



City Council Meeting

Regular Session Minutes
September 24, 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 September 24, 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 Kevin Graham, who then led the pledge of allegiance.

III. ROLL CALL

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

Council Members Absent: Harold Phillips and Paul Jenness, Ward I

Staff Present: Curt Wenson, City Administrator
Dan Estes, Assistant City Administrator/Finance Director
Andy Noll, Public Works Director
Brian Hess, Utilities Director
BJ Staab, Parks and Recreation Director
James Simpson, Police Chief
Mike Peterman, Planner
Katherine Sharp, Planning Director
Tom Garland, Assistant Parks and Recreation Director
Beth Vanderhoorn, Human Resources/Administration Specialist

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

IV. APPROVE MINUTES AND SUMMARIES

V. CITIZENS' PARTICIPATION - None

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

- A. Resolution approving a Temporary Event Liquor License for a Knights of Columbus event at St. James Church, 309 South Stewart Road on Saturday, October 27, 2018

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

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3001

VIII. PUBLIC HEARINGS

- A. Resolution approving a Special Use Permit (SUP) to allow a Commercial use in the M-2 Zoning District at 1919 Industrial Drive, in Liberty, Clay County, Missouri (P&Z Case 18-27SUP)

The proposed use would utilize 5,000 square feet for small group exercise classes (approx. 12 people) such as yoga, barre, and fitness camps as well as a small concession stand offering nutritional supplements.

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

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Inscribed in Resolution No. 3002

- 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 17.75 acres located East Side of Route H at 1023-1039 Route H from Rural Residential, Business and Mixed Use to Low-Density Residential (P&Z Case 18-28A)

Mayor Brenton requested a motion to postpone the Public Hearing at the request of the applicant to October 22, 2018.

Action: Council Member Watt moved to postpone the Public Hearing and consideration of the Resolution to October 22, 2018. Council Member Gentrup seconded the motion.

Vote: Motion passed 6-0-0

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Ordinance acknowledging vendor payments for the period of August 31 to September 14, 2018.

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

Document No. 8735 was read.

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

Roll Call

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10963.

Mayor Brenton resumed as chair of the meeting.

- B. Homestead Hills

1. Ordinance accepting and approving a Final Plat for Homestead Hills, generally located West of S. Withers Rd. and North of South Liberty Parkway, in the City of Liberty, Clay County, Missouri (P&Z Case No. 18-20FP)

Document No. 8736 was read.

Action: Council Member Gentrup 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 Graham seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10964.

2. Resolution approving a Final Development Plan for Homestead Hills, West of S. Withers Rd. and North of South Liberty Parkway, in Liberty, Clay County, Missouri (P&Z Case 18-22FDP)

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

Vote: Motion passed 6-0-0
Yes: Council Members Moore, Hagan, Graham, Watt, Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3003

- C. Ordinance authorizing the Mayor to Enter into an Agreement with MC Power Companies for Renewal Power at Fountain Bluff Sports Complex and the Well Field in an amount not to exceed \$132,444.00 annually (twenty-year agreement)

City staff has been investigating the potential use of solar power for Fountain Bluff Sports Complex and the City's water pumps with a projected goal to cut power costs by 50%. Staff contacted MC Power, a company that has been working primarily with municipal governments to provide solar power energy to public facilities. Staff provided MC Power with power usage data from 2017 for evaluation.

MC Power has recommended the option to provide 80% of the power needs for Fountain Bluff and the water well field for the City's potable water system. MC Power has provided the City with a lease option for twenty years. The savings to the City is estimated to start at \$6,000 per year, then increase every year after to grow to nearly \$50,000 at the term of the lease. The lease would save the City nearly \$1.6 million dollars over the life of the agreement.

Document No. 8737 was read.

Mayor Brenton stated the ordinance will be considered on second reading at the October 8, 2018 meeting.

- D. Ordinance amending Ordinance No. 10864, approving a Guaranteed Pricing Agreement with Kohl Wholesale, increasing the agreement by \$5,000., from \$38,000 to a not to exceed amount of \$43,000.

The contract amendment would authorize an additional \$5,000 to ensure there is sufficient funding available to adequately supply the concession operations for the remainder of the year. The costs associated with concession food and supplies are offset by program revenue from concessions sales.

Document No. 8738 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-0
Yes: Council Members Moore, Hagan, Graham, Watt, Duncan and Gentrup
No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10965.

- E. Ordinance amending Ordinance No. 10867, approving a Guaranteed Pricing Agreement with the Axis Sports Group for 2018 Adult and Youth Sports Apparel, increasing the agreement by \$2,799.,from \$12,050. to a not to exceed amount of \$14,849.

The contract amendment authorizes an additional \$2,799 to pay the final invoice for the purchase of youth soccer uniforms. The costs associated with this increase request will be offset by program registrations.

Document No. 8739 was read.

Action: Council Member Watt 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 Watt seconded the motion.

Vote: Motion passed 5-0-1

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

No: None

Abstain: Council Member Gentrup, due to potential conflict of interest
Approved by the Chair and inscribed in Ordinance No. 10966.

- F. Ordinance amending Chapter 20, "Motor Vehicles & Traffic," of the Code of the City of Liberty, Clay County, Missouri (amending stop and yield schedules)

Document No. 8740 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 10967.

- G. 2018 Bond Issuance

1. Resolution to Declare the Official Intent of the City of Liberty, Missouri to Finance the cost of acquiring certain equipment, building

construction/improvements, neighborhood park improvements and road construction projects through tax exempt debt financing

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

Vote: Motion passed 6-0-0
Yes: Council Members Moore, Hagan, Graham, Watt, Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3004

2. Resolution authorizing the offering for sale of special obligation bonds by the City of Liberty, Missouri; and authorizing certain action in connection therewith

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

Vote: Motion passed 6-0-0
Yes: Council Members Moore, Hagan, Graham, Watt, Duncan and Gentrup
No: None
Abstain: None
Inscribed in Resolution No. 3005

.X. OTHER BUSINESS

A. Roadway Maintenance Techniques – Presentation

Public Works Director Andy Noll presented information on the various roadway maintenance activities and techniques used by the City. The 2015 pavement maintenance program included the use of chip seal and Public Works has reviewed the performance of the chip seal and proposes to implement the pavement preservation technique on a regular basis. Chip seal is placed on an existing road and consists of a coating of oil followed by a coating of aggregate. Potential drawbacks are that it looks like 'loose gravel'; oil tracking; different color of the roadway; and, dust during application. Staff believes all of the drawbacks can be managed in a similar fashion as was implemented on LaFrenz Road and will be accepted by residents. The chip seal technique is not planned to be utilized in residential neighborhoods at this time. Council was in support of implementing chip seal as a regular pavement management technique.

XI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIII. ADJOURNMENT

The meeting adjourned at 8:04 p.m.

Mayor

Attest:

Deputy City Clerk