



**City Council Meeting**  
Regular Split Session Minutes  
April 28, 2025

I. **1<sup>ST</sup> SESSION**

II. 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 April 28, 2025 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:00 p.m.

III. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Kevin Graham, who then led the pledge of allegiance.

IV. ROLL CALL

Council Members Present: Harold Phillips and Shelton Ponder, Ward I  
Kelley Wrenn Pozel and Adam Travis, Ward II  
Kevin Graham and Jeff Watt, Ward III  
Gene Gentrup and Michael Hagan, Ward IV

Council Members Absent: None

Staff Present: Curt Wenson, City Administrator  
Sara Cooke, Assistant City Administrator  
Vicki McClure, Finance Director  
Andy Noll, Utilities Director  
BJ Staab, Parks and Recreation Director  
Jim Martin, Police Chief  
Jason Whitteck, Fire Division Chief  
Brandon Smith, Economic & Business Dev. Manager  
Katherine Sharp, Planning and Development Director  
Sherri McIntyre, Public Works Director  
Sarah Ranes, Deputy City Clerk

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

V. APPROVE MINUTES AND SUMMARIES

VI. MEETING SCHEDULE

VII. CONSENT AGENDA

VIII. PUBLIC HEARINGS

- A. Ordinance amending the official zoning map of the City of Liberty, Missouri by rezoning 255 acres south of Seven Hills Road at Southview Road and south 291 Highway to PD “planned development” district for Strata Underground (P&Z Case 25-02R&PDP)

This is an application to rezone approximately 255 acres to PD "Planned Development" from A "Agriculture" to allow the use of the property for underground commercial totaling 4,000,000 square feet. The existing use of the property as an aggregate mine has developed the underground in a manner that allows this type of underground commercial development. The proposed zoning is PD "Planned Development" which allows, "any land use if such use or uses can be shown to provide an orderly relation and function to other uses in the development and to existing land uses, as well as with regard to the comprehensive plan of the City of Liberty. The permitted use or uses of property located in the planned development shall be determined at the time the PD zoning district and preliminary development plan is approved, and development within that PD district shall be limited to those uses specifically requested as part of the application and approved by the planning and zoning commission and city council. Any addition of uses, change of plans, or increase in size or density shall require a separate application for amendment to the original approved development plan and shall follow the same process as any other development plan amendment". UDO Section 30-59.1.

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

Jeff Haney with HaneyCoKC, 12620 Flint Street, Overland Park, KS 66213. Mr. Haney is part of the development team that’s working on the next stage of this property. Mr. Haney explained the property has been an aggregate mine for the past ten years and the plan was to come back and take advantage of what has been done underground and turn it into Strata Underground, LLC.

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

Document No. 9926 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 Phillips seconded the motion.

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12090.

B. Resolution approving a special use permit to allow a commercial use in the M-2 zoning district at 1919 Industrial Drive (PZ Case 25-13SUP)

The applicant is requesting the approval of a Special Use Permit (Section 30-25 of the Unified Development Ordinance [UDO]) to allow a commercial use in the M-2, "General Industrial District" (Section 30-69 of the UDO), which only permits non-retail business uses, in addition to general industrial activity, by right. The business of interest — Love Letters, a women's clothing boutique — has requested the Special Use Permit in order to occupy two suites (100, 200) within the building located at 1919 Industrial Drive. Suite 100, totaling 3,000 square feet, would be utilized as a general office space for the business, where they would design, house, and ship items as part of the business' online store. Suite 200, totaling 5,000 square feet, would be used as a retail space for customers, in addition to storing backstock.

Mayor Canuteson 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 approve the resolution. Council Member Hagan seconded the motion.

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3454.

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS FOR THE PERIOD OF APRIL 4, 2025 TO APRIL 18, 2025

Document No. 9927 was read.

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

Roll Call

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12091.

- B. Ordinance approving a guaranteed pricing agreement with TaylorMade, Co. for the purchase and installation of new rubber playground safety surfacing at Westboro/Canterbury Park playgrounds in an amount not to exceed \$73,693.18. The Parks and Recreation Department continually reviews the playground inventory within the park system, evaluating and prioritizing replacement and repair needs. During the FY2025 budget development process, the Westboro safety surfacing was identified as the highest priority to be replaced as part of the Parks operations budget.

Staff applied for a Missouri Department of Natural Resources (MODNR) Scrap Tire Surface Material Grant to help cover part of the cost of replacing the safety surface of the Westboro playgrounds. The City was notified in the Fall of 2024 that \$40,000 would be awarded and available in 2025. This is a reimbursement grant, so \$40,000 of the \$42,363.46 safety surface expense will be reimbursed by the MODNR when the project is complete. The remaining balance of \$2,363.46 was included in the 2025 Parks Operations budget.

The Liberty Parks Foundation selected the Canterbury playground for replacement of the wood fiber safety surface to match the Westboro playground. As part of this project, the Foundation will reimburse the City for the cost of the second playground to receive rubber safety surfacing in the amount of \$31,329.72.

Staff recommends the approval of an agreement with Taylormade Co. for the purchase and installation of rubber safety surfacing utilizing the Greenbush Coop pricing agreement for a combined amount of \$73,693.18 for both projects. The Liberty Parks and Recreation Foundation will reimburse the City with an amount of \$31,329.72 and MODNR will reimburse the City in the amount of \$40,000, leaving the Parks Department with \$2,363.46 in costs for the two playgrounds.

These projects will be funded through grants and the approved FY2025 park operations budget.

Document No.9928 was read.

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

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Travis, Graham, Watt, Gentrup and Hagan

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12092.

C. ORDINANCE APPROVING A CONTRACT WITH DONELSON CONSTRUCTION CO, LLC FOR CITY OF LIBERTY PROJECT 25-008 2025 STREET MAINTENANCE - PRESSURE PAVE IN AN AMOUNT NOT TO EXCEED \$184,332.98

The City's Capital Improvement Plan includes a Street Restoration Program in order to project expenditures necessary for streets in need of restoration. This report pertains to the 2025 Street Maintenance - Pressure Pave, otherwise known as Project 25-008.

In the months prior to bidding, City staff assessed and prioritized public streets for inclusion in the 2025 project. Assessment and prioritization were informed through:

- Pavement Condition Indexing (PCI) data,
- Volume and usage data,
- Field reports from Street Maintenance staff, and
- Known public and private utility projects planned along or adjacent to public streets.

The identified scope of work included over two dozen public streets, one of which was N. Church Rd. from Oakwood Ln. to the Southern City Limits (just south of Charlies Carwash). This particular segment was selected as a viable candidate for rehabilitation using Pressure Pave. Pressure Pave is a patented Modified Aggregate Quick Set system performed by Donelson Construction Company, LLC, which can provide equivalent rehabilitation to conventional milling and overlaying at a slightly reduced cost while also inhibiting future water penetration.

The City has not used Pressure Pave in the past. As Pressure Pave and the method of application is a patented technology, there was no public advertisement or bidding for this scope of work and its usage is being pursued as a sole source contract. Documentation was provided from Donelson Construction Company, LLC, identifying themselves as a sole source product.

Donelson Construction Company, LLC has quoted the Pressure Pave services of N. Church Rd. from Oakwood Ln. to the Southern City Limits at \$184,332.98.

Staff is requesting approval of a contract with Donelson Construction Company, LLC in the amount of \$184,332.98 with additional funding authorization of \$18,437.02 for a total requested authorization amount of \$202,770.00. The amount requested for approval includes both the contract amount (\$184,332.98) and the addition of an approximate 10% contingency. Contingency is requested for the following reasons:

- Final payments are based on the actual unit quantities used during the project and may be more or less than estimated, resulting in fluctuations from the total bid price.

The 2025 Street Restoration Project base budget was established at \$2,400,000.00 for 2025 during CIP development. This includes \$800,000.00 from Transportation Sales Tax and \$1,600,000.00 from Capital Sales Tax.

Staff recommends approval of a contract with Donelson Construction Co, LLC, for City of Liberty Project 25-008 2025 Street Maintenance - Pressure Pave in an amount not

to exceed \$184,332.98 with additional funding authorization of \$18,437.02 for a total requested authorization amount of \$202,770.00.

Document No.9929 was read.

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

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Travis, Graham, Watt, Gentrup and Hagan

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12093.

D. Ordinance to establish a public utility easement and abolish a certain section of alley right-of-way adjacent to Lot 2 and 3 Prairie Estate **{to be further postponed to May 12, 2025}**

Document No. 9931 was read.

**Action:** Council Member Hagan moved to postpone consideration of the ordinance to May 12, 2025. Council Member Phillips seconded the motion.

**Vote:** Motion passed unanimously.

E. Resolution authorizing the filing of an application with the Missouri Division of Highway Safety for a highway safety law enforcement grant (hazardous moving vehicles)

The purpose of this resolution is to enhance roadway safety by approving the receipt and disbursement of supplemental funds from the Missouri Highway Safety and Traffic Division, to support the Liberty Police Department in the enforcement of hazardous moving violations. The following statistics were pulled from the Missouri Highway Patrol crash reporting system, years 2020-2022:

Per the FY 24-26 Triennial Highway Safety Plan, during the last 5 years, no behavior on Missouri roadways has contributed to traffic fatalities as frequently as speed and aggressive driving. From 2017-2021, there were 2,547 fatalities involving a speeding or aggressive driver, accounting for 53% of all traffic fatalities. Speed and aggressive driving are cited in fatal crash reports as a contributing circumstance more than twice as often as impaired driving, and feedback and citation data from law enforcement agencies indicate speeds are up significantly during the last 3 years.

The following statistics were pulled from the Missouri Highway Patrol crash reporting system, years 2021–2023:

- Clay County Total Crashes - 14,597 - 6th in State
- City of Liberty Total Crashes - 1,884 - 31st in State
  
- Clay County Disabling Crashes - 316 - 7th in State
- City of Liberty Disabling Crashes - 40 - 26th in State
  
- Clay County Fatal Crashes - 51 - 9th in State
- City of Liberty Fatal Crashes - 5 - 18th in State
  
- Clay County Speed Related Crashes - 1,833 - 6th in State
- City of Liberty Speed Related Crashes - 211 - 30th in State

The City of Liberty, and Clay County, have seen a slight increase in all traffic crashes. The majority of crashes that occur in the city take place on W. Kansas St. from N. Clayview Dr. westbound to the western city limits, and on Missouri 291 Highway. The crashes on W. Kansas St. are normally slower speed crashes due to the high volume of traffic. The crashes on MO 291 Highway, though less frequent, are generally at higher speeds with a greater risk for injury.

There has been a noticeable increase in severe traffic crashes on South Liberty Parkway and US 69 Highway, and it is not uncommon to find most drivers going 20 mph over the posted limit on these two roadways.

Most traffic crashes occur between Monday and Saturday, from 7 a.m. to 9 p.m. The high volume of traffic is due to the many shopping centers, businesses and schools in the area.

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

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

**No:** None

**Abstain:** None

Inscribed in Resolution No. 3455.

F. Resolution authorizing the filing of an application with the Missouri Division of Highway Safety for a highway safety law enforcement grant (driving while intoxicated enforcement)

The purpose of this resolution is to enhance roadway safety by approving the receipt and disbursement of supplemental funds from the Missouri Highway Safety and Traffic Division, to support the Liberty Police Department in the enforcement of impaired driving.

Per the FY24-26 Triennial Highway Safety Plan, substance-impaired drivers contributed to 22% of Missouri's traffic crash fatalities during the past five years. Alcohol remains the primary contributor to substance-impaired driving crashes. However, the number of persons under the influence of prescription medications and/or illicit drugs has increased significantly over the past decade. With recreational marijuana now legal in Missouri, there are concerns this trend will continue.

During the past three years, there have been 1,884 traffic crashes in the city limits of Liberty. Of those crashes, 92 involved alcohol or drugs. The following statistics were pulled from the Missouri Highway Patrol crash reporting system, years 2021–2023:

Clay County Traffic Crashes - 14,597 - 6th in State  
City of Liberty Traffic Crashes - 1,884 - 31st in State

Clay County Alcohol Involved Crashes - 531 - 6th in State  
City of Liberty Alcohol Involved Crashes - 86 - 19th in State

Clay County Alcohol Involved Fatal Traffic Crashes - 10 - 8th in State  
City of Liberty Alcohol Involved Fatal Traffic Crashes - 1 - 7th in State

Clay County Alcohol and Drug Involved Crashes - 29 - 7th in State  
City of Liberty Alcohol and Drug Involved Crashes - 6 - 15th in State

Clay County Alcohol and Drug Involved Fatal Crashes - 1 - 6th in State  
City of Liberty Alcohol and Drug Related Fatal Crashes - 0

In 2024, the Liberty Police Department made 91 arrests for Driving While Intoxicated. Most of these arrests occurred between 7 p.m. and 3 a.m. The funding received through this grant will be used to target impaired drivers and create safer roadways for all.

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

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Inscribed in Resolution No. 3456.

## X. OTHER BUSINESS

### A. Oath administered to Elected Officials

Matthew Smith, Treasurer  
Terry Mills, Auditor  
Cameron Brenton, Constable  
David Fulk, City Clerk  
Gene Gentrup, Council Member Ward Four  
Jeff Watt, Council Member Ward Three  
Kelley Pozel, Council Member Ward Two  
Harold Phillips, Council Member Ward One  
Greg Canuteson, Mayor

Deputy City Clerk Sarah Ranes administered the official Oath of Offices.

XI. ADJOURNMENT OF 1ST SESSION

The meeting adjourned at 7:20 p.m.

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Mayor

Attest:

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Deputy City Clerk

XII. **CALL TO ORDER - 2ND SESSION**

A regular meeting of the City Council of the City of Liberty, Missouri was held in the Council Chambers at City Hall on April 28, 2025 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:21 p.m.

XIII. ROLL CALL

Council Members Present: Harold Phillips and Shelton Ponder, Ward I  
Kelley Wrenn Pozel and Adam Travis, Ward II  
Kevin Graham and Jeff Watt, Ward III  
Michael Hagan and Gene Gentrup, Ward IV

Council Members Absent: None

Staff Present: Curt Wenson, City Administrator  
Sara Cooke, Assistant City Administrator  
Vicki McClure, Finance Director  
Andy Noll, Utilities Director  
BJ Staab, Parks and Recreation Director  
Jim Martin, Police Chief  
Jason Whitteck, Fire Division Chief  
Brandon Smith, Economic & Business Dev. Manager  
Katherine Sharp, Planning and Development Director  
Sherri McIntyre, Public Works Director  
Sarah Ranes, Deputy City Clerk

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

XIV. Consent Agenda

Motion to approve the purchase of a Dodge Durango pursuit vehicle from Landmark Dodge in an amount not to exceed \$41,396.00

On March 22, 2025, Liberty Police Officers engaged in a vehicle pursuit with a stolen vehicle where the driver attempted to strike a Liberty Police Officer with the vehicle. This pursuit was following Police Department Policy. During the pursuit, an officer attempted to negotiate a turn at a high rate of speed. The officer could not make the turn and the vehicle left the roadway, causing extensive damage to the axles and undercarriage. The City's insurance carrier deemed the vehicle a total loss and issued a payment to the City of \$35,911.00. The Police Department has remaining money in its vehicle budget to cover the remainder of the cost of the vehicle. The Police Department is recommending the purchase of a Dodge Durango pursuit vehicle to replace a wrecked vehicle for a total cost of \$41,396.00.

**Action:** Council Member Watt moved to approve the purchase. Council Member Travis seconded the motion.

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Travis, Graham, Watt, Gentrup and Hagan

**No:** None

**Abstain:** None

#### XV. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Ordinance approving a contract with Metro Asphalt, Inc. for City of Liberty Project 25-003 2025 street maintenance pavement restoration in an amount not to exceed \$1,486,471.60

Document No. 9932 was read.

Roll Call

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Travis, Graham, Watt, Gentrup and Hagan

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12094.

- B. Ordinance approving a contract with Inco USA, LLC for City of Liberty Project 25-002 2025 concrete flatwork replacement in an amount of \$186,085.26 with authorization for a spending amount not to exceed \$203,302.00

The City's Capital Improvement Plan includes a Street Restoration Program in order to project expenditures necessary for streets in need of restoration. This report pertains to the 2025 Concrete Flatwork Replacement Project (CFRP), otherwise known as Project 25-002.

The 2025 CFRP project includes:

- The removal and replacement of approximately 41 ADA Curb Ramps;
- The removal and replacement of approximately 5,140 square feet of concrete sidewalk;
- The removal and replacement of approximately 590 linear feet of concrete curb and gutter; and
- Mud-jacking of approximately 635 square feet of concrete sidewalk.

Locations which are included within the project are:

- Immediately adjacent to the selected streets being restored as part of the 2025 Street Maintenance Pavement Restoration Project;
- Adjacent to or serving Liberty Public Schools; and
- Along the West side of Main St. from Mississippi St. to the Garrison School.

A bid manual was put together, publicly advertised with bids opened and publicly read on April 1, 2025. The three bidders were:

- Freeman Concrete Construction, LLC. - \$464,038.00
- Inco USA, LLC. - \$186,085.26
- Southtown Glass, Inc. - \$308,640.00

Staff is requesting approval of a contract with Inco USA, LLC. in the amount of \$186,085.26 with additional funding authorization of \$37,216.74 for a total requested authorization amount of \$223,302.00. The amount requested for approval includes both the contract amount of \$186,085.26 and the addition of an approximate 20% contingency (\$37,216.74). Contingency is requested for the following reasons:

- Staff estimated and budgeted \$373,008.35 in expenditures for this project and the contingency is within this budgeted amount.
- Final payments are based on the actual unit quantities used during the project and may be more or less than estimated, resulting in fluctuations in the total bid price.
- It allows quick action in the event of emergency concrete repair/replacement issues that may develop over the length of the contract.

The 2025 Street Restoration Project base budget was established at \$2,400,000.00 for 2025 during CIP development. This includes \$800,000.00 from Transportation Sales Tax and \$1,600,000.00 from Capital Sales Tax.

Staff recommends approval of a contract with Inco USA, LLC. for City of Liberty Project 25-002 2025 Concrete Flatwork Replacement in an amount not to exceed \$186,085.26 with additional funding authorization of \$37,216.74 for a total requested authorization amount of \$223,302.00.

Document No. 9933 was read.

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

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12095.

- C. Ordinance approving a cloud services agreement with Brightly Software Inc. for access to the asset essentials enterprise software for work order and asset management in an amount not to exceed \$26,082.64

Asset Essential Enterprise Software is utilized by utility staff for tracking of work orders and asset management of utility infrastructure. The contract will allow full access to all modules of the software until December 31, 2025. At such a time, staff will have completed the transition away from Asset Essentials to Cartegraph Software. Cartegraph Software was selected to serve as the work order and asset management software for all City departments in 2024 as part of a City-wide selection of financial and asset management software. Access to Asset Essential Enterprise Software is necessary to ensure the complete migration to the new software platform and that no records are lost during the transition.

Document No. 9934 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 Hagan moved to approve the ordinance. Council Member Pozel seconded the motion.

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12096.

- D. Ordinance amending Ordinance No. 11976 approving an agreement with architect Hoefler Welker, LLC to authorize Phase 2 of the City Hall Police and

MEP Design Project (#PW-24-020) by increasing the current agreement amount by \$1,485,232.00 from \$215,900.00 to \$1,701,132.00

On September 23, 2024, City Council approved an agreement for the amount of \$215,900.00 with Hoefler Welker, LLC for Phase 1 of a two-phase Architectural, Structural, MEP (Mechanical, Electrical, Plumbing which includes HVAC), Fire Protection, Landscape, and Civil design services required to develop concept plans for a proposed addition to City Hall. City staff worked with Hoefler Welker architects to define the project scopes for each of the two phases of the design process with the original intent to expand City Hall within the limits of City property without encroaching onto the Missouri Street right-of-way.

Original design costs in the agreement were estimated in the fall of 2024 based upon the expansion of the existing 10,000-square-foot police space by approximately 12,000 square feet to 22,000 square feet:

Phase 1 (2024): \$215,900.00  
Phase 2 (2025): \$803,120.00  
Grand Total: \$1,019,020.00

Phase 1 scope included pre-design services such as site survey, existing building and systems assessment, cost range estimate, community engagement, 50% schematic conceptual design, and a detailed cost estimate. This phase was completed in December 2024.

Through the design charette process in Phase 1, stakeholders realized that the project size and scope will need to increase in order to meet current needs, and future needs for up to 30 years. The ultimate design chosen expands south into the existing greenspace between City Hall and the County Justice Center, as well as expanding into Missouri Street. As a result, Missouri Street will be closed from Kansas Street to Mill Street and Leonard Street will likely be converted from one-way to two-way traffic. The concept chosen addresses key concerns including:

- Provide the department with 32,000 square feet of flexible space to meet current and future department needs.
- Provide dedicated space for the different divisions within the police department while also improving work flow efficiency.
- Provide dedicated areas that provide for private conversations with members of the public.
- Provide additional and modern space for collection and storage of evidence.
- Provide a welcoming appearance for the public and police department staff, have a compatible exterior appearance with the existing city hall, provide better security for officers and public, as well as a multi-use public space that can bring people together in the heart of downtown Liberty.

The existing Police facility is approximately 10,000 square feet, and the chosen expansion would add another 22,000 square feet for an approximate total of 32,000 square feet that would complement the style of the existing City Hall.

Since the project size and construction cost have increased, the building and site scopes have changed. The site now includes a large public plaza, a police private outdoor area, and the closure of Missouri Street involving significant utility relocations and additional site work. The building expansion has grown from approximately 22,000 square feet to 32,000 square feet and the cost has grown from \$9M to approximately \$16.4M. As a result, the pricing for Phase 2 design has increased. Hoefer Welker provided a revised fee for the Phase 2 design in the amount of \$1,485,232.00.

Phase 2 scope includes detailed final design services such as 100% schematic design development, construction documents, bidding and permitting, and construction administration. Phase 2 was contingent upon voters passing a 1% general sales tax dedicated to Public Safety to fund the final design and construction of the project. Voters passed the ballot measure approving the 1% sales tax on April 8, 2025.

Phase 1 Design (Original Sept. 2024 Design Contract Amount): \$ 215,900  
Phase 2 Design (this Amendment): \$ 1,485,232  
Total Design (revised Design Contract Amount): \$ 1,701,132

The final design is anticipated to be completed in 2025. Construction is anticipated to start in 2026 with completion in 2027. A contract for construction will be presented to the City Council in a separate future action. The budget for this project is \$20M.

City staff recommends approving an Ordinance amending Ordinance No. 11976 approving an agreement for City of Liberty Project PW-24-020, authorizing Phase 2 of the City Hall Police and MEP Study Project by and between the City of Liberty and Hoefer Welker, LLC, increasing the contract amount by \$1,485,232.00, from \$215,900.00, to an amount not to exceed \$1,701,132.00.

Document No. 9935 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 Hagan seconded the motion.

**Vote:** Motion passed 8-0-0

**Yes:** Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12097.

E. Ordinance approving a purchase agreement with Conrad Fire Equipment, Inc. for the purchase of two 2026 Pierce Saber Pumpers in an amount not to exceed \$2,056,553.78

In preparation for the proposed 2026-2027 purchases, in late 2024 the Labor Management Steering Committee assigned the proposed purchase of replacement pumper trucks to a project team. The project team was composed of six labor personnel with two management personnel assisting as needed. Currently, the Department operates two front-line pumpers and one reserve pumper, all 11 years of age (12 and 13 years old at delivery). The committee reviewed several manufacturers of fire apparatus and unanimously agreed that the Pierce product was superior in every way and was the only vendor that could deliver four matching trucks with no change in price and features. Pierce also provided pricing that was comparable to the other vendors, ranging from \$900,000 to \$1.1 million. While reviewing possible uses for today and into the future, the department also focused on the available safety options. The Pierce Saber Chassis provides fire personnel with frontal impact airbags, side impact airbags, unobstructed and improved visibility via a single-piece windshield and is the only custom OEM fire truck to meet school bus FMVSS-111 standards of visibility. In addition, Pierce has several other safety options that are within this chassis specification.

The aerial truck purchased in 2012 and the previous pumpers are also from Pierce, continuing the consistency of operation throughout our fleet. Currently, based off of our data, pumper trucks should be replaced after approximately ten years. As with our suggested process that began in 2011 with the purchases of the ambulances, we will continue to utilize the same process of rotation of the vehicles on a regular basis to maintain equal mileage and use of all four pumpers, which has proven to be successful over the last 14 years. While we will continue to budget for replacements in 10 years, it is our goal and expectation that by utilizing the rotation process that we should be able to extend the use of the vehicles from ten to approximately twelve years. The replacement time will be continually monitored and adjusted based on the status of the apparatus.

Payment will be expected with the delivery of each unit, the first two apparatus arriving within 10 months of approval. It is recommended that two separate 10-year lease purchase financing be utilized; one for the two 2026 deliveries, with a maximum annual debt service of \$258,712.50, and one for the two 2027 deliveries, with a maximum annual debt service of approximately \$258,000 (depending on current interest rates), so as not to tie up capital and accrue unneeded interest.

Document No. 9936 was read.

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

Vote: Motion passed unanimously.

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

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12098.

- F. Ordinance approving a purchase agreement with Conrad Fire Equipment, Inc. for the purchase of two 2027 Pierce Saber Pumpers in an amount not to exceed \$2,056,553.78

In preparation for the proposed 2026-2027 purchases, in late 2024 the Labor Management Steering Committee assigned the proposed purchase of replacement pumper trucks to a project team. The project team was composed of six labor personnel with two management personnel assisting as needed. Currently, the Department operates two front-line pumpers and one reserve pumper, all 11 years of age (12 and 13 years old at delivery). The committee reviewed several manufacturers of fire apparatus and unanimously agreed that the Pierce product was superior in every way and was the only vendor that could deliver four matching trucks with no change in price and features. Pierce also provided pricing that was comparable to the other vendors, ranging from \$900,000 to \$1.1 million. While reviewing possible uses for today and into the future, the department also focused on the available safety options. The Pierce Saber Chassis provides fire personnel with frontal impact airbags, side impact airbags, unobstructed and improved visibility via a single-piece windshield and is the only custom OEM fire truck to meet school bus FMVSS-111 standards of visibility. In addition, Pierce has several other safety options that are within this chassis specification.

The aerial truck purchased in 2012 and the previous pumpers are also from Pierce, continuing the consistency of operation throughout our fleet. Currently, based off of our data, pumper trucks should be replaced after approximately ten years. As with our suggested process that began in 2011 with the purchases of the ambulances, we will continue to utilize the same process of rotation of the vehicles on a regular basis to maintain equal mileage and use of all four pumpers, which has proven to be successful over the last 14 years. While we will continue to budget for replacements in 10 years, it is our goal and expectation that by utilizing the rotation process that we should be able to extend the use of the vehicles from ten to approximately twelve years. The replacement time will be continually monitored and adjusted based on the status of the apparatus.

Payment will be expected with the delivery of each unit, the first two apparatus arriving within 10 months of approval. It is recommended that two separate 10-year lease purchase financing be utilized; one for the two 2026 deliveries, with a maximum annual debt service of \$258,712.50, and one for the two 2027 deliveries, with a maximum annual debt service of approximately \$258,000 (depending on current interest rates), so as not to tie up capital and accrue unneeded interest.

Document No. 9937 was read.

**Action:** Council Member Hagan moved to waive the rules and consider the ordinance on first reading. Council Member Travis 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, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12099.

- G. Ordinance of the City of Liberty, Missouri authorizing the Mayor to execute a property maintenance funding agreement with Pace Properties, Inc. and The Liberty Commons Community Improvement District for maintenance of the Liberty Commons Shopping Center

On February 9, 2015, the City entered into the Liberty Commons Tax Increment Financing Contract (the "Redevelopment Agreement") with the developer, authorizing the developer to redevelop the redevelopment area. Pursuant to the Redevelopment Agreement, the developer is obligated to construct and complete the private and public improvements, all in accordance with the requirements contained in the Redevelopment Agreement. The private project improvements consist of the demolition of the majority of an existing shopping center and construction of a new commercial inline shopping center and approximately five pad sites which include a hotel. The public project improvements consist of various street improvements and signalization in and around the redevelopment area. The private project improvements and the public project improvements are referred to herein collectively as the "Project." The Project consists of 335,000 square feet of redeveloped improvements; 235,000 square feet of commercial inline space, a 64,000-square-foot hotel and about 36,000 square feet of pad sites.

Since 2015, the developer has neglected to keep up with the maintenance and needed improvements of the Liberty Commons Shopping District. The approval of this ordinance will allow the CID Board to approve any necessary future ongoing maintenance projects and any improvement projects.

The list of the improvements and maintenance items includes the following:

- Property curb and gutter repairs - \$137,130.00
- Sidewalk Replacement - \$1,500.00
- Concrete apron replacement - \$22,500.00
- Asphalt repairs - \$77,000.00
- Crack Seal - \$13,000.00
- Striping - \$18,850.00
- Sealcoat - \$83,860.75
- Landscaping Repairs - \$20,391.54
- Landscaping irrigation repairs - \$10,000.00

- Construction Management Fees - \$38,423.23

For a total of \$422,655.52 to be paid for or reimbursed from the CID Surplus Funds.

Document No. 9938 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 Watt moved to approve the ordinance. Council Member Hagan seconded the motion.

Vote: Motion passed 8-0-0

Yes: Council Members Phillips, Ponder, Pozel, Hagan, Graham, Watt, Travis and Gentrup

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12100.

XVI. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XVII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XVIII. ADJOURNMENT OF 2ND SESSION

The meeting adjourned at 7:52 p.m.

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Mayor

Attest:

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Deputy City Clerk