



City Council Meeting

Regular Session Minutes

July 14, 2025

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 July 14, 2025 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Council Member Watt, who then led the pledge of allegiance.

III. ROLL CALL

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

Council Members Absent: Shelton Ponder, Ward I
Adam Travis, Ward II

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
Jimmy Gibbs, Parks and Recreation Assistant Director
Jim Martin, Police Chief
Chris Young, Fire Chief
Brandon Smith, Economic & Business Dev. Manager
Sherri McIntyre, Public Works Director
Sarah Ranes, Deputy City Clerk

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

IV. PROCLAMATIONS

V. APPROVE MINUTES AND SUMMARIES

A. Regular Session Minutes of May 12, 2025

Council Member Hagan moved to approve the minutes as distributed. Council Member Watt seconded the motion, which carried 6-0-2. Council Member Phillips and Council Member Travis abstained due to absence.

B. Special Regular Session Minutes of May 19, 2025

Council Member Hagan moved to approve the minutes as distributed. Council Member Watt seconded the motion, which carried 6-0-2. Council Member Phillips and Council Member Travis abstained due to absence.

C. Special Regular Session Minutes of June 2, 2025

Council Member Hagan moved to approve the minutes as distributed. Council Member Hagan seconded the motion, which carried 7-0-1. Council Member Phillips abstained due to absence.

D. Regular Session Minutes of June 23, 2025

Council Member Hagan moved to approve the minutes as distributed. Council Member Watt seconded the motion, which carried 7-0-1. Council Member Phillips abstained due to absence.

VI. PRESENTATION

A. Mid-America Regional Council Communities for All Age's Gold Level presentation

Communities for All Ages is a regional, age-friendly city initiative that provides tools to help local governments recognize their role in supporting older residents.

The Age-friendly City Framework is a structured three-level process to guide cities through their age-inclusive work. The framework challenges cities to think through their policies, programs and built environment through the lens of age.

VII. MEETING SCHEDULE

VIII. CONSENT AGENDA

A. Motion to approve payment to Central Power Systems for the replacement of an engine for Fire Unit 605 in an amount not to exceed \$58,380.96

Unit 605 was taken to Central Power Systems for multiple engine leaks and error codes. Staff were informed that the unit had a bad crankshaft and that it would need a completely new long-block engine. Unit 605 is the department's only ladder truck and repairs were needed quickly to get the unit back into service. Funds will come from the department's maintenance fund. The repairs have been completed.

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

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

B. Regular Split Session Minutes of April 28, 2025

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

IX. 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 \$175,150,000 and authorizing certain agreements and actions in connection therewith

The original development was approved in December 2011 for a 449,000 sq. ft. facility for a total of \$260M on 305 acres of land. Ford expanded again in 2018 with a 40,000 sq.-ft. expansion totaling \$5.83M and another expansion in 2018 with the addition of 50,000 sq. ft. for an additional stamping area, 25,000 sq. ft. for metal repair and a 280,000 sq. ft. area for materials planning and logistics area.

The Project consists of an expansion of the existing stamping plant totaling 400,000 square feet with an estimated project cost of \$175,000,000. The project proposes a Chapter 100 Tax Abatement for real and personal property for a 15-year period. It is anticipated that the expansion will be built in one phase. It is anticipated that the Company will not make any payments in lieu of tax during construction or for years 1-10 after project completion for real or personal property comprising the Project. It is anticipated that the Company will make payments in lieu of taxes for years 11-15 for real and personal property comprising the project at a rate of 50% of the taxes that would be due were it not for the City's ownership of the Project in accordance with this plan. The land underlying the Project, as well as a prior project and personal property associated therewith (collectively, the "2011 Project"), will continue to be subject to abatement under existing contracts between the City and the Company until the end of tax year 2027, in accordance with the 2011 Plan. During such a time, the Company will make payments in lieu of tax with respect to the 2011 Project in accordance with such existing contracts and the 2011 Plan. Starting in tax year 2028, the Company will be required to make payments in lieu of tax with respect to the real property components of the 2011 Project at a rate equal to 100% and the personal property components of the 2011 Project will return to the tax rolls. The City approved other expansions in 2018 and the Company will make payments in lieu of taxes with respect to the real and personal property included in such phases in accordance with existing contracts and the expansion plans approved in 2018. Prior to approving bond documents, the City Council must hold a public hearing and consider the Plan for Industrial Development and Cost Benefit Analysis pertaining to the development.

Mayor Canuteson 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. 9961 was read.

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

Vote: Motion passed unanimously.

Roll Call

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

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12124.

X. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. Ordinance acknowledging vendor payments for the period of June 13, 2025 to July 4, 2025

Document No. 9962 was read.

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

Roll Call

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12125.

B. Ordinance approving an artwork commission and purchase agreement with KC Murals, LLC for a mural on the retaining wall on Frontage Road near the intersection of Kansas Street and Forrest Avenue in an amount not to exceed \$10,000.00

Members from both the Liberty Tourism Committee and Liberty Arts Commission came together to create a mural subcommittee to evaluate artists and locations for a mural funded by the Transient Guest Tax. The final selected location is the retaining wall facing Frontage Road in front of Crowley Furniture near the intersection of Kansas Street and Forrest Avenue.

The mural committee reviewed more than 200 applications from artists across the country and narrowed the field down to five artists to submit a paid draft design. One of the artists dropped out of consideration and four presented their design concepts in March. Katie Lee of KC Murals, LLC was selected. She is a Liberty native with an extensive portfolio and has painted murals all around Kansas City.

The artist contract is for \$10,000.00 and the final design was provided to Council for approval.

The artist will provide a print-ready file that will be printed on vinyl and applied to metal panels, which will then be applied to the wall. The contract for installation to be completed by The Local Print Shop is a separate action to be considered by City Council.

The retaining wall is on the City's right of way. Staff have communicated with the property management company, Maxus Properties, as well as a few of the business owners in the adjacent shopping center, providing updates throughout the process.

Document No. 9963 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 Hagan seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12126.

- C. Ordinance approving a mural installation agreement with Posterworx, Inc. dba The Local Print Shop KC for the mural printing and installation on the retaining wall on Frontage Road near the intersection of Kansas Street and Forrest Avenue in an amount not to exceed \$37,470.00

Members from both the Liberty Tourism Committee and Liberty Arts Commission came together to create a mural subcommittee to evaluate artists, locations and installation methods for a mural funded by the Transient Guest Tax. The final selected location is the retaining wall facing Frontage Road in front of Crowley Furniture near the intersection of Kansas Street and Forrest Avenue.

The mural committee discussed a variety of installation methods for the mural, from traditional painted murals to vinyl applied directly to the wall to vinyl applied to metal panels. The Call for Artists concluded that the mural would be printed on vinyl and, after consulting with numerous installation vendors, the direct-to-wall application method was ruled out. Multiple vendors recommended applying the vinyl to metal panels that would be hung on the wall, and two submitted quotes.

The mural committee selected The Local Print Shop contract for \$37,470.00, which includes cutting down the stock panels to fit the exact shape of the wall, printing and installation. The Local Print Shop will also work directly with the artist to consult on the design layout of the multiple panels.

The retaining wall is on the City's right of way. Staff have communicated with the property management company, Maxus Properties, as well as a few of the business owners in the adjacent shopping center, providing updates throughout the process.

Document No. 9964 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 Graham moved to approve the ordinance. Council Member Hagan seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12127.

- D. Ordinance approving a thirty-month lease agreement for the temporary Police Department Headquarters with Robertson Properties, Inc. in an amount not to exceed \$370,800.00

During the remodel and expansion of the Police Department facility, the department will need to relocate to a temporary site that meets both its security and space requirements. After evaluating several options, the Police Department and City Staff identified a location that best meets these needs at 1908 Plumbers Way, currently occupied by a church. The church's lease expires on September 30, 2025, and the Police Department would take possession of the building on October 1, 2025.

The lease agreement is for two years, with an option to extend for an additional six months if necessary, due to unforeseen delays in the construction of the expanded Police Department facility. Some interior modifications will be required to ensure the space meets the department's operational and security needs.

The lease cost is \$11,250.00 per month for the first 12 months and \$11,700.00 per month for the second 12 months. If the six-month extension is exercised, the cost for those additional months would be \$12,150.00 per month. The total potential cost of a 30-month lease would be \$348,300.00.

In addition to rent, the city will be responsible for paying common area costs, which include real estate taxes and building insurance for the duration of the lease. Because the city is leasing and not owning the property, it must cover real estate taxes on its leased portion. The city has confirmed that its current insurance policy will extend to the leased space. The estimated total cost of the common area costs for up to 30 months is approximately \$22,500.00.

The total potential cost of this lease, including if the six-month extension occurs and the common area costs, could cost up to \$370,800.00.

Document No. 9965 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 Watt moved to approve the ordinance. Council Member Hagan seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12128.

- E. Ordinance amending Ordinance No. 12109 approving a change order with The Havens Construction Co., Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project increasing the current contract by \$94,425.00 from \$98,475.00 to \$192,900.00

The City of Liberty Project 25-011 N. Church Rd. & Camille St. storm sewer repair project was awarded to The Havens Construction Co., Inc. for the amount of \$98,475.00 on May 19, 2025 by Ordinance No. 12109.

The project involved the removal and replacement of a failing 54" corrugated metal storm sewer pipe which runs under N. Church Rd. just north of the intersection of Camille St.

Since the execution of the contract, Havens has been conducting utility coordination and site investigations. During that time, Havens identified that the 36" corrugated metal pipe just outside the roadway and crossing Camille St., while not actively collapsing, was in poor enough condition to warrant a conversation about replacement. Staff concurred with Havens that the pipes are in poor enough condition to warrant removal while the intersection is closed down and work is being done along N. Church.

The increase in the scope of work based on estimated quantities requires an increase in the contracted amount of \$94,425.00. This amendment is required to formally incorporate the negotiated line items of work which were not in the original contract. While this council action formally amends the contract, it should be noted that the City Staff has authorized Havens to commence work on both the original scope of work and the proposed scope of work beginning July 7, 2025. This authorization was done in order to ensure Havens remains within the contract-stipulated timeline which was established to minimize the impact on Liberty North High School.

Staff recommends approval of an Ordinance amending Ordinance No. 12109, establishing a contract with The Havens Construction Co., Inc. for the City of Liberty Project 25-011 N. Church Rd. & Camille St. Storm Sewer Repair Project increasing the current contract from \$98,475.00 from \$94,425.00 to \$192,900.00.

Document No. 9966 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 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12129.

- F. Ordinance approving a contract with McConnell and Associates Corp. for the construction of sidewalk improvements for Mississippi Street from Fairview Avenue to Maple Street Project No. 21-025 in an amount of \$121,315.50 with authorization for a spending amount not to exceed \$136,315.50

The City of Liberty began the design of sidewalk improvements along Mississippi Street in 2022 within City Project 21-025. The project as designed will provide an ADA compliant sidewalk along the north side of Mississippi Street from Fairview Avenue to Maple Street.

The City publicly advertised the project on May 16, 2025, and received bids on June 12, 2025. The city estimate was \$111,850.00. There were two bids as follows:

- Inco USA LLC. - \$142,926.92
- McConnell and Associates Corp. - \$121,315.50

This report and subsequent Ordinance recommend approval of a contract with McConnell and Associates Corp. in the amount of \$121,315.50 with additional funding authorization of \$15,000.00 for a total requested authorization amount of \$136,315.50. The amount requested for approval includes both the contract amount of \$121,315.50 and the addition of an approximate 13% contingency (\$15,000.00). 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 in the total bid price.
- It allows quick action in the event of emergency issues that may develop over the length of the contract.

The Citizens Sales Tax Oversight Committee approved this project at the June 2024 meeting.

Staff recommends approval of a contract with McConnell and Associates Corp. for the construction of sidewalk improvements for Mississippi Street from Fairview Avenue to Maple Street City Project No. 21-025 for an amount of \$121,315.50 with additional funding authorization of \$15,000.00 for a total requested authorization amount of \$136,315.50.

Document No. 9967 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 Hagan seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12130.

G. Ordinance accepting permanent public easements for the sidewalk improvements for Mississippi Street from Fairview Avenue to Maple Street City Project No. 21-025

To facilitate the sidewalk improvements for Mississippi Street from Fairview Avenue to Maple Street City Project No. 21-025, a permanent sidewalk easement was acquired from one property owner at a select location where there were no feasible design alternatives.

The following permanent easement was acquired at a negotiated cost to the City of Liberty:

- James B. Stevenson and Barbara Stevenson – SWE - \$1,000.00
- SWE = Permanent Sidewalk Easement

This public easement has been executed and requires formal acceptance by the City Council. Staff recommends acceptance of a public easement.

Document No. 9968 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 Hagan moved to approve the ordinance. Council Member Graham seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12131.

H. Ordinance approving a contract with Heartland Traffic Services, Inc. for the City of Liberty 2025 Pavement Marking Project (25-015) in an amount of

\$219,723.55 with authorization for a spending amount not to exceed \$241,723.55

City staff advertised a bid for striping services (pavement marking) on June 12, 2025, and received bids on July 2, 2025. There was one bid received from Heartland Traffic Services, Inc. for \$219,723.55.

The project will provide marking improvements to locations with faded street markings. Heartland Traffic Services is a known provider of pavement markings within the Kansas City Metro Area. Previous premiere marking companies within the area were Twin Traffic Marking, K&G Striping and Traffic Zone Services and they have all been consolidated under Heartland Traffic Services. Heartland Traffic Services performed the 2022, 2023 and 2024 striping projects and has served as the subcontractor for striping associated with the 2022, 2023 and ongoing 2025 overlay projects.

The roadways that have been identified for this project are as follows:

Street	From	To
Kansas St. (North Side i.e. West Bound)	MO-291	Western City Limits
Birmingham Rd.	Holt Dr.	South Liberty Parkway
Ruth Ewing Dr.	Birmingham Rd.	MO-291
S. Stewart Rd.	Southern City Limits	Conistor St.
Conistor St.	Victory Dr.	Star Dr.
Blue Jay Dr.	Victory Dr.	Star Dr.
Forest Ave.	Crossroads W.	Kansas St.
Frontage Rd.	Kansas St.	Private Drive
Intersection of B&H Hwy	-	-
Downtown Liberty	-	-
Cross Walks		
N. Church Rd.	Southern City Limits	Oakwood Ln.

The products proposed for usage consist of water-based paint, methyl methacrylate (MMA), thermoplastic (thermo), depending on site location and usage.

This Ordinance is for approval of a contract with Heartland Traffic Services, Inc. for an amount of \$219,723.55 with additional funding authorization of \$22,000.00 for a total requested authorization amount of \$241,723.55. The amount requested for approval includes both the contract amount of \$219,723.55 and the addition of an approximate 10% contingency (\$22,000.00). 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 in the total bid price.
- It allows quick action in the event of emergency issues that may develop over the length of the contract.

The Citizens Sales Tax Oversight Committee approved this project at the June 2025 meeting. Staff recommends approval of a contract with Heartland Traffic Services, Inc. for the City of Liberty 2025 Pavement Marking City Project (25-015) in an amount of \$219,723.55 with additional funding authorization of \$22,000.00 for a total requested authorization amount of \$241,723.55.

Document No. 9969 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 Phillips moved to approve the ordinance. Council Member Hagan seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12132.

- I. Ordinance approving an CMAQ funding agreement between the City of Liberty, Missouri and the Missouri Highways and Transportation Commission to provide funding assistance for the construction of the S. Liberty Parkway Traffic Signal Interconnect Federal Aid Project CMAQ-3392(409)

The South Liberty Parkway is a major corridor within the City of Liberty. It is currently signalized at the intersections of:

- S. Withers Rd.
- Hughes Rd.
- N. Flintlock Rd.
- Swan Ave
- and planned to be signalized at Plummer Rd.

The signals at each of the existing intersections act independently and do not coordinate with one another.

The City has been awarded \$640,000.00 for the construction of a project that would provide signal upgrades and fiber optic connectivity to the signalized intersections along the South Liberty Parkway Corridor. The grant funds, which have been awarded, will be available as reimbursement for construction costs and require coordination and an agreement with the Missouri Department of Transportation (MoDOT). The awarded grant provides up to \$640,000.00. MoDOT requires an ordinance from the Local Public Agency (LPA) authorizing the City to enter into a funding agreement.

A future Citizen Sales Tax Oversight Committee (CSTOC) action will be required for local project costs.

Future City Council actions will be required for the following:

- to award a design contract for the improvements;
- to obligate funding for the acquisition of ROW with a final dollar amount being determined after MoDOT ROW acquisition and negotiation authorization has been granted; and
- to award a construction contract.

Staff recommends approval of an ordinance authorizing the Mayor of the City of Liberty, Missouri to execute a CMAQ Agreement with the Missouri Highways and Transportation Commission allowing for funding assistance, not to exceed \$640,000.00, for the construction of signal upgrades and installation of fiber optic connectivity to consecutive intersections along the S. Liberty Parkway Federal Aid Project CMAQ-3392(409).

Document No. 9970 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 6-0-0

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

No: None

Abstain: None

Approved by the Chair and inscribed in Ordinance No. 12133.

Xi. OTHER BUSINESS

XII. CITIZENS' PARTICIPATION

Bill Street – 509 N. Clayview Drive, Mr. Street wanted to inform the City Council of the unsafe conditions on Clayview Drive due to excessive speeding. Mr. Street would like to see the City implement measures to provide a safer community.

Daniel Tajchman – 1028 Broadmore Lane, Mr. Tajchman would like to recommend adding benches or workout stations along S. Liberty Parkway. Mr. Tajchman enjoys seeing the continued use of City sidewalks and upgrades.

XIII. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XIV. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XV. ADJOURNMENT

The meeting adjourned at 7:48 p.m.

Mayor

Attest:

Deputy City Clerk