



City Council Meeting

Regular Session Minutes

July 9, 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, July 9, 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 Gene Gentrup, who then led the pledge of allegiance.

III. ROLL CALL

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

Council Members Absent: Rae Moore, Ward II

Staff Present: Dan Estes, Assistant City Administrator/Finance Director
Andy Noll, Public Works Director
BJ Staab, Parks and Recreation Director
James Simpson, Police Chief
Karan Johnson, Economic & Business Dev. Manager
Katherine Sharp, Planning Director
Janet Pittman, Deputy City Clerk

Public Present: Kellie Houx, Liberty Tribune
16 members of the public

IV. APPROVE MINUTES AND SUMMARIES

A. Regular Session Minutes of June 25, 2018

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

V. CITIZENS' PARTICIPATION

Mr. Lloyd Dunlap, 523 Nottingham Place (Villas of Camelot), spoke to Council regarding a trash pick-up issue the area was faced with. He stated that a section of the villas back onto the dumpster location of Ashton Court, and residents had to deal with the noise of the trash company emptying the dumpster nightly between 2-6 a.m. Mr. Dunlap outlined how he researched how other Cities handled such issues, and then worked with City staff, Council Members, and representatives from Ashton Court and Waste Management to find an

agreeable solution. He noted that rather than requesting that the City consider a noise ordinance pertaining to trash collection at this time, he wanted to notify Council that Waste Management has agreed to limit trash pick-up to Monday through Friday, and only after 7:00 a.m.

Mr. Paul Houlk, Sr. Community Relations Manager with Waste Management, apologized to the Villas of Camelot residents for the initial delay in response from the company regarding their concerns. He was pleased they could come to mutually agreeable parameters, and stated Waste Management will honor the 7:00 a.m. pick-up time. He noted that drivers have been notified of the altered schedule and they will continue to monitor that the schedule is adhered to.

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

A. Temporary Event Liquor Licenses

1. Resolution Approving A Temporary Event Liquor License for Historic Downtown Liberty, Inc.'s '7th Annual Dog Days of Summer Craft Beer Crawl' on Main, Kansas, Franklin and Water Streets on Saturday, August 18, 2018

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 2986.

2. Resolution Approving A Temporary Event Liquor License for Historic Downtown Liberty, Inc.'s 'Local Dirt – Farm to Table Fine Dining Experience' to be located on N. Main from Franklin to Alley North Of Beneficial Lighting (Mississippi) on Saturday, September 15, 2018

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 2987.

B. Boards and Commissions – Appointments and Reappointments

1. Liberty Community Christmas Tree Commission
 - a. Appoint Paul Black to a term expiring May 1, 2021

- 2. Liberty Arts Commission
 - a. Reappoint Anna Knackstedt to a term expiring May 15, 2021
 - b. Appoint Jane Boswell to a term expiring May 15, 2021
- 3. Enhanced Enterprise Zone Committee
 - a. Reappoint Paul Jenness to a term expiring August 1, 2022
 - b. Reappoint Vicki Vance to a term expiring August 1, 2023
 - c. Reappoint Ralph Boots to a term expiring August 1, 2023

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

VIII. PUBLIC HEARINGS

- A. Ordinance approving a Plan for an Industrial Development Project; authorizing the City to issue Taxable Industrial Revenue Bonds in the Maximum Amount of \$5,835,000; and authorizing the City to Enter into Certain Agreement and Take Certain Other Actions in Connection Therewith

A Public Hearing regarding the Plan for an Industrial Development Project for Ford Motor Company (Stamping Plant Expansion Project) (the “Plan”) was opened by the Mayor. The Plan provides financing for the purpose of acquiring, constructing, improving, equipping and installing an approximately 40,000 square foot building to contain the insourcing of parts sequencing for the F-Series pickup truck on approximately 305 acres of land generally located at South Liberty Parkway on the east side of Interstate 35 in the City (the “Series 2018A Project Improvements”) and the proposed lease of the Series 2018A Project Improvements by the City to Ford Motor Company, a Delaware corporation (the “Company”).

Mr. Tony Rinehart, applicant’s representative, stated that the wages for the additional employees will be similar in range to the existing stamping plant employees. He also noted that the exterior of the addition will match the existing façade. Seeing no one else wishing to speak, the Mayor closed the Public Hearing.

Document No. 8702 was read.

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

Vote: Motion passed unanimously.

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

Roll Call

Vote: Motion passed 6-0-1

Yes: Council Members Jenness, Moore, Graham, Hagan, Watt and Gentrup

No: Council Member Phillips

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10933.

- B. Ordinance adopting and approving the Amended Development Plan for the Downtown Area Redevelopment Project (including Twenty-First Amendment for the 2. 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 2 N. Main Redevelopment Project; and Providing for Expiration of Development Rights

The cost of improvements that are included within the tax abatement request is \$74,000. The project qualifies for Level A-2 of abatement (10 years 100% improvement abatement) and meets the requirement that 50% of the improvements must be exterior. The project will also require a Certificate of Appropriateness, issued through the Historic District Review Committee and approved by the City Council.

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. 8703 was read.

Action: Council Member Phillips moved to postpone consideration of the ordinance indefinitely. Council Member Gentrup seconded the motion.

Vote: Motion failed 2-5-0

Yes: Council Members Phillips and Gentrup

No: Council Members Jenness, Moore, Hagan, Graham, Watt, and Duncan

Abstain: None

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

Vote: Motion failed to pass unanimously.

Mayor Brenton stated the ordinance would be considered on second reading at the Special Session meeting on July 30, 2018.

- C. Ordinance Amending Chapter 30, "Unified Development Ordinance", of the Code of the City of Liberty, Clay County, Missouri

Action: Council Member Hagan moved to further postpone the public hearing and consideration of the ordinance to the July 30, 2018 Special

Session. Council Member Graham seconded the motion, which carried unanimously.

- D. Ordinance Amending Chapter 23A, "Public Works", Chapter 29, "Water and Sewers", Chapter 30, "Unified Development Ordinance", and Chapter 31, "Stormwater Management" of the Code of the City Of Liberty, Clay County, Missouri

Action: Council Member Watt moved to further postpone the public hearing and consideration of the ordinance to the July 30, 2018 Special Session. Council Member Phillips seconded the motion, which carried unanimously.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Acknowledgement of vendor payments for the period of June 15 to June 29, 2018.

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

- 1. Ordinance excluding Westland Landscape payments

Document No. 8704 was read.

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

Roll Call

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10934.

- 2. Ordinance including Westland Landscape payments

Document No. 8705 was read.

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

Roll Call

Vote: Motion passed 6-0-1

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

No: None

Abstain: Council Member Jenness, due to potential conflict of interest

Approved by the Chair and inscribed in Ordinance No. 10934.

Mayor Brenton resumed as chair of the meeting.

- B. Ordinance accepting Four Permanent Sanitary Sewer Easements for a Proposed Public Sanitary Sewer Main as Part of the Havens Development Project

Document No. 8706 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10935.

C. Ordinance approving a Covenant to Maintain the Storm Water Management System for the St. James Church Expansion Development Project

Document No. 8707 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 Hagan moved to approve the ordinance. Council Member Phillips seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No 10936.

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

Staff is recommending three changes to the traffic regulations for the following reasons:

- Add language covering the existing stop sign controlling northbound traffic at the High and Mississippi intersection.
- Add no parking on the south side of Cedar Street to allow emergency vehicles and snow plow trucks to navigate the roadway.
- Add a small (25 foot) no parking zone on Jefferson Avenue. During school events a resident is unable to exit their property.

Document No. 8708 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No 10937.

E. South Liberty Parkway Phase II

The City entered into a Development Agreement in October of 2011 with The Parry Group LLC that set out general terms for the dedication of ROW for the future South Liberty Parkway project. The Dedication Agreement outlines the specific terms and improvements that will be constructed with the South Liberty Parkway Phase II project. Staff and the property owner representative have finalized negotiations of the Dedication Agreement that was outlined in the original Development Agreement. The Dedication Agreement finalizes the details of the donation of ROW and easements.

1. Ordinance approving a Dedication Agreement with the Parry Group LLC pertaining to the Construction of South Liberty Parkway Phase II

Document No. 8709 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-1

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

No: None

Abstain: Council Member Graham, due to potential conflict of interest.

Approved by the Chair and inscribed in Ordinance 10938.

2. Ordinance accepting a Quit Claim Deed for Right of Way from the Parry Group, LLC pertaining to the Construction of south Liberty Parkway Phase II

Document No. 8710 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-1

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

No: None

Abstain: Council Member Graham, due to potential conflict of interest.
Approved by the Chair and inscribed in Ordinance 10939.

X. OTHER BUSINESS

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Mayor

Attest:

Deputy City Clerk