH RD & W COLLEGE ST

LIBERTY, MO

drawn by: JH/NH
checked by: JH/NH
designed by: JH/NH
QA/QC by: NH
project no.: A22-01334
date: 2022.07.01

SHEET
C004

NO.

REV.

DATE

DESCRIPTION

2022

DWG: F:\2022\01001-01500\022-01334-1\40-Design\AutoCAD\Preliminary Plans\Sheets\NCA\Rezoning & Preliminary Development Plan\VC_LSC01_A2201334.dwg
DATE: Jul 14, 2022 5:03pm AREFS: C:\PBLK_A2201334 C:\PBAS_A2201334 C:\PATT_A2201334 C:\PBNDT_A2201334 USER: gerlith



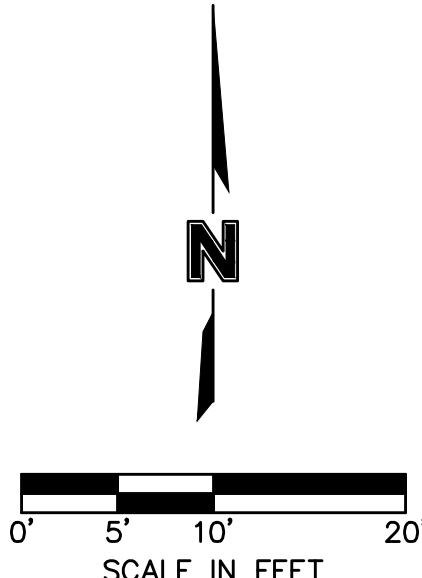
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	1	BETULA NIGRA RIVER BIRCH	2" CAL
	3	CERCIS CANADENSIS EASTERN REDBUD	2" CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	5" MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	15	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL
	6	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL
	15	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	3 GAL

NOTES:
THERE ARE NO EXISTING TREES ON SITE

LEGEND	
	PROPERTY BOUNDARIES
	EASEMENT & SETBACK BOUNDARIES
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING COMMUNICATION LINE
	PROPOSED COMMUNICATION LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED FIRE PROTECTION SERVICE
	PROPOSED GAS SERVICE
	PROPOSED UNDERGROUND POWER
	PROPOSED CONTOUR

LANDSCAPE CALCULATIONS			
		REQUIRED	PROVIDED
SHADE TREES: 1 TREE/10 STALLS	19/10=1.9	2 TREES	2 TREES
ORNAMENTAL TREES: 1 TREE/15 STALLS	19/15=1.2	2 TREES	3 TREES
BUILDING AREA TREES: 1 TREE/3000 SQFT	5,002/3000=1.6	2 TREES	2 TREES
BUILDING AREA SHRUBS: 1 SHRUB/250 SQFT	5,002/250=20	20 SHRUBS	21 SHRUBS
PARKING LOT SHRUBS: 1 SHRUB/2 STALLS	19/2=9.5	10 SHRUBS	15 SHRUBS



OLSSON - CIVIL ENGINEERING
NO. CERTIFICATE OF AUTHORITY #001592
NORTH KANSAS CITY, MO 64116
TEL. 816.861.1177
WWW.OLSSON.COM

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION
	2022.07.15	Update Per City Comments

LANDSCAPE PLAN
REZONING & PRELIMINARY DEVELOPMENT PLAN

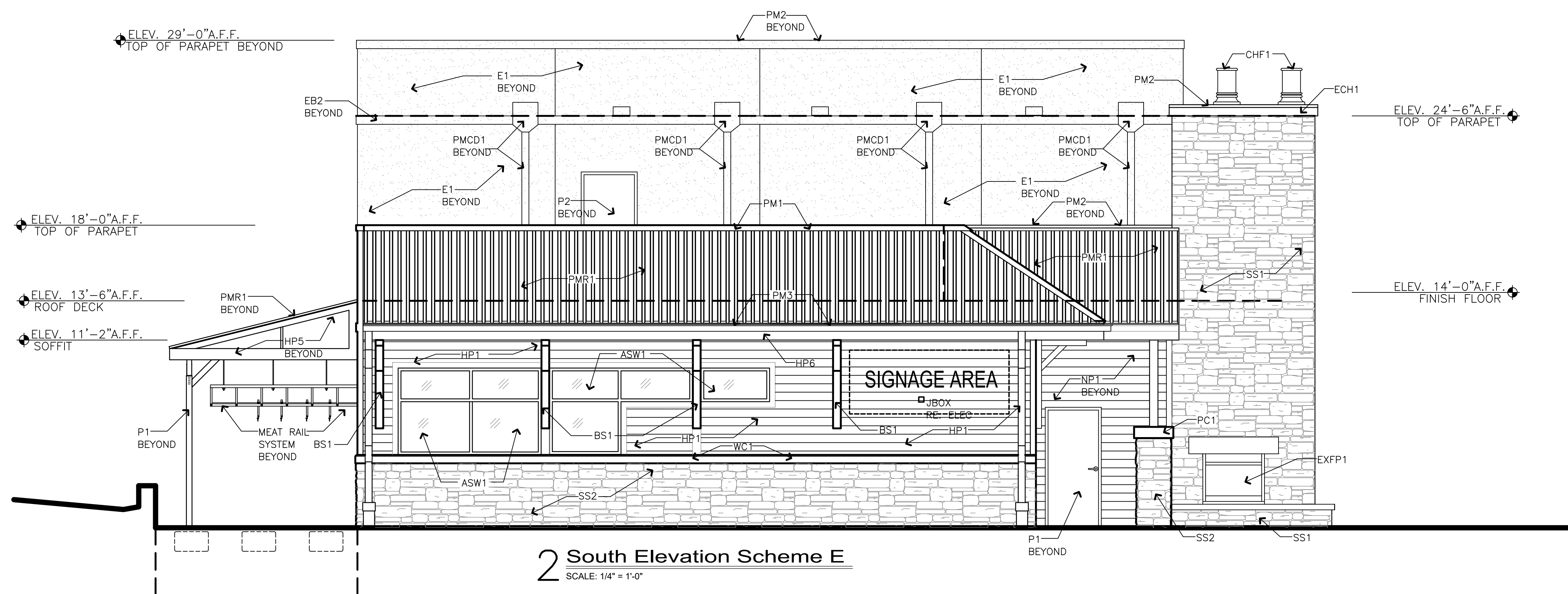
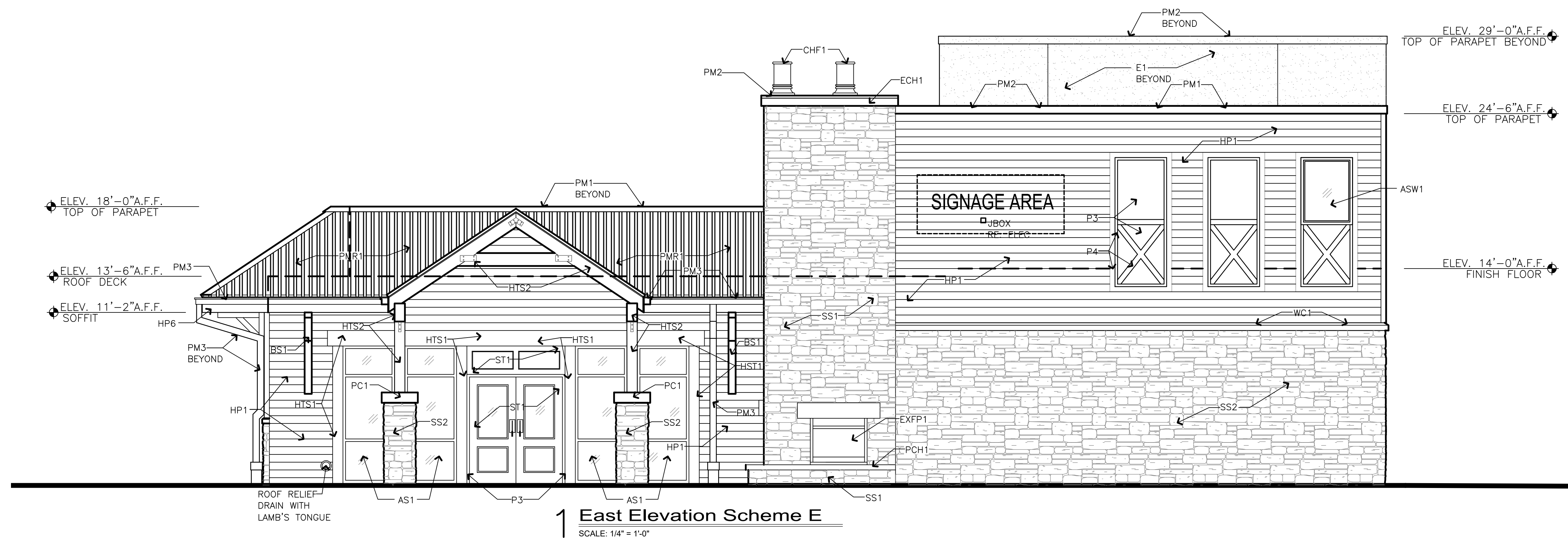
THE UPPER CUT
N CURCH RD & W COLLEGE ST

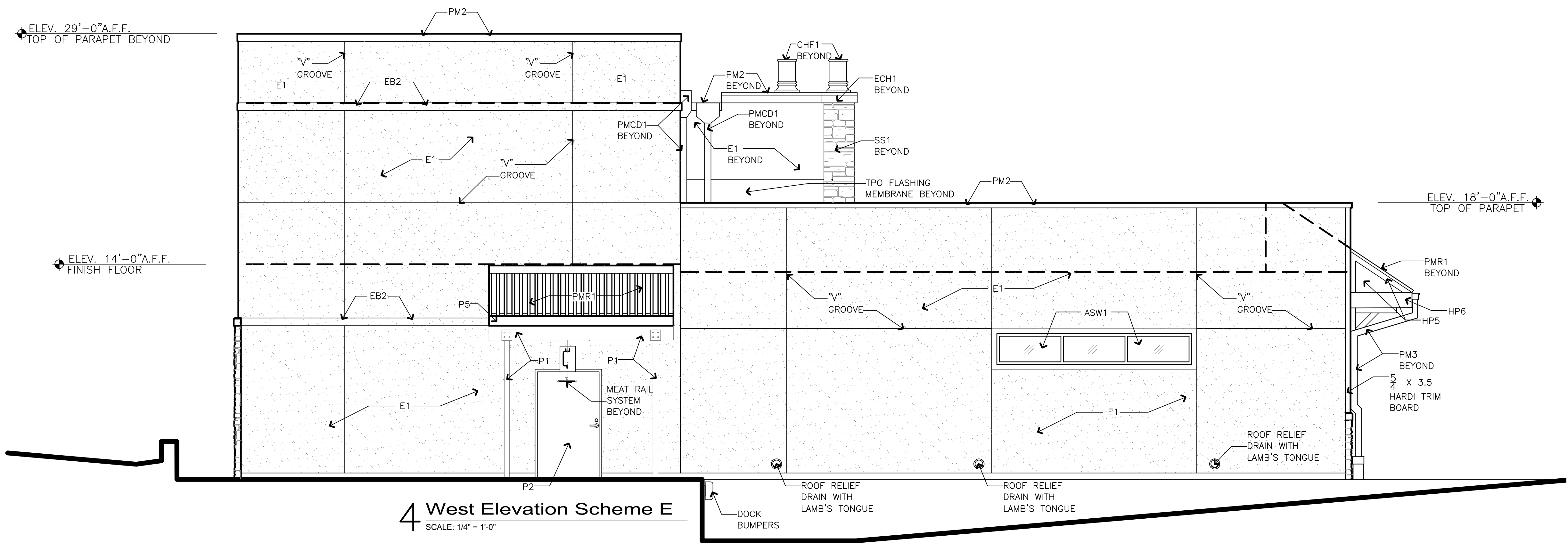
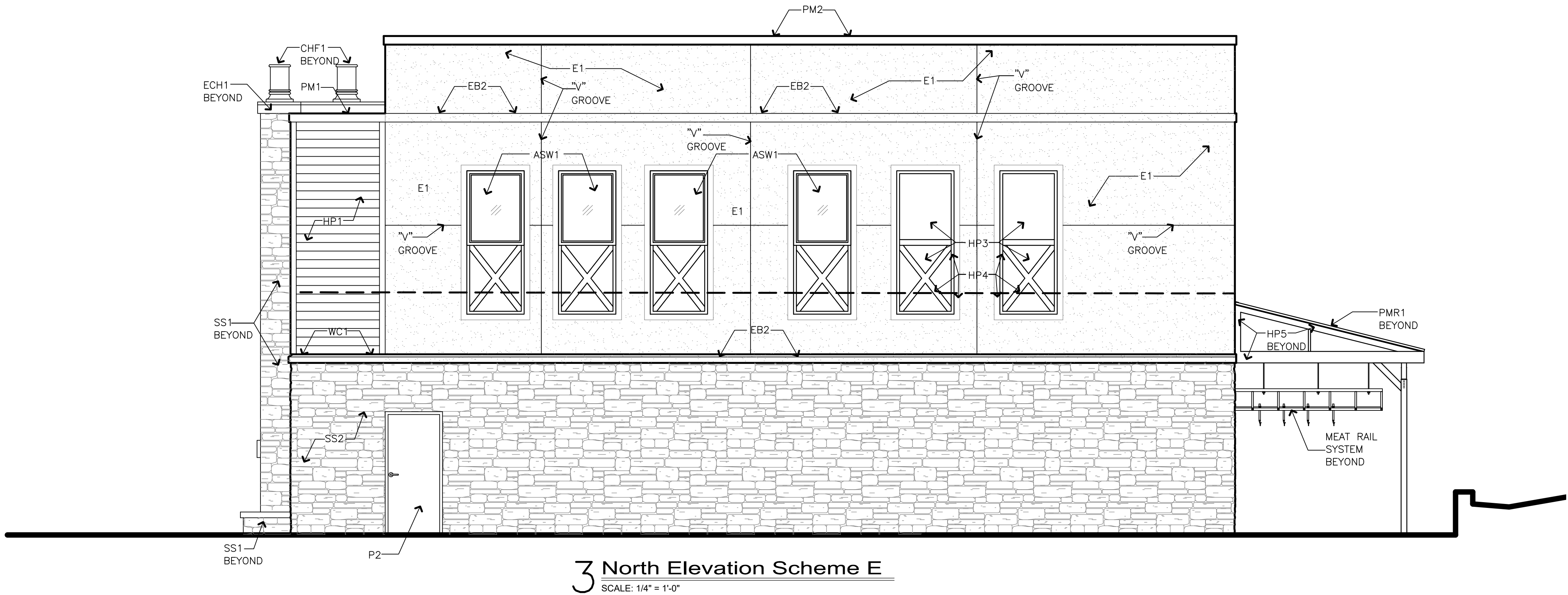
LIBERTY, MO

2022

drawn by: JH/N
checked by: JH/N
designed by: JH/N
QA/QC by: NH
project no.: A22-01334
date: 2022.07.01

SHEET
L001





- EXTERIOR FINISH NOTES:**
1. PREFINISHED METAL CAPS AT PARAPETS SHALL BE A FORMED AND SLOPED TO THE BACK OF THE ROOF OR FLASHED UNDER FINISH MATERIAL AT WALL INTERSECTION. PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING. ALL PREFINISHED METAL SHALL HAVE A KYNAR FINISH.
 2. PROVIDE SEALANT SAMPLES TO ARCHITECT FOR COLOR SELECTION.
 3. SUBMIT ALL E.I.F.S. SAMPLES TO ARCHITECT PRIOR TO ORDERING FOR ARCHITECT APPROVAL.
 4. SUBMIT SIMULATED STONE SAMPLES PRIOR TO ORDERING FOR ARCHITECT APPROVAL.
 5. SUBMIT METAL ROOFING PROFILE SAMPLE AND COLOR PALLETTE PRIOR TO ORDERING FOR ARCHITECT APPROVAL.
 6. SUBMIT IMETAL WALL PANEL PROFILE SAMPLE AND COLOR PALLETTE PRIOR TO ORDERING FOR ARCHITECT APPROVAL.

EXTERIOR FINISH SCHEDULE		
MATERIAL	TYPE	COLOR/FINISH
E.I.F.S.	E1	CLASS PB "DRYVIT" QUARTZPUTZ FINISH TO MATCH 634A GRANITE GRAY (FIELD)
E.I.F.S. BAND	EB2	CLASS PB "DRYVIT" QUARTZPUTZ FINISH TO MATCH 634A GRANITE GRAY (BAND)
WATERTABLE CAP	WC1	PRECAST ENVIRONMENTAL STONEWORKS DRIPLEGE 6"TX22LX3"D COLOR "GRAY"
SIMULATED STONE	SS1	SIMULATED STONE BY CANYON STONE - CANYON LEDGE SERIES "MOUNTAIN CANYON LEDGE"
SIMULATED STONE	SS2	SIMULATED STONE BY CANYON STONE - CLASSIC CUT SERIES COLOR "SLATE CLASSIC CUT"
4X4 TREATED WOOD BRACKETS	WB	CUSTOM 4X4 TREATED WOOD BRACKETS STAINED "BLACK"
PREFINISHED METAL ROOF	PMR1	"R" PANEL - PREFINISHED METAL ROOF AND FLASHING BY BERRIDGE - COLOR "CHARCOAL GREY"
PREFINISHED METAL WALL PANEL	PMW1	HR-16 PANEL - PREFINISHED METAL WALL PANEL AND FLASHING BY BERRIDGE - COLOR "CHARCOAL GREY"
PREFINISHED METAL	PM1	PREFINISHED METAL TRIM AND FLASHING BY BERRIDGE - COLOR "CHARCOAL GREY" (PARAPET CAP)
PREFINISHED METAL	PM2	PREFINISHED METAL TRIM AND FLASHING BY BERRIDGE - COLOR "CHARCOAL GREY" (PARAPET CAP)
PREFINISHED METAL	PM3	PREFINISHED METAL GUTTER AND DOWNSPOUTS BERRIDGE - COLOR "SHASTA WHITE"
PRECAST COLUMN CAPS	PC1	PRECAST COLUMN CAPS - COLOR "GRAY"
E.I.F.S. CHIMNEY CAP	ECH1	CLASS PB "DRYVIT" QUARTZPUTZ FINISH TO MATCH 634A GRANITE GRAY (FIELD)
CHIMNEY FLUE	CHF1	SUPERIOR CLAY CORP - CHIMNEY POTS - "MATHIS" PROFILE
HARDI PLANK LAP SIDING	HP1	HARDI SELECT CEDARMILL LAP SIDING - NIGHT GRAY WITH HARDI 5/4 X 3.5 TRIM BOARDS - NIGHT GRAY
HARDI PANEL	HP3	HARDI CEDAR MILL PANEL- NIGHT GRAY
HARDI TRIM BOARDS	HP4	HARDI 5/4 RUSTIC 3.5 TRIM BOARD COLOR ARTIC WHITE OF HARDI TRIM COLOR AND PERIMETER 5/4 RUSTIC 3.5 TRIM BOARD
HARDI PANEL AND TRIM BOARDS	HP5	HARDI CEDAR MILL PANEL- NIGHT GRAY AND 5/4 RUSTIC TRIM - ARTIC WHITE
HARDI TRIM BOARDS PRIMED TO PAINT	HP6	HARDI 5/4 RUSTIC TRIM 11.25 FASCIA BOARD COLOR TO MATCH ARTIC WHITE
TREATED WOOD BRACKET	BS1	4X4 TREATED WOOD BRACKET - STAINED TO MATCH SHERWIN WILLIAMS COLOR - SW3022 BLACK ALDER
HEAVY TIMBER	HTS1	TREATED HEAVY TIMBERS RE: STRUCTURAL STAINED TO MATCH SHEWIN WILLIAMS STAIN COLOR - SW3518 HAWTHORNE
HEAVY TIMBER	HTS2	TREATED HEAVY TIMBERS RE: STRUCTURAL PAINTED TO MATCH HARDI TRIM COLOR ARTIC WHITE
PAINT	P1	PAINT APPROPRIATE FOR EACH MATERIAL SHOWN EQUAL TO SHERWIN WILLIAMS PRODUCTS - COLOR SW7664 STEELY GRAY
PAINT	P2	PAINT FOR HOLLOW METAL DOOR AND FRAME EQUAL TO SHERWIN WILLIAMS PRODUCTS - COLOR SW6255 MORNING FOG
PAINT	P3	PAINT FOR HOLLOW METAL FRAME EQUAL TO SHERWIN WILLIAMS PRODUCTS - COLOR SW6993 BLACK OF NIGHT- STAINED WOOD DOOR AND STAINED WOOD TRANSOM TO BE SHERWIN WILLIAMS STAIN COLOR SW3518 HAWTHORNE
PREFINISHED METAL COLLECTION BOX DOWNSPOUT	PMCD1	PREFINISHED METAL COLLECTION BOX AND DOWNSPOUT WITH COLOR TO MATCH BERRIDGE - "CHARCOAL GREY"
ALUMINUM STOREFRONT	AS1	REFER TO ALUMINUM STOREFRONT SCHEDULE FOR DIMENSIONS AND PROFILE - COLOR OF FRAME TO BE BLACK
ALUMINUM STOREFRONT WINDOW	ASW1	REFER TO ALUMINUM STOREFRONT SCHEDULE FOR DIMENSIONS AND PROFILE - COLOR OF FRAME TO BE BLACK
EXTERIOR GAS FIREPLACE	EXFP1	EMPIRE CAROL ROSE OUTDOOR 42 INCH STANDING PILOT FIREPLACE WITH 30 INCH LOGS - OP42FP32M/OLX30WR AND WEATHER DOORS



THE TOGALACH FIRM
210 N. Water Street, Liberty, Missouri 64068
Office: 816-225-3420

NOTE:
ALL SUBCONTRACTORS AND VENDORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO PLACING BID. ANY QUESTIONS SHOULD COME IN THE FORM OF AN RFI TO THE GENERAL CONTRACTOR
Missouri Corporate Certificate of Authority approved January 21, 2021 for Missouri License A-2021002498

REZONING & PRELIMINARY DEVELOPMENT PLAN
07/15/2022

A New Building for:
The Upper Cut

N Church Road & W College Street
Liberty, Missouri
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REVISIONS:
REV 1: REVISED PER CITY COMMENTS

EXTERIOR ELEVATIONS

PROJECT: 22-001
DATE: July 15, 2022
SHEET NUMBER:

A4.2

22-35R&PDP: Rezoning and Preliminary Development Plan for The Upper Cut. A 5000 sq. ft. commercial building on .51 ac at N. Church Rd & College St. Rezoning from M-1 to C-2.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked how stormwater options are determined.

Mr. Martinez clarified that the that the stormwater will be underground.

Nick Heiser, Olsson Inc 1301 Burlington NKC 64116, said he was available to answer any questions on behalf of the applicant.

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

James Mallon 12818 NE 112th Street asked for clarification on the 185 foot buffer.

Ms. Sharp explained the public meeting process including the 185 foot area of notification.

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 as presented in the staff report. Commissioner Holt seconded the motion.

Vote: Motion passed 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday August 22, 2022.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI
BY REZONING .51 +/- ACRES AT THE NW CORNER OF N. CHURCH ROAD AND COLLEGE
STREET FROM M-1 "LIGHT INDUSTRIAL DISTRICT" TO C-2 "GENERAL BUSINESS DISTRICT"
FOR THE UPPER CUT, A COMMERCIAL BUTCHER SHOP

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 .51 acres at the NW corner of N. Church Road and College Street for The Upper Cut in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

THAT PART OF LOT 6, NORTH HAVEN ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S89°54'23"E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 363.59 FEET TO THE POINT OF BEGINNING; THENCE S89°54'23"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 176.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH CHURCH ROAD; THENCE S28°09'02"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 72.27 FEET; THENCE S32°23'53"W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 131.31 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1658 AT PAGE 716; THENCE N89°54'23"W, ALONG SAID NORTH LINE, A DISTANCE OF 73.38 FEET; THENCE N00°26'11"E, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 174.77 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES, MORE OR LESS.

SECTION II

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

SECTION III

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

SECTION IV

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

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

ORDINANCE NO. _____ (CONT.)

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



STAFF REPORT

Planning and Zoning Case 22-01A

Staff: Katherine Sharp, Director of Planning & Development

Date: August 22, 2022

GENERAL INFORMATION

Application: Request to amend the Future Land Use Map of the City of Liberty for Montage, 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 378 acres to be annexed into the City of Liberty

Applicant: GaleHart Communities
400 SW Longview Blvd, Suite 240
Lee's Summit, MO

Owners: Hallmark Cards Inc. and
William and Louise Sieker

Location: At N Church Road bound by I-35, 104th Street, and portions extending to 116th Street

Acreage: 1075 acres including 378 to be annexed into the City of Liberty

Existing Future Land Use: Existing Future Land Use Map Attached

Proposed Future Land Use: Proposed Future Land Use Map Attached

Zoning: Existing Zoning Map Attached

Public Notice: Courier Tribune-July 21
Letter sent to property owner within 185 ft. on July 22
Sign Posted on site on July 22

File Date: January 7, 2022

PROPOSAL

Background Information

This is an application to amend the Future Land Use map, a component of the Comprehensive Plan for the City of Liberty. A city's comprehensive plan is a document which, among other things, establishes policy for making land use decisions. 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. All rezoning applications are evaluated based on conformance to the FLU map and amending the map is a common precursor to a rezoning proposal. If

approved, this application will facilitate an application to rezone the property to allow a large master planned community on the property.

The applicant, GaleHart Communities, is proposing a large scale, mixed-use development on 1075 acres. This includes 378 acres to be annexed into the City at the northern city boundary. The project is generally located to the east and west of N Church Road bound by I-35, 104th Street, and portions of the project area extending to 116th Street. Please see the vicinity map attached to this report as Exhibit A.

The future land use map currently reflects the land use designations requested with the New Town project from 2005. That plan included low density and traditional high density residential as well as mixed-use. Commercial uses were shown west of N Church, south of 104th Street.

Staff has been meeting with the applicant, GaleHart Communities, for several years about this large, mixed-use development. The proposed uses are summarized below and shown in the attached Land Use Map

- **Low Density Residential Land Use** is characterized by the detached single-family residence. Attached single-family and multiple-family buildings could be allowed, but with low prevailing densities (0 to 6 dwelling units per acre).
- **Traditional Residential** areas have shorter building setbacks, alleys, a variety of street designs, more public open spaces, and civic uses in prominent locations (0 to 6 dwelling units per acre).
- **High Density Residential Land Use** is characterized by predominantly attached single-family and multiple-family building types. Detached single-family homes could be allowed in this land use but at high prevailing densities (7+ dwelling units per acre).
- **Commercial Land Use** may include retail, service-oriented businesses and offices.
- **Mixed-Use** designates land suitable for development at higher densities consisting of buildings with retail and/or office uses on the ground floor and offices and/or residential dwellings on the upper floors.
- **Business Use** includes manufacturing businesses, warehouses, research and development, offices and commercial uses. Commercial uses are permitted in this category, but they are not intended to dominate.
- **Civic, Institutional Use** includes public and private properties that have civic and/or cultural purposes. Examples are government buildings, schools, libraries, hospitals, post offices, museums, community buildings, etc.
- **Parks:** Parks are land set aside specifically for active and passive public recreation.
- **Conservation/Stormwater:** Conservation Land Use describes all of the environmentally sensitive lands in Liberty, including steep slopes, wetlands, woodlands, certain grass lands, wildlife habitats, creeks, and bluffs. These are areas where development would create costly impacts to natural systems, drainage patterns, or the geographic identity of Liberty. These areas may include parks and trails.

Low Density Residential is the most utilized land use shown on the plan (identified with a #1 on the plan). Low Density Residential is proposed west of N Church, south of 104th Street, east of Liberty North High School, and along NE 112th Street. There is also an area of Traditional Residential south of the existing high school (identified with a #2 on the plan) that is also proposed at a low density of 0-6 dwelling units per acre. The area adjacent to I-35 is proposed as Business Use, (identified as #6 on the land plan). This area anticipates commercial, tech, and office uses. This allows visibility from the highway for these businesses, and allows this area to serve as a buffer from the highway for the residential uses to the north and west. High Density Residential (identified as #3 on the land plan) is

anticipated to the northwest of the 1-35 business corridor. Commercial uses are also shown along N. Church Road (identified with a #4 for Commercial Use and a #5 for a Mixed Use on the plan). Parks and conservation areas are identified throughout the plan, and identified as #8 for Parks and #9 for Conservation Land. Land has also been dedicated for a fire station and a new school, shown on the plan as Civic Uses and identified with a #7.

Upon approval, these future land use recommendations will be incorporated into the City's overall Future Land Use Map.

STAFF RECOMMENDATION

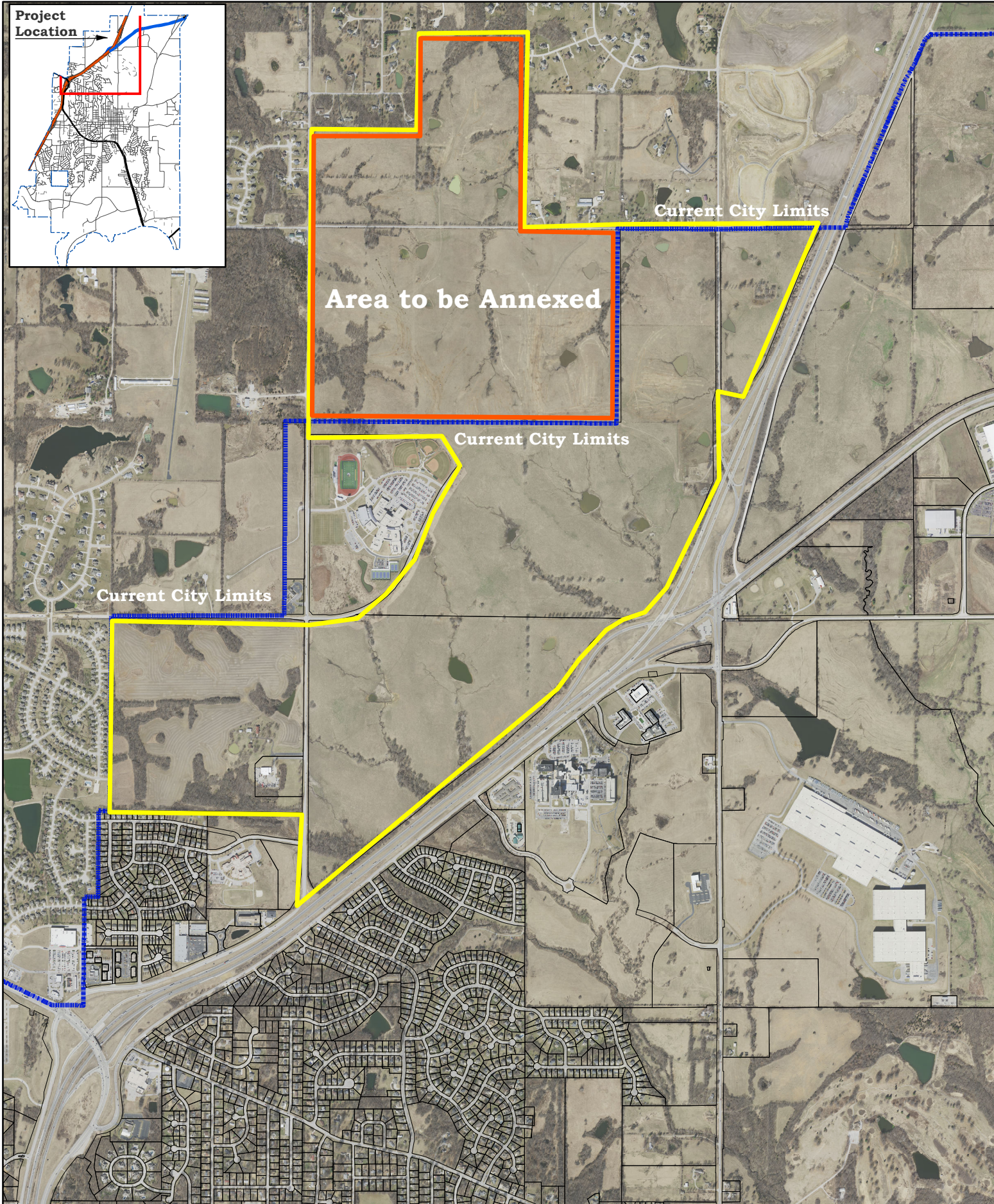
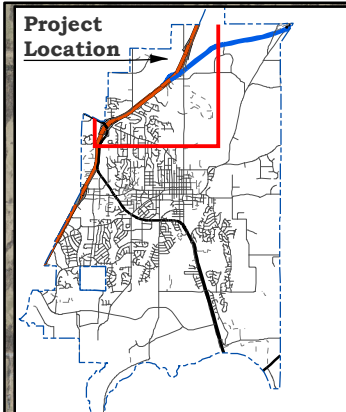
Staff utilizes the Future Land Use Map, *Blueprint for Liberty*, and other plans and studies to make its recommendation, and requests a recommendation from the Commission regarding this application.

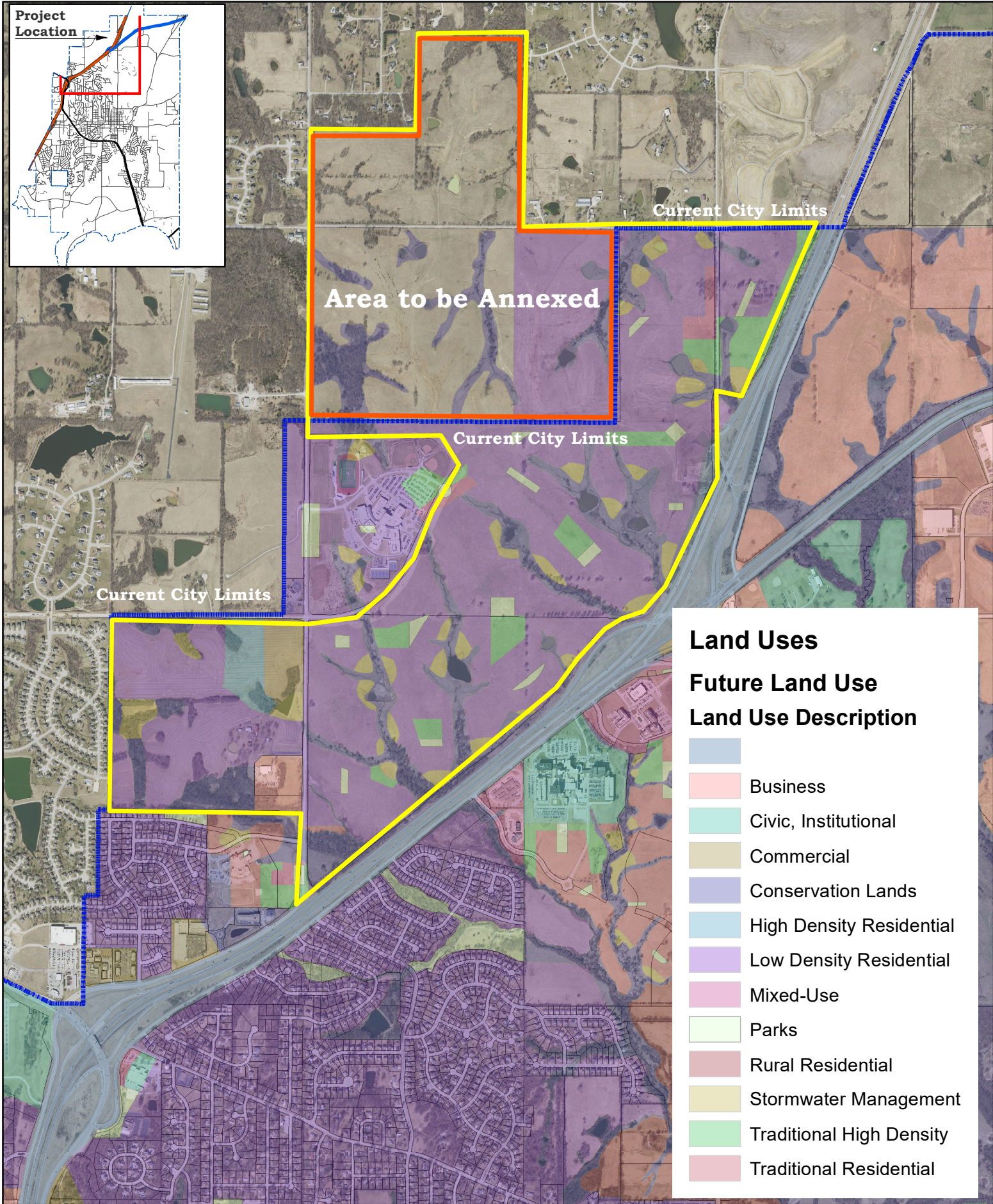
PZ RECOMMENDATION

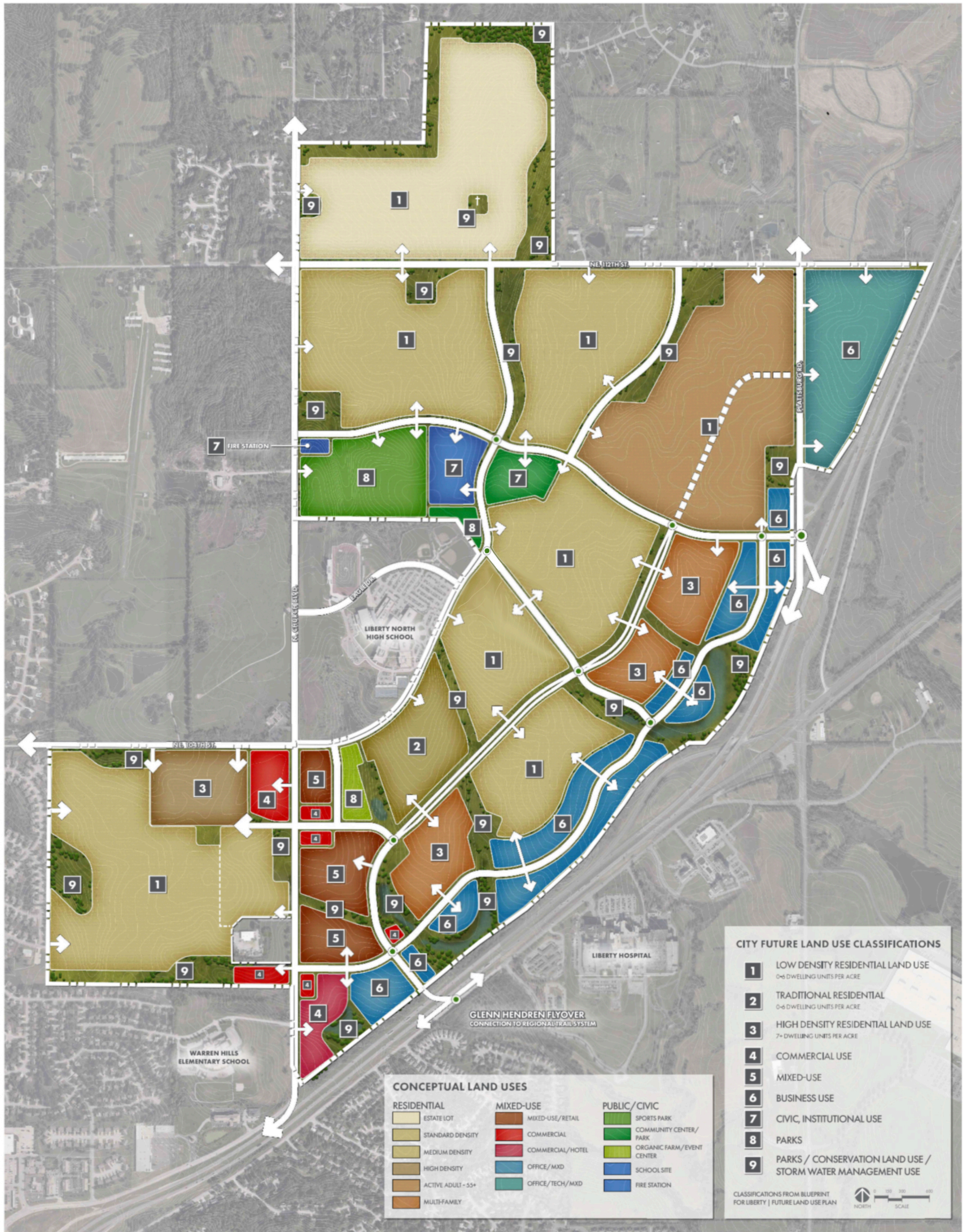
At its August 9, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-01A as presented in the staff report.

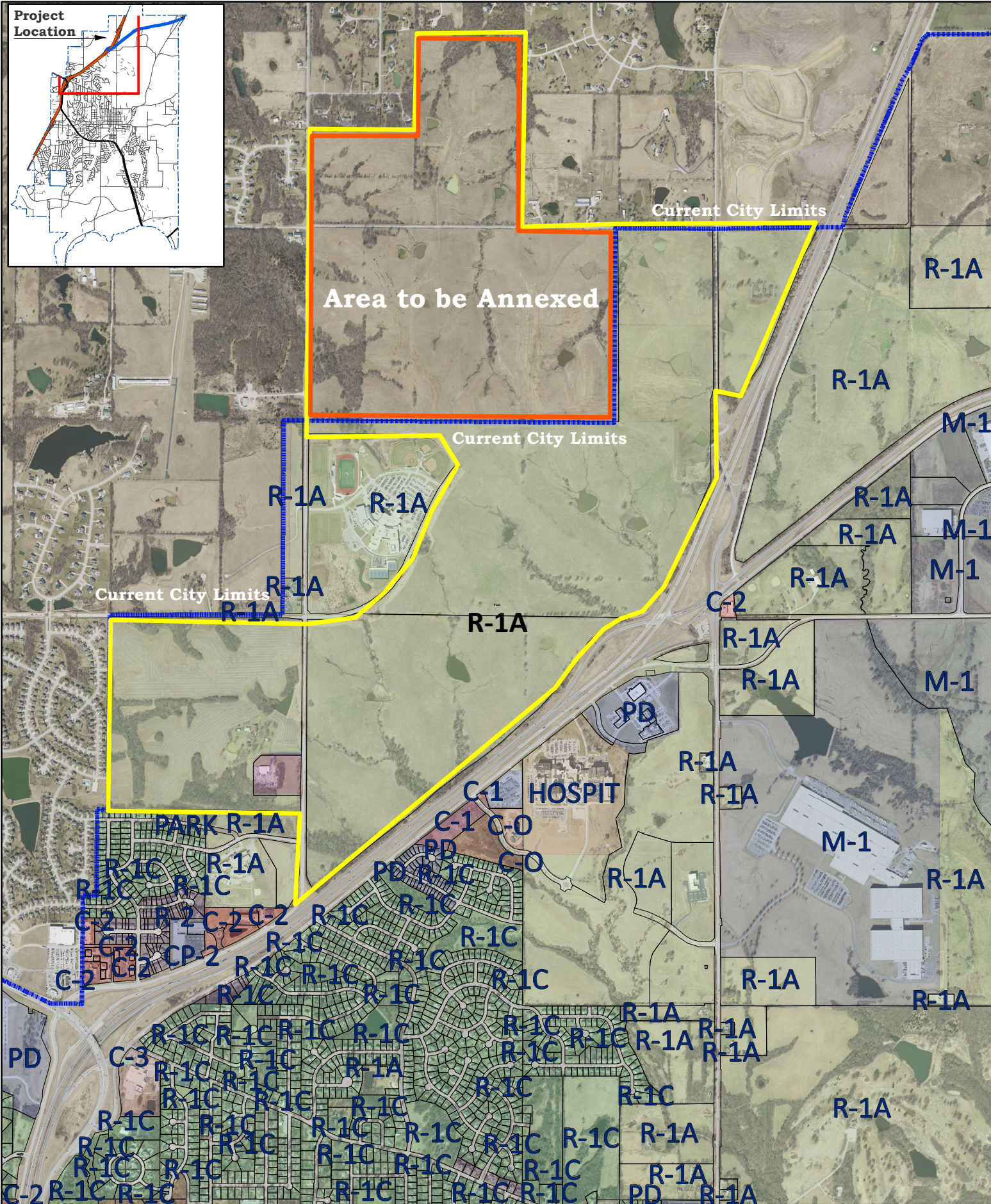
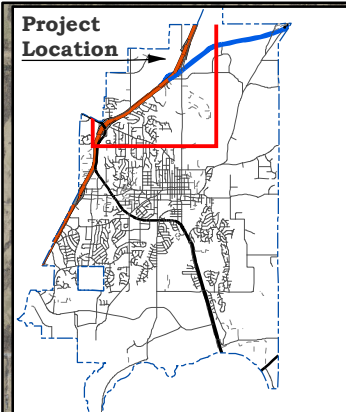
ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Existing Land Use Map for area within City limits
- Exhibit C: Proposed Land Use Map entire project including area to be annexed
- Exhibit D: Existing Zoning Map
- Exhibit E: Applicants Project Narrative
- Exhibit F: Minutes Excerpt from Planning & Zoning Commission meeting
- Exhibit G: Resolution









City of Liberty
Future Land Use Amendment Application
Voluntary Petition for Annexation
GaleHart Communities - Montage Liberty

January 21, 2022

Amended July 14, 2022

- the addition of #9 on page 2

- the addition the stream buffer map overlay

Formal Request

Concurrent with the submission of this application, GaleHart Communities LLC (“GaleHart”) has submitted a voluntary petition for annexation of certain land contiguous to the existing corporate limits of the City of Liberty (“City”), Missouri. GaleHart, in cooperation with the City, plans to develop the land proposed to be annexed as well as additional contiguous land already within the City.

Accordingly, GaleHart requests that the City make certain amendments to the City’s Land Use Plan to reflect the annexation and planned development and to amend the City’s Blueprint for Liberty Land Use Plan. This is required to reflect the annexation of the real estate legally described within the annexation application and to amend the uses for the land to be developed consistent with those uses outlined in Exhibit A attached hereto.

The area of the annexation is approximately 378 acres (see exhibit). The area of the entirety of the project for the Future Land Use Amendment (including the annexed area) is 1,055 acres. The City’s existing Future Land Use Plan of the area envisions single family residential, the applicant finds market consistency with that use and requests that mixed-use is also included in order to provide market-desired, integrated commercial, multifamily and retail uses thoughtfully planned adjacent to single family and other residential dwellings of today and the future in a cohesive community plan.

The Land – Recent History

The land that is the subject of this application is comprised of two parcels with a total of 1,055 acres and is primarily kept in soybeans, corn and grassland for cattle along with two residential structures. The current landowners have both controlled the respective parcels for more than 40 years.

When it was designed in the 1950’s and constructed in the 60’s and 70’s, Interstate 35 unfortunately bisected and separated this land from Liberty proper. Sixty years ago there was no need, or even the vision to foresee the need, to provide basic services of water and sanitary service under or across I-35 to the isolated parcels.

Fast forward to 2005 and a large development project was publicly announced for the property, but it died in the process due to overarching complexity and costs. The recession of 2008 of course did not help its forward movement.

In 2010, Liberty Public Schools constructed Liberty North High School on a portion of this land within the City. The school district was forced by necessity to purchase public services of water and sanitary service from the City of Kansas City and extend those public services more than a mile from Kansas City.

As development has occurred to the north in unincorporated Clay County and to the west in Kansas City, traffic congestion and issues of public safety have been experienced on the peripheral country roads. This has been compounded by significant traffic volume from students, staff and visitors to Liberty North High School. In the last five years, in excess of 96 reported traffic accidents, several involving fatalities, have occurred on these now under-designed roads.

The Montage Liberty Developers

The GaleHart senior partners, Dave Gale and Tom Hart enjoy a regional and national reputation for creating award winning, large scale innovative, intentional planned communities. Additional detail on the partners, their backgrounds and previous community building projects can be sourced at GaleHartCommunities.com.

The Discovery Process

Large scale community building is not for the faint of heart or those who are unable to imagine or prepare for the future. An example of this reality is that Dave and Tom had their first discussions with the City of Liberty and the two property owners in 2014. It has taken eight years of discovery, negotiating, research, studies, conversation, vision, planning and engineering to assemble the plan for **Montage Liberty** that you now have in front of you.

City Staff have been diligent with their time, and the property owners have been patient, as GaleHart researched the fabric of Liberty and envisioned ways by which a well-thought-out master plan community could add to the quality of life in this respected, historic, mid-sized Midwestern city.

Traffic, land-use, environmental and storm water studies, water and sanitary service, connectivity to I-35 and conversations with MODOT, the needs and vision of Liberty Public Schools, Mid-Continent Library, Clay County and other public entities were researched and considered. Visits were made to neighboring institutions including William Jewell College and Liberty Hospital.

A year ago, when the point was reached that the GaleHart team believed they could deliver a quality community project, they requested, and senior City Staff kindly agreed, to schedule standing Wednesday morning Zoom meetings. These meetings have been crucial in seeking timely direction and clarity on the hundreds of required design, public safety, public benefits and engineering elements to be considered in a project of this magnitude.

The Project

Montage Liberty is designed to connect with and support the historic vibrance of the City of Liberty while meeting today's innovative standards of green living, urban vitality and smart development.

Key elements to the plan for Montage Liberty

1. Water and sanitary utility services to be bored under I-35, which by necessity will include a booster pump and elevated water storage tank for the water system, and five pump stations to facilitate the sanitary sewer system;
2. Improvements to the connectivity with I-35 via a super-roundabout at Plattsburg, the existing I-35 off-ramp, the proposed new road running to the west and connecting with Liberty North High

- School and a new I-35 southbound on-ramp, plus the construction of a flyover connecting west Liberty (Montage) with east Liberty (the historic city and downtown);
3. Public safety response: arterial and collector improvements to all peripheral roads including Church, 104th, 112th, and Plattsburg;
 4. Interior collector streets will be designed with traffic calming features such as roundabouts, medians, and horizontal and vertical curves;
 5. A new recreational sports park for the City of Liberty consisting of 8 pickle ball courts, 6 turf and illuminated soccer/lacrosse fields and necessary parking plus the land necessary for 100,000 sf future fieldhouse;
 6. Seven miles of off-road walking trails complemented by butterfly parks, orchard groves, playgrounds, fishing lakes, riding stable and equestrian paths, etc.;
 7. Storm water “detention” ponds will be designed as attractive parkland and not “holes in the ground” to provide short-term, storm water storage;
 8. The “Grove”, a five acre demonstration farm with community programming, plus three acres for event programming. The Grove will be central to presenting our “Green” philosophy;
 9. The Montage Community Center on three acres will serve single family home residents of Montage with a meeting hall, management office, playscape, picnic area, competition size pool, tennis, etc.
 10. A wide and diverse range of single family lifestyle and apartment choices;
 11. Commercial adjacency;
 12. Appropriate sites for both a new elementary school and a new fire station.

Product Components of the Land Plan

1. The I-35 corridor is proposed as commercial and business use, anticipating commercial/tech/office mixed use. This allows visibility from the highway for these businesses, and allows this area to serve as a visible and noise buffer from the highway for the residential uses to the north and west. Two hotels are planned for the south end at Church Rd.
2. Moving to the west, additional buffering will be provided by upscale “Renter-by-Choice” apartment buildings and a pod of single family housing at a density of 3.5 to the acre and a base targeted price of \$325,000.
3. Residential style and densities are varied becoming less dense as the project moves to the north. Residential choice will range from estate-size lots of 2 to the acre (north of 112th), typical single family suburban with density of 3 to the acre (north and south-east of the sports park), 3.5 to the acre (between the apartment communities), traditional neighborhood design “TND” of 6 to the acre (east of the Grove) and urban village density of 8 to the acre (south of 104th and west of Church). Residential-above-commercial will exist on the eastside of Church Rd., south of the Grove. Active adult, single family villa housing of 3.5 to the acre is planned for the area west of Plattsburg and south of 112th. Active adult apartment living will be available in one building west of the Grove and east of Church.
4. Commercial/retail mixed-use, and high-density residential are proposed on both sides of N Church, south of 104th Street, with Low-Density residential meeting up with the existing low density residential to the east.

The GaleHart team recognizes the difficulty in envisioning the above elements. We welcome the opportunity to present Montage Liberty in person in order to provide additional background and insights and to help bring it all together.

Please visit MontageLiberty.com and review the Guiding Principles of Montage Liberty, the Q and A, and additional exciting details. This website will be continuously updated and expanded as the design and entitlement process evolves.

22-01A: Future Land Use Map of the City of Liberty for Montage, 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 378 acres to be annexed into the City of Liberty

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

Chairman Rosekrans asked Ms. Sharp to clarify a TND.

Ms. Sharp stated that a Traditional Neighborhood Development (TND) is characterized by small areas similar to a downtown area like Liberty's downtown. It may have smaller homes, more density and small walkable commercial areas. She said that this project was not necessarily TND, but there were elements of TND in this project.

Chairman Rosekrans asked about the PD Flex zoning.

Ms. Sharp stated the PD flex is intended and used for large multi-phase multi-year project. It has some flexibility built in to allow for some change over the length of the project. It allows flexibility so we do not have to come back continuously over 20 years seeking amended plan approvals.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he opened the public hearing.

Brian Christian, 10309 N. Hedges, KCMO, asked if there is a map available of the project.

Lou Ann Keith, 11621 115th Street, asked staff to clarify the area to be annexed.

Frank Slater, 11001 NE 112th Street, asked about the developers' strategy for development / phasing.

Frank Hapsis, 12015 NE 120th Street, asked if this property is known as the Hallmark Property, but who really owns it.

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 staff if they could answer any questions presented by the public.

Ms. Sharp answered the questions from the public hearing. She stated that the entire Planning and Zoning Commission agenda packet with the map is on the City's website. She said they could also call planning staff and staff would send a map via email or print one out for pick up at City Hall. She clarified that the area to be annexed was on the northern portion of the development area and that area was all owned by Hallmark. She said the annexation area was all Hallmark property and no other properties were being annexed with this project. She said that the current ownership of the property to the east of N Church is Hallmark and the property to the west is owned by William and Louis Seiker.

David Gale 2401 SW Winterview Ct. Lee's Summit, MO, the applicant, stated that they are at least 6 months away from moving dirt and will be working with staff on the phasing.

Commissioner Holt asked where it is most likely to start.

Mr. Gale said they are working on the utility network and working with MODOT on plans for boring under I-35. He said utilities will dictate on where to start.

Commissioner Personett asked when they anticipate build out.

Mr. Gale said they guess at 15 years.

Commissioner Holt asked staff to look into traffic concerns at Plattsburg and at N Church at in the future plan reviews.

Commissioner Personett asked if apartments or hotels would be allowed in any of these areas.

Ms. Sharp stated that both are possibilities and that there are areas noted in the Land Use plan for those type of uses (Commercial, Mixed Use and Business).

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

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

Vote: Motion passed 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, August 22, 2022.

RESOLUTION NO. _____

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 1,075 ACRES GENERALLY LOCATED AT N CHURCH ROAD BOUND BY I-35, 104TH STREET, AND PORTIONS EXTENDING TO 116TH STREET, INCLUDING 378 ACRES TO BE ANNEXED INTO THE CITY OF LIBERTY

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Liberty, Clay County, Missouri, adopted a Comprehensive General Plan for the City of Liberty, by Resolution No. 540 according to the provisions of Section 89.360 RSMo; and

WHEREAS, said Resolution No. 540 was recorded in the Office of the Recorder of Deeds of Clay County, Missouri; and,

WHEREAS; public hearings have been held by the Planning and Zoning Commission on August 9, 2022 and by the City Council on August 22, 2022 on the subject of P&Z Case 22-01A, an amendment to said Comprehensive General Plan, being attached hereto and made a part hereof as though more fully set out herein; and

WHEREAS; the Planning and Zoning Commission recommended, on Aug 9, 2022 approval of said amendment to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that the Comprehensive General Plan of the City of Liberty, Missouri is hereby amended by changing the land use designation of approximately 1,075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 378 acres to be annexed into the City of Liberty, and that said amendment shall be filed for record with the Office of the Recorder of Deeds of Clay County, Missouri.

PASSED by the Planning and Zoning Commission the 9th day of August, 2022.

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

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-176

Department: Administration

Submitted By: Brandon Smith, Economic
& Business Development Manager

Subject: AN ORDINANCE APPROVING A PLAN FOR
AN INDUSTRIAL DEVELOPMENT PROJECT

Summary:

- The Garrison Industrial Project consists of one industrial building totaling 170,700 square foot of build to suit / speculative industrial building to be used for distribution, warehousing and/or manufacturing purposes.
- The Project will be constructed on approximately 12.75 acres of land located southeast of the intersection of Garrison Road and Highway 69.
- This is a Chapter 100 industrial project. The tax abatement associated with this project is 10 years with an abatement schedule that is 10 years at 90% abatement which is the life of the abatement.
- Prior to approving the bond documents, the City Council must hold a public hearing and consider the Plan for Industrial Development and Cost Benefit Analysis pertaining to the development.
- The tax abatement for the entire 10-year period is approximately \$2,290,655. The PILOT payments made during that same 10-year period is approximately \$254,722. The projected tax revenue on the project site without the project during that same time period is approximately \$611.

Background:

The rezoning and preliminary plans were approved by the City Council on 3/28/2022.

Previous Action (if applicable):

Policy/Committee Review:

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

Financial Considerations:

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

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

Attachments:

1. Plan v2 - FINAL - AS MAILED
2. Ordinance v1 - Garrison Plan

NOTICE TO TAXING JURISDICTIONS ON ATTACHED LIST

Re: Notice of Public Hearing – Industrial Development Project

On behalf of the City of Liberty, Missouri (the “City”), please find enclosed a copy of a proposed plan for an industrial development project (the “Plan”), which also contains a Cost Benefit Analysis on the affected taxing jurisdictions.

The City anticipates considering an Ordinance to approve the Plan following a public hearing on the Plan at a meeting on August 22, 2022 at 7:00 P.M. at City Hall located at 101 East Kansas, Liberty, Missouri.

The City invites all affected taxing districts to attend the meeting and to make oral comments on the proposed Plan to the City or to provide written comments to the City on the Plan prior to the meeting. All comments of the taxing districts will be fairly and duly considered by the City.

A copy of the Plan and Cost Benefit Analysis for the proposed project is enclosed and also will be on file in the office of the Deputy City Clerk and will be available for public inspection during normal business hours.

Any questions should be directed to Brandon Smith, Economic & Business Development Manager for the City at bsmith@libertymo.gov.

Dated: August 1, 2022

CITY OF LIBERTY, MISSOURI
101 E. Kansas
Liberty, Missouri 64068

MAILING LIST

Mayor City Hall 101 East Kansas Liberty MO 64068	Director Clay County Health Center 800 Haines Drive Liberty MO 64068
Deputy City Clerk City Hall 101 East Kansas Liberty, MO 64068	Superintendent Liberty Public Schools 8 Victory Lane Liberty MO 64068
Administrator New Liberty Hospital District 2525 Glen Hendren Liberty MO 64068	Director Mid-Continent Public Library 15616 East Highway 24 Independence MO 64050
Executive Director Clay County Senior Services Levy 4444 North Bellview - #108 Gladstone MO 64116	Chair Clay, Platte, Ray Mental Health Board of Trustees 3100 NE 83 rd Street – Suite 2700 Kansas City, MO 64119
Presiding Commissioner One Courthouse Square Liberty MO 64068	Director Development Disabilities Resource Board 920 Kent Street, Suite B Liberty MO 64068
County Administrator 1 Courthouse Square Liberty MO 64068	County Collector Clay County Courthouse 1 Courthouse Square Liberty, MO 64068
Clay County Assessor Clay County Courthouse 1 Courthouse Square Liberty, MO 64068	Missouri Department of Revenue County Tax Section State Blind Pension Fund Harry S. Truman State Office Building Post Office Box 453 301 West High Street Jefferson City MO 65101
Missouri Department of Revenue Tax Administration Bureau Harry S Truman State Office Building 301 West High Street Jefferson City MO 65101	The Kansas City Zoological District Chair of the Board of Directors 6800 Zoo Drive Kansas City, MO 64132
Chancellor The Junior College District of Metropolitan Kansas City, Missouri 3200 Broadway Blvd. Kansas City, MO 64111	

**BEFORE THE
CITY COUNCIL**

**OF
CITY OF LIBERTY, MISSOURI**

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
FOR THE
GARRISON INDUSTRIAL PROJECT**

Mailed: August 1, 2022

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE GARRISON INDUSTRIAL PROJECT

TO: CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI

STAR Development Corporation, a Missouri corporation (the “Company”) has proposed this Plan for an industrial development project as described herein to the City of Liberty, Missouri (the “City”), for approval, to be carried out pursuant to Article VI, Section 27(b) of the Missouri Constitution, as amended, Sections 100.010 to 100.200, inclusive, of the Missouri Revised Statutes, as amended, and in support of said application submits the following:

- Description of the Project.** The project consists of acquiring, constructing and improving an approximately 170,700 square foot industrial building to be used for distribution, warehousing and/or manufacturing purposes, together with related parking, loading area and site improvements (the “Project”). The Project will be constructed on approximately 12.75 acres of land located southeast of the intersection of Garrison Road and Highway 69. A map of the affected parcels is shown below.



2. **Estimate of the Cost of the Project.** The total cost of the Project is estimated to be \$17,250,000, which will consist of the cost of land acquisition and improvements to be made on the land.
3. **Source of Funds to be Expended for the Project.** The source of funds to be expended for the Project will be the proceeds of \$17,315,000 estimated aggregate principal amount of taxable industrial revenue bonds (the “Bonds”) to be issued by the City for the Project and to pay costs of issuance of the Bonds.
4. **Statement of the Terms Upon Which the Project is to be Leased and Otherwise Disposed of by the City.** The Project will be leased (with an option to purchase) to the Company or an affiliate thereof (the “Lessee”). The lease payments under such lease will equal the principal and interest on the related Bonds plus certain payments in lieu of taxes. The Bonds will be payable solely from the revenues derived by the City from the lease or other disposition of the Project and the Bonds will not be an indebtedness or general obligation, debt or liability of the City.
5. **General Information Concerning the Company.** The Company is a Missouri corporation. The principal business of the Company is real estate development.
6. **Bond Purchase Arrangements.** It is expected that the Lessee will purchase the Bonds in the aggregate principal amount of not to exceed \$17,315,000. The issuance of the Bonds is anticipated to occur in calendar year 2022 or 2023.
7. **Affected Taxing Jurisdictions.** The Liberty School District, Clay County, Missouri, Metropolitan Community College (the Junior College District of Metropolitan Kansas City, Missouri) and the City will be affected by the Project. No ambulance district board operating under chapter 190 or fire protection district board operating under chapter 321 is affected by the Project. Other taxing jurisdictions affected by the Project are set out in the Cost Benefit Analysis attached hereto.
8. **Equalized Assessed Valuation.** The most recent equalized assessed valuation of the real property to be included in the Project is \$610. The total equalized assessed valuation after construction of the Project is estimated at \$2,562,165.
9. **Cost Benefit Analysis.** Attached hereto as **Exhibit A** is the Cost Benefit Analysis on each affected taxing jurisdiction, which assumes a 10-year tax abatement period. The Cost Benefit Analysis assumes an abatement schedule starting after completion of the Project. The 2021 tax levy rates were utilized for all jurisdictions.
10. **Payments in Lieu of Taxes.** In each of the construction and abatement years, a payment in lieu of tax will be due on the Project based on the City’s calculation of the taxes that would be due on the Project were it not for this Plan (the “Taxes Otherwise Due”) using information submitted to the City by the Company with respect to the Project. The payment in lieu of taxes will be fixed by the City once construction is completed. The Company will pay the following percentage of the Taxes Otherwise Due on the Project in each year, provided that the payments during the Construction Years will be at least equal to the Taxes Otherwise Due on the value of the Project site.

Construction Years	10%
Abatement Year 1	10%
Abatement Year 2	10%
Abatement Year 3	10%
Abatement Year 4	10%
Abatement Year 5	10%
Abatement Year 6	10%
Abatement Year 7	10%
Abatement Year 8	10%
Abatement Year 9	10%
Abatement Year 10	10%

The abatement period shall begin the calendar year after the calendar year during which the Project is completed. The abatement period shall start no later than 2025 and end no later than year-end of 2034.

An estimate of the payments in lieu of taxes is included on page 5 of the Cost Benefit Analysis. The abatement period may fluctuate based on actual implementation, but shall not exceed 10 years and shall terminate no later than 2034.

11. **Sales and Use Tax Exemption on Construction Materials.** Qualified building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying Bond documents upon delivery of a project exemption certificate by the City to the Company. For purposes of determining the impact of the sales and use tax exemptions for the qualified building materials on the affected taxing jurisdictions, it is assumed that the total amount of qualified building materials purchased will be \$6,000,000. Certain assumptions have been made regarding the situs of sale for such purchases. Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemptions for qualified building materials is as follows:

[remainder of page intentionally left blank]

	Sales Tax Rate	Use Tax Rate	Estimated Sales and Use Tax Revenues Subject to Exemption
State of Missouri	4.225%	4.225%	\$253,500
City of Liberty			
General revenue	1.000	1.000	60,000
Transportation	0.500	0.500	30,000
Capital Improvement	0.500	0.500	30,000
Parks	0.250	0.250	15,000
Fire protection	0.250	0.250	15,000
Economic development	0.375	0.375	22,500
Public safety	0.500	0.500	30,000
Clay County			
General revenue	0.750	0.750	45,000
Public Safety	0.125	0.125	7,500
Children's Service	0.250	0.250	15,000
Zoological District	0.125	n/a	7,500
Total	8.850%	8.725%	\$531,000

* * *

EXHIBIT A

COST BENEFIT ANALYSIS

The Cost Benefit Analysis shows the effect of the Project on the taxing jurisdictions affected by the Project taking into account certain assumptions. The actual implementation of the Project may not reflect the calendar years shown in the attached, provide that the final abatement year shall be no later than 2034.

**City of Liberty, Missouri
(Garrison Industrial Project)**

**COST BENEFIT ANALYSIS
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**



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This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a “municipal advisor” as defined in the Securities Exchange Act of 1934, as amended.

Project Assumptions

♦ Initial year taxes assessed	2022	
♦ 2022 Assessed Value of Land (Agricultural without project)	\$	610
♦ 2023 Assessed Value of Land (Commercial)	\$	1,665
♦ Estimated Completion and Appraised Value of Project Improvement	2023 \$	8,001,563
♦ Biennial growth rate of appraised value of real property		2.0%
♦ Assessed value as a percentage of appraised value (real)		32.0%
♦ Assessed Value of Project Improvement	\$	2,560,500
♦ Terms of abatement:		
	Real Property Only	Abatement
	Construction Year	2022
		0.0%
	Construction Year	2023
		0.0% of Land Value (90% of Partial Construction)
	Abatement Years	2024-2033
		90.0% of Land and Improvements

Summary of Cost Benefit Analysis

Taxing Jurisdiction	Tax Rate	Projected Tax Revenues on				Projected Tax Abatement
		Projected Tax Revenues on Land Without Project	Project Without Abatement	Projected PILOT Amount	Projected Tax Abatement	
Clay County	0.0338	\$ 3	\$ 9,104	\$ 911	\$ 8,193	
Clay County Road and Bridge	0.0697	5	18,775	1,879	16,896	
Clay County Senior Services	0.0427	3	11,502	1,151	10,351	
Clay County Health Center	0.0857	7	23,084	2,310	20,774	
Liberty Hospital District	0.1352	11	36,418	3,645	32,773	
Liberty School District	5.9277	461	1,596,695	159,791	1,436,904	
Mid Continent Public Library	0.3468	27	93,415	9,349	84,066	
Tri-County Mental Health	0.0857	7	23,084	2,310	20,774	
City of Liberty, Missouri	0.7968	62	214,627	21,479	193,148	
Developmental Disability Board	0.1028	8	27,690	2,771	24,919	
Metropolitan Community College	0.2028	16	54,627	5,467	49,160	
State of Missouri	0.0300	2	8,081	809	7,272	
Surtax	1.5900	-	428,275	42,851	385,424	
	9.4497	\$ 611	\$ 2,545,377	\$ 254,722	\$ 2,290,655	

Projected Tax Revenues on Land Without Project

Estimated Assessed Value of Land		\$ 610	\$ 622	\$ 622	\$ 635	\$ 635	\$ 647	\$ 647	\$ 660	\$ 660	\$ 673	\$ 673	\$ 687	
	Tax Rate per													
Taxing Jurisdiction	\$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Clay County	0.0338	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.23	\$ 0.23	\$ 0.23	\$ 2.62
Clay County Road and Bridge	0.0697	0.43	0.43	0.43	0.44	0.44	0.45	0.45	0.46	0.46	0.47	0.47	0.48	5.41
Clay County Senior Services	0.0427	0.26	0.27	0.27	0.27	0.27	0.28	0.28	0.28	0.28	0.29	0.29	0.29	3.33
Clay County Health Center	0.0857	0.52	0.53	0.53	0.54	0.54	0.55	0.55	0.57	0.57	0.58	0.58	0.59	6.65
Liberty Hospital District	0.1352	0.82	0.84	0.84	0.86	0.86	0.88	0.88	0.89	0.89	0.91	0.91	0.93	10.51
Liberty School District	5.9277	36.16	36.88	36.88	37.62	37.62	38.37	38.37	39.14	39.14	39.92	39.92	40.72	460.74
Mid Continent Public Library	0.3468	2.12	2.16	2.16	2.20	2.20	2.24	2.24	2.29	2.29	2.34	2.34	2.38	26.96
Tri-County Mental Health	0.0857	0.52	0.53	0.53	0.54	0.54	0.55	0.55	0.57	0.57	0.58	0.58	0.59	6.65
City of Liberty, Missouri	0.7968	4.86	4.96	4.96	5.06	5.06	5.16	5.16	5.26	5.26	5.37	5.37	5.47	61.95
Developmental Disability Board	0.1028	0.63	0.64	0.64	0.65	0.65	0.67	0.67	0.68	0.68	0.69	0.69	0.71	8.00
Metropolitan Community College	0.2028	1.24	1.26	1.26	1.29	1.29	1.31	1.31	1.34	1.34	1.37	1.37	1.39	15.77
State of Missouri	0.0300	0.18	0.19	0.19	0.19	0.19	0.19	0.19	0.20	0.20	0.20	0.20	0.21	2.33
	7.8597	\$ 47.95	\$ 48.90	\$ 48.90	\$ 49.87	\$ 49.87	\$ 50.87	\$ 50.87	\$ 51.90	\$ 51.90	\$ 52.95	\$ 52.95	\$ 53.99	\$ 610.92

Projected Tax Revenues on Project Without Abatement

Estimated Assessed Value of Real Property		\$	610	\$	1,665	\$	2,562,165	\$	2,613,408	\$	2,613,408	\$	2,665,676	\$	2,665,676	\$	2,718,990	\$	2,718,990	\$	2,773,370	\$	2,773,370	\$	2,828,837
Tax Rate per																									
Taxing Jurisdiction	\$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total											
Clay County	0.0338	\$ 0.21	\$ 0.56	\$ 866.01	\$ 883.33	\$ 883.33	\$ 901.00	\$ 901.00	\$ 919.02	\$ 919.02	\$ 937.40	\$ 937.40	\$ 956.15	\$ 9,104.43											
Clay County Road and Bridge	0.0697	0.43	1.16	1,785.83	1,821.55	1,821.55	1,857.98	1,857.98	1,895.14	1,895.14	1,933.04	1,933.04	1,971.70	18,774.54											
Clay County Senior Services	0.0427	0.26	0.71	1,094.04	1,115.93	1,115.93	1,138.24	1,138.24	1,161.01	1,161.01	1,184.23	1,184.23	1,207.91	11,501.74											
Clay County Health Center	0.0857	0.52	1.43	2,195.78	2,239.69	2,239.69	2,284.48	2,284.48	2,330.17	2,330.17	2,376.78	2,376.78	2,424.31	23,084.28											
Liberty Hospital District	0.1352	0.82	2.25	3,464.05	3,533.33	3,533.33	3,603.99	3,603.99	3,676.07	3,676.07	3,749.60	3,749.60	3,824.59	36,417.69											
Liberty School District	5.9277	36.16	98.70	151,877.45	154,915.00	154,915.00	158,013.30	158,013.30	161,173.57	161,173.57	164,397.04	164,397.04	167,684.98	1,596,695.11											
Mid Continent Public Library	0.3468	2.12	5.77	8,885.59	9,063.30	9,063.30	9,244.57	9,244.57	9,429.46	9,429.46	9,618.05	9,618.05	9,810.41	93,414.65											
Tri-County Mental Health	0.0857	0.52	1.43	2,195.78	2,239.69	2,239.69	2,284.48	2,284.48	2,330.17	2,330.17	2,376.78	2,376.78	2,424.31	23,084.28											
City of Liberty, Missouri	0.7968	4.86	13.27	20,415.33	20,823.64	20,823.64	21,240.11	21,240.11	21,664.91	21,664.91	22,098.21	22,098.21	22,540.17	214,627.37											
Developmental Disability Board	0.1028	0.63	1.71	2,633.91	2,686.58	2,686.58	2,740.32	2,740.32	2,795.12	2,795.12	2,851.02	2,851.02	2,908.04	27,690.37											
Metropolitan Community College	0.2028	1.24	3.38	5,196.07	5,299.99	5,299.99	5,405.99	5,405.99	5,514.11	5,514.11	5,624.39	5,624.39	5,736.88	54,626.53											
State of Missouri	0.0300	0.18	0.50	768.65	784.02	784.02	799.70	799.70	815.70	815.70	832.01	832.01	848.65	8,080.84											
Surtax	1.5900	-	26.47	40,738.42	41,553.19	41,553.19	42,384.26	42,384.26	43,231.94	43,231.94	44,096.58	44,096.58	44,978.51	428,275.34											
	9.4497	\$ 47.95	\$ 157.34	\$ 242,116.91	\$ 246,959.24	\$ 246,959.24	\$ 251,898.42	\$ 251,898.42	\$ 256,936.39	\$ 256,936.39	\$ 262,075.13	\$ 262,075.13	\$ 267,316.61	\$ 2,545,377.17											

Projected PILOT Amount

Estimated Assessed Value of Real Property	\$ 610	\$ 1,665	\$ 2,562,165	\$ 2,613,408	\$ 2,613,408	\$ 2,665,676	\$ 2,665,676	\$ 2,718,990	\$ 2,718,990	\$ 2,773,370	\$ 2,773,370	\$ 2,828,837
PILOT Payment	100.00%	100.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%

Taxing Jurisdiction	Tax Rate per \$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Clay County	0.0338	\$ 0.21	\$ 0.56	\$ 86.60	\$ 88.33	\$ 88.33	\$ 90.10	\$ 90.10	\$ 91.90	\$ 91.90	\$ 93.74	\$ 93.74	\$ 95.62	\$ 911.14
Clay County Road and Bridge	0.0697	0.43	1.16	178.58	182.16	182.16	185.80	185.80	189.51	189.51	193.30	193.30	197.17	1,878.89
Clay County Senior Services	0.0427	0.26	0.71	109.40	111.59	111.59	113.82	113.82	116.10	116.10	118.42	118.42	120.79	1,151.05
Clay County Health Center	0.0857	0.52	1.43	219.58	223.97	223.97	228.45	228.45	233.02	233.02	237.68	237.68	242.43	2,310.18
Liberty Hospital District	0.1352	0.82	2.25	346.41	353.33	353.33	360.40	360.40	367.61	367.61	374.96	374.96	382.46	3,644.53
Liberty School District	5.9277	36.16	98.70	15,187.75	15,491.50	15,491.50	15,801.33	15,801.33	16,117.36	16,117.36	16,439.70	16,439.70	16,768.50	159,790.89
Mid Continent Public Library	0.3468	2.12	5.77	888.56	906.33	906.33	924.46	924.46	942.95	942.95	961.81	961.81	981.04	9,348.57
Tri-County Mental Health	0.0857	0.52	1.43	219.58	223.97	223.97	228.45	228.45	233.02	233.02	237.68	237.68	242.43	2,310.18
City of Liberty, Missouri	0.7968	4.86	13.27	2,041.53	2,082.36	2,082.36	2,124.01	2,124.01	2,166.49	2,166.49	2,209.82	2,209.82	2,254.02	21,479.05
Developmental Disability Board	0.1028	0.63	1.71	263.39	268.66	268.66	274.03	274.03	279.51	279.51	285.10	285.10	290.80	2,771.14
Metropolitan Community College	0.2028	1.24	3.38	519.61	530.00	530.00	540.60	540.60	551.41	551.41	562.44	562.44	573.69	5,466.81
State of Missouri	0.0300	0.18	0.50	76.87	78.40	78.40	79.97	79.97	81.57	81.57	83.20	83.20	84.87	808.70
Surtax	1.5900	-	26.47	4,073.84	4,155.32	4,155.32	4,238.43	4,238.43	4,323.19	4,323.19	4,409.66	4,409.66	4,497.85	42,851.36
	9.4497	\$ 47.95	\$ 157.34	\$ 24,211.69	\$ 24,695.92	\$ 24,695.92	\$ 25,189.84	\$ 25,189.84	\$ 25,693.64	\$ 25,693.64	\$ 26,207.51	\$ 26,207.51	\$ 26,731.66	\$ 254,722.48

Projected Tax Abatement

Estimated Assessed Value of Real Property	\$	610	\$	1,665	\$	2,562,165	\$	2,613,408	\$	2,613,408	\$	2,665,676	\$	2,665,676	\$	2,718,990	\$	2,718,990	\$	2,773,370	\$	2,773,370	\$	2,828,837			
Abatement Percentage		0.00%		0.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%			
	Tax Rate per																										
Taxing Jurisdiction	\$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total													
Clay County	0.0338	\$	-	\$	-	\$	779.41	\$	795.00	\$	795.00	\$	810.90	\$	810.90	\$	827.12	\$	827.12	\$	843.66	\$	843.66	\$	860.54	\$	8,193.29
Clay County Road and Bridge	0.0697	-	-	-	1,607.25	1,639.40	1,639.40	1,672.18	1,672.18	1,705.63	1,705.63	1,739.74	1,739.74	1,774.53	16,895.66												
Clay County Senior Services	0.0427	-	-	-	984.64	1,004.34	1,004.34	1,024.42	1,024.42	1,044.91	1,044.91	1,065.81	1,065.81	1,087.12	10,350.69												
Clay County Health Center	0.0857	-	-	-	1,976.20	2,015.72	2,015.72	2,056.03	2,056.03	2,097.15	2,097.15	2,139.10	2,139.10	2,181.88	20,774.10												
Liberty Hospital District	0.1352	-	-	-	3,117.65	3,180.00	3,180.00	3,243.59	3,243.59	3,308.46	3,308.46	3,374.64	3,374.64	3,442.13	32,773.16												
Liberty School District	5.9277	-	-	-	136,689.71	139,423.50	139,423.50	142,211.97	142,211.97	145,056.21	145,056.21	147,957.34	147,957.34	150,916.48	1,436,904.23												
Mid Continent Public Library	0.3468	-	-	-	7,997.03	8,156.97	8,156.97	8,320.11	8,320.11	8,486.51	8,486.51	8,656.25	8,656.25	8,829.37	84,066.08												
Tri-County Mental Health	0.0857	-	-	-	1,976.20	2,015.72	2,015.72	2,056.03	2,056.03	2,097.15	2,097.15	2,139.10	2,139.10	2,181.88	20,774.10												
City of Liberty, Missouri	0.7968	-	-	-	18,373.80	18,741.28	18,741.28	19,116.10	19,116.10	19,498.42	19,498.42	19,888.39	19,888.39	20,286.15	193,148.32												
Developmental Disability Board	0.1028	-	-	-	2,370.52	2,417.92	2,417.92	2,466.29	2,466.29	2,515.61	2,515.61	2,565.92	2,565.92	2,617.24	24,919.23												
Metropolitan Community College	0.2028	-	-	-	4,676.46	4,769.99	4,769.99	4,865.39	4,865.39	4,962.70	4,962.70	5,061.95	5,061.95	5,163.19	49,159.72												
State of Missouri	0.0300	-	-	-	691.79	705.62	705.62	719.73	719.73	734.13	734.13	748.81	748.81	763.79	7,272.14												
Surtax	1.5900	-	-	-	36,664.58	37,397.87	37,397.87	38,145.83	38,145.83	38,908.75	38,908.75	39,686.92	39,686.92	40,480.66	385,423.98												
	9.4497	\$	-	\$	-	\$	217,905.22	\$	222,263.32	\$	222,263.32	\$	226,708.58	\$	226,708.58	\$	231,242.75	\$	231,242.75	\$	235,867.62	\$	235,867.62	\$	240,584.95	\$	2,290,654.69

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PLAN FOR
AN INDUSTRIAL DEVELOPMENT PROJECT.

WHEREAS, the City of Liberty, Missouri (the “City”) is a special charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City is authorized under the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the “Act”), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, the City has received a proposal for a development consisting of acquiring, constructing and improving an approximately 170,700 square foot industrial building to be used for distribution, warehousing and/or manufacturing purposes, together with related parking, loading area and site improvements on approximately 12.75 acres of land located southeast of the intersection of Garrison Road and Highway 69 in the City (the “Project”); and

WHEREAS, the City, in accordance with Section 100.050 of the Act, prepared a plan for an industrial development project (the “Plan”), gave notice of the Plan by mail to the taxing jurisdictions in accordance with Section 100.059.1 of the Act, and held a public hearing regarding the Plan on August 22, 2022; and

WHEREAS, the City now desires to approve the Plan; and

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City approve the Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI, AS FOLLOWS:

SECTION I

Promotion of Economic Development. The Council hereby finds and determines that the Project will promote the economic welfare and the development of the City and will be in furtherance of the public purposes set forth in the Act.

SECTION II

Approval of Plan. The Council hereby approves the Plan attached hereto as **Exhibit A** in accordance with Section 100.050 of the Act.

ORDINANCE NO. _____

SECTION III

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

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

[SEAL]

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

EXHIBIT A
TO ORDINANCE NO. _____

PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF JULY 29, 2022 TO AUGUST 12, 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	\$ 271,881.27
LIMITED CAPITAL FUND	11	\$ 2,645.15
ARPA FUND	12	\$ 4,782.90
CAPTIAL SALES TAX FUND	50	\$ 693,442.60
TRANSPORTATION SALES TAX FUND	52	\$ 24,776.25
ECO/DEVO SALES TAX FUND	56	\$ 3,411.24
FIRE SALES TAX FUND	58	\$ 131,068.00
PARKS FUND	60	\$ 5,453.01
SPORTS COMPLEX FUND	61	\$ 28,081.70
COMMUNITY CENTER FUND	65	\$ 28,512.80
TRANSIENT GUEST TAX FUND	67	\$ 192,621.21
CEMETERY MAINTENANCE FUND	73	\$ 4,623.14
LOSS CONTROL FUND	75	\$ 1,510.99
WATER OPERATING FUND	90	\$ 137,463.19
WASTEWATER OPERATING FUND	92	\$ 281,999.86
WATER CAPITAL FUND	94	\$ 45,237.73
WASTEWATER CAPITAL FUND	96	\$ 25,312.21
SOLID WASTE FUND	98	\$ 162,170.40
PAYROLL CHECKS & BENEFITS	08/12/2022	\$ 1,077,944.69
TOTAL APPROPRIATIONS		<u><u>\$ 3,122,938.34</u></u>

PASSED by the Council this 22nd day of August, 2022.

MAYOR PRO TEM

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this 22nd day of August, 2022.

MAYOR PRO TEM

AUGUST 5TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
ALTERATIONS & CUSTOM SEW 005482											
		08/05/22		POL UNIFORMS	182.50	035087	2574		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	189.00	035088	2575		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	62.00	035089	2648		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	45.00	035090	2647		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	103.00	035091	2645		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	93.00	035092	2644		P N W	CLOTHING EXPENSE	10.40.500.38.5812
		08/05/22		POL UNIFORMS	89.00	035093	2663		P N W	CLOTHING EXPENSE	10.40.500.38.5812
					763.50	*CHECK TOTAL					
				VENDOR TOTAL	763.50						
AMERICAN EQUIPMENT CO. 005847											
		08/05/22		ST GRADER BLADES	4,827.03	035094	45096		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
		08/05/22		ST GRADER BLADES	4,919.49	035095	45097		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
		08/05/22		ST GRADER BLADES	4,791.28	035096	45098		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
		08/05/22		ST GRADER BLADES	3,407.50	035097	45128		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
		08/05/22		ST GRADER BLADES	3,375.00	035098	45267		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
		08/05/22		ST GRADER BLADES	2,922.40	035099	45308		P - W	SUPPLIES-SNOW RE	10.70.225.15.5634
					24,242.70	*CHECK TOTAL					
				VENDOR TOTAL	24,242.70						
AMERICAN PLANNING ASSOC 001701											
		08/05/22		APA MEMBERSHIP-K SHARP	355.00	035014	163018-2273		P - W	MEMBERSHIP DUES	10.80.151.38.5811
AMOR/NATHAN 006511											
		08/05/22		CCTR SWIM INSTR	240.00	035045	7/26-8/1		P N W	PRIVATE SWIMMING	65.60.417.08.8125
ARC PHYSICAL THERAPY PLU 006467											
		08/05/22		POET PROGRAM	150.00	035046	0801223042		P N W	TRAINING TRAVEL	92.70.901.06.5210
		08/05/22		POET PROGRAM	300.00	035046	0801223042		P N W	EMPLOYMENT TESTI	10.40.500.08.5392
					450.00	*CHECK TOTAL					
				VENDOR TOTAL	450.00						
BLUE MOON HAULING LLC 000409											
		08/05/22		RETAINAGE	14,367.02	035100	RETAINAGE		P N W	RETAINAGE PAYABL	50.2115
BOONE/BRADLEY JASON 007562											
		1779 08/05/22		NETWORK/SECURITY SERVICE	2,993.00	035084	046		P N H	CONTRACT LABOR	10.90.132.08.5397
BOUND TREE MEDICAL LLC 002300											
		08/05/22		FIRE EMS SUPPLIES	558.52	035047	84621295		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
		08/05/22		FIRE EMS SUPPLIES	32.75	035048	84619756		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
					591.27	*CHECK TOTAL					
				VENDOR TOTAL	591.27						
C&M ENTERPRISES 000499											
		08/05/22		WWTP MOWING SERVICES	1,010.00	035101	4117	220076	P - W	CONTRACT LABOR	92.70.902.08.5397
CANON FINANCIAL SERVICES 000342											
		08/05/22		COPIER LEASE	76.00	035049	28897602		P - W	COPIER LEASE & U	10.80.151.04.5110
		08/05/22		COPIER LEASE	76.00	035049	28897602		P - W	COPIER LEASE & U	10.70.201.04.5110

Payments by Vendor

VENDOR NAME AND NUMBER	CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CANON FINANCIAL SERVICES			000342							
				152.00		*CHECK TOTAL				
			VENDOR TOTAL	152.00						
CARTER/SHELBY			.14042							
	08/05/22		PKS REFUND ENROLLMENT	55.00	035050	1636716		P - W	REFUNDS PAYABLE	61.2265
CITY OF GLADSTONE			000022							
	08/05/22		RECIPROCAL BOND	200.00	035015	GL20-0543		P - W	RECIPROCAL CASH	10.2441
CITY TREASURER			005223							
	08/05/22		MARRS RADIO	1,027.60	035102	2022-7		P - W	RADIO MAINTENANC	10.40.500.14.5552
	08/05/22		MARRS RADIO	939.52	035102	2022-7		P - W	RADIO MAINTENANC	10.50.301.14.5552
	08/05/22		MARRS RADIO	822.08	035102	2022-7		P - W	RADIO MAINTENANC	50.70.201.14.5552
				2,789.20		*CHECK TOTAL				
			VENDOR TOTAL	2,789.20						
CLAY CO RECORDER			001059							
	08/05/22		RECORDING FEES	138.00	035016	20220021917		P - W	RECORDING FEES	10.80.151.08.5361
	08/05/22		RECORDING FEES	69.00	035017	20220021863		P - W	RECORDING FEES	10.80.151.08.5361
				207.00		*CHECK TOTAL				
			VENDOR TOTAL	207.00						
CLINICAL COUNSELING ASSO			000367							
	08/05/22		TRAUMA COACHING SESSIONS	1,350.00	035018	JULY 2022		P - W	EMPLOYEE ASSISTA	10.95.140.02.4110
COLD SOLUTIONS AT RUSH C			000337							
	08/05/22		PKW STORAGE	1,800.00	035051	1330		P N W	REFUSE COLLECTIO	10.70.221.08.5381
COMMERCIAL AQUATIC SERVI			007993							
	08/05/22		CCTR STENNER PUMP RPRS	139.50	035103	44065-1		P - W	BUILDING MAINTEN	65.60.491.14.5571
CONRAD FIRE EQUIPMENT IN			003684							
	08/05/22		FIRE #612 CHARGER BASE	40.18	035052	561646		P - W	VEHICLE MAINTENA	10.50.301.14.5541
CONVERGEONE INC			006410							
	08/05/22		IS CISCO UNIFIED PLATFOR	11,509.20	035104	IE9094679	220067	P - W	CAPITAL EQUIPMEN	10.90.132.36.7201
CRAWLEY/ASHLEY			.14041							
	08/05/22		PKS REFUND FALL B-BALL	1,100.00	035053	1636737		P - W	REFUNDS PAYABLE	61.2265
CUMMINGS/AMY			.14043							
	08/05/22		PKS REFUND B-BALL	55.00	035105	1637706		P - W	REFUNDS PAYABLE	61.2265
DIESEL SOLUTIONS LLC			000424							
	08/05/22		ST #700 OIL,FILTERS	833.45	035054	2221		P N W	VEHICLE MAINTENA	10.70.225.14.5541
DOOLITTLE/NATE			.14040							
	08/05/22		PKS REFUND FALL B-BALL	1,100.00	035055	1636759		P - W	REFUNDS PAYABLE	61.2265

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
DREAMLINE THEATRE LLC		000548							
	08/05/22	LAC MINI ART GRANT		876.11	035019	MINI MART		P N W OTHER FEES-ARTS	67.20.061.08.5389
EDWARDS CHEMICALS		006547							
	08/05/22	CCTR POOL CHEMICALS		1,788.68	035106	IN88597		P - W CHEMICALS	65.60.491.04.5010
	08/05/22	CCTR POOL CHEMICALS		2,083.60	035107	IN88001		P - W CHEMICALS	65.60.491.04.5010
				3,872.28	*CHECK TOTAL				
		VENDOR TOTAL		3,872.28					
ENLOE/BILL J		005639							
	08/05/22	CEM OPEN/CLOSING		400.00	035056	JUN 22		P N W CONTRACT LABOR	73.70.226.08.5397
FLEX MADE EASY		005921							
	08/05/22	FLEX SPENDING ACCT FEES		40.00	035020	LIB JULY 2022		P N W MISCELLANEOUS FE	10.25.011.08.5399
FLUID EQUIPMENT CO INC		008060							
	08/05/22	WTP HOSE KIT		1,395.47	035057	5542268		P - W WATER PLANT MAIN	90.70.802.14.5534
FP MAILING SOLUTIONS INC		004739							
	08/05/22	POSTAGE MTR RENTAL		600.00	035108	RI105403340		P - W POSTAGE	10.95.140.38.5808
FRATERNAL ORDER OF POLIC		004537							
	08/05/22	PAYROLL DEDUCTION		1,446.00	035021	JULY		P - W UNION DUES PAYAB	10.2190
GALL'S INC		005394							
	08/05/22	FIRE UNIFORMS		62.79	035058	021742321		P - W CLOTHING EXPENSE	10.50.301.38.5812
	08/05/22	FIRE UNIFORMS		12.88	035059	021702332		P - W CLOTHING EXPENSE	10.50.301.38.5812
	08/05/22	FIRE UNIFORMS		59.84	035060	021735199		P - W CLOTHING EXPENSE	10.50.301.38.5812
				135.51	*CHECK TOTAL				
		VENDOR TOTAL		135.51					
GILMORE & BELL		004471							
	08/05/22	FIN CONTINUING SERVICES		2,000.00	035022	8048867		P N W FINANCIAL SERVIC	10.30.130.08.5346
GLADSTONE COMMUNITY CENT		006451							
	08/05/22	CCTR MEET ENTRIES		1,302.00	035109	7/20/22		P - W SWIM TEAM	65.60.417.08.8124
HARMS PH D/KATHY		003607							
	08/05/22	POL PRE EMPLOY TESTING		200.00	035110	7/21/22		P M W TESTING FEES	10.40.500.08.5336
HEARTLAND COCA-COLA		000076							
	08/05/22	COCA COLA PRODUCTS		1,112.04	035111	5783215195	220056	P N W CONCESSION	61.60.458.04.5007
HEARTLAND MECHANICAL SER		005408							
	08/05/22	HVAC MAINTENANCE 2022		5,945.00	035112	14441	220005	P - W BUILDING MAINTEN	10.95.140.14.5571
HILL/DAVID		000528							
	08/05/22	CCTR SWIM INSTR		36.00	035061	7/26		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
HISTORIC DOWNTOWN LIBERT				004528							
			08/05/22	HDLI STAFF SALARY	1,250.00	035062	220815		P - W	HDLI CONTRACT	67.20.061.38.5823
			08/05/22	HDLI CONTRACT	2,500.00	035113	AUGUST	210156	P - W	HDLI CONTRACT	67.20.061.38.5823
					3,750.00	*CHECK TOTAL					
				VENDOR TOTAL	3,750.00						
HUNTINGTON PUBLIC CAPITA				000379							
			08/05/22	LEASE PURCHASE PRIN	128,081.00	035023	553297		P - W	PRINCIPAL-AERIAL	58.50.325.24.6001
			08/05/22	LEASE PURCHASE INT	2,987.00	035023	553297		P - W	INTEREST-AERIAL	58.50.325.24.6011
					131,068.00	*CHECK TOTAL					
				VENDOR TOTAL	131,068.00						
IDEKER INC				005268							
			08/05/22	ST ASPHALT	333.30	035063	20331		P - W	ASPHALT-STREET R	50.75.607.14.5621
INDUSTRIAL ELECTRIC COMP				000455							
			08/05/22	PWK FLAG POLE TRANSFORME	180.00	035064	12392		P - W	FACILITIES MAINT	10.70.221.14.5572
IPMA-HR				004725							
			08/05/22	HR AGENCY MEMBERSHIP	835.00	035024	68901-VOH3S9		P - W	CITY-WIDE TRAINI	10.25.011.06.5259
JACKSON/CLAIRE GINETTE				004445							
			08/05/22	CCTR SWIM INSTR	112.00	035065	7/27-8/2		P N W	PRIVATE SWIMMING	65.60.417.08.8125
JOEL REINOEHL MARKETING				000012							
			08/05/22	PKS SPONSORSHIP	720.00	035036	CRA004		P N W	MISCELLANEOUS FE	61.60.458.08.5399
JONES/NATHAN				005257							
			08/05/22	CCTR SWIM INSTR	180.00	035066	7/31		P N W	PRIVATE SWIMMING	65.60.417.08.8125
			08/05/22	CCTR SWIM INSTR	52.00	035066	7/31		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
					232.00	*CHECK TOTAL					
				VENDOR TOTAL	232.00						
K C ICE CREAM CO INC				005300							
			08/05/22	CONCESSION SUPPLIES	364.32	035025	7/26/22		P - W	CONCESSION	61.60.458.04.5007
			08/05/22	CONCESSION SUPPLIES	77.58	035025	7/26/22		P - W	RECREATION SUPPL	60.60.415.04.5004
					441.90	*CHECK TOTAL					
				VENDOR TOTAL	441.90						
K C MO WATER DEPT				007653							
			08/05/22	WATER SERVICE	28,351.33	035026	175798		P - W	WATER PURCHASES-	90.70.802.08.5390
KITCHS LAWCARE & LANDSC				006136							
			08/05/22	CEMETERY MOWING	2,100.00	035116	112022	220095	P - W	MOWING CONTRACT	73.70.226.14.5577
KOHL WHOLESALE INC				000713							
			08/05/22	PKS- CONCESSIONS	2,523.12	035114	428982	220026	P - W	CONCESSION	61.60.458.04.5007
KONICA MINOLTA BUSINESS				005910							
			08/05/22	PKS COPIER LEASE	394.34	035027	477721591		P - W	OFFICE EQUIPMENT	61.60.458.14.5551

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
KONICA MINOLTA BUSINESS 005910		08/05/22	COPIER LEASE	279.66	035115	478348139		P - W MAINT-OFFICE EQU	65.60.491.14.5551
		08/05/22	COPIER LEASE	279.66	035115	478348139		P - W OFFICE EQUIPMENT	10.60.483.14.5551
				953.66	*CHECK TOTAL				
VENDOR TOTAL				953.66					
L-L TOWING CO 002879		08/05/22	WTR TOW #123	278.00	035067	84372		P N W VEHICLE MAINTENA	90.70.801.14.5541
		08/05/22	WTR TOW #186	83.00	035068	84366		P N W VEHICLE MAINTENA	90.70.801.14.5541
				361.00	*CHECK TOTAL				
VENDOR TOTAL				361.00					
LAFHEY/SEAN 000111		08/05/22	FIRE TRAINING REIMB	896.90	035028	7/17-7/22		P - W TRAINING COSTS	10.50.315.06.5259
LIBERTY AGGREGATES LLC 004693		08/05/22	PKS ROCK-ARTHUR ST	755.07	035069	18389		P - W NEIGHBORHOOD PAR	11.60.415.36.7307
LIBERTY SOLAR, LLC 006703		08/05/22	SOLAR SERVICES	2,881.96	035117	37		P N W ELECTRIC	61.60.458.12.5401
		08/05/22	SOLAR SERVICES	7,335.33	035117	37		P N W ELECTRIC	90.70.802.12.5401
		08/05/22	SOLAR SERVICES	819.71	035117	37		P N W ELECTRIC	92.70.902.12.5401
				11,037.00	*CHECK TOTAL				
VENDOR TOTAL				11,037.00					
LIBERTY SPORTS OFFICIALS 009209		08/05/22	2022 OFFICIATING SERVICE	538.00	035118	SUMMER B BALL	220006	P - W CONTRACT LABOR	61.60.458.08.5397
MARMIC FIRE & SAFETY CO 006539		08/05/22	POL FIRE SUPPRESS-STOVE	187.00	035071	C512809		P - W FACILITIES MAINT	10.70.221.14.5572
MC JANITORIAL LLC 003416		08/05/22	JANITORIAL SERVICE	138.66	035070	11476		P - W BUILDING MAINTEN	90.70.801.14.5571
		08/05/22	JANITORIAL SERVICE	138.67	035070	11476		P - W BUILDING MAINTEN	92.70.902.14.5571
		08/05/22	JANITORIAL SERVICE	138.67	035070	11476		P - W MISCELLANEOUS FE	92.70.901.08.5399
				416.00	*CHECK TOTAL				
VENDOR TOTAL				416.00					
MEALS ON WHEELS 003134		08/05/22	AGING SUBSIDIZED MEALS	2,492.55	035029	1		P - W MEALS ON WHEELS	10.60.481.04.5064
METRO ASPHALT INC 005923		08/05/22	PAVEMENT RESTORATION	534,036.76	035128	#1	220087	P - W OVERLAY PROGRAM	50.75.604.36.7515
		08/05/22	RETAINAGE	34,446.59CR	035129	#1 RETAINAGE		P - W RETAINAGE PAYABL	50.2115
		08/05/22	PAVEMENT RESTORATION	154,895.00	035130	#1	220087	P - W STORMWATER IMPRO	50.77.653.36.7510
				654,485.17	*CHECK TOTAL				
VENDOR TOTAL				654,485.17					
MIDWEST OFFICE TECHNOLOG 008612		08/05/22	ADMIN COPIER USAGE	153.15	035030	INST323878		P - W COPIER LEASE & U	10.20.001.04.5110

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MISSISSIPPI LIME CO INC				005761							
			08/05/22	WTR LIME DRINKING WATER	7,851.92	035120	1624452	220015	P - W	CHEMICALS	90.70.802.04.5010
MISSOURI LIFE INC				006385							
			08/05/22	VISIT LIB ADVERTISING	1,000.00	035031	2022-5725		P - W	ADVERTISING	67.20.061.08.5371
MO DEPT OF NATURAL RESOU				005229							
			08/05/22	LEE CHEMICAL OVERSIGHT	4,514.82	035121	30459		P - W	MISCELLANEOUS FE	90.70.802.08.5345
			08/05/22	LEE CHEMICAL OVERSIGHT	6,721.78	035122	31248		P - W	MISCELLANEOUS FE	90.70.802.08.5345
			08/05/22	LEE CHEMICAL OVERSIGHT	2,694.92	035123	31749		P - W	MISCELLANEOUS FE	90.70.802.08.5345
					13,931.52	*CHECK TOTAL					
				VENDOR TOTAL	13,931.52						
MO ONE CALL SYSTEM INC				004393							
			08/05/22	UTIL LOCATES-JUNE	353.75	035072	2070215		P - W	MISSOURI ONE CAL	90.70.801.08.5305
			08/05/22	UTIL LOCATES-JUNE	353.75	035072	2070215		P - W	MISSOURI ONE CAL	92.70.901.08.5305
					707.50	*CHECK TOTAL					
				VENDOR TOTAL	707.50						
MO POLICE CHIEF ASSOCIAT				005169							
			08/05/22	POL TESTS	999.92	035124	194234		P - W	TESTING FEES	10.40.500.08.5336
			08/05/22	POL TESTS	575.50	035125	194299		P - W	TESTING FEES	10.40.500.08.5336
					1,575.42	*CHECK TOTAL					
				VENDOR TOTAL	1,575.42						
MOTOROLA INC				002018							
			08/05/22	FIRE RADIO KNOBS	32.10	035032	8281412714		P - W	RADIO SUPPLIES	10.50.301.04.5019
			08/05/22	FIRE RADIO REPL	3,598.00	035033	8281418898		P - W	RADIO MAINTENANC	10.50.301.14.5552
					3,630.10	*CHECK TOTAL					
				VENDOR TOTAL	3,630.10						
NATL FIRE SAFETY COUNCIL				004291							
			08/05/22	FIRE PREV MATERIALS	1,000.00	035073	22-8		P - W	LEARN NOT TO BUR	10.50.321.04.5021
NPG NEWSPAPERS INC				000221							
			08/05/22	FIN SUBSCRIPTION	51.00	035126	328961		P - W	GENERAL SUPPLIES	10.30.130.04.5001
			08/05/22	FIN SUBSCRIPTION	12.75	035127	330738		P - W	GENERAL SUPPLIES	10.30.130.04.5001
					63.75	*CHECK TOTAL					
				VENDOR TOTAL	63.75						
OPENGOV INC				005191							
			08/05/22	T&L OPENGOV SOFTWARE	13,104.44	035131	INV-00008131		P - W	SOFTWARE MAINTEN	10.90.132.14.5591
			08/05/22	T&L OPENGOV SOFTWARE	18,346.21	035131	INV-00008131		P - W	OTHER PREPAYMENT	10.1810
					31,450.65	*CHECK TOTAL					
				VENDOR TOTAL	31,450.65						
OUTDOOR RESTROOMS LLC				003763							
			08/05/22	PKS PORT A POTS	225.00	035074	596621		P - W	RENTAL	60.60.420.18.5611

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
PACE ANALYTICAL SERVICES 005664		08/05/22	WTR LEE CHEMICAL TESTING	1,124.01	035132	2260163178	220071	P - W LAB FEES	90.70.802.08.5365
PAOLETTI/ISABELLA 008879		08/05/22	CCTR SWIM INSTR	512.00	035075	8/27-9/1		P N W PRIVATE SWIMMING	65.60.417.08.8125
PARTY TRAILERS LLC 006376		08/05/22	PKS ENTERTAINMENT	300.00	035034	152		P N W RECREATION SUPPL	60.60.415.04.5004
PRENTICE & BUSH TREE SER 002684		08/05/22	CUT BRUSH ALONG SWR LINE	16,000.00	035133	6886		P N W CONST CNTRCT-LIT	96.70.901.36.7510
PRINTING UNLIMITED 004763		08/05/22	POL #208 WRAP	400.00	035134	67777		P - W VEHICLE CHANGEOV	10.40.500.18.5606
		08/05/22	POL BUSINESS CARDS	52.33	035135	67719		P - W OUTSIDE PRINTING	10.40.500.04.5120
				452.33	*CHECK TOTAL				
			VENDOR TOTAL	452.33					
PROFESSIONAL PEST SOLUTI 006333		08/05/22	PKS PEST CONTROL	150.00	035035	11266		P - W MISCELLANEOUS EX	61.60.458.38.5989
		08/05/22	PWK PEST CONTROL	40.00	035076	11264		P - W FACILITIES MAINT	10.70.221.14.5572
		08/05/22	PEST CONTROL	22.50	035077	11268		P - W BUILDING MAINTEN	90.70.801.14.5571
		08/05/22	PEST CONTROL	22.50	035077	11268		P - W BUILDING MAINTEN	92.70.902.14.5571
		08/05/22	CCTR PEST CONTROL	141.00	035136	11263		P - W BUILDING MAINTEN	65.60.491.14.5571
				376.00	*CHECK TOTAL				
			VENDOR TOTAL	376.00					
PUBLIC WATER DIST #5 002759		08/05/22	WTR SERVICE	147.13	035078	0215		P - W WATER PURCHASES-	90.70.802.08.5390
R E PEDROTTI COMPANY INC 004253		08/05/22	WWT LEVEL HART ALUM	1,690.51	035079	13250		P - W WWTR PLANT MAINT	92.70.902.14.5534
RED EQUIPMENT, LLC 001027		08/05/22	WTR VAC-CON MAINT	2,736.04	035080	2391		P - W MISC EQUIPMENT M	90.70.801.14.5559
REJIS COMMISSION 006030		08/05/22	MOBILE TICKET INTERFACE	99.00	035081	488507		P - W MISCELLANEOUS FE	10.20.131.08.5399
		08/05/22	POL REJIS SUBSCRIPTION	886.77	035137	488614		P - W REGIONAL ALERT S	10.40.512.08.5393
				985.77	*CHECK TOTAL				
			VENDOR TOTAL	985.77					
REPUBLIC SERVICES #468 008397		08/05/22	SOLID WASTE COLLECTION	122,689.63	035037	3-0468-0011069		P - W NEIGHBORHOOD COL	98.70.227.08.5381
		08/05/22	RECYCLING COLLECTION	39,480.77	035037	3-0468-0011069		P - W NEIGHBORHOOD COL	98.70.227.08.5381
				162,170.40	*CHECK TOTAL				
			VENDOR TOTAL	162,170.40					
RICOH USA, INC 000314		08/05/22	COURT COPIER LEASE	105.53	035038	36814149		P - W COPIER LEASE & U	10.20.131.04.5110

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
RICOH USA, INC		000314							
08/05/22 POL COPIER LEASE				153.81	035139	36814562		P - W COPIER LEASE & U	10.40.512.04.5110
08/05/22 FIN COPIER LEASE				139.85	035140	36815652		P - W COPIER LEASE & U	10.30.130.04.5110
				399.19	*CHECK TOTAL				
VENDOR TOTAL				399.19					
RICOH USA, INC		007683							
08/05/22 POL COPIER LEASE				153.81	035138	106367668		P - W COPIER LEASE & U	10.40.512.04.5110
SCHOELLER PLUMBING		005042							
08/05/22 PKS CITY PARK BACKFLOW				690.00	035082	3514		P - W CITY PARK IMPROV	11.60.415.36.7305
SCHULTE SUPPLY INC		005774							
08/05/22 WTR INVENTORY				3,460.16	035083	S1188247.001		P - W INVENTORY-MATERI	90.1700
SEBA/ELISE		000509							
08/05/22 CCTR SWIM INSTR				154.00	035141	7/27-7/30		P N W PRIVATE SWIMMING	65.60.417.08.8125
SIEMENS INDUSTRY INC		005996							
08/05/22 CCTR SYSTEM RPRS				1,432.00	035142	5330458765		P - W BUILDING MAINTEN	65.60.491.14.5571
SMART HOME PROS, INC		.14039							
08/05/22 BUS LIC OVERPMT REFUND				50.00	035039	413558		P - W BUSINESS LICENSE	10.20.3052
SMITH/ABIGAIL		000433							
08/05/22 CCTR SWIM INSTR				84.00	035143	7/26-7/31		P N W PRIVATE SWIMMING	65.60.417.08.8125
SPECTRUM BUSINESS		004364							
08/05/22 POL CABLE SERVICE				100.00	035144	0333316071722		P N W REGIONAL ALERT S	10.40.512.08.5393
STACO ELECTRIC CONSTRUCT		006013							
08/05/22 PKS ELEC BREAKER RPRS				817.82	035040	34409		P - W BUILDING MAINTEN	61.60.458.14.5571
STAR SIGNS LLC		000552							
08/05/22 2022 WAYFINDING CONTRACT		183,000.00			035145	6534	220037	F - W SITE WAYFINDING	67.20.061.38.5853
SUDMANN/ASHLEY ELIZABETH		006541							
08/05/22 CCTR SWIM INSTR				561.00	035146	7/26-7/31		P N W PRIVATE SWIMMING	65.60.417.08.8125
08/05/22 CCTR SWIM INSTR				46.00	035146	7/26-7/31		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
				607.00	*CHECK TOTAL				
VENDOR TOTAL				607.00					
SUMNERONE INC		005662							
08/05/22 FIN PRINTER FEED ROLLERS				25.90	035041	3274070		P - W GENERAL SUPPLIES	10.30.130.04.5001
08/05/22 COPIER LEASE				17.47	035147	3284445		P - W GENERAL SUPPLIES	90.70.801.04.5001
08/05/22 COPIER LEASE				17.46	035147	3284445		P - W GENERAL SUPPLIES	92.70.901.04.5001
08/05/22 COPIER LEASE				17.47	035147	3284445		P - W GENERAL SUPPLIES	92.70.902.04.5001
08/05/22 POL TONER CARTRIDGE				290.00	035148	3285994		P - W GENERAL SUPPLIES	10.40.500.04.5001
08/05/22 POL PRINTER RPR				25.90	035149	3274071		P - W GENERAL SUPPLIES	10.40.500.04.5001
				394.20	*CHECK TOTAL				
VENDOR TOTAL				394.20					

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
TAXPAYERS UNLIMITED INC		004954		08/05/22 FIRE DUES	26.00	035042	JULY		P - W	UNION DUES PAYAB	10.2188
THE KANSAS CITY CHESS CL		005643		08/05/22 CCTR CHESS CAMP	922.50	035043	CAMP 2022		P - W	YOUTH CAMPS	65.60.417.08.8806
TRANSMAP CORPORATION		006475		08/05/22 PAVEMENT CONDITION INDEX	16,837.95	035152	2981976	220046	P - W	OVERLAY PROGRAM	50.75.604.36.7515
UMB BANK N A		004100		1780 08/05/22 SRF 2015 ADMIN FEE	10,981.08	035085	9/15-12/15		P - H	BOND SERVICE FEE	92.70.903.24.6021
				1780 08/05/22 SRF 2015 ADMIN FEE	175,136.88	035085	9/15-12/15		P - H	SRF 2015 INTERES	92.70.903.24.6027
					186,117.96	*CHECK TOTAL					
				1781 08/05/22 WWT SRF 2005 DNR FEES	10,614.73	035086	DNR FEE		P - H	BOND SERVICE FEE	92.70.903.24.6021
				VENDOR TOTAL	196,732.69						
UNIFIRST CORPORATION		002825		08/05/22 CCTR MATS	104.59	035153	229 0060102		P - W	MISC EQUIPMENT M	65.60.491.14.5559
UNITE PRIVATE NETWORKS L		005621		08/05/22 T&L TELECOMMUNICATIONS	8,572.00	035154	SI-22-022511		P N W	TELECOMMUNICATIO	10.90.132.12.5455
USIC LOCATING SERVICES I		006076		08/05/22 WTR 2022 LOCATES	6,349.42	035155	526041	220038	P - W	CONTRACT LABOR	90.70.801.08.5397
				08/05/22 WWT 2022 LOCATES	6,349.41	035156	526041	220038	P - W	CONTRACT LABOR	92.70.901.08.5397
					12,698.83	*CHECK TOTAL					
				VENDOR TOTAL	12,698.83						
VALVOLINE LLC		005460		08/05/22 WW #191 OIL CHANGE	24.99	035157	37799		P - W	VEHICLE MAINTENA	92.70.902.14.5541
				08/05/22 WTR #186 OIL CHANGE	46.23	035158	38057		P - W	VEHICLE MAINTENA	90.70.801.14.5541
				08/05/22 POL #202 OIL CHANGE	24.99	035159	38345		P - W	VEHICLE MAINTENA	10.40.500.14.5541
					96.21	*CHECK TOTAL					
				VENDOR TOTAL	96.21						
VANCE BROTHERS INC		000957		08/05/22 ST ASPHALT	816.00	035160	IG00015654		P - W	ASPHALT-STREET R	50.75.607.14.5621
				08/05/22 ST ASPHALT	372.00	035161	IG00015679		P - W	ASPHALT-STREET R	50.75.607.14.5621
					1,188.00	*CHECK TOTAL					
				VENDOR TOTAL	1,188.00						
VSM ENGINEERING LLC		000471		08/05/22 SIDEWALK/ TRAIL PROJECT	23,856.00	035162	1014	220048	P - W	SIDEWALK MAINTEN	52.75.607.14.5625
WINZER FRANCHISE COMPANY		000336		08/05/22 ST VEH MAINT	613.93	035163	275383		P - W	VEHICLE MAINTENA	10.70.225.14.5541
WORK ZONE INC/THE		008901		08/05/22 ST SIGN MATERIALS	1,918.85	035150	62922		P - W	STREET SIGNS	50.75.607.14.5641

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
WORK ZONE INC/THE				008901						
	08/05/22			ST SIGN MATERIALS	329.85	035151	62938		P - W STREET SIGNS	50.75.607.14.5641
					2,248.70	*CHECK TOTAL				
				VENDOR TOTAL	2,248.70					
WORLD FUEL SERVICES CORP				000151						
	08/05/22			PKS DIESEL FUEL	2,412.94	035044	4608195		P - W DIESEL FUEL	60.60.420.14.5522
	08/05/22			PKS DIESEL FUEL	790.84	035164	4609741		P - W DIESEL FUEL	60.60.420.14.5522
					3,203.78	*CHECK TOTAL				
				VENDOR TOTAL	3,203.78					

AUGUST 12TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
AFFORDABLE GATE SYSTEMS 006485		178306	08/12/22 WTP GATE MAINT	1,047.00	035165	22-4361		P - W WATER PLANT MAIN	90.70.802.14.5534
AMERICAN PLANNING ASSOC 001701		178307	08/12/22 APA/AICP MEMBERSHIP	490.00	035166	134962-2273		P - W MEMBERSHIP DUES	10.80.151.38.5811
AMERIGLASS CLEANING INC 006196		178308	08/12/22 FIRE WINDOW CLEANING	80.00	035210	177209		P - W BUILDING MAINTEN	10.50.300.14.5571
AMOR/NATHAN 006511		178309	08/12/22 CCTR SWIM INSTR	105.00	035211	8/2-8/8		P N W PRIVATE SWIMMING	65.60.417.08.8125
AQUA PRODUCTS OF KC 008618		178310	08/12/22 CCTR AQUA MAX RPRS	266.18	035212	28207		P N W MISC EQUIPMENT M	65.60.491.14.5559
BACKGROUND INVEST BUREAU 004179		178311	08/12/22 PKS BACKGROUND CHECKS	281.75	035167	CIT0240801221		P - W RECREATION SUPPL	61.60.458.04.5004
BRADY INDUSTRIES OF KANS 000081		178312	08/12/22 CUSTODIAL SUPPLIES	791.24	035276	7455493	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		178312	08/12/22 CCTR CREDIT	74.50CR	035277	7312526		P N W MAINTENANCE MATE	65.60.491.04.5009
		178312	08/12/22 CUSTODIAL SUPPLIES	260.75	035278	7433994	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		178312	08/12/22 CCTR CREDIT	260.75CR	035279	7433970		P N W MAINTENANCE MATE	65.60.491.04.5009
		178312	08/12/22 CUSTODIAL SUPPLIES	52.98	035280	7432586	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		178312	08/12/22 CUSTODIAL SUPPLIES	905.25	035281	7432583	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
		178312	08/12/22 CUSTODIAL SUPPLIES	104.00	035282	7432585	220004	P N W MAINTENANCE MATE	10.95.140.04.5009
				1,778.97	*CHECK TOTAL				
			VENDOR TOTAL	1,778.97					
BRENNTAG MID-SOUTH INC 005767		178313	08/12/22 WTR CHEMICALS	6,609.14	035213	BMS207105		P - W CHEMICALS	90.70.802.04.5010
		178313	08/12/22 DISCOUNT	129.59CR	035213	BMS207105		P - W CHEMICALS	90.70.802.04.5010
				6,479.55	*CHECK TOTAL				
			VENDOR TOTAL	6,479.55					
BURNS & MCDONNELL ENG CO 003160		178314	08/12/22 WTR MASTER PLAN	38,668.01	035283	134800-8	210057	P - W ENGINEERING DESI	94.70.802.36.7501
C&M ENTERPRISES 000499		178315	08/12/22 WTP MOWING	1,990.00	035284	4118	220075	P - W CONTRACT LABOR	90.70.802.08.5397
CEPHEID 000526		178316	08/12/22 FIRE COVID TEST MACHINE	4,782.90	035168	7000043327		P - W CAPITAL EQUIPMEN	12.95.140.36.7201
CINTAS RENTAL SERVICE 000129		178317	08/12/22 FIRE MOPS	55.65	035169	4127232298		P - W PEST CONTROL/MOP	10.50.300.08.5369
CLAY CO PUBLIC HEALTH CE 007626		178318	08/12/22 CCTR POOL INSPECTION	80.00	035214	8/2/22		P - W MISCELLANEOUS FE	65.60.491.08.5399

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CLIMATE CONTROL HEATING 004614		178319	08/12/22	PKS PLUMBING RPRS	360.00	035170	I22523		P - W	BUILDING MAINTEN	61.60.458.14.5571
CONRAD FIRE EQUIPMENT IN 003684		178320	08/12/22	FIRE GEAR RPR	1,510.99	035215	561900		P - W	MINOR EQUIPMENT	75.50.780.18.5601
		178320	08/12/22	FIRE #611 AIR TANK	685.42	035216	561870		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 PANEL LIGHT	249.72	035217	561897		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 REAR BRAKES	5,613.27	035218	561974		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 SHORELINE COVR	129.98	035219	561872		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 LIGHT TRIM REP	362.61	035220	561935		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 HOSE PANEL LGT	249.72	035221	561936		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 GROUND LIGHTS	1,952.36	035222	561899		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 SEAT CUSHION	1,374.47	035223	561898		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 MAP LIGHT RPR	446.78	035224	561937		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 MARKER LIGHTS	1,028.29	035225	561938		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 SEAT CUSHION	771.26	035226	561939		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 WINDOW REGULAT	920.98	035227	561947		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 OIL FILL TUBE	258.27	035228	561948		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 COOLANT LEAK	177.11	035229	561949		P - W	VEHICLE MAINTENA	10.50.301.14.5541
		178320	08/12/22	FIRE #611 PUMP ANODE	234.86	035230	561954		P - W	VEHICLE MAINTENA	10.50.301.14.5541
					15,966.09	*CHECK TOTAL					
				VENDOR TOTAL	15,966.09						
CONVERGEONE INC 006410		178321	08/12/22	SMARTNET RENEWAL	4,373.04	035231	IE9095116		P - W	IT MAINTENANCE &	10.90.132.14.5555
		178321	08/12/22	SMARTNET RENEWAL	874.61	035231	IE9095116		P - W	OTHER PREPAYMENT	10.1810
					5,247.65	*CHECK TOTAL					
				VENDOR TOTAL	5,247.65						
CORE & MAIN LP 008799		178322	08/12/22	WTR INVENTORY	10,604.22	035232	R255296		P - W	INVENTORY-MATERI	90.1700
		178322	08/12/22	WTR INVENTORY	640.00	035233	R206420		P - W	INVENTORY-MATERI	90.1700
					11,244.22	*CHECK TOTAL					
				VENDOR TOTAL	11,244.22						
CRAWFORD, MURPHY & TILLY 000415		178323	08/12/22	PROFESSIONAL ENG SERVICE	3,564.70	035285	0222796	210131	F - W	PLANT CAPITAL RE	96.70.902.36.7218
CUSTOM GRAPHICS LLC 006668		178324	08/12/22	PKS YOUTH SPORTS APPAREL	675.00	035286	797	220023	P N W	RECREATION SUPPL	61.60.458.04.5004
DENALI WATER SOLUTIONS 004182		178325	08/12/22	WWT BIOSOLIDS DISPOSAL	18,399.01	035287	INV335859	220050	P N W	FEES-BIOSOLID DI	92.70.902.08.5370
DUDE SOLUTIONS, INC. 000322		178326	08/12/22	WTR MAINT MGMT SYSTEM	5,747.49	035288	INV-117032	210147	P - W	COMPUTER SOFTWARE	94.70.801.36.7203
		178326	08/12/22	WWT MAINT MGMT SYSTEM	5,747.51	035289	INV-117032	210147	F - W	COMPUTER SOFTWARE	96.70.901.36.7203
					11,495.00	*CHECK TOTAL					
				VENDOR TOTAL	11,495.00						

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EMSAR 004803		178327	08/12/22	FIRE AMB COT RPR	64.44	035171	SM-72583		P N W	MISC EQUIPMENT M	10.50.311.14.5559
ENGINEERED SYSTEMS INC 005777		178329	08/12/22	WTR VAULT SERVICE	414.00	035172	849410		P - W	CONTRACT LABOR	90.70.801.08.5397
EPPERSON/STEVE 000549		178328	08/12/22	FIRE INVESTIGATOR CONF	460.50	035234	7/18-7/22		P - W	TRAINING COSTS	10.50.315.06.5259
EVERGY 008892		1783	08/10/22	ELECTRIC SERVICE	1,194.07	035208	JUNE		P - H	ELECTRIC	10.20.051.12.5401
		1783	08/10/22	ELECTRIC SERVICE	1,591.04	035208	JUNE		P - H	ELECTRIC	10.50.300.12.5401
		1783	08/10/22	ELECTRIC SERVICE	6,369.76	035208	JUNE		P - H	ELECTRIC	10.70.221.12.5401
		1783	08/10/22	ELECTRIC SERVICE	576.12	035208	JUNE		P - H	ELECTRIC	10.70.225.12.5401
		1783	08/10/22	ELECTRIC SERVICE	58,677.59	035208	JUNE		P - H	ELECTRICITY-STRE	10.70.225.12.5405
		1783	08/10/22	ELECTRIC SERVICE	1,267.42	035208	JUNE		P - H	ELECTRICITY-TRAF	10.70.225.12.5406
		1783	08/10/22	ELECTRIC SERVICE	23.14	035208	JUNE		P - H	ELECTRIC	73.70.226.12.5401
		1783	08/10/22	ELECTRIC SERVICE	1,298.67	035208	JUNE		P - H	ELECTRIC	60.60.420.12.5401
		1783	08/10/22	ELECTRIC SERVICE	5,596.41	035208	JUNE		P - H	ELECTRIC	61.60.458.12.5401
		1783	08/10/22	ELECTRIC SERVICE	11,463.45	035208	JUNE		P - H	ELECTRIC	65.60.491.12.5401
		1783	08/10/22	ELECTRIC SERVICE	23,237.33	035208	JUNE		P - H	ELECTRIC	90.70.802.12.5401
		1783	08/10/22	ELECTRIC SERVICE	44,244.36	035208	JUNE		P - H	ELECTRIC	92.70.902.12.5401
					155,539.36	*CHECK TOTAL					
VENDOR TOTAL					155,539.36						
FINDLAY/JOHN 005677		178330	08/12/22	PWK EXPO CONF	384.00	035235	8/26-8/31		P N W	TRAINING TRAVEL	10.70.201.06.5210
FIRE RECOVERY EMS LLC 005342		178331	08/12/22	AMB BILLING CHARGES	7,465.96	035173	15015		P N W	CONTRACT LABOR-A	10.95.140.08.5397
FOLEY EQUIPMENT CO INC 006120		178332	08/12/22	ST CREDIT	292.62CR	035174	PC400047728		P - W	VEHICLE MAINTENA	10.70.225.14.5541
		178332	08/12/22	ST CREDIT	292.62CR	035175	CRWD21597		P - W	VEHICLE MAINTENA	10.70.225.14.5541
		178332	08/12/22	ST #752 PARTS	702.22	035176	PS400411982		P - W	VEHICLE MAINTENA	10.70.225.14.5541
		178332	08/12/22	ST #753 PARTS	135.05	035177	PS400411983		P - W	VEHICLE MAINTENA	10.70.225.14.5541
		178332	08/12/22	ST #754 PARTS	316.89	035178	PS400411984		P - W	VEHICLE MAINTENA	10.70.225.14.5541
		178332	08/12/22	ST BRUSH KITS	3,160.38	035179	PS400411985		P - W	GRAVEL/ROCK-STRE	50.75.607.14.5622
					3,729.30	*CHECK TOTAL					
VENDOR TOTAL					3,729.30						
FOSTER BROS WOOD PRODUCT 005203		178333	08/12/22	PKS MULCH	920.25	035180	8640		P - W	LANDSCAPING	52.60.420.14.5583
		178333	08/12/22	PKS MULCH	920.25	035180	8640		P - W	MISCELLANEOUS SU	61.60.458.04.5099
					1,840.50	*CHECK TOTAL					
VENDOR TOTAL					1,840.50						
GALL'S INC 005394		178334	08/12/22	FIRE UNIFORMS	48.67	035236	021810398		P - W	CLOTHING EXPENSE	10.50.301.38.5812

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GALL'S INC 005394											
		178334	08/12/22	FIRE UNIFORMS	26.84	035237	021810531		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	773.70	035238	021799331		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	68.00	035239	021799332		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	249.11	035240	021799333		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	156.40	035241	021800085		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	156.40	035242	021800110		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178334	08/12/22	FIRE UNIFORMS	157.20	035243	021800328		P - W	CLOTHING EXPENSE	10.50.301.38.5812
					1,636.32	*CHECK TOTAL					
				VENDOR TOTAL	1,636.32						
GUILD CONTENT 000147											
		178335	08/12/22	VISIT LIBERTY ADS	1,578.44	035181	2593		P N W	ADVERTISING	67.20.061.08.5371
		178335	08/12/22	STRATEGIC MARKETING PLAN	2,416.66	035290	2568	220007	P N W	CONSULTING SERV-	67.20.061.08.5342
					3,995.10	*CHECK TOTAL					
				VENDOR TOTAL	3,995.10						
GULF STATES DISTRIBUTORS 005859											
		178336	08/12/22	POL AMMUNITION	8,780.80	035291	1422956-IN	210069	F - W	ARMORY SUPPLIES	10.40.501.04.5051
		178336	08/12/22	POL AMMUNITION	920.00	035292	1421172-IN	220033	P - W	ARMORY SUPPLIES	10.40.501.04.5051
					9,700.80	*CHECK TOTAL					
				VENDOR TOTAL	9,700.80						
HAMPEL OIL INC 006639											
		178337	08/12/22	WTR HYDR OIL/GST OIL	815.91	035182	91560518		P - W	WATER PLANT MAIN	90.70.802.14.5534
HARTMAN/STEPHANIE .14044											
		178338	08/12/22	DEPOSIT REFUND	150.00	035183	DEPOSIT REFUND		P - W	WATER REFUNDS	90.2495
HASTY AWARDS 004458											
		178339	08/12/22	CCTR SWIM RIBBONS	142.76	035184	07220698		P - W	SWIM TEAM	65.60.417.08.8124
		178339	08/12/22	PKS SPORT MEDALS	55.60	035185	08220225		P - W	RECREATION SUPPL	61.60.458.04.5004
					198.36	*CHECK TOTAL					
				VENDOR TOTAL	198.36						
HEARTLAND COCA-COLA 000076											
		178340	08/12/22	COCA COLA PRODUCTS	1,508.34	035293	5783215274	220056	P N W	CONCESSION	61.60.458.04.5007
HEARTLAND MECHANICAL SER 005408											
		178341	08/12/22	WTP BLDG MAINT	682.24	035244	14424		P - W	BUILDING MAINTEN	90.70.802.14.5571
		178341	08/12/22	WWT LIFE STATION MAINT	587.24	035245	14422		P - W	LIFT STATION MAI	92.70.902.14.5525
		178341	08/12/22	WWT MAINT	6,535.25	035246	14446		P - W	WWTR PLANT MAINT	92.70.902.14.5534
		178341	08/12/22	HVAC MAINTENANCE 2022	1,195.48	035294	14431	220005	P - W	BUILDING MAINTEN	10.95.140.14.5571
					9,000.21	*CHECK TOTAL					
				VENDOR TOTAL	9,000.21						
HELGET GAS PRODUCTS 006305											
		178342	08/12/22	FIRE OXYGEN	26.64	035186	01903931		P - W	CHEMICALS	10.50.311.04.5010

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HI GENES JANITORIAL SERV 008170		178343	08/12/22	CCTR CLEANING SERVICES	240.00	035295	77296		P - W	CONTRACT LABOR	65.60.491.08.5397
HILL/DAVID 000528		178344	08/12/22	CCTR SWIM INSTR	54.00	035247	8/9		P N W	PRIVATE SWIMMING	65.60.417.08.8125
		178344	08/12/22	CCTR SWIM INSTR	156.00	035247	8/9		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
					210.00	*CHECK TOTAL					
VENDOR TOTAL					210.00						
HOFFMAN/DR BRADFORD V 005904		178345	08/12/22	2022 MEDICAL DIRECTOR	1,000.00	035296	AUGUST	220003	P M W	MEDICAL FEES	10.50.311.08.5356
INNOVATIVE CONCESSIONS 005719		178346	08/12/22	PKS CONCESSION SUPPLIES	1,656.00	035248	302001542		P - W	CONCESSION	61.60.458.04.5007
JACKSON/CLAIRE GINETTE 004445		178347	08/12/22	CCTR SWIM INSTR	64.00	035249	8/3-8/9		P N W	PRIVATE SWIMMING	65.60.417.08.8125
JONES AUTOMOTIVE 000239		178348	08/12/22	DD #162 VEH MAINT	605.51	035187	2-53407		P - W	VEHICLE MAINTENA	10.80.151.14.5541
JONES/NATHAN 005257		178349	08/12/22	CCTR SWIM INSTR	36.00	035250	8/7-8/9		P N W	PRIVATE SWIMMING	65.60.417.08.8125
K C MO WATER SERVICES 003552		178350	08/12/22	WWT SERVICES	1,539.60	035188	527657-320655		P - W	SEWAGE TREATMENT	92.70.902.08.5394
K C WINWATER WORKS CO 002767		178351	08/12/22	WTR TOOLS	90.00	035251	293104 06		P - W	MAINS & LINES MA	90.70.801.14.5532
		178351	08/12/22	WTR INVENTORY	510.00	035252	293104 06		P - W	INVENTORY-MATERI	90.1700
		178351	08/12/22	WTR INVENTORY	710.00	035253	297862 01		P - W	INVENTORY-MATERI	90.1700
		178351	08/12/22	WTR INVENTORY	675.00	035254	297882 01		P - W	INVENTORY-MATERI	90.1700
		178351	08/12/22	WTR INVENTORY	1,410.00	035255	297659 01		P - W	INVENTORY-MATERI	90.1700
		178351	08/12/22	WTR TOOLS	115.00	035256	297718 01		P - W	SMALL TOOLS	90.70.801.04.5018
		178351	08/12/22	WTR INVENTORY	1,895.80	035257	298200 01		P - W	INVENTORY-MATERI	90.1700
		178351	08/12/22	WTR SUPPLIES	140.00	035258	298403 01		P - W	MAINS & LINES MA	90.70.801.14.5532
		178351	08/12/22	WTR INVENTORY	1,018.50	035259	298403 01		P - W	INVENTORY-MATERI	90.1700
					6,564.30	*CHECK TOTAL					
VENDOR TOTAL					6,564.30						
KITCHS LAWN CARE & LANDSC 006136		178352	08/12/22	CEMETERY MOWING	2,100.00	035297	122022	220095	P - W	MOWING CONTRACT	73.70.226.14.5577
KOHL WHOLESALE INC 000713		178353	08/12/22	PKS- CONCESSIONS	2,080.21	035298	432420	220026	P - W	CONCESSION	61.60.458.04.5007
LIBERTY AGGREGATES LLC 004693		178354	08/12/22	ROCK-WELL FIELD PROJ	559.23	035189	18508		P - W	CONSTRUCTION CON	94.70.802.36.7510
		178354	08/12/22	ROCK-WELL FIELD PROJ	263.00	035190	18595		P - W	CONSTRUCTION CON	94.70.802.36.7510

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LIBERTY AGGREGATES LLC 004693		178354	08/12/22	PKS ROCK	1,200.08	035299	18594		P - W	NEIGHBORHOOD PAR	11.60.415.36.7307
					2,022.31	*CHECK TOTAL					
VENDOR TOTAL					2,022.31						
LIBERTY SPORTS OFFICIALS 009209		178355	08/12/22	2022 OFFICIATING SERVICE	640.00	035300	SUMMER BB11	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
LINEAGE MAILING SERVICES 000391		178356	08/12/22	UTIL BILL PROCESSING	42.19	035191	196907		P N W	OUTSIDE PRINTING	90.30.133.04.5120
		178356	08/12/22	UTIL BILL PROCESSING	42.19	035191	196907		P N W	OUTSIDE PRINTING	92.30.134.04.5120
		178356	08/12/22	UTIL BILL POSTAGE	224.54	035191	196907		P N W	POSTAGE	90.30.133.38.5808
		178356	08/12/22	UTIL BILL POSTAGE	224.54	035191	196907		P N W	POSTAGE	92.30.134.38.5808
		178356	08/12/22	UTIL BILL PROCESSING	283.85	035192	196905		P N W	OUTSIDE PRINTING	90.30.133.04.5120
		178356	08/12/22	UTIL BILL PROCESSING	283.84	035192	196905		P N W	OUTSIDE PRINTING	92.30.134.04.5120
		178356	08/12/22	UTIL BILL POSTAGE	1,022.02	035192	196905		P N W	POSTAGE	90.30.133.38.5808
		178356	08/12/22	UTIL BILL POSTAGE	1,022.02	035192	196905		P N W	POSTAGE	92.30.134.38.5808
		178356	08/12/22	UTIL BILL PROCESSING	30.53	035193	196908		P N W	OUTSIDE PRINTING	90.30.133.04.5120
		178356	08/12/22	UTIL BILL PROCESSING	30.53	035193	196908		P N W	OUTSIDE PRINTING	92.30.134.04.5120
		178356	08/12/22	UTIL BILL POSTAGE	162.49	035193	196908		P N W	POSTAGE	90.30.133.38.5808
		178356	08/12/22	UTIL BILL POSTAGE	162.48	035193	196908		P N W	POSTAGE	92.30.134.38.5808
		178356	08/12/22	UTIL BILL PROCESSING	255.38	035194	196906		P N W	OUTSIDE PRINTING	90.30.133.04.5120
		178356	08/12/22	UTIL BILL PROCESSING	255.38	035194	196906		P N W	OUTSIDE PRINTING	92.30.134.04.5120
		178356	08/12/22	UTIL BILL POSTAGE	919.54	035194	196906		P N W	POSTAGE	90.30.133.38.5808
		178356	08/12/22	UTIL BILL POSTAGE	919.53	035194	196906		P N W	POSTAGE	92.30.134.38.5808
		178356	08/12/22	UTIL ENVELOPES	493.84	035195	197854		P N W	OUTSIDE PRINTING	90.30.133.04.5120
					6,374.89	*CHECK TOTAL					
VENDOR TOTAL					6,374.89						
LOWTHER/SAMANTHA .14046		178357	08/12/22	CCTR REFUND ENROLLMENT	40.00	035301	1641754		P - W	REFUNDS PAYABLE	65.2265
MANN/JENNIFER .14045		178358	08/12/22	CCTR REFUND ENROLLMENT	59.00	035260	1640322		P - W	REFUNDS PAYABLE	65.2265
MIDWEST OFFICE TECHNOLOG 008612		178359	08/12/22	COPIER USAGE	71.56	035261	INST325287		P - W	COPIER LEASE & U	10.80.151.04.5110
		178359	08/12/22	COPIER USAGE	71.55	035261	INST325287		P - W	COPIER LEASE & U	10.70.201.04.5110
					143.11	*CHECK TOTAL					
VENDOR TOTAL					143.11						
MILLS/JOHN 005197		178360	08/12/22	FIRE FRI CONF	288.00	035262	8/23-8/27		P - W	TRAINING COSTS	10.50.315.06.5259
MISSISSIPPI LIME CO INC 005761		178361	08/12/22	WTR LIME DRINKING WATER	7,093.01	035302	1625242	220015	P - W	CHEMICALS	90.70.802.04.5010
MO DEPT OF LABOR & INDUS 000272		178362	08/12/22	REIMB BENEFIT	1,546.00	035196	7/29/22		P - W	UNEMPLOYMENT CLA	10.2208

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE DESCRIPTION		AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
MO PARKS & RECREATION AS 001167		178363 08/12/22	PKS TICKET SALES	329.00	035263	JULY-AUGUST		P - W RESERVE-MPRA TIC	60.2400
MOAZ CONSTRUCTION INC 006100		178364 08/12/22	WTR CONCRETE	358.80	035197	79		P - W MAINS & LINES MA	90.70.801.14.5532
MURCH/DOUGLAS G 005463		178365 08/12/22	CCTR EQUIP RPRS	97.50	035303	1571		P N W MISC EQUIPMENT M	65.60.491.14.5559
NPG NEWSPAPERS INC 000221		178366 08/12/22	LEGAL NOTICE	28.25	035198	6720146		P - W LEGAL ADS	10.80.151.08.5379
		178366 08/12/22	LEGAL NOTICE	24.00	035264	6720706		P - W LEGAL ADS	10.80.151.08.5379
				52.25	*CHECK TOTAL				
			VENDOR TOTAL	52.25					
OLSSON ASSOCIATES 009235		178367 08/12/22	P&D COMPREHENSIVE PLAN	3,411.24	035304	428351	220091	P - W COMPREHENSIVE PL	56.70.630.38.5850
PAOLETTI/ISABELLA 008879		178368 08/12/22	CCTR SWIM INSTR	672.00	035265	8/2-8/6		P N W PRIVATE SWIMMING	65.60.417.08.8125
		178368 08/12/22	CCTR SWIM INSTR	44.00	035265	8/2-8/6		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
				716.00	*CHECK TOTAL				
			VENDOR TOTAL	716.00					
PRATT CARPET CARE LLC 005012		178369 08/12/22	FIRE CARPET CLEANING	370.94	035199	7232		P - W BUILDING MAINTEN	10.50.300.14.5571
		178369 08/12/22	FIRE CARPET CLEANING	230.18	035200	7233		P - W BUILDING MAINTEN	10.50.300.14.5571
		178369 08/12/22	FIRE CARPET CLEANING	111.52	035201	7234		P - W BUILDING MAINTEN	10.50.300.14.5571
				712.64	*CHECK TOTAL				
			VENDOR TOTAL	712.64					
REJIS COMMISSION 006030		178370 08/12/22	MULES CONNECTION	67.55	035202	488708		P - W MISCELLANEOUS FE	10.20.131.08.5399
RENNER SUPPLY COMPANY IN 003867		178371 08/12/22	BLDG MAINT	82.50	035203	480429		P - W BUILDING MAINTEN	90.70.801.14.5571
		178371 08/12/22	BLDG MAINT	82.50	035203	480429		P - W BUILDING MAINTEN	92.70.901.14.5571
				165.00	*CHECK TOTAL				
			VENDOR TOTAL	165.00					
RICOH USA, INC 000314		178372 08/12/22	FIRE COPIER USAGE	131.92	035266	5065229336		P - W COPIER LEASE & U	10.50.300.04.5110
RIEKES EQUIPMENT 000244		178373 08/12/22	HOIST ANNUAL INSPECTION	205.57	035204	HWO001936-3		P - W VEHICLE MAINTENA	90.70.801.14.5541
		178373 08/12/22	HOIST ANNUAL INSPECTION	205.56	035204	HWO001936-3		P - W VEHICLE MAINTENA	92.70.901.14.5541
				411.13	*CHECK TOTAL				
			VENDOR TOTAL	411.13					

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
SAMS CLUB DISCOVER-GEGRS				003621							
		1782	08/10/22	FIN SUPPLIES	42.44	035209	JULY		P - H	GENERAL SUPPLIES	10.30.130.04.5001
		1782	08/10/22	POL SUPPLIES	345.52	035209	JULY		P - H	GENERAL SUPPLIES	10.40.500.04.5001
		1782	08/10/22	PKS MISC SUPPLIES	18.98	035209	JULY		P - H	MEETING EXPENSE	60.60.415.38.5803
		1782	08/10/22	PKS CONCESSION SUPPLIES	1,460.23	035209	JULY		P - H	CONCESSION	61.60.458.04.5007
		1782	08/10/22	PKS CONCESSION SUPPLIES	65.88	035209	JULY		P - H	CLOTHING EXPENSE	61.60.458.38.5812
		1782	08/10/22	CCTR RENTAL SUPPLIES	55.44	035209	JULY		P - H	GENERAL SUPPLIES	65.60.491.04.5001
		1782	08/10/22	CCTR SUPPLIES	70.19	035209	JULY		P - H	MAINTENANCE MATE	65.60.491.04.5009
		1782	08/10/22	WTR SUPPLIES	42.44	035209	JULY		P - H	GENERAL SUPPLIES	90.30.133.04.5001
					2,101.12	*CHECK TOTAL					
				VENDOR TOTAL	2,101.12						
SCHOELLER PLUMBING				005042							
		178374	08/12/22	PKS URINALS	925.00	035267	3513		P - W	BUILDING MAINTEN	61.60.458.14.5571
		178374	08/12/22	CCTR HOT TUB RPRS	379.00	035268	3516		P - W	BUILDING MAINTEN	65.60.491.14.5571
					1,304.00	*CHECK TOTAL					
				VENDOR TOTAL	1,304.00						
SEBA/ELISE				000509							
		178375	08/12/22	CCTR SWIM INSTR	70.00	035269	7/6-7/8		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SHOGER/LAUREL				005680							
		178376	08/12/22	CCTR SWIM INST	162.00	035270	8/7-8/9		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SMITH/ABIGAIL				000433							
		178377	08/12/22	CCTR SWIM INST	42.00	035271	8/2-8/3		P N W	PRIVATE SWIMMING	65.60.417.08.8125
STRATUS BUILDING SOLUTIO				000460							
		178378	08/12/22	CCTR- 3RD SHIFT CLEANING	3,682.00	035305	5436442	220027	P N W	CONTRACT LABOR	65.60.491.08.5397
SUDMANN/ASHLEY ELIZABETH				006541							
		178379	08/12/22	CCTR SWIM INSTR	595.00	035272	8/2-8/8		P N W	PRIVATE SWIMMING	65.60.417.08.8125
		178379	08/12/22	CCTR SWIM INSTR	46.00	035272	8/2-8/8		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
					641.00	*CHECK TOTAL					
				VENDOR TOTAL	641.00						
SUMNERONE INC				005662							
		178380	08/12/22	TONER CARTRIDGE	405.00	035306	3233156		P - W	GENERAL SUPPLIES	10.90.132.04.5001
SUTTON/KATELYN DANIELLE				000327							
		178381	08/12/22	CCTR SWIM INSTR	56.00	035273	8/4-8/5		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SYNERGY SERVICES INC				005964							
		178382	08/12/22	DOMESTIC VIOLENCE FUND	573.50	035205	JULY		P - W	DOMESTIC VIOLENC	10.2472
TW SPORTSWEAR, LLC				005575							
		178383	08/12/22	PKS BSKBAL, BITTY&ADULT	45.43	035307	42476	220024	P - W	RECREATION SUPPL	61.60.458.04.5004
VAN NESS/PETE				005968							
		178384	08/12/22	FIRE INVESTIGATOR CONF	439.25	035274	7/18-7/22		P - W	TRAINING COSTS	10.50.315.06.5259

Payments by Vendor

VENDOR NAME AND NUMBER								
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
WEX BANK		005626						
178385	08/12/22	FUEL-JULY	38,679.17	035308	82755518		P - W INVENTORY-GASOLI	10.1720
WORTH HARLEY-DAVIDSON-NO		005232						
178386	08/12/22	POL #221 TIRES	1,027.97	035206	504236		P - W VEHICLE MAINTENA	10.40.500.14.5541
178386	08/12/22	POL CREDIT	263.17CR	035207	504246		P - W VEHICLE MAINTENA	10.40.500.14.5541
			764.80	*CHECK TOTAL				
		VENDOR TOTAL	764.80					
YOUNG/CHRIS		005837						
178387	08/12/22	FIRE FRI CONF	288.00	035275	8/23-8/27		P - W TRAINING COSTS	10.50.315.06.5259



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-168

Department: Parks & Recreation

Submitted By: DK Taylor, Assistant
Director Recreation

Subject: ORDINANCE APPROVING A CONTRACT WITH MID-AMERICA REGIONAL
COUNCIL PERTAINING TO SENIOR SERVICES

Summary:

Summary:

- Total MARC grant revenue received in 2019 was \$61,390.02.
- Total MARC grant revenue received in 2020 was \$57,229.20.
- Total MARC grant revenue received in 2021 was \$61,506.54.
- Total MARC grant contract maximum funding for fiscal year 2022/23 is \$95,780.
- Silver Center gold status is determined by the number of evidence-based programs received gold status since MARC introduced the bronze, silver, gold designation.
- All MARC funding (Senior Center transportation, MOW delivery, MOW administrative programs) is based on usage and capped at the grant funded amounts.

Each year, MARC awards an operating contract outlining expectations and funding for Meals on Wheels. The table below summarizes the funding offered to the City of Liberty for the state revenues, anticipated City subsidy, and anticipated grant funding from Clay County Senior

Service	MARC Funding Cap 10.30.3103	Other Revenue	Clay County Senior Services (1) (2) (3) (10.30.3117)	C
Transportation (2.75/one-way trip – Silver Center transportation @ \$15,000 Max)	\$15,000	\$500.00 (coupon rides) (10.70.3651)	\$149,776.18	\$
And Delivery of Home Delivered Meals (\$2.20/meal delivered @ \$10,280 Max)	\$10,280	MEHTAP Grant \$8,715.49 (10.30.3133)		
Senior Center (Gold Standard)	\$33,000	NA	\$96,873.50	\$
Community Services: Meals on Wheels Administration	\$25,000 Volunteer System (subsidized meals @ \$5.35/meal delivered)	\$13,200.00 (MOW Board stipend for administrative support)	NA	\$

		(10.70.3653)		
Community Services:	\$2,500	NA	NA	\$
Meals on Wheels Assessments (\$50/ Reassessment \$20/Telephone Reassessment)				
Community Services:	\$10,000	NA	NA	\$
Evidenced Based Programs (Evidence Based Disease-Prevention/Health Programs – Promotion (\$100/ Completer) Wellness Code)	65.40.8227			
Community Services: Programs	NA	\$3,000 Day Trips (10.70.3665)	NA	N
Community Services (Administration & Operations not covered by outside funding)	NA	NA	NA	\$ *f
Totals	\$95,780.00	\$25,415.49	\$246,649.68	\$
Total Estimated Outside Subsidy	\$367,845.17 71%			2

1. CCSS Transportation grant request for 2023 is \$149,776.18. No decision on award
2. CCSS Silver Center grant request for 2023 is \$96,873.50. No decision on award
3. If CCSS awards based on 2022 funding (\$112,300 total), City funding for 2023 would be \$112,300.

Background:

Background:

Each year the City of Liberty is awarded operating contracts by the Mid-America Regional Council (MARC) to support the Community Services division, which includes transportation (described below), senior center administration, Meals on Wheels subsidized meals, Meals on Wheels assessments/reassessments, and evidenced-based health and wellness programming. All contracts are for the state fiscal year July 1 through June 30.

Transportation

The transportation program provides free-of-charge-rides within the city limits of Liberty for senior citizens to the doctor, pharmacy, grocery store, and Silver Center; transportation is also provided for pick up/delivery of meals from Liberty Hospital for Meals on Wheels volunteer drivers. MARC has awarded Liberty the following:

SFY 2022/23

Transportation Service	Not to Exceed Approved
MOW container pick up delivery (@ \$2.20 per subsidized meal)	\$10,280
Silver Center Transportation (@ \$2.75 per one-way ride)	\$15,000
Total	\$25,280

MARC contracts are reimbursed monthly based on actual use. Total 2023 operating budget for Liberty Access is estimated to be \$175,056.18.

Senior Center Administration

The amount allocated by MARC for senior center administration is based on the type of senior center the City provides. By definition, the Liberty Silver Center is a community focal point center. MARC has implemented a reimbursement system determined by the number of evidenced-based programs provided. Gold status centers receive \$33,000 to help with administrative costs. Total 2023 operating budget for the Liberty Silver Center is estimated to be \$129,873.50.

MARC has awarded Liberty the following:

- FY 2022/2023 Senior Center Administration - \$33,000

Meals on Wheels Administration

While Liberty Meals on Wheels, Inc. is a private, not-for-profit program, City of Liberty staff provides administrative support to the organization and administers the MARC grant for services in Liberty. For individuals who cannot otherwise pay for their meal MARC will pay \$7.55/meal. The City of Liberty retains \$3.20 per meal to assist with administrative costs with \$4.35 paid to Liberty Hospital. A monthly invoice is submitted to MARC for reimbursement. This grant subsidizes approximately 35 people per year. The Meals on Wheels Board provides additional funding for subsidized meals if MARC funding is depleted.

MARC has awarded Liberty the following:

FY 2022/2023 Meals on Wheels Administration - \$7.55/meal not to exceed \$25,000

FY2022/2023 Meals on Wheels Assessments – \$50/assessment not to exceed \$2,500

Community Services – Evidence Based Programs

MARC will reimburse up to 100 participants at \$100/completed participant (including materials) for the following evidence-based programs: Aging Mastery Program, A Matter of Balance, Enhance Fitness, Stepping On, and Walk with Ease. The total for the grant period is \$10,000.

Staff requests City Council acceptance of the SFY2022/2023 agreements with Mid-America Regional Council for funding for these important senior services and programs.

Previous Action (if applicable):

The City of Liberty has received funding from the Mid-America Regional Council for more than 35 years.

Policy/Committee Review:

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

Financial Considerations:

x Budgeted:	Line Item:	Amount:
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	Line Item:	Amount:
	Revenue Line (if applicable): 10.30.3103 (\$85,780) 65.40.8227 (\$10,000)x	Amount: \$95,780 Total \$25,280 (Transportation) \$33,000 (Senior Center) \$27,500 (MOW) \$10,000 (Evidence-Based Programs)
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. MARC Grant - Senior Services - Ordinance

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL
COUNCIL PERTAINING TO SENIOR SERVICES

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a certain agreement by and between the City of Liberty and the Mid-America Regional Council for the period of July 2022 through June 2023 as follows: \$33,000.00 for senior center administration, \$25,280.00 for transportation, \$27,500.00 for Meals on Wheels subsidized meals, and \$10,000.00 for Evidence Based Programs. A copy of said agreement is incorporated by reference herein and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the agreement described in Section I of this ordinance.

SECTION III

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

PASSED by Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-170

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: ORDINANCE APPROVING A CONTRACT WITH HAVENS
CONSTRUCTION COMPANY INC. FOR CITY PROJECT 22-010, TRACER PORT
REPAIRS (KANSAS & 291) IN AN AMOUNT NOT TO EXCEED \$41,500.00

Summary:

- Tracer ports/wires and valve encasements are added to plastic pipes to allow utility location services to identify these lines in the future.
- Ordinance approving a contract with Havens Construction Company, Inc. for City of Liberty Project 22-010, Tracer Port Repairs (Kansas & 291) in the amount of \$36,160.00
- Authorization of an approximate 15% contingency fee in addition to the contract amount. Total authorized cost of \$41,500.00.
- Provides for the repair and replacement of existing tracer wire, ports and valve encasements.
- Funding provided through MoDOT reimbursement for City of Liberty project on Kansas Street/I-35/M-291

Background:

Multiple locations within the Kansas St. and Rt. 291 corridor were identified as having improperly installed tracer ports/wire and valve encasements. The items in need of replacement components were installed as part of a previous project conducted by the City of Liberty and MoDOT along the Kansas St., I-35 and Rt. 291 corridor. The tracer ports/wire and valve encasements are required to be replaced and reinstalled per City of Liberty specifications, due to ambiguities in the project plans.

City staff marked all locations and developed a SOW for the solicitation of bids. Requests for bids were sent to 6 contractors:

1. She Digs It, LLC
2. Holthouse Construction, LLC.
3. Site Rite Construction Co
4. Redford Construction, Inc.
5. Havens Construction Company, Inc.
6. Freedom Ex LLC

Of the (6) companies contacted only (2) submitted bids. Havens bid at \$36,160.00 and Holthouse bid at \$41,400.00. Havens was selected to complete the project.

Funding for the repairs comes from the previously completed City of Liberty and MoDOT project

which saw MoDOT issue a reimbursement to the City of Liberty in the amount of \$133,516.50. Funding will utilize the reimbursement revenue income transferred to a transportation enhancement expenditure account.

An approximate 15% contingency allowance (\$5,340.00) is assumed in addition to the contract price of \$36,160.00; total authorized cost is not to exceed \$41,500.00. Contingency is intended to account for any unforeseen variables that may arise during project implementation.

Staff recommends approval of an Ordinance establishing a contract with Havens Construction for City of Liberty Project 22-010, Tracer Port Repairs (Kansas & 291) at a cost of \$36,160.00 with authorization to spend \$41,500.00.

Previous Action (if applicable):

NA

Policy/Committee Review:

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

Financial Considerations:

x Budgeted:	Line Item: 52.80.151.5420	Amount: \$41,500.00
	Line Item:	Amount:
	Revenue Line (if applicable): 52.70.3791	Amount: \$41,500.00
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-170 Tracer Port Repairs (Kansas & 291) 2022 ORD
2. Contract 22-010 Tracer Port Repairs (Kansas & 291)

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONTRACT WITH HAVENS CONSTRUCTION
COMPANY INC. FOR CITY OF LIBERTY PROJECT 22-010 TRACER PORT REPAIRS
(KANSAS & 291)

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a contract by and between the City of Liberty and Havens Construction Company Inc. for the City of Liberty Project 22-010, Tracer Port Repairs (Kansas & 291) with a bid amount of THIRTY-SIX THOUSAND ONE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$36,160.00), with authorization to spend a not to exceed amount of FORTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$41,500.00), a copy of said contract being incorporated by reference herein and available for review as required by law.

SECTION II

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

SECTION III

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

CONTRACT FOR SERVICES

This agreement is made and entered into this _____ day of _____ 2022, by and between the **Mayor, City Council, and the Citizens of the City of Liberty, a Municipal Corporation** within Clay County, Missouri, hereinafter referred to as CITY, and **Havens Construction Company Inc, Liberty, Missouri**, hereafter referred to as CONTRACTOR, as follows:

WITNESSETH: CITY and CONTRACTOR hereby agree that CONTRACTOR shall perform all services included in the project description provided by the CONTRACTOR, shall furnish all materials, and will perform the work at the location as specified in the project description. CONTRACTOR agrees to pay all taxes necessary to perform the work, shall secure all necessary permits, shall provide proof of workers' compensation coverage, shall provide a certificate of insurance indicating general liability insurance coverage in an amount of at least \$2,000,000 per occurrence, shall name the CITY as additional insured for general liability insurance coverage, and shall provide proof CONTRACTOR has a valid occupation license that entitles CONTRACTOR to do business within the corporate limits of CITY.

CITY agrees to pay CONTRACTOR for services performed a sum not to exceed \$36,160.00, payable in full within 30 days of completion of all work specified in the project description.

CONTRACTOR agrees to perform all work in accordance with CITY specifications [see Exhibit A and Exhibit B] and the attached Exhibit C [scope and cost of work proposal dated **August 10, 2022** from **Havens Construction Company Inc.**] following all CITY code requirements, with all work to be performed in a workman like manner acceptable to CITY, and to complete all work within 30 days of receipt of notice to proceed with the work.

IN WITNESS WHEREOF, CITY and CONTRACTOR accept the terms and conditions of this contract through their respective signatures below, as officially approved by the Liberty City Council and attested to by the Deputy City Clerk on the date and year noted:

Approved this ____ day of _____, 2022.

CITY OF LIBERTY, MISSOURI

BY _____

MAYOR

ATTEST:

DEPUTY CITY CLERK

CONTRACTOR

BY _____

AUTHORIZED OFFICIAL

Exhibit A: Scope of Services
City of Liberty Project 22-010, Tracer Port Repairs (Kansas & 291)

The project consists of demoing and excavating various existing valve encasements followed by the installation of new tracer wire, tracer test ports, valve cans and concrete encasements in accordance with City Design specifications. Specific work details are further defined below.

- A. Hydrant valve at Conistor St. & Star Dr. on the east side of Chick-fil-A off Star Dr.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- B. Hydrant valve at 110 W. Kansas St. in front of Chick-fil-A.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- C. In-line valve at 1901 W. Kansas St. on the west side of Blue Jay drive.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- D. In-line valve at W. Kansas St. & Victory Ln. on the west side of Victory Ln.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- E. Hydrant Valve at W. Kansas St. & Victory Ln. on the east side of Victory Ln.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- F. In-line gate valve at W. Kansas St. & Forrest Ave. on the east side of Forrest Ave.
 - Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.
- G. In-line gate valve at W. Kansas St. & Forrest Ave. on the north-west side of the

Autozone parking lot.

- Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications. Raise valve can to grade.

H. Hydrant valve at HWY 291 & Landmark Ave. at the Raising Cane's entrance. As- Built Sta. 13+05.

- Demo the existing valve encasement, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connection to new tracer test port and valve can, provide concrete encasement per City of Liberty design specifications.

I. (3) In-line valves at Hwy. 291 & Landmark Ave. at Raising Cane's entrance. As- Built Sta. 13+18.

- Demo the existing valve encasements, dig up and install new tracer wire, connect to the existing wire with approved splice. Make connections to new tracer test ports and valve cans, provide concrete encasements per City of Liberty design specifications.

All encasements must be set to grade with restoration compliant to City's specifications.

While Traffic Control is not anticipated it shall be the responsibility of the contractor to provide any as needed at no additional expense to the City.

Special Provisions:

CITY OF LIBERTY STANDARDS: All construction services shall meet the standards set forth in the City of Liberty's Technical Specifications Manual.

AVAILABILITY OF LANDS: Work locations are primarily within the City Right of Way. Contractor is to confine construction equipment, materials storage, and operations of the workers within the confines of the City of Liberty ROW. For any instance which requires work outside of the City ROW the Contractor shall be responsible for negotiation and gaining access authorization to the property owners land at no additional expense to the City.

DAMAGE: The contractor shall be held responsible for any breakage, loss of the City of Liberty's equipment or supplies through negligence of the contractor or his employee during the course of the work.

TIME FOR COMPLETION: Project completion date is September 30, 2022.

PUBLIC SAFETY AND CONVENIENCE: General signs, barricades and other safety devices will be required in and around the Project area in order to ensure public safety.

The Contractor must not store materials or equipment in locations that will interfere with the safe movement of either vehicle or pedestrian traffic. At the end of each working day and at the other times when the work is suspended for any reason, the Contractor must remove from all roadways, bikeways and pedestrian ways which are open to traffic all debris, equipment, materials and other obstructions.

The Contractor must immediately remove any spillage, whether liquid, granular or solid, caused by his operations on any street, sidewalk or pedestrian way.

The Contractor must conduct his/her operations so as to minimize inconvenience to and obstruction of the public. He must not have under construction more work than he/she can reasonably and effectively prosecute at one time, in the judgment of the Engineer.

The Contractor must minimize the adverse effects of his work on abutting property owners. Unless otherwise noted, the Contractor must maintain intersection roadways and driveways open to traffic.

Exhibit B
City of Liberty
Standard Terms and Conditions

Contractor is expected to comply with City of Liberty Standard Contract Terms and Conditions.

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Liberty Public Works Director or their authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The Public Works Director will designate his authorized representatives in writing. Both the City of Liberty and the Contractor must approve any changes to the contract in writing.

B. Contract Award

Award of this contract is anticipated no later than 30 days after bid deadline.

C. Insurance

The Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Liberty by the Contractor, its agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted prior to the commencement of work and such coverage shall be maintained by the Contractor for the duration of the contract period. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. Comprehensive General Liability:

- Minimum Limits - \$2,000,000 per occurrence and \$2,000,000 aggregate

2. Comprehensive Automobile Liability:

- Minimum \$2,000,000 combine single limit for bodily injury and property damage per occurrence

3. Workers' Compensation:

- Missouri Statutory Requirement. Must show proof of workers' compensation coverage for any person performing work for the City.

4. Employers' Liability:

- \$1,000,000 each employee, \$1,000,000 each accident and \$1,000,000 policy limit

D. Bonds

Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of all of Contractor's obligations under the Contract. These bonds shall remain in effect until one year after the date when final payment becomes due. Bonds shall be delivered at the time of executed Contract delivery.

E. Hold Harmless Clause

The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Liberty, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property as a consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

F. Exemption from Taxes

The City of Liberty is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status are furnished as an attachment to this Contract. The City shall not be charged taxes for materials or labor.

G. Subcontracting

The Contractor may retain Subcontractors and Suppliers for the performance of parts of the Work. Such Subcontractors and Suppliers must be acceptable to Owner.

H. Employment Discrimination by Contractors Prohibited/Wages/ Information

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

I. Invoicing and Payment

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services and according to the schedule agreed upon during final negotiations, with proper attachments documenting work performed, fees applied, etc.

J. Cancellation

The City of Liberty reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Contractor. Any contract cancellation

notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

K. Contractual Disputes

The Contractor shall give written notice to the City of Liberty of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Liberty shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

L. Severability

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

M. Applicable Laws

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Liberty codes.

N. Drug/Crime Free Work Place

The Respondent acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Liberty property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes)
3. Any crimes committed while on City property.

The Respondent further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Liberty in addition to any criminal penalties that may result from such conduct.

O. No Escalation of Fees

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

P. Permits

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the “Occupation License” required of all contractors doing business within the City limits of Liberty. This permit can be obtained from the office of the Deputy City Clerk, 101 E. Kansas, Liberty, Missouri, 64069.

O. Compliance with Missouri Law Regarding the Federal Work Authorization Program

The Contractor shall be responsible for understanding and complying with all Missouri laws pertaining to the employment of illegal aliens. This includes providing Federal Work Authorization affidavit certifying the Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the Contract.

P. Prevailing Wage

1. Missouri’s Prevailing Wage Law establishes a minimum wage rate that must be paid to workers on public works construction projects valued at more than \$75,000. if the value of this contract exceeds \$75,000 the following are applicable:

- a. **Not less** than the prevailing hourly rate of wages, as set out in Missouri’s latest wage order shall be made part of the specification for the work under the contract, and the required wages **must** be paid to all workers performing work under the contract.

A copy of the most current Missouri Division of Labor Standards Annual Wage Order is attached to this form.

- b. The contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor.
- c. The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour construction safety training program required under section [292.675](#), RSMo, (enclosed in the laws section), if they have not previously completed the program and have documentation of having done so.
- d. The contractor will forfeit a penalty to the contracting public body of \$2,500 plus additional \$100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training.
- e. Every transient employer, as defined in section [285.230](#), RSMo, enclosed in the laws section, must post in a prominent and easily accessible place at the work site a clearly legible copy of the following: (1) The notice of registration for

employer withholding issued to such transient employer by the director of revenue; (2) Proof of coverage for workers' compensation insurance of self-insurance signed by the transient employer and verified by the department of revenue through the records of the division of workers' compensation; and (3) The notice of registration for unemployment insurance issued to such transient employer by the division of employment security. Any transient employer failing to comply with these requirements shall, under section [285.234](#), RSMo, enclosed in the laws section, be liable for a penalty of \$500 per day until the notices required by this section are posted as required by that statute.



MISSOURI PROJECT EXEMPTION CERTIFICATE

AUTHORIZATION FOR PURCHASING CONSTRUCTION MATERIALS FOR TAX EXEMPT PROJECT

DATE: August 22, 2022

CONTRACTOR: Havens Construction Company Inc.

ADDRESS: 9400 Liberty Dr

CITY/STATE/ZIP: Liberty, MO 64068

NAME OF PERSON TO CONTACT AND PHONE #, IF QUESTIONS: John Findlay, 816.439.4507

PROJECT # ASSIGNED: 22-010

PROJECT DESCRIPTION: Repair and replacement of existing tracer wire, ports and valve encasements

PROJECT LOCATION: Various locations along the Kansas/I-35/291 corridor within Liberty

DATE OF CONTRACT: August 22, 2022

DATE PROJECT TO BEGIN: August 22, 2022

ESTIMATED PROJECT COMPLETION DATE: September 30, 2022

REVISED COMPLETION DATE: _____

THIS CERTIFICATE EXPIRES ON THE COMPLETION DATE STATED ABOVE

The Missouri exempt entity named above hereby authorizes the purchase, without sales tax, of tangible personal property to be incorporated or consumed in the construction of the project identified herein and no other, pursuant to Section 144.062 RSMo.

ATTACHED IS THE STATE OF MISSOURI EXEMPTION FROM MISSOURI SALES AND USE TAX ON PURCHASES

APPROVED

APPROVED

DIRECTOR OF FINANCE

DATE

CITY ENGINEER

DATE

INSTRUCTIONS

EXEMPT ENTITY-A signed copy of this certificate, along with your MO Tax Exemption Letter, must be furnished to each contractor and/or subcontractor who will be purchasing tangible personal property for use in the project. It is the exempt entity's responsibility to ensure the validity of the certificate. You must issue a certificate with a Revised Expiration Date if purchases will be required to complete the project beyond the original Project Exemption Certificate Expiration Date.

CONTRACTOR/SUBCONTRACTOR- The contractor shall furnish a completed copy of this exemption certificate, along with a copy of the exempt entity's MO Tax Exemption Letter, to all subcontractors, and any contractor or subcontractor purchasing materials shall present copies of such documents to all material suppliers as authorization to purchase on behalf of the exempt entity, all tangible personal property to be incorporated or consumed in the construction of that project and no other on a tax exempt basis. **A COPY OF EACH CERTIFICATE MUST BE RETAINED BY THE PURCHASER FOR A PERIOD OF FIVE YEARS.**

MATERIAL SUPPLIER-A completed copy of this exemption certificate along with the MO Tax Exemption Letter of the exempt entity contracting for the project, must be obtained from the contractor or subcontractor making purchases of tangible personal property for use in the project, and retained for audit purposes. Invoices issued for such purchases must reflect the name of the exempt entity and the project number assigned by the exempt entity shown above.

State of Missouri

EXEMPTION FROM MISSOURI SALES AND USE TAX ON PURCHASES

Issued to:

CITY OF LIBERTY
101 E KANSAS ST
LIBERTY MO 64068

Missouri Tax ID
Number: 12490938

Effective Date:
07/11/2002

Your application for sales/use tax exempt status has been approved pursuant to section 144.030.1, RSMo. This letter is issued as documentation of your exempt status.

Purchases by your Agency are not subject to sales or use tax if within the conduct of your Agency's exempt functions and activities. When purchasing with this exemption, furnish all sellers or vendors a copy of this letter. This exemption may not be used by individuals making personal purchases.

A contractor may purchase and pay for construction materials exempt from sales tax when fulfilling a contract with your Agency only if your Agency issues a project exemption certificate and the contractor makes purchases in compliance with the provisions of section 144.062, RSMo.

Sales by your Agency are subject to all applicable state and local sales taxes. If you engage in the business of selling tangible personal property or taxable services at retail, you must obtain a Missouri Retail Sales Tax License and collect and remit sales tax.

This is a continuing exemption subject to legislative changes and review by the Director of Revenue. If your Agency ceases to qualify as an exempt entity, this exemption will cease to be valid. This exemption is not assignable or transferable. It is an exemption from sales and use taxes only and is not an exemption from real or personal property tax.

Any alteration to this exemption letter renders it invalid.

If you have any questions regarding the use of this letter, please contact the Division of Taxation and Collection, P.O. Box 3300, Jefferson City, MO 65105-3300, phone 573-751-2836.

Missouri

Division of Labor Standards

WAGE AND HOUR SECTION



MICHAEL L. PARSON, Governor

Annual Wage Order No. 29

Section 024
CLAY COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by

Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: March 10, 2022

Last Date Objections May Be Filed: April 11, 2022

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$66.22
Boilermaker	\$31.44*
Bricklayer	\$59.38
Carpenter	\$59.64
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$54.27
Plasterer	
Communications Technician	\$55.20
Electrician (Inside Wireman)	\$65.94
Electrician Outside Lineman	\$31.44*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$31.44*
Glazier	\$31.44*
Ironworker	\$66.41
Laborer	\$47.56
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$54.19
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$60.02
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$49.94
Plumber	\$73.63
Pipe Fitter	
Roofer	\$57.74
Sheet Metal Worker	\$71.49
Sprinkler Fitter	\$31.44*
Truck Driver	\$31.44*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

Heavy Construction Rates for
CLAY County

Section 024

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$57.92
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$31.44*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$49.24
General Laborer	
Skilled Laborer	
Operating Engineer	\$57.18
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$49.61
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

OVERTIME and HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.



PROPOSAL

Date: 08/10/2022

To: City of Liberty Public Works
Joshua Martinez

From: Justin Bolsenga

Project: Kansas Street Valve Test Port Installation
Liberty, MO

Engineer: City of Liberty - Public Works
Draw. Date:

Provided by the Public Work Department

We are pleased to submit this proposal for the installation of the below listed items for the above referenced project. Please see below for our scope of work and a listing of exclusions and notes. Should you have any questions or wish to further discuss this project, please contact us at (816) 781-4769.

SCOPE OF WORK

SEE ATTACHED PAGE



PROPOSAL

Justin Bolsenga
Havens Construction
9400 Liberty Drive
Liberty, MO 64068
816-781-4769
jbolsenga@havensco.com

QUOTE Joshua Martinez
TO City of Liberty Public Works
101 E. Kansas
Liberty, MO 64069
(816) 681-5621
jmartinez@libertymo.gov

JOB	LOCATION	START DATE
Kansas Street Valve Test Port Installation	Kansas Street	Tentative 9/1/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT PRICE
A.	Hydrant Valve - Conister St. & Star Dr.	1.00	EA	\$2,390.00	\$2,390.00
B.	Hydrant Valve - 110 W Kansas St. (Chick-fil-A)	1.00	EA	\$2,390.00	\$2,390.00
C.	In-Line Valve - 1901 W. Kansas St.	1.00	EA	\$8,090.00	\$8,090.00
D.	In-Line Valve - W. Kansas St. & Victory Ln.	1.00	EA	\$2,390.00	\$2,390.00
E.	Hydrant Valve - W. Kansas St. & Victory Ln.	1.00	EA	\$2,390.00	\$2,390.00
F.	In-Line Valve - W. Kansas St. & Forrest Ave.(E)	1.00	EA	\$8,090.00	\$8,090.00
G.	In-Line Valve - W. Kansas St. & Forrest Ave.(N)	1.00	EA	\$2,390.00	\$2,390.00
H.	Hydrant Valve - Hwy 291 & Landmark Ave.	1.00	EA	\$2,390.00	\$2,390.00
I.	In-Line Valve - Hwy 291 & Landmark Ave.	3.00	EA	\$1,880.00	\$5,640.00
TOTAL:					\$36,160.00

Inclusions:
Right-of-Way Permits (\$45.00/Per location)
City of Liberty Business License

Exclusions:
Bonds (Bid, Payment, Performance & Maintenance) & Fees
Haul off spoils - all spoils to be compacted and remain onsite
Testing labs for compaction testing
As-Built Drawings
Construction Staking/Surveying
Erosion Control Measures, permits, installation, maintenance

Trench rock excavation, (Traditional Hoe/Breaker Excavation or Drill & Shoot Operations)
Maintenance and watering of Sod
Remediation and removal of unsuitable trench soils
Gravel/Aggregate trench backfill in areas outside pavement
Flowable Fill trench backfill within pavements
Relocation of existing utilities, if any
Engineering of any kind
Reinforced /concrete trench encasement
Import/Export of Unsuitable trench soils

Notes:

Prevailing Wage Rates based on Wage Order #29 - Clay County, MO

This proposal is based on a mutually agreeable construction schedule and contract between the Owner & Havens.

Rock excavation charged to owner at a rate of \$125 per CY of rock/shale/sandstone excavated. (None Anticipated)

Rock quantity to be determined by length and depth measurements in the field verified by the owner's representative. Width of rock excavation to be based on pipe outside diameter plus 18" but in no case shall the width be less than 3.0 foot wide.

Quantity of rock will be calculated = length x depth x width.

The contract price for this project has been estimated based on current prices for materials & supplies used in the construction of this project. However, the market for these materials are volatile and sudden price increases could occur. Havens agrees to use best efforts to obtain the lowest possible prices from suppliers, but should there be an increase in the prices of these materials & supplies that are purchased after execution of the contract for this project, the Developer agrees to pay that cost increase to Havens. Any claim for payment of a cost increase shall require written notice to the Developer stating the increased cost, the materials in question and invoices or bills indicating the cost variation.

This proposal is good for 30 days following the proposal date indicated above.



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-171

Department: Parks & Recreation

Submitted By: DK Taylor, Assistant
Director Recreation

Subject: ORDINANCE APPROVING A CONTRACT WITH MTS CONTRACTING IN AN AMOUNT NOT TO EXCEED \$303,809.98 FOR LIBERTY COMMUNITY CENTER BUILDING EXTERIOR IMPROVEMENTS

Summary:

- The Liberty Community center was opened in February 1992.
- Over the past few years, many areas of the building exterior have been identified as in need of repair.
- Tremco (current building roof warranty repair contractor) recommended contacting MTS to inspect the building exterior and provide recommendations for repairs.
- MTS noted the following repair needs:
 1. Building sealant (caulk) joints are failing and are beyond their useful life.
 2. Overall, the mortar joints and brick are in relatively good condition except there are areas in need of significant tuck point work. Upon project completion the work performed will help preserve the areas that are in good condition along with the newly repaired areas.
 3. Overall, the EIFS (External Insulation and Finishing System) walls are in fair condition but there are some needed repair areas. EIFS is a porous surface and thus needs to be cleaned/re-coated. Re-caulking 100% and re-coating 100% with the *Tremco 3-coat system* will help preserve the areas that are in good condition along with the newly repaired areas.
- MTS provided a quote for improvements to the building exterior totaling \$303,809.98. Repairs include the following:
 1. The masonry after needed tuck point work will be 100% re-caulked, cleaned and clear water repellent installed.
 2. The EIFS will be spot repaired as needed then 100% cleaned, re-caulked and *Tremco 3-coat system* installed.
- A one year workmanship warranty will be provided in writing at the end of the project.
- MTS comes recommended by the Liberty Public School District and Tremco for masonry and EIFS repairs.
- MTS is a member of the Sourcewell Cooperative; the quote received from MTS is through the Sourcewell Cooperative for pricing.
- Staff recommends the approval of a contract not to exceed \$303,809.98 for the Liberty Community Center building exterior improvements.

Background:

The Liberty Community Center opened in February of 1992. Over the past few years,

many areas of the building exterior have been identified by staff and building contractors as in need of repair. Specific areas include the gymnasium and natatorium where water is seeping through the brick and is noticeable in the interior of the building.

Tremco, current building roof repair warranty contractor, recommended contacting MTS to inspect the building and provide recommendations for repairs. During the inspection of the building, MTS noted the following:

- Building sealant (caulk) joints are failing and are beyond their useful life.
- Mortar joints and brick are in relatively good condition overall except there are areas in need of significant tuck point work. Upon project completion this work will help preserve the areas that are in good condition as well as newly repaired areas.
- EIFS walls are in fair overall condition but there are some needed repair areas; EIFS is porous and thus needs to be cleaned/re-coated. Re-caulking 100% and re-coating 100% with the *Tremco 3-coat system* will help preserve the areas that are in good condition as well as newly repaired areas.

MTS provided a quote for improvements to the building exterior totaling \$303,809.98. Repairs include the following:

- The masonry after needed tuck point work will be 100% re-caulked, cleaned and clear water repellent installed.
- The EIFS will be spot repaired where needed then 100% cleaned, re-caulked and *Tremco 3-coat system* installed.

MTS is a member of the Sourcewell Cooperative. The quote received from MTS is through the Sourcewell Cooperative for pricing. Staff reached out to the Liberty Public School District for recommendations regarding MTS; the District has used MTS many times for masonry and EIFS repairs in the past and noted the company is reputable and provides quality work. A one year workmanship warranty will be provided at the completion of the project.

Upon notice to proceed, expected completion of the project is June 2023; this date is dependent upon the severity of the winter season.

Staff recommends the approval of a contract not to exceed \$303,809.98 with MTS for the Liberty Community Center building exterior improvements.

Previous Action (if applicable):

NA

Policy/Committee Review:

x Citizen Sales Tax Oversight Committee	Completed/Recommended: 8/11/2022
Public Safety Sales Tax Oversight Committee	Completed/Recommended:

Budget Committee	Completed/Recommended:
Other: Park Board	Completed/Recommended: 8/4/2022

Financial Considerations:

Budgeted:	Line Item:54.60.415.36.7402	Amount:\$303,809.98
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. LCC Exterior Building Repairs - Ordinance

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A GUARANTEED PRICING AGREEMENT WITH MTS
CONTRACTING INC., FOR IMPROVEMENTS TO THE ENTIRE EXTERIOR OF THE
LIBERTY COMMUNITY CENTER BUILDING

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a
certain agreement by and between the City of Liberty and MTS CONTRACTING INC., 1019
Swift Street, North Kansas City, MO 64116, in an amount not exceed THREE HUNDRED
THREE THOUSAND EIGHT HUNDRED NINE and 98/100 DOLLARS (\$303,809.98) for
improvements to the entire exterior of the Liberty Community Center building, a copy of said
agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the
Mayor to sign the agreement described in Section I of this ordinance.

SECTION III

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

PASSED by Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-172

Department: Parks & Recreation

Submitted By: DK Taylor, Assistant
Director Recreation

Subject: APPROVAL OF A CONTRACT WITH TRIPP CONSTRUCTION IN AN
AMOUNT NOT TO EXCEED \$28,950.00 FOR LIBERTY COMMUNITY CENTER HOT
TUB REPAIRS

Summary:

- The Liberty Community Center hot tub was installed in 2000 for \$29,970.00.
- Since December 2021, the hot tub has experienced four closures due to major leaks. After each repair, new leaks have developed requiring an additional closure of a minimum of seven days for repairs and drying time. Reasons for leaks include:
 1. Deteriorating flexible lines which carry water and air to the jets have lost their elasticity and are becoming very brittle.
 2. Each repair creates additional areas of future concern once the hot tub is turned back on and pressure is applied to the lines.
 3. High water temperature and higher chlorine levels in hot tubs required to meet Clay County Public Health Department regulations accelerate normal conditions of wear and tear.
- Staff included a replacement handicap swim lift for the hot tub in the 2022 operations budget.
 1. The purchase of a replacement lift has been on hold as staff researched hot tub replacement and repair options. The hot tub lift must be custom built for hot tub size, depth and the type of seating inside of the hot tub.
- Due to consistent closures of the hot tub due to leaks staff began researching area pool vendors for permanent repairs on the hot tub water lines prior to purchasing a swim lift custom built for the current hot tub.
 1. Residential backyard systems are not a replacement option in a commercial facility. Commercial hot tubs require VGB (Virginia Graeme Baker Pool & Spa Safety Act) compliance on all drain systems to prevent potential entrapment; the current stainless steel tub meets this safety requirement.
 2. Staff contacted Tripp Construction, Clearwater Pools, and Hot Spot Pools & Spas for repair recommendations.
 3. Clearwater Pools and Hot Spot Pools & Spas declined the opportunity to quote the project.
 4. Tripp Construction responded to the quote request and performed an onsite visit, proposing a long term replacement solution which includes removal and replacement of all water return lines, plastic fittings, blower jet tubing and skimmer.
- Tripp Construction submitted a proposal and agreed to perform hot tub repairs during the Liberty Community Center's annual maintenance week closure to

drain, clean, and fill the indoor pools the week of September 6-11.

1. Repairs performed during this timeframe will minimize downtime to our guests.
 2. The proposal is expected to provide an additional 10 years of life expectancy to our current hot tub.
- Staff recommends approval of a contract with Tripp Construction for Liberty Community Center hot tub repairs not to exceed \$28,950.00.

Background:

The Liberty Community Center hot tub was installed in 2000 for \$29,970.00. Since December 2021, the hot tub has experienced four closures due to major leaks. After each repair, new leaks have developed requiring a closure of a minimum seven days for repairs and drying time. Repairs have been attributed to deteriorating flexible lines which carry water and air to the therapy jets losing their elasticity and becoming brittle. Each repair creates additional areas of future concern once the hot tub is turned back on and pressure is applied to the lines. Additionally, high water temperature and higher chlorine levels in hot tubs required to meet Clay County Public Health Department regulations accelerate normal conditions of wear and tear.

Staff included a replacement handicap swim lift for the hot tub in the 2022 operations budget. This swim lift has been on hold as staff researched replacement and repair options; the hot tub lift must be custom built for hot tub size, depth and the type of seating inside of the hot tub.

Due to consistent closures of the hot tub for leaks over the past eight months, staff reached out to several vendors about permanent repairs on the hot tub water lines prior to purchasing a swim lift that must be custom built for the hot tub (current hot tub or new hot tub). Clearwater Pools in Leavenworth and Hot Spot Pools & Spas in the Liberty/Kansas City area did not respond to requests. Tripp Construction was contacted and conducted an onsite visit and provided a long term replacement solution to include removal and replacement of all water return lines, plastic fittings, blower jet tubing and skimmer.

It is important to note that residential backyard systems are not a replacement option in a commercial facility. Commercial hot tubs require VGB (Virginia Graeme Baker Pool & Spa Safety Act) compliance on all drain systems to prevent potential entrapment. Our current stainless steel tub meets this requirement.

Tripp Construction submitted a proposal and is available to perform repairs during the Liberty Community Center annual maintenance week September 6-11. If repairs are performed during this timeframe it will minimize down time and impact to the facility guests. The proposal is expected to provide an additional 10 years of life expectancy to the existing hot tub.

Staff recommends the approval of a contract with Tripp Construction for Liberty Community Center hot tub repairs not to exceed \$28,950.00.

Previous Action (if applicable):

NA

Policy/Committee Review:

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

Financial Considerations:

x Budgeted:	Line Item:65.60.491.14.5571	Amount:\$28,950.00
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:x
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. LCC Hot Tub Repairs - Ordinance

Document No. _____

ORDINANCE NO. _____

ORDINANCE APPROVING A GUARANTEED PRICING AGREEMENT WITH TRIPP
CONSTRUCTION, FOR REPAIRS OF THE HOT TUB AT THE
LIBERTY COMMUNITY CENTER

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a certain agreement by and between the City of Liberty and TRIPP CONSTRUCTION, 833 SW Lemans Ln, Suite 168, Lees Summit, MO 64082, in an amount not exceed TWENTY EIGHT THOUSAND NINE HUNDRED FIFTY and 00/100 DOLLARS (\$28,950.00) for repairs of the hot tub at the Liberty Community Center, a copy of said agreement being incorporated herein by reference and available for review as required by law.

SECTION II

The City Council of the City of Liberty, Clay County, Missouri, hereby authorizes the Mayor to sign the agreement described in Section I of this ordinance.

SECTION III

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

PASSED by Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-173

Department: Public Works

Submitted By: Joshua Martinez, Capital Projects Engineer

Subject: ORDINANCE APPROVING A CONTRACT WITH SAK CONSTRUCTION, LLC FOR CITY PROJECT 22-011, 999 WYCKWOOD RCP LINING IN AN AMOUNT NOT TO EXCEED \$84,000.00

Summary:

- Ordinance approving a contract with SAK Construction, LLC for City of Liberty Project 22-011, 999 Wyckwood RCP Lining in the amount of \$73,171.35
- Authorization of an approximate 15% contingency fee in addition to the contract amount. Total authorized cost of \$84,000.00
- Provides for the Cured in Place Pipe (CIPP) lining of approximately 150 LF of 48" Reinforced Concrete Pipe (RCP)
- Citizen Sales Tax Oversight Committee reviewed the project at the April 14, 2022 meeting and determined it meets the voter intent.

Background:

The City of Liberty is experiencing significant soil settling and soil infiltration related to the deterioration of an existing City storm sewer pipe between the houses located at 999 and 995 Wyckwood Drive. The existing 48" Reinforced Concrete Pie (RCP) storm sewer requires either repair or replacement.

The Citizen Sales Tax Oversight Committee reviewed the project at the April 14, 2022 meeting and determined it meets voter intent. This project will be funded with Capital Sales Tax funds budgeted for Capital Stormwater Improvements.

Surface soil failures suggest that overlying soil is infiltrating into the pipe through off-set joints causing surface settling and sinkholes in the yards above the pipe. Initial project concepts involved excavating, removing and replacing the pipe with new High Density Polyethylene (HDPE) pipe. However, 3rd party utility conflicts would substantially increase the cost of the project and result in loss of power to residents for an unspecified amount of time. For these reasons, removal and replacement of the RCP is not a viable option.

Video inspection of the pipe showed that it is in better condition than initially anticipated and the joint off-sets, while notable, would not prevent a form of trenchless lining. Polymer Lining and Cured in Place Pipe (CIPP) trenchless methods were investigated. Polymer Lining was found to not be a suitable solution. Kissick, SAK and Insituform were contacted for bids on the CIPP lining of approximately 150 linear feet of 48" RCP. Kissick does not have the capacity to perform CIPP on large diameter pipes, SAK provided a bid price of \$73,171.35 and Insituform provided a bid price of \$81,555.25. SAK Construction, LLC was selected to complete the project.

An approximate 15% contingency allowance (\$10,828.65) is assumed in addition to the contract price of \$73,171.35; total authorized cost is not to exceed \$84,000.00. Contingency is intended to account for any unforeseen variables that may arise during project implementation.

Staff recommends approval of an Ordinance establishing a contract with SAK Construction, LLC for

City of Liberty Project 22-011, 999 Wyckwood RCP Lining at a cost of \$73,171.35 with authorization to spend up to \$84,000.00.

Previous Action (if applicable):

- CSTOC, approval 04/14/2022

Policy/Committee Review:

X Citizen Sales Tax Oversight Committee	Completed/Recommended: April-14-2022
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

x Budgeted:	Line Item: 50.77.653.36.7510	Amount: \$84,000.00
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-173 999 Wyckwood RCP Lining 2022 ORD
2. Contract 22-011 999 Wyckwood RCP Lining

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONTRACT WITH SAK CONSTRUCTION, LLC FOR
CITY OF LIBERTY PROJECT 22-011, 999 WYCKWOOD RCP LINING

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

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a contract by and between the City of Liberty and SAK Construction, LLC for the City of Liberty Project 22-011, 999 Wyckwood RCP Lining with a bid amount of SEVENTY-THREE THOUSAND ONE HUNDRED SEVENTY ONE DOLLARS AND THIRTY FIVE CENTS (\$73,171.35), with authorization to spend a not to exceed amount of EIGHTY-FOUR THOUSAND DOLLARS AND ZERO CENTS (\$84,000.00), a copy of said contract being incorporated by reference herein and available for review as required by law.

SECTION II

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

SECTION III

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

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

CONTRACT FOR SERVICES

This agreement is made and entered into this _____ day of _____ 2022, by and between the **Mayor, City Council, and the Citizens of the City of Liberty, a Municipal Corporation** within Clay County, Missouri, hereinafter referred to as CITY, and **SAK Construction, LLC, O'Fallon, Missouri**, hereafter referred to as CONTRACTOR, as follows:

WITNESSETH: CITY and CONTRACTOR hereby agree that CONTRACTOR shall perform all services included in the project description provided by the CONTRACTOR, shall furnish all materials, and will perform the work at the location as specified in the project description. CONTRACTOR agrees to pay all taxes necessary to perform the work, shall secure all necessary permits, shall provide proof of workers' compensation coverage, shall provide a certificate of insurance indicating general liability insurance coverage in an amount of at least \$2,000,000 per occurrence, shall name the CITY as additional insured for general liability insurance coverage, and shall provide proof CONTRACTOR has a valid occupation license that entitles CONTRACTOR to do business within the corporate limits of CITY.

CITY agrees to pay CONTRACTOR for services performed a sum not to exceed \$73,171.35, payable in full within 30 days of completion of all work specified in the project description.

CONTRACTOR agrees to perform all work in accordance with CITY specifications [see Exhibit A and Exhibit B] and the attached Exhibit C [scope and cost of work proposal dated **May 31, 2022** from **SAK Construction, LLC**] following all CITY code requirements, with all work to be performed in a workman like manner acceptable to CITY, and to complete all work within 30 days of receipt of notice to proceed with the work.

IN WITNESS WHEREOF, CITY and CONTRACTOR accept the terms and conditions of this contract through their respective signatures below, as officially approved by the Liberty City Council and attested to by the Deputy City Clerk on the date and year noted:

Approved this ____ day of _____, 2022.

CITY OF LIBERTY, MISSOURI

BY _____

MAYOR

ATTEST:

DEPUTY CITY CLERK

CONTRACTOR

BY _____

AUTHORIZED OFFICIAL

Exhibit A: Scope of Services
City of Liberty Project 22-011, 999 Wyckwood RCP Lining

1. Mobilization.
2. Pipe cleaning.
3. Measuring of pipe length and diameter.
4. Televising pipe.
5. CIPP Installation, curing and end cutting per ASTM F-1216 latest revision.
6. CCTV Acceptance Inspection.
7. Hydrophilic End Seals for CIPP.
8. Traffic Control.

Special Provisions:

CITY OF LIBERTY STANDARDS: All construction services shall meet the standards set forth in the City of Liberty's Technical Specifications Manual.

AVAILABILITY OF LANDS: City has secured property owner authorization to provide access to the work. Contractor is to confine construction equipment, materials storage, and operations of the workers within the confines of the City of Liberty ROW and those areas between 999 Wyckwood Dr. and 995 Wyckwood Dr. deemed essential for the completion of the project.

DAMAGE: The contractor shall be held responsible for any breakage, loss of the City of Liberty's equipment or supplies through negligence of the contractor or his employee during the course of the work.

TIME FOR COMPLETION: Project completion date is September 30, 2022.

PUBLIC SAFETY AND CONVENIENCE: General signs, barricades and other safety devices will be required in and around the Project area in order to ensure public safety.

The Contractor must not store materials or equipment in locations that will interfere with the safe movement of either vehicle or pedestrian traffic. At the end of each working day and at the other times when the work is suspended for any reason, the Contractor must remove from all roadways, bikeways and pedestrian ways which are open to traffic all debris, equipment, materials and other obstructions.

The Contractor must immediately remove any spillage, whether liquid, granular or solid, caused by his operations on any street, sidewalk or pedestrian way.

The Contractor must conduct his/her operations so as to minimize inconvenience to and obstruction of the public. He must not have under construction more work than he/she can reasonably and effectively prosecute at one time, in the judgment of the Engineer.

The Contractor must minimize the adverse effects of his work on abutting property owners. Unless otherwise noted, the Contractor must maintain intersection roadways and driveways open to traffic.

Exhibit B
City of Liberty
Standard Terms and Conditions

Contractor is expected to comply with City of Liberty Standard Contract Terms and Conditions.

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Liberty Public Works Director or their authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The Public Works Director will designate his authorized representatives in writing. Both the City of Liberty and the Contractor must approve any changes to the contract in writing.

B. Contract Award

Award of this contract is anticipated no later than 30 days after bid deadline.

C. Insurance

The Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Liberty by the Contractor, its agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted prior to the commencement of work and such coverage shall be maintained by the Contractor for the duration of the contract period. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. Comprehensive General Liability:

- Minimum Limits - \$2,000,000 per occurrence and \$2,000,000 aggregate

2. Comprehensive Automobile Liability:

- Minimum \$2,000,000 combine single limit for bodily injury and property damage per occurrence

3. Workers' Compensation:

- Missouri Statutory Requirement. Must show proof of workers' compensation coverage for any person performing work for the City.

4. Employers' Liability:

- \$1,000,000 each employee, \$1,000,000 each accident and \$1,000,000 policy limit

D. Bonds

Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of all of Contractor's obligations under the Contract. These bonds shall remain in effect until one year after the date when final payment becomes due. Bonds shall be delivered at the time of executed Contract delivery.

E. Hold Harmless Clause

The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Liberty, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property as a consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

F. Exemption from Taxes

The City of Liberty is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status are furnished as an attachment to this Contract. The City shall not be charged taxes for materials or labor.

G. Subcontracting

The Contractor may retain Subcontractors and Suppliers for the performance of parts of the Work. Such Subcontractors and Suppliers must be acceptable to Owner.

H. Employment Discrimination by Contractors Prohibited/Wages/ Information

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

I. Invoicing and Payment

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services and according to the schedule agreed upon during final negotiations, with proper attachments documenting work performed, fees applied, etc.

J. Cancellation

The City of Liberty reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Contractor. Any contract cancellation

notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

K. Contractual Disputes

The Contractor shall give written notice to the City of Liberty of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Liberty shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

L. Severability

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

M. Applicable Laws

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Liberty codes.

N. Drug/Crime Free Work Place

The Respondent acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Liberty property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes)
3. Any crimes committed while on City property.

The Respondent further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Liberty in addition to any criminal penalties that may result from such conduct.

O. No Escalation of Fees

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

P. Permits

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the “Occupation License” required of all contractors doing business within the City limits of Liberty. This permit can be obtained from the office of the Deputy City Clerk, 101 E. Kansas, Liberty, Missouri, 64069.

O. Compliance with Missouri Law Regarding the Federal Work Authorization Program

The Contractor shall be responsible for understanding and complying with all Missouri laws pertaining to the employment of illegal aliens. This includes providing Federal Work Authorization affidavit certifying the Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the Contract.

P. Prevailing Wage

1. Missouri’s Prevailing Wage Law establishes a minimum wage rate that must be paid to workers on public works construction projects valued at more than \$75,000. if the value of this contract exceeds \$75,000 the following are applicable:

- a. **Not less** than the prevailing hourly rate of wages, as set out in Missouri’s latest wage order shall be made part of the specification for the work under the contract, and the required wages **must** be paid to all workers performing work under the contract.

A copy of the most current Missouri Division of Labor Standards Annual Wage Order is attached to this form.

- b. The contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor.
- c. The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour construction safety training program required under section [292.675](#), RSMo, (enclosed in the laws section), if they have not previously completed the program and have documentation of having done so.
- d. The contractor will forfeit a penalty to the contracting public body of \$2,500 plus additional \$100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training.
- e. Every transient employer, as defined in section [285.230](#), RSMo, enclosed in the laws section, must post in a prominent and easily accessible place at the work site a clearly legible copy of the following: (1) The notice of registration for

employer withholding issued to such transient employer by the director of revenue; (2) Proof of coverage for workers' compensation insurance of self-insurance signed by the transient employer and verified by the department of revenue through the records of the division of workers' compensation; and (3) The notice of registration for unemployment insurance issued to such transient employer by the division of employment security. Any transient employer failing to comply with these requirements shall, under section [285.234](#), RSMo, enclosed in the laws section, be liable for a penalty of \$500 per day until the notices required by this section are posted as required by that statute.



MISSOURI PROJECT EXEMPTION CERTIFICATE

AUTHORIZATION FOR PURCHASING CONSTRUCTION MATERIALS FOR TAX EXEMPT PROJECT

DATE: August 22, 2022

CONTRACTOR: SAK Construction, LLC

ADDRESS: 864 Hoff Rd

CITY/STATE/ZIP: O'Fallon, MO 63366

NAME OF PERSON TO CONTACT AND PHONE #, IF QUESTIONS: John Findlay, 816.439.4507

PROJECT # ASSIGNED: 22-011

PROJECT DESCRIPTION: CIPP Lining of a 48" Diameter Storm Sewer RCP

PROJECT LOCATION: Between 995 and 999 Wyckwood Dr. Liberty Mo.

DATE OF CONTRACT: August 22, 2022

DATE PROJECT TO BEGIN: August 22, 2022

ESTIMATED PROJECT COMPLETION DATE: September 30, 2022

REVISED COMPLETION DATE: _____

THIS CERTIFICATE EXPIRES ON THE COMPLETION DATE STATED ABOVE

The Missouri exempt entity named above hereby authorizes the purchase, without sales tax, of tangible personal property to be incorporated or consumed in the construction of the project identified herein and no other, pursuant to Section 144.062 RSMo.

ATTACHED IS THE STATE OF MISSOURI EXEMPTION FROM MISSOURI SALES AND USE TAX ON PURCHASES

APPROVED

APPROVED

DIRECTOR OF FINANCE

DATE

CITY ENGINEER

DATE

INSTRUCTIONS

EXEMPT ENTITY-A signed copy of this certificate, along with your MO Tax Exemption Letter, must be furnished to each contractor and/or subcontractor who will be purchasing tangible personal property for use in the project. It is the exempt entity's responsibility to ensure the validity of the certificate. You must issue a certificate with a Revised Expiration Date if purchases will be required to complete the project beyond the original Project Exemption Certificate Expiration Date.

CONTRACTOR/SUBCONTRACTOR- The contractor shall furnish a completed copy of this exemption certificate, along with a copy of the exempt entity's MO Tax Exemption Letter, to all subcontractors, and any contractor or subcontractor purchasing materials shall present copies of such documents to all material suppliers as authorization to purchase on behalf of the exempt entity, all tangible personal property to be incorporated or consumed in the construction of that project and no other on a tax exempt basis. **A COPY OF EACH CERTIFICATE MUST BE RETAINED BY THE PURCHASER FOR A PERIOD OF FIVE YEARS.**

MATERIAL SUPPLIER-A completed copy of this exemption certificate along with the MO Tax Exemption Letter of the exempt entity contracting for the project, must be obtained from the contractor or subcontractor making purchases of tangible personal property for use in the project, and retained for audit purposes. Invoices issued for such purchases must reflect the name of the exempt entity and the project number assigned by the exempt entity shown above.

State of Missouri

EXEMPTION FROM MISSOURI SALES AND USE TAX ON PURCHASES

Issued to:

CITY OF LIBERTY
101 E KANSAS ST
LIBERTY MO 64068

Missouri Tax ID
Number: 12490938

Effective Date:
07/11/2002

Your application for sales/use tax exempt status has been approved pursuant to section 144.030.1, RSMo. This letter is issued as documentation of your exempt status.

Purchases by your Agency are not subject to sales or use tax if within the conduct of your Agency's exempt functions and activities. When purchasing with this exemption, furnish all sellers or vendors a copy of this letter. This exemption may not be used by individuals making personal purchases.

A contractor may purchase and pay for construction materials exempt from sales tax when fulfilling a contract with your Agency only if your Agency issues a project exemption certificate and the contractor makes purchases in compliance with the provisions of section 144.062, RSMo.

Sales by your Agency are subject to all applicable state and local sales taxes. If you engage in the business of selling tangible personal property or taxable services at retail, you must obtain a Missouri Retail Sales Tax License and collect and remit sales tax.

This is a continuing exemption subject to legislative changes and review by the Director of Revenue. If your Agency ceases to qualify as an exempt entity, this exemption will cease to be valid. This exemption is not assignable or transferable. It is an exemption from sales and use taxes only and is not an exemption from real or personal property tax.

Any alteration to this exemption letter renders it invalid.

If you have any questions regarding the use of this letter, please contact the Division of Taxation and Collection, P.O. Box 3300, Jefferson City, MO 65105-3300, phone 573-751-2836.

Missouri

Division of Labor Standards

WAGE AND HOUR SECTION



MICHAEL L. PARSON, Governor

Annual Wage Order No. 29

Section 024
CLAY COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by

Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: March 10, 2022

Last Date Objections May Be Filed: April 11, 2022

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$66.22
Boilermaker	\$31.44*
Bricklayer	\$59.38
Carpenter	\$59.64
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$54.27
Plasterer	
Communications Technician	\$55.20
Electrician (Inside Wireman)	\$65.94
Electrician Outside Lineman	\$31.44*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$31.44*
Glazier	\$31.44*
Ironworker	\$66.41
Laborer	\$47.56
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$54.19
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$60.02
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$49.94
Plumber	\$73.63
Pipe Fitter	
Roofer	\$57.74
Sheet Metal Worker	\$71.49
Sprinkler Fitter	\$31.44*
Truck Driver	\$31.44*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

Heavy Construction Rates for
CLAY County

Section 024

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$57.92
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$31.44*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$49.24
General Laborer	
Skilled Laborer	
Operating Engineer	\$57.18
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$49.61
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

OVERTIME and HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.



PART 1 - To be completed by Property Owner (PLEASE PRINT)

Property Owner's Name(s): Brett Svoboda

Address of Property Impacted: 995 Wyckwood Dr., Liberty MO, 64068

Mailing Address: Same
(if different from property address)

Telephone (Res.): 816-365-8869 **Email:** sankt5d@hotmail.com

Description of work: CIPP lining of a 48" RCP which runs roughly parallel to the residential property line which forms a boundary between the 999 and 995 Wyckwood Dr. residences.

Additional Considerations: _____
(cont. on back if necessary)

PART 2 - Property Owner Authorization

1. I authorize the City of Liberty, or its designated representative, by arrangement with me, access to the property and the public storm sewer system to help define the scope of work required for modifying, repairing, and construction of a storm sewer improvement, in connection with the City of Liberty Project 22-011, 999 Wyckwood RCP Lining.
2. I authorize the City of Liberty, or its designated representative, by arrangement with me, access to the property and the public storm sewer system to carry out all necessary work required for modifying, repairing, and construction of a storm sewer improvement, in connection with the City of Liberty Project 22-011, 999 Wyckwood RCP Lining.
3. Said temporary access authorization shall terminate two (2) years from date of completion and acceptance of the improvements by the City Engineer and the City of Liberty, who shall cause the surface of lands lying within said temporary access location to be restored to substantially the same physical condition that existed at the time the City of Liberty or its agents entered upon it.

Property Owner Signature: _____ **Date:** _____

Print Name: _____



PART 1 - To be completed by Property Owner (PLEASE PRINT)

Property Owner's Name(s): Robert Bratcher

Address of Property Impacted: 999 Wyckwood Dr., Liberty MO, 64068

Mailing Address: Same
(if different from property address)

Telephone (Res.): 816-522-7168 **Email:** rbratcher@libertymo.gov

Description of work: CIPP lining of a 48" RCP which runs roughly parallel to the residential property line which forms a boundary between the 999 and 995 Wyckwood Dr. residences.

Additional Considerations: _____
(cont. on back if necessary)

PART 2 - Property Owner Authorization

1. I authorize the City of Liberty, or its designated representative, by arrangement with me, access to the property and the public storm sewer system to help define the scope of work required for modifying, repairing, and construction of a storm sewer improvement, in connection with the City of Liberty Project 22-011, 999 Wyckwood RCP Lining.
2. I authorize the City of Liberty, or its designated representative, by arrangement with me, access to the property and the public storm sewer system to carry out all necessary work required for modifying, repairing, and construction of a storm sewer improvement, in connection with the City of Liberty Project 22-011, 999 Wyckwood RCP Lining.
3. Said temporary access authorization shall terminate two (2) years from date of completion and acceptance of the improvements by the City Engineer and the City of Liberty, who shall cause the surface of lands lying within said temporary access location to be restored to substantially the same physical condition that existed at the time the City of Liberty or its agents entered upon it.

Property Owner Signature: _____ **Date:** _____

Print Name: _____

May 31, 2022

City of Liberty
Attn: Gary Harter, Utilities Operations Manager
101 E. Kansas St.
Liberty, MO 64068

Re: Liberty, MO – 48" CIPP at 995 Wyckwood Dr – CIPP Quote

Mr. Harter:

SAK Construction, LLC is pleased to offer the following quotation on the above referenced project:

Item	Description	Diameter	Quantity	Total Price
1	48" Cured-in-place Pipe (CIPP)	48	~135 LF LS	\$72,090.00
Total				\$72,090.00

ACCESS NOTE:

- SAK will need the top of the existing upstream junction box along Wyckwood Dr temporarily pulled and replaced (by others) for CIPP lining.

INCLUSIONS:

- Pipeline cleaning, measuring of pipe and diameter, and televising.
- CIPP Installation, curing, and end cutting per ASTM F-1216 latest revision.
- CCTV Acceptance Inspection.
- Hydrophilic End Seals for CIPP scope.
- Traffic Control.
- Price includes one mobilization.

EXCLUSIONS:

- Removal/Trimming of protruding taps, hanging gaskets, etc.
- Grouting of voids or infiltration in pipe, if necessary (not anticipated per video provided from 05/19/22).
- Trimming wrinkles in CIPP liner (if necessary) due to existing minor offset joints in host pipe.
- Any special insurance required, i.e., railroad protective insurance.
- Traffic Control Plans, Flaggers, and Arrow Boards.
- Access into the site. We will need access for our equipment.
- Point repairs.
- Permits.
- Performance and Payment Bonds (Add 1.5% if bonding is needed).

NOTE:

This proposal assumes that the pipe can be lined without excavation (point repairs excluded). In the event that after pre-cleaning/CCTV inspection an obstruction is found that will impede the lining, the necessary repair(s), cleaning/CCTV pre and post repair, and additional mobilization (if necessary) may be negotiated with the Owner

This proposal and its unit prices assume that the lengths of each pipe segments provided are accurate. If the actual length of a segment to be lined is more than 10% less than given, the price of that segment may be negotiated with the Owner at a higher unit price or lump sum.

PAYMENT TERMS:

- Net 30 days after receipt of an invoice
- Partial monthly payments will be requested
- Final Payment in full within 30 days of completion of SAK work

Thank you for the opportunity to quote on this project. Please call with any questions.

Sincerely,
SAK Construction, LLC

Tim Bussen
Tim Bussen
General Manager – Central Region

Accepted By
Printed Name:
Title:

Date



CITY COUNCIL ACTION REPORT

Meeting Date: August 22, 2022

A/R No.: 2022-177

Department: Administration

Submitted By: Brandon Smith, Economic
& Business Development Manager

Subject: LIBERTY HEARTLAND LOGISTICS CENTER

1. ORDINANCE AUTHORIZING THE ISSUANCE OF
TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS
IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT
TO EXCEED \$46,000,000 FOR LIBERTY HEARTLAND
LOGISTICS CENTER - BUILDING B; AUTHORIZING
CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION
THEREWITH

2. ORDINANCE AUTHORIZING THE ISSUANCE OF
TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS
IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT
TO EXCEED \$25,000,000 FOR LIBERTY HEARTLAND
LOGISTICS CENTER - BUILDING C; AUTHORIZING
CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION
THEREWITH.

Summary:

This project was brought in front of the City Council on June 28th, 2021 to approve the Plan for an Industrial development. This action is to approve the issuance of those bonds for buildings B and C.

Background:

Previous Action (if applicable):

Approval of the master plan for the industrial development was approved on June 28, 2021.

Policy/Committee Review:

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

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:

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

Attachments:

1. Ordinance Approving Bonds - Building B - v1
2. Ordinance Approving Bonds - Building C - v1
3. AR 090_Chapter 100 for Heartland Logistics

DOCUMENT NO. ____

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$46,000,000 FOR LIBERTY HEARTLAND LOGISTICS CENTER - BUILDING B; AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Liberty, Missouri, a special charter city and political subdivision of the State of Missouri (the “City”) is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the Charter of the City (collectively, the “Act”), to issue its revenue bonds for the purpose of carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into a lease of the facilities financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has previously approved by ordinance an Amended and Restated Master Plan for an Industrial Development Project for the Liberty Heartland Logistics Center (the “Plan”), which includes the construction of an approximately 572,000 square foot Class A industrial building designed for manufacturing, warehousing, distribution, and/or logistics uses (“Building B”) on property generally located south of the intersection of W. Heartland Drive and Shepherd Road in the City of Liberty, Missouri (the “Project Site”); and

WHEREAS, MO Liberty Heartland Logistics B-C, L.L.C., a Delaware limited liability company (“MO Liberty HL B-C”) now requests the City to issue its Taxable Industrial Development Revenue Bonds (Liberty Heartland Logistics Center - Building B), in the maximum principal amount of \$46,000,000 (the “Bonds”), for the purpose of providing tax abatement for Building B; and

WHEREAS, the City does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City issue the Bonds for the Building B project, which shall be located at the Project Site and leased by the City to MO Liberty HL B-C or an affiliate designated by MO Liberty HL B-C (the “Company”), with an option to purchase; and

WHEREAS, simultaneously with the issuance of the Bonds, the City will (a) take title to the Project Site, (b) lease the Project Site and Building B to the Company, and (c) enter into a Performance Agreement with the Company under which the Company will agree to certain terms relating to property tax abatement on Building B; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Building B project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI, AS FOLLOWS:

ORDINANCE NO. _____

SECTION I

Authorization for the Building B Project. The City is hereby authorized to provide for the acquisition, construction and improvement of the Building B project, to take title to the Project Site and Building B and to lease the Project Site and Building B to the Company, all in the manner and as more particularly described in the Indenture and the Lease hereinafter defined and authorized.

SECTION II

Authorization of the Bonds. The City is hereby authorized to issue and sell the Bonds in a maximum aggregate principal amount of not to exceed \$46,000,000, for the purpose of providing funds to pay the costs of the Building B project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

SECTION III

Sale and Terms of Bonds; Authorization and Execution of Purchase Agreement. The Bonds will be sold to the Company under the terms of a Bond Purchase Agreement dated as of the date set forth therein (the "Bond Purchase Agreement"), between the City and the Company. The maximum aggregate principal amount of the Bonds shall be \$46,000,000, the interest rate on the Bonds shall not exceed 6.00%, principal shall be payable at maturity, the Bonds shall be purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest.

SECTION IV

Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease described below, and such payments, revenues and receipts shall be pledged and assigned to the Trustee named below as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri, and neither the City nor said State shall be liable thereon. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not payable in any manner by taxation.

SECTION V

Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in substantially the forms on file in the records of the City, with such changes therein as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

ORDINANCE NO. _____

(a) Trust Indenture dated as of the date set forth therein (the “Indenture”), between the City and Security Bank of Kansas City (the “Trustee”), pursuant to which the Bonds shall be issued and the City shall pledge Building B and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) Lease Agreement dated as of the date set forth therein (the “Lease”), between the City and the Company, under which the City will acquire Building B and lease Building B to the Company pursuant to the terms and conditions in said Lease, in consideration of rental payments by the Company which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds;

(c) Bond Purchase Agreement; and

(d) Performance Agreement dated as of the date set forth therein, between the City and the Company.

SECTION VI

Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Mayor, City Administrator or Assistant City Administrator is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The Deputy City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION VII

Further Authority. The Mayor, City Administrator, Assistant City Administrator and other officials, agents and employees of the City as required are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds and the City Documents, including any financing documents described in the City Documents.

SECTION VIII

Effective Date. The Ordinance shall take effect and be in full force from and after its passage and adoption by the City Council and approval by the Mayor.

ORDINANCE NO. _____

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

[SEAL]

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR

DOCUMENT NO. ____

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$25,000,000 FOR LIBERTY HEARTLAND LOGISTICS CENTER - BUILDING C; AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Liberty, Missouri, a special charter city and political subdivision of the State of Missouri (the “City”) is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the Charter of the City (collectively, the “Act”), to issue its revenue bonds for the purpose of carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into a lease of the facilities financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has previously approved by ordinance an Amended and Restated Master Plan for an Industrial Development Project for the Liberty Heartland Logistics Center (the “Plan”), which includes the construction of an approximately 240,000 square foot Class A industrial building designed for manufacturing, warehousing, distribution, and/or logistics uses (“Building C”) on property generally located south of the intersection of W. Heartland Drive and Shepherd Road in the City of Liberty, Missouri (the “Project Site”); and

WHEREAS, MO Liberty Heartland Logistics B-C, L.L.C., a Delaware limited liability company (“MO Liberty HL B-C”) now requests the City to issue its Taxable Industrial Development Revenue Bonds (Liberty Heartland Logistics Center - Building C), in the maximum principal amount of \$25,000,000 (the “Bonds”), for the purpose of providing tax abatement for Building C; and

WHEREAS, the City does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City issue the Bonds for the Building C project, which shall be located at the Project Site and leased by the City to MO Liberty HL B-C or an affiliate designated by MO Liberty HL B-C (the “Company”), with an option to purchase; and

WHEREAS, simultaneously with the issuance of the Bonds, the City will (a) take title to the Project Site, (b) lease the Project Site and Building C to the Company, and (c) enter into a Performance Agreement with the Company under which the Company will agree to certain terms relating to property tax abatement on Building C; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Building C project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI, AS FOLLOWS:

ORDINANCE NO. _____

SECTION I

Authorization for the Building C Project. The City is hereby authorized to provide for the acquisition, construction and improvement of the Building C project, to take title to the Project Site and Building C and to lease the Project Site and Building C to the Company, all in the manner and as more particularly described in the Indenture and the Lease hereinafter defined and authorized.

SECTION II

Authorization of the Bonds. The City is hereby authorized to issue and sell the Bonds in a maximum aggregate principal amount of not to exceed \$25,000,000, for the purpose of providing funds to pay the costs of the Building C project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

SECTION III

Sale and Terms of Bonds; Authorization and Execution of Purchase Agreement. The Bonds will be sold to the Company under the terms of a Bond Purchase Agreement dated as of the date set forth therein (the "Bond Purchase Agreement"), between the City and the Company. The maximum aggregate principal amount of the Bonds shall be \$25,000,000, the interest rate on the Bonds shall not exceed 6.00%, principal shall be payable at maturity, the Bonds shall be purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest.

SECTION IV

Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease described below, and such payments, revenues and receipts shall be pledged and assigned to the Trustee named below as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri, and neither the City nor said State shall be liable thereon. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not payable in any manner by taxation.

SECTION V

Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in substantially the forms on file in the records of the City, with such changes therein as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

ORDINANCE NO. _____

(a) Trust Indenture dated as of the date set forth therein (the “Indenture”), between the City and Security Bank of Kansas City (the “Trustee”), pursuant to which the Bonds shall be issued and the City shall pledge Building C and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) Lease Agreement dated as of the date set forth therein (the “Lease”), between the City and the Company, under which the City will acquire Building C and lease Building C to the Company pursuant to the terms and conditions in said Lease, in consideration of rental payments by the Company which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds;

(c) Bond Purchase Agreement; and

(d) Performance Agreement dated as of the date set forth therein, between the City and the Company.

SECTION VI

Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Mayor, City Administrator or Assistant City Administrator is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The Deputy City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION VII

Further Authority. The Mayor, City Administrator, Assistant City Administrator and other officials, agents and employees of the City as required are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds and the City Documents, including any financing documents described in the City Documents.

SECTION VIII

Effective Date. The Ordinance shall take effect and be in full force from and after its passage and adoption by the City Council and approval by the Mayor.

ORDINANCE NO. _____

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

[SEAL]

MAYOR

ATTEST:

DEPUTY CITY CLERK

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

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: June 28, 2021

A/R No.: 090-21

Department: Administration

Submitted by: Brandon Smith, Economic &
Business Development Manager

SUBJECT: Chapter 100 Tax Abatement for Liberty Heartland Logistics for three industrial buildings totaling 1,659,000 sq. ft. of build to suit / speculative industrial development at the general location of W. Heartland Drive and Shepherd Road in the City of Liberty, MO.

RECOMMENDED ACTION:

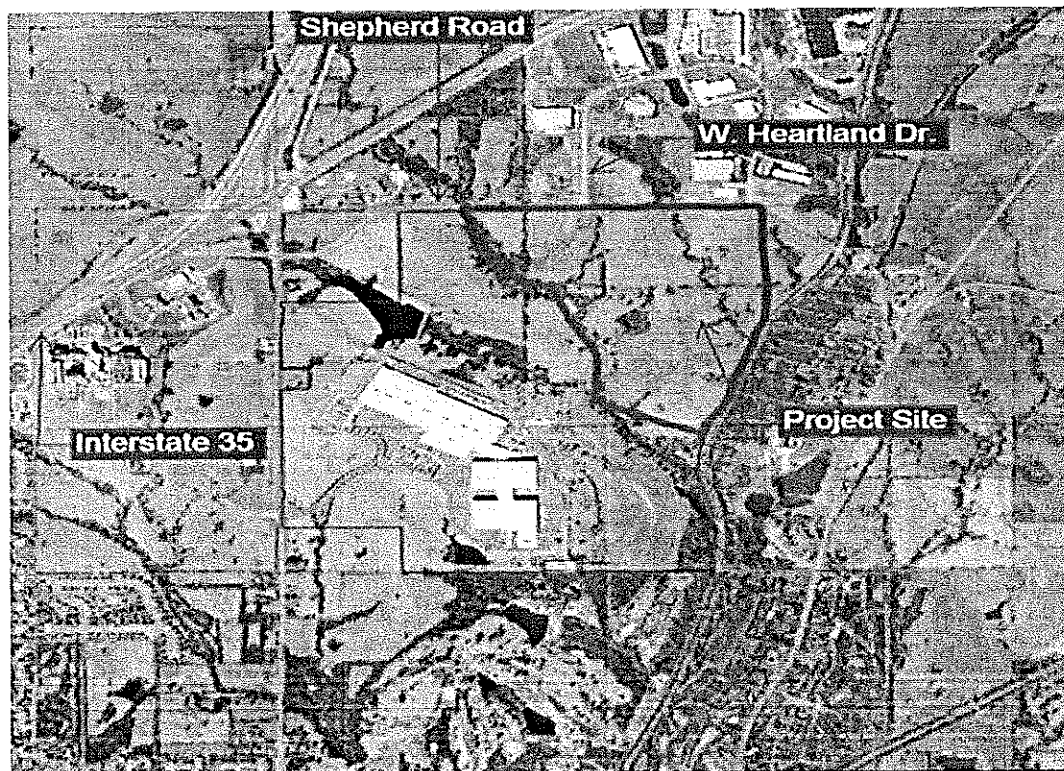
1. Conduct a public hearing to consider the Plan for an Industrial Development Project for Liberty Heartland Logistics.
2. Adopt an Ordinance approving a Plan for Industrial Development for the Liberty Heartland Logistics Project and declaring intent to issue Taxable Industrial Development Bonds.

SUMMARY:

- The Project consists of three industrial buildings totaling 1,659,000 square foot of build to suit / speculative industrial buildings.
- This is a Chapter 100 industrial project. The tax abatement associated with this project is two-phased. Building A is for 15 years with a tiered abatement schedule that starts in years 1-10 at 90% abatement and ends in years 11-15 with 45% abatement. Building B and C will have 90% tax abatement for years 1-10 which is the life of the abatement.
- Prior to approving bond documents, the City Council must hold a public hearing and consider the Plan for Industrial Development and Cost Benefit Analysis pertaining to the development. The developer plans on coming back to Council at a later date for the approval of the bond documents.

BACKGROUND

The total cost of the project is \$118,000,000 which will consist of acquiring, constructing, and improving an industrial development of approximately 1,659,000 square feet, consisting of three industrial buildings. The project will be built as a build to suit for building A and speculative for buildings B and C. This project will help us meet a need for end users who are looking for existing buildings. The Project will be located near W Heartland Drive and Shepherd Road, and will contain approximately 152 acres of land.



The first part of the bond process is to hold a public hearing for Industrial Development and Cost Benefit Analysis.

INDUSTRIAL PROJECT

The Project consists of acquiring, constructing and improving an industrial development of approximately 1,659,000 square feet, consisting of three industrial buildings (Building A to consist of approximately 847,475 square feet, Building B to consist of approximately 572,000 square feet and Building C to consist of 240,000 square feet).

The project proposes a Chapter 100 Tax Abatement for a 15-year period with a tiered abatement schedule starting at 90% in year's one through ten and ending at 45% in years eleven through fifteen for Building A. The project also proposes a Chapter 100 Tax Abatement for a 10-year period with an abatement schedule of 90% for years one through ten. It is anticipated that the three buildings will be built in separate phases and then secure tenants who may or may not apply for tax abatement separate from Liberty Heartland Logistics Center. Liberty Heartland Logistics Center will make a PILOT (Payment In Lieu of Taxes) payment in an amount calculated based on square footage of the constructed buildings multiplied by a per-square foot PILOT (outlined in Plan, pg. 3). Liberty Heartland Logistics Center will make that payment to the County as real property tax revenue and distribute it to the taxing entities. The tax abatement for the entire 15-year period is approximately \$33,292,133. The PILOT payments made during that same 15-year period totals approximately \$8,045,929. The

projected tax revenue on the project site without the project totals approximately \$40,774.

The developer will also receive sales tax exemption on construction materials as part of the Chapter 100 approval. It is anticipated that approximately \$2,971,590 in sales and use tax revenue will be exempt, however there are no sales anticipated within the City of Liberty.

The tenant for Building A proposes a Chapter 100 Tax Abatement for a Rolling 10 year period with an abatement schedule of 50% on personal property for building A. The tax abatement for the entire 10-year period is approximately \$1,154,909. The PILOT payments made during that same 10-year period totals approximately \$1,154,909.

There is no personal property tax abatement proposed at this time for building B and C. We anticipate as proposals for tenants come to the City, we will evaluate them at that time.

THE BONDS

The bonds will be purchased by the company and funded by the company via a bond trustee, as they spend funds on the project. The City will take title to the real estate in order for the property to be tax exempt from taxes. The company in turn will make lease payments equal to the debt service payments on the bonds. The City is merely acting as a conduit for the financing. The City will have no financial liability with respect to the bonds, since the bonds are payable only from the company's lease payments. Tenants secured by Liberty Heartland Logistics Center will enter into a sub-lease agreement.

Prior to approving bond documents, the City Council must hold a public hearing and consider the Plan for Industrial Development and Cost Benefit Analysis pertaining to the development. Notice has been provided to the taxing entities on how to participate in the meeting and providing an opportunity to be heard at the City Council meeting regarding the project.

<u>Previous Action</u> (if applicable): NA

<u>Policy/Committee Review:</u>	
☐ Citizen Sales Tax Oversight Committee	Completed/Recommended: Click here to enter a date.
☐ 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:	Amount:
	Funding Source:	Amount:
☐ Not Applicable		

<u>Attachments:</u>
•
•
•
• Other:

ATTACHMENTS:

1. Ordinance
2. Map/Site Plan
3. Plan for Industrial Development and Cost Benefit Analysis

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MASTER PLAN FOR AN INDUSTRIAL
DEVELOPMENT PROJECT AND DECLARING THE OFFICIAL INTENT OF THE
CITY OF LIBERTY, MISSOURI TO ISSUE TAXABLE INDUSTRIAL
DEVELOPMENT REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT
NOT TO EXCEED \$154,500,000.

WHEREAS, the City of Liberty, Missouri (the "City") is a special charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City is authorized under the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend, improve and equip certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, the City has received a proposal for a development consisting of (1) the construction and improvement of three industrial buildings (the "Project Improvements") totaling approximately 1,659,500 square feet to be located on certain real property situated south of the intersection of W. Heartland Drive and Shepherd Road in the City of Liberty, Missouri on a site that contains approximately 152 acres of land (the "Project Site"), and (2) the acquisition and installation of distribution equipment in one of the buildings to be located on the Project Site and manufacturing equipment (all such distribution and manufacturing equipment being collectively the "Project Equipment") in an existing building located at 2101 N. Lightburne Street; and

WHEREAS, the City, in accordance with Section 100.050 of the Act, prepared a master plan for an industrial development project (the "Plan"), gave notice of the Plan by mail to the taxing jurisdictions in accordance with Section 100.059.1 of the Act, and held a public hearing regarding the Plan on June 28, 2021; and

WHEREAS, the City now desires to approve the Plan; and

WHEREAS, the City desires to provide property tax abatement for the Project Improvements, the Project Site and the Project Equipment (collectively, the "Project") through the proceeds of multiple series of industrial development revenue bonds to be issued under the Act (the "Bonds"); and

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City approve the Plan and declare the official intent of the City to issue Bonds for the purpose described above;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI, AS FOLLOWS:

SECTION I

Promotion of Economic Development. The Council hereby finds and determines that the Project will promote the economic welfare and the development of the City, and the issuance of the Bonds by the City to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

SECTION II

Approval of Plan. The Council hereby approves the Plan attached hereto as **Exhibit A** in accordance with Section 100.050 of the Act.

SECTION III

Declaration of Official Intent. The Council hereby declares its official intent to issue Bonds in several series in a maximum aggregate principal amount of not to exceed \$154,500,000, including Bonds to be issued for the Project Improvements in an amount not to exceed \$118,000,000, and Bonds to be issued for the Project Equipment in an amount not to exceed \$36,500,000. Each series of Bonds shall be subject to subsequent authorization by the Council approving the terms of and documents relating to such Bonds.

SECTION IV

Limited Obligations. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of the payments, revenues and receipts derived by the City from the lease of the Project, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds. The Bonds and the interest thereon shall not be deemed to constitute a debt or liability of the City within the meaning of any constitutional provision, statutory limitation or City Charter provision and shall not constitute a pledge of the full faith and credit of the City. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the City to levy any form of taxation therefore or to make any appropriation for their payment.

SECTION V

Further Authority. The Mayor, City Administrator, Assistant City Administrator, Deputy City Clerk and other officials, agents and employees of the City as required are hereby authorized and directed to take such further action and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION VI

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

[remainder of page intentionally left blank]

ORDINANCE NO. _____

PASSED by the City Council of the City of Liberty, Missouri, this _____ day of _____,
2021.

[SEAL]

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2021.

MAYOR