



## City Council Meeting

Regular Session Minutes  
September 23, 2019

### 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 23, 2019 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: Paul Jenness, 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: Harold Phillips, Ward I

Staff Present: Curt Wenson, City Administrator  
Dan Estes, Assistant City Administrator/Finance Director  
Vicki McClure, Assistant 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  
Beth Vanderhoorn, HR and Administration Specialist

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

### IV. APPROVE MINUTES AND SUMMARIES

### V. CITIZENS' PARTICIPATION

Lisa Cutter of 1654 Southview Drive in the Creekwood subdivision expressed concerns about the code violations of 1628 Southview Drive. Currently, three unregistered junky vehicles can be viewed from the street, a half painted shed with boarded windows and the property is in disarray. The residence is an eye sore and the neighborhood is concerned with their property values decreasing. The property owner has received four continuances and extensions from court date. What can the City do, and how much longer before they are brought into court?

### VI. MEETING SCHEDULE

### VII. CONSENT AGENDA

VIII. PUBLIC HEARINGS

A. Ordinance approving a Plan for an Industrial Development Project (Liberty Industrial Holdings Project)

This is a speculative industrial park and the proposed project consists of three industrial buildings; 741,000 sq. ft., 104,000 sq. ft. and 132,500 sq. ft. plus 23,300 sq. ft. of retail. This is a Chapter 100 industrial project. The tax abatement associated with this project is for 10 years at 100%. The retail is not part of the tax abatement and will pay taxes to all taxing entities.

Document No. 8934 was read.

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

Hunter Harris, Lane 4 Property Group, 4705 Central, KCMO discussed their firm's experience and noted this business park will include diverse types of space, retail, restaurant and quality neighborhood services. The goal is to deliver quality through look and feel and attracting a mix of tenants. Design adjustments have been made of screening loading docks, increased set-backs and a series of berms.

Ralph Boots, 5 Victory Lane LEDC, shared that since June 2017 he has had over 2,000 leads of businesses looking for space. He is excited to have more space to bring in new businesses and is in support of this project.

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 a Special meeting on October 7, 2019.

B. Ordinance amending the Official Zoning Map of the City of Liberty, Missouri by Rezoning 68.28 Acres on the South Side of South Liberty Parkway, between US 69 Hwy. and Flintlock from C-2 "General Business", MU "Mixed Use" and R-1A, "Suburban Residential District" to PD, "Planned Development District" for Liberty Parkway Plaza, a Mixed Industrial and Commercial Development, and associated Variances (P&Z Case 1928R&PDP)

The proposal is for an industrial and commercial center with approximately 1 million square feet of space in 11 buildings. The three industrial buildings are proposed to be located to the south with 8 commercial sites located near the intersection of South Liberty Parkway and US 69 Hwy.

Document No. 8935 was read.

The applicant is proposing variances from the Unified Development Ordinance (UDO) including relief from the Streamside buffer zone and Riparian edge buffer zone in order to fit the large building on the site. They are also requesting to allow the dock doors and loading area to face the public right-of-way.

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

Mayor Brenton stated the ordinance would be considered on second reading at a Special meeting on October 7, 2019.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

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

A. Acknowledgement of vendor payments for the period of August 30 to September 13, 2019

1. Ordinance excluding Westland Landscape payments

Document No. 8936 was read.

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

Roll Call

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11143.

2. Ordinance including Westland Landscape payments

Document No. 8937 was read.

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

Roll Call

Vote: Motion passed 6-0-1

Yes: Council Members Moore, 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. 11143.

Mayor Brenton resumed as chair of the meeting.

B. Resolution approving a Preliminary Plat for Liberty Parkway Plaza, 68.28 Acres on the South side of South Liberty Parkway, between US 69 Hwy and Flintlock, A Subdivision of Land in Liberty, Clay County, Missouri (P&Z Case 19-29PP)

This is a proposal for an industrial and commercial center with approximately 1 million square feet of space in 11 buildings. The site is proposed on the south side of South Liberty Parkway (SLP) between US 69Hwy and Plummer Road. There are five

proposed entrances to the site: a right in/ right out on US 69 Hwy; a right in only on SLP at the north of the site into the commercial area; a full signalized access at Swan and SLP; a full signalized access at Flintlock and SLP, and full access at Plummer and SLP. There will be 11 lots on the site, 8 commercial and 3 industrial. There will be three tracts that will serve as stormwater maintenance areas, and Tract A allows access into the site at Swan Avenue.

**Action:** Council Member Duncan moved to postpone consideration to October 7, 2019. Council Member Watt seconded the motion.

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

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

**No:** None

**Abstain:** None

C. Resolution approving a Final Development Plan for Oakwood Business Park, Tract 17, in Liberty, Clay County, Missouri (P&Z Case 19-37FDP)

The applicant is creating two lots for two new commercial/warehousing type buildings similar to the three buildings recently constructed on the south side of Haines Dr. The site design and layout are to be very similar to that of the property to the south. This review is for one 15,600 sq. ft. building located on Tract 17 east of the Clay County Health Dept. An additional 7,500 sq. ft. building is being reviewed by staff for an administrative approval.

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

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

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

**No:** None

**Abstain:** None

Inscribed in Resolution No. 3071.

D. Resolution approving a Final Development Plan for the B&B Theater Office Addition, in Liberty, Clay County, Missouri (P&Z Case 19-39FDP)

This final development plan is for a 26,000 square foot addition to the existing theatre. The proposed office addition was envisioned as part of the build out of this project as proposed in the Preliminary Development Plan that was approved in 2017.

The applicant is proposing a 600 sq. ft. accessory garage/workspace for maintenance personnel located on the south end of the parking lot near the new addition.

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

**Vote:** Motion passed 5-0-1

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

**No:** None

Abstain: Council Member Jenness, due to potential conflict of interest  
Recused: Council Member Hagan, due to potential conflict of interest  
Inscribed in Resolution No. 3072.

- E. Ordinance amending Chapter 20, "Motor Vehicles & Traffic", of the City Code of the City of Liberty, Clay County, Missouri (pertaining to Church Road speed limit and 4-way stop at High/Liberty Drive) [2<sup>nd</sup> Reading]

Document No. 8933 was read.

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

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11144.

- F. Ordinance amending Ordinance No. 11068, Approving a Contract with Liberty Solar, LLC for Solar Power, to also include City Hall, Fire Stations 1, 2, 3, Liberty Community Center, Park Maintenance Building, Public Works Maintenance Building, New Animal Shelter, Waste Water Treatment Plant and Water Treatment Plant in an amount not to exceed \$218,000.04

Document No. 8938 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 Gentrup moved to approve the ordinance. Council Member Watt seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 11145.

## X. OTHER BUSINESS

- A. KC Tech Academy – Discussion

Greg Canuteson, 1410 Telford, Clay County EDC Chairman Elect, explained the strategic plan for Clay County EDC and the opportunity in Liberty for work force development. Currently, there are twenty thousand auto related jobs in the KC Metro. The Liberty area is a prime location for advanced manufacturing and he wants to see

continued discussions of adding a KC Tech Academy to the City's 42 acres/business park.

Andy Herasky, Magna International, 2901 Heartland Drive, and present Chairman of KC Tech Academy (KCTA) discussed the absence of skilled trades in the area. KCTA initiated operations in 2018-2019 with four students and the focus of proving concept. The 2019-20 classes consist of 16 students and are expected to grow to 25-30 in the first quarter of 2020. Focus is industry driven heavy industrial education. There is potential to add adults in January 2020, tuition assistance options, and the goal is to have 120 students enrolled by end of 2020.

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

The meeting adjourned at 8:34 p.m.

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Mayor

Attest:

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Deputy City Clerk