



## City Council Meeting

Regular Session Minutes  
June 11, 2018

### 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 Monday, June 11, 2018 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 Moore, who then led the pledge of allegiance.

### III. ROLL CALL

Council Members Present: Harold Phillips, Ward I  
Greg Duncan and Rae Moore, Ward II  
Kevin Graham and Jeff Watt, Ward III  
Michael Hagan and Gene Gentrup, Ward IV

Council Members Absent: Paul Jenness, Ward I

Staff Present: Curt Wenson, City Administrator  
Andy Noll, Public Works Director  
BJ Staab, Parks and Recreation Director  
James Simpson, Police Chief  
Karan Johnson, Economic & Business Dev. Manager  
Janet Pittman, Deputy City Clerk

Public Present: 4 members of the public

### IV. APPROVE MINUTES AND SUMMARIES

#### A. Regular Session Minutes of May 14, 2018

Council Member Graham moved to approve the minutes as distributed. Council Member Hagan seconded the motion, which carried 7-0-0.

#### B. Regular Session Minutes of May 29, 2018

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

### V. CITIZENS' PARTICIPATION

Mark Giddens, 1867 Claywoods Parkway, was inquiring where the Council is regarding lifting of the Pit Bull (Bully) ban. He stated that nothing got passed at the State level, and the City needs to go to temperament testing vs. breed of the dog.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. Study Session Summary of May 7, 2018

**Action:** Council Member Hagan moved to approve the summary as distributed.  
Council Member Graham seconded the motion, which carried unanimously.

B. Boards and Commissions Appointments/Reappointments

1. **Board of Adjustments**

- A. Reappoint Paul Fessler to a term expiring April 1, 2023
- B. Reappoint Dave Heston to a term expiring April 1, 2023

2. **Citizen Sales Tax Oversight Committee**

- A. Reappoint Steve Boos to a term expiring May 15, 2020
- B. Reappoint John Riedel to a term expiring May 15, 2021
- C. Reappoint Mike Flannigan to a term expiring May 15, 2021
- D. Reappoint William Bland to a term expiring May 15, 2021

3. **Economic Development Tax Board**

- A. Reappoint Bert Stouffer to a term expiring April 1, 2019
- B. Reappoint Wes Blanton to a term expiring April 1, 2019
- C. Reappoint Gene Gentrup to a term expiring April 1, 2019

4. **Liberty Community Christmas Tree Advisory Commission**

- A. Reappoint Mark VanMeter to a term expiring May 1, 2021
- B. Reappoint Rob Fisher to a term expiring May 1, 2021
- C. Reappoint Brent Dobberstine to a term expiring May 1, 2021

5. **Planning & Zoning Commission**

- A. Reappoint Ann Waterman to a term expiring January 1, 2020
- B. Reappoint Amy Howard to a term expiring January 1, 2020
- C. Reappoint Tom Reiner to a term expiring January 1, 2020
- D. Reappoint Walter Holt to a term expiring January 1, 2021
- E. Reappoint Rick Boswell to a term expiring January 1, 2021

6. **Liberty Parks Foundation**

- A. Appoint David Sallee to a term expiring January 1, 2021

7. **Liberty Community Christmas Tree Commission**

- A. Appoint Michele Cronin to a term expiring May 1, 2021

**Action:** Council Member Hagan moved to approve the appointments/reappointments. Council Member Graham seconded the motion, which carried unanimously.

- C. Resolution accepting the public water, sanitary sewer, storm sewer, and streets improvements associated with the Cottages at Bluebird Creek project

The Cottages at Bluebird Creek development is located on the west side of Lightburne Street across from the former Claycrest Golf Club entrance. The developer constructed public water main, sanitary sewer main, storm sewer, and public streets to serve the proposed Cottages at Bluebird Creek development. The public improvements were constructed in accordance with City plans and specifications.

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 2981.

- D. Resolution accepting the public sanitary sewer improvements associated with the Liberty Academy Security Additions Project

Liberty Academy is located at the southwest corner of South Withers Road and Blackberry Drive. A public sanitary sewer line was relocated in order to construct a security entrance between two existing buildings. The relocated public sanitary sewer main was constructed in accordance with City plans and specifications.

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 2982.

VIII. PUBLIC HEARINGS

- A. Ordinance Adopting and Approving the Amended Development Plan for the Downtown Area Redevelopment Project (including Twentieth Amendment for the 131 S Water 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 131 S Water Redevelopment Project; and Providing for Expiration of Development Rights

This project consists of rehabilitation of the Corbin Mill to include an event space to hold approximately 130 people, co-working space including open areas as well as private offices, retail space, which the company will own and operate, a restaurant, and a coffee shop with an outdoor landscaped area for seating. New walls, doors, windows, brickwork, electric, plumbing, paint, HVAC, signage, landscape and roof will be required for this project. The parking lot will also be resurfaced. The existing tenant, Bratcher Cooperage will stay in their existing space.

Total cost of the project is estimated to be \$401,231. The cost of the project meets the guidelines that 50% of the improvement cost eligible for abatement is exterior as required in Level C of the Guidelines (improvements total above \$300,000).

Tax Abatement:

- Estimated taxes currently paid - \$9,414
- Estimated taxes paid as a result of 353 program (PILOT) – approximately \$4,377/year for 10 years and approximately \$8,821/year for the next 5 years.
- Benefit (savings) to Project as a result of 353 tax abatement: Approximately \$11,600 to 13,266/year for 10 years and approximately \$8,821 to \$9,178 for 5 years.
- Total abatement amount over the 15-year abatement period: \$169,382 unless investment amount is reached. It is estimated that the abatement would end in 15 years.

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

Document No. 8698 was read.

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

**Vote:** Motion passed unanimously.

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

**Vote:** Motion passed 7-0-0

Yes: Council Members Phillips, Moore, Hagan, Graham, Watt, Duncan and Gentrup  
No: None  
Abstain: None  
Approved by the Chair and inscribed in Ordinance No. 10929.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. Ordinance acknowledging vendor payments for the period of May 18 to June 1, 2018.

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

1. Ordinance excluding Westland Landscape payments

Document No. 8699 was read.

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

Roll Call

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10930.

Mayor Brenton resumed as chair of the meeting.

B. Ordinance Disclaiming and abandoning of a sanitary sewer easement for Creekwood Subdivision - Second Plat

The developer of Creekwood Subdivision, 2<sup>nd</sup> Plat has submitted a petition for disclaiming and abandoning a sanitary sewer easement to facilitate the platting of the property for residential development. An originally constructed public sanitary sewer main has been relocated into a modified alignment to facilitate the construction of residential homes on the property. A new easement will be dedicated over the new sanitary sewer main as part of the platting, and the originally dedicated public easement over the abandoned sanitary sewer main needs to be disclaimed as it is no longer needed.

The developer requests the action to facilitate the development of the property at the end of Creekwood Drive and Fawn Lane, west of Southview Drive. There is no longer a sanitary sewer main within this easement. The City of Liberty has relinquished rights to the easement.

Document No. 8700 was read.

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

Vote: Motion passed unanimously.

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

**Vote:** Motion passed 7-0-0  
**Yes:** Council Members Phillips, Moore, Hagan, Graham, Watt, Duncan and Gentrup  
**No:** None  
**Abstain:** None  
Approved by the Chair and inscribed in Ordinance No. 10931.

- X. OTHER BUSINESS
- XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR
- XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL
- XIII. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

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Mayor

Attest:

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Deputy City Clerk