



City Council Meeting

Special Regular Session Minutes

December 15, 2025

I. CALL TO ORDER

A special regular meeting of the City Council of the City of Liberty, Missouri was held in the Council Chambers at City Hall on December 15, 2025 with Mayor Greg Canuteson presiding. Mayor Canuteson called the meeting to order at 7:00 p.m.

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
Nathan Mulch, Police Captain
Chris Young, Fire Chief
Brandon Smith, Economic & Business Dev. Director
Katherine Sharp, Planning and Development Director
Sherri McIntyre, Public Works Director
Sarah Ranes, Deputy City Clerk

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

II. APPROVE MINUTES AND SUMMARIES

III. MEETING SCHEDULE

IV. CONSENT AGENDA

A. Resolution appointing directors to the Liberty Parkway Plaza Community Improvement District Board of Directors

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, Travis, Graham, Watt, Gentrup and Hagan

No: None

Abstain: None

Inscribed in Resolution No. 3514.

V. PUBLIC HEARINGS

- A. Resolution approving a Final Development Plan for Metrobloks, a 177,000 sq. ft. building at 2515 Old Hughes Road in the City of Liberty, Clay County, Missouri (P&Z Case 25-61FDP)

The applicant's proposal includes approximately 177,000 square feet of space, 88,500 sq. ft. on each floor, in a two-story building. The applicant, Metrobloks, is proposing a data center use in this location. This is the first of a three-building proposal for the site. Data centers are an appropriate use in an industrially zoned district.

The site is proposed north of Garrison Road, between Hughes and S. Withers Roads on the south side of South Liberty Parkway. The project is proposed on 1 lot. Future phases will also be located on the same lot. There are two proposed entrances to the site from the new Hughes Road. There will be a stormwater maintenance area on the southwest corner of the property.

There will be 2 proposed entrances to the site from Hughes Road. All internal drives will be private. There are 35 proposed parking spaces (4 of them designated as accessible). The parking UDO Section 30-83.2.5 states "All mixed-use buildings and industrial uses, including warehouse facilities shall be determined on a case-by-case basis."

The proposed open space exceeds the 20% requirements of the code. Each future phase will be required to also meet the standard. 62 large and 35 ornamental trees and 354 shrubs are planned throughout the building site which meets the landscaping standards outlined in the UDO.

The building is proposed to be precast concrete panels. The corners of the building will be a mix of glass storefront windows and concrete panels. These materials are appropriate in an industrial district.

The applicant is requesting a variance from Section 30-78.3 (Fences and Screening Standards) of the City of Liberty Unified Development Ordinances to allow an 8-foot-tall security fence around the perimeter of the property.

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

Hope Martin, Engineering Design Manager with Metrobloks thanked the City Council for their time tonight. Metrobloks is a data center development firm made up of individuals who have been in the data center industry for a while. Ms. Martin informed the public and City Council that they are building a multi-tenant data center building meaning that several enterprise companies will be leasing space and capacity inside Metrobloks. The users of this type of data center are usually large organizations like healthcare systems, educational institutions, banks and financial institutions. The data stored is the day-to-day digital infrastructure these users rely on like email servers, cloud storage, analytics platforms and secure applications.

Ms. Martin stated Metrobloks data center project is much different from a hyperscale project in that only 33 acres are used versus hundreds of acres, this project will use 150 MW of utility power versus 1,000 MW, the water usage is zero gallons per day for cooling through a closed loop system, filled once. It will use eighty-five percent less water than a standard office building of its size and will also use visual screening to appear like an office building, acoustic screening to mitigate equipment noise and photometric screening to reduce light.

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

Action: Council Member Hagan moved to approve the resolution. 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

Inscribed in Resolution No. 3515.

B. Ordinance amending Chapter 30, "Unified Development Ordinance", of the Code of the City of Liberty, Clay County, Missouri (P&Z Case 25-57A)

Document No. 10053 was read.

Action: Council Member Phillips moved to postpone consideration of the ordinance to January 12, 2026. Council Member Pozel seconded the motion.

Vote: Motion passed unanimously.

VI. ORDINANCES, CONTRACTS AND RESOLUTIONS

A. Ordinance acknowledging vendor payments for the period of November 28, 2025 to December 5, 2025

Document No. 10054 was read.

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

Roll Call

Vote: Motion passed 7-0-1

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

No: None

Abstain: Council Member Hagan due to potential conflict of interest

Approved by the Chair and inscribed in Ordinance No. 12216.

- B. Ordinance amending the official zoning map of the City of Liberty, Missouri by rezoning 7.04 acres from R-1A, "Suburban Residential District" to PD, "Planned Development District" for a 49-unit townhome development at the southwest corner of N. Church Road and Camille Street (P&Z Case 25-58R&PDP)
(Second Reading) (postponed from December 8, 2025)

Document No. 10040 was read.

Action: Council Member Watt moved to further postpone consideration of the ordinance to January 12, 2026. Council Member Hagan seconded the motion.

Vote: Motion passed unanimously.

- C. Resolution approving a Final Development Plan for a 11,664 sq. ft. building at 1050 Route H in the City of Liberty, Clay County, Missouri (P&Z Case 25-50FDP)

The proposal is for a 11,664 square foot building. This is a reconstruction of a previous building that was destroyed by fire. The new building is slightly smaller than the original and will be constructed of similar materials and in the exact location.

The existing site is 4.15 acres. Proposed is a 1 story, 11,664 square foot building. The proposed use is for a warehouse/industrial building. There is one access point from Route H. The site will continue to function as it did before the fire. No changes to the access or drive aisles are proposed.

The building is proposed as a single-story building with an overall height of 16 feet above grade. The proposed material is metal sheathing which is allowed in the M-1 zoning district. There are garage door entrances on the east side of the building facing the parking lot.

The existing vegetation on site meets the requirements for landscaping. There are existing trees along Route H and no work is proposed in the floodplain area on the east portion of the lot, all vegetation is proposed to remain. There is also existing vegetation along the west property line that is adjacent to the railroad right of way that will remain.

Action: Council Member Watt moved to approve the resolution. Council Member Phillips 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

Inscribed in Resolution No. 3516.

D. Ordinance accepting and approving a Final Plat for McKinley Addition, 1 lot on 4.15 acres in the City of Liberty, Clay County, Missouri (P&Z Case 25-56FP)

The buildings on the rear of the property were destroyed in a fire. The development of the new buildings require that the lots are platted and meet current standards. PZ Case 25-50FDP, a Final Development Plan, to construct a 11,664 Building is running concurrently with this application.

This is a proposal for a Final Plat at 1050 Route H. This plat contains a single 4.15-acre lot. The platting of this lot has been proposed in preparation for the construction of a new industrial/warehouse building.

Document No. 10055 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 Hagan moved to approve the ordinance. 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

Approved by the Chair and inscribed in Ordinance No. 12217.

E. Resolution approving a Final Development Plan for the Police Station expansion at City Hall, a 21,877 sq. ft. building addition at 101 E. Kansas Street in the City of Liberty, Clay County, Missouri (P&Z Case 25-59FDP)

City Hall was constructed in 1982, with significant renovations most recently completed to the atrium in April 2024.

This is a proposal to expand upon the existing Liberty City Hall building by 21,877 square feet and renovate 11,990 square feet of existing floor area in order to accommodate an expansion of the City's Police Headquarters.

City Hall is situated at the southwest corner of the intersection of E. Kansas Street and N. Missouri Street. As part of this proposal, City Hall will be expanded into the public right-of-way of S. Missouri Street to the east. This expansion will require the permanent closure and vacation of the north 218 feet of S. Missouri Street between E. Kansas Street and E. Mill Street, as well as the removal of a portion of the public parking which currently exists on the east side of S. Missouri Street.

The vacation of public right-of-way and elimination of parking would additionally accommodate a new landscaped, public courtyard immediately south of E. Kansas Street, near the new public entrance to the Police Department. South of the public courtyard and east of the building addition, a plaza for use by the Police Department

will be installed, enclosed by a 6'-8" brick and stone-capped screening wall. This screening wall will run along the perimeter of this plaza, as well as around the vehicular entry area for the sallyports proposed along the southmost portion of the addition's eastern façade.

Due to the vacation of the north segment of S. Missouri Street at this location, the western public parking entry along this stretch of road will be eliminated; as a result, this parking area will only be accessible from its east entry on S. Leonard Street. Within this parking area, 88 parking stalls, in addition to four ADA parking stalls, shall remain for use by City staff and the visiting public. At the southwest corner of this parking area, a drive will be available for police or other city-affiliated vehicles to access the three proposed sallyports located on the east façade of the building expansion. Street parking along E. Kansas Street shall remain.

Landscaping for this project will largely be focused within and around the public courtyard south of E. Kansas Street. This courtyard will include a variety of plantings, including deciduous trees, shrubs, grasses, and perennials. Additional plantings and decorative boulders will be provided within the Police Department plaza, south of the public courtyard.

This two-story building addition will reach a height of approximately 28'-8" at the top of its parapet wall, though the glass atrium and rooftop mechanical screening will reach heights of 34'-8" and 37', respectively. The exterior of the building will feature a primary and accent tone of brick, additional cast stone accents, metal paneling around the windows, painted concrete along the building's base, and exterior glazing. A large insignia accompanied by the words "Liberty Police" will be located on the upper brick façade of the north elevation. The public courtyard walls and plaza screening wall will utilize brick and stone accents to match the façade of the addition to City Hall.

Action: Council Member Graham moved to approve the resolution. Council Member Phillips 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

Inscribed in Resolution No. 3517.

F. Ordinance accepting and approving a Final Plat for Liberty City Hall, 1 lot on 1.41 acres in the City of Liberty, Clay County, Missouri (P&Z Case 25-60FP)

This is a Final Plat for Liberty City Hall – one lot on 1.41+/- acres. This plat involves the combination of parts of Lots 129 and 149, and all of Lots 127, 128, 144, 145, and 148 of the Original Town of Liberty, into a single lot (Lot 1). A portion of the existing right-of-way of S. Missouri Street located between Lots 128, 144, 149 and Lots 127, 145, and 148 will be vacated to facilitate the creation of the proposed Lot 1. The vacation of this public right-of-way will be brought forward to the City Council for their consideration by the Public Works Department and will be a separate recorded document from this plat.

Document No. 10056 was read.

Action: Council Member Hagan 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 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. 12218.

- G. Ordinance approving a contract for services with Liberty Sports Officials for 2026 youth and adult sports officiating services in an amount not to exceed \$225,000.00

The Parks and Recreation Department utilizes independent contractors to manage officiating services for all sports leagues. Services covered by this contract include all Liberty Parks and Recreation Department sports programs (youth recreational and competitive baseball, youth recreational and competitive softball, youth recreational and competitive basketball, youth recreational soccer, youth recreational and competitive flag football, youth recreational volleyball, adult softball, adult volleyball, and adult basketball). The division's operating budget includes funding for this set of officiating services in the amount of \$225,000.00, which is recouped through participant registrations.

In 2023 (for 2024, 2025, and 2026), staff publicly advertised a Request for Bids for officiating services. With a limited pool of bidders available in the metro area, staff reached out to past officiating groups regarding their interest in bidding (Liberty Sports Officials, KCMSBL, Metro Officials, and ASA VIP Series). Only Liberty Sports Officials expressed an interest in bidding for officiating services. Staff reached out to other Parks and Recreation departments in the metro area. Six area Parks and Recreation departments utilize Liberty Sports Officials (Smithville, Excelsior Springs, Blue Springs, Higginsville, Richmond, and Kearney) while other Parks and Recreation Departments opt to hire their own officials. Although this is an option for Liberty Parks and Recreation Department, it has been tried in the past with no/limited success.

Liberty Parks and Recreation Department has utilized Liberty Sports Officials for 20 years, with positive success.

Document No. 10057 was read.

Action: Council Member Pozel 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 7-0-1

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

No: None

Abstain: Council Member Gentrup due to potential conflict of interest
Approved by the Chair and inscribed in Ordinance No. 12219.

- H. Ordinance approving a guaranteed pricing agreement with Brady Industries for 2026 city-wide purchase and delivery of custodial supplies in an amount not to exceed \$53,000.00

The City of Liberty has used Brady Industries for custodial supplies since 2020 and has been satisfied with its service. In an effort to reduce costs, city staff requested a pricing comparison from Brady based on the city's most frequently purchased items.

Brady Industries holds a 5-year contract with OMNIA Partners, a cooperative purchasing organization that provides purchasing resources to public sector agencies. The comparison showed that adopting the OMNIA Partners pricing for 2026 will result in lower costs for the City's most-used products.

Product Type	Product Code	2025 Product Pricing	2026 Product Pricing (OMNIA)
Hand Soap	KL-SCHSO3	\$33.85	\$33.50
Hand Towels	PG5203	\$50.41	\$49.56

Toilet Tissue	PK0922	\$44.18	\$41.50
Toilet Tissue	PK0292	\$43.93	\$42.06
Trash Can Liner	KL-708190	\$33.94	\$31.90
Urinal Screens	KL-161361	\$20.12	\$19.77
Gym Wipes	WE9507	\$95.12	\$94.09
Air Freshener	HSAWPA229	\$62.21	\$60.98
Floor Cleaner	CK9311	\$100.50	\$93.54
Glass Cleaner	CK9314	\$85.95	\$82.47
Disinfectant	CK9318	\$165.10	\$159.00
Disinfectant	CK9317	\$91.05	\$88.95
Floor Cleaner	2584700	\$86.10	\$86.10
Trash Can Liner	KL-709040	\$27.81	\$23.85
Trash Can Liner	KL-704508	\$20.95	\$19.65
Toilet Tissue	KL-851167	\$51.33	\$49.89

Pricing is subject to change when supplier partners negotiate specific contracts with OMNIA Partners.

Staff recommends engaging in a contract with Brady Industries for the city-wide purchase and delivery of custodial supplies, utilizing the OMNIA Partners cooperative purchasing organization pricing.

Document No. 10058 was read.

Action: Council Member Graham 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 Gentrup 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. 12220.

- I. Ordinance approving a guaranteed pricing agreement with Myrick Mechanical for FY2026 city-wide HVAC preventative maintenance and on-call repair services in an amount not to exceed \$125,000.00

The City of Liberty uses independent contractors for HVAC maintenance and repair at multiple city-owned facilities. Services are split into two groups—primary and secondary facilities—based on different equipment needs. Multiple city departments have budgeted a combined annual total of \$125,000 for these services.

Staff publicly advertised for HVAC maintenance services. Eleven companies received bid documents. A "basket of goods" analysis was employed to compare proposed unit pricing. Staff then calculated an estimated one-year scenario for all facilities, excluding parts, which included:

- Labor rates and trip charges:
 - Primary facilities: 12 trips/year at 3 hours each Page 269 of 401
 - Secondary facilities: 6 trips/year at 2 hours each
- Preventative maintenance costs:
 - Primary facilities – 4 times per year.
 - Secondary facilities – 2 times per year.
 - Four filter changes per year for all facilities.
 - One condenser coil cleaning per year for all facilities.
 - One blower belt replacement per year for all facilities.
 - One service inspection of all facility boilers at the Liberty Community Center.

The City of Liberty has contracted with Myrick Mechanical for HVAC maintenance and repair since June 2023. Myrick assumed the contract from the previous provider, Heartland Mechanical, and has delivered satisfactory service in 2024 and 2025.

Myrick Mechanical was allowed a \$6.00 per hour labor rate increase for 2025, matching a July 2024 increase from the Pipe Fitters Union. A further \$5.00 per hour labor rate increase is requested for 2026 to keep pace with rising costs. Despite these adjustments, Myrick's labor charges remain significantly lower than the other bids received. For 2026, the company also proposes a guaranteed pricing contract not to exceed anticipated expenditures, along with increases to various service rates (preventative maintenance, filter replacement, condenser coil cleaning, and blower belt replacement) due to rising labor and material costs. These service rates were unchanged for 2025 and are still lower than those of other vendors.

This agreement is for services to be performed January 1, 2026 through December 31, 2026, and represents year three (2026) of a potentially three, one-year agreement if both parties mutually consent to continue the agreement under the same terms and conditions.

Document No. 10059 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 Pozel 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. 12221.

- J. Ordinance approving a contract with Clay County Senior Services grant funding for 2026 operational expenses pertaining to Liberty Access Transportation, Glenaire Transportation Program and the Liberty Silver Center in an amount not to exceed \$168,500.00

Since 2010, the City of Liberty has been awarded operating contracts from Clay County to support senior services, including transportation services and senior center administration. In 2025 (for 2026), staff applied for \$115,000.00 in grant funding for the Liberty Access bus service as well as \$88,000.00 in grant funding for the Liberty Silver Center for a total of \$203,000.00.

For 2026, Clay County Senior Services awarded funding for:

- \$77,000.00 for Liberty Access Bus (an increase from \$70,000.00 received in 2025)
- \$88,000.00 for Liberty Silver Center (same amount as 2025)
- Up to \$3,500.00 for Glenaire Transportation Expansion (down from \$7,500.00 in 2025)

The grant is reimbursed quarterly upon receipt of required documentation submitted by Liberty Parks and Recreation Department staff and approval by the Executive Director of Clay County Senior Services per the funding agreement.

In addition to funding for the Liberty Access Bus and Liberty Silver Center for 2026, Clay County Senior Services also has included funding to support a program to expand transportation services for residents of the City of Glenaire. CCSS allotted \$7,000.00 for rides in 2025 but not a single ride was taken by a Glenaire resident to the Liberty Silver Center. Clay County Senior Services lowered the allotted amount to \$3,500.00 in 2026, which would cover up to 142 one-way trips or 71 round trips. When the funds run out, it is understood by all parties that the service will cease. City staff have requested the City of Glenaire to help with additional funds as needed.

Document No. 10060 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 Gentrup moved to approve the ordinance. Council Member Watt 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. 12222.

- K. Ordinance approving an agreement with Flock Safety for the installation, maintenance and access of data for safety cameras in an amount not to exceed \$108,800.00

Due to the large shoplifting and organized retail theft issue with the City over the last several years, staff began looking at different technology that could help staff identify suspects and combat the issues we are experiencing. In 2023, Flock Safety cameras were installed, which is a nationwide camera database that captures pictures of every motor vehicle which passes by it.

The Flock Safety camera works like a detective to make actionable evidence available when needed that is easily searchable by vehicle type, make, model, color, timeframe or plate details. Flock Safety delivers this detail through AI and Machine Learning technology that scans each image for distinguishing features, instead of traditional metal plates. This means Flock Safety can also detect vehicles with no plates, temporary plates, dirty/covered plates and even get accurate state detection.

By placing Flock Safety cameras around the entrances to shopping centers, staff can then go back and look for suspect vehicle descriptions through the database when making a criminal report. This system allows staff to enter suspect license plates, and it will alert staff when they pass a camera in Liberty. Staff can then immediately send officers to that area in an effort to either deter or arrest the suspects if they commit another crime. It will also alert staff when a stolen vehicle passes by, and staff can attempt to recover it for the owner.

All the cameras are installed, maintained and owned by Flock Safety. They are placed on poles provided by Flock Safety or on already existing poles in the area. Flock Safety then grants staff access to their nationwide system of cameras.

Gladstone Police, Kearney Police, Excelsior Springs Police and the Clay County Sheriff's Department all currently have the Flock Safety camera system in their jurisdictions. By working together, we will hopefully be able to reduce criminal activity in Clay County.

Since the cameras were installed in 2023, the cameras have alerted staff to 20,830 vehicles which were associated with stolen vehicles, stolen license plates, wanted persons, missing persons, known stealing suspects, and other categories.

Document No. 10061 was read.

Action: Council Member Hagan moved to waive the rules and consider the ordinance on first reading. Council Member Ponder 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 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. 12223.

- L. Ordinance amending Ordinance No. 11972 approving an amendment with Gannet Fleming TranSystems for City of Liberty Project 24-009, Liberty City Park Sidewalk Network Project by increasing the contract amount by \$113,731.00 from an amount of \$408,818.00 to \$522,549.00

City Park is a high-volume, high-visibility recreational center along the M-291 corridor. City Park currently has zero connections to sidewalk/pedestrian facilities, thereby requiring all users to either arrive by vehicle or walk along unimproved roadways.

Ordinance No. 11972 was passed by the City Council on September 23, 2024. Ordinance No. 11972 approved a contract with Gannet Fleming TranSystems (formerly TranSystems) for the design of City Park Sidewalk Network Project. The scope of work was divided into two distinct subprojects, to be completed under one contract, as follows:

- Project I - consider a sidewalk going north along Moss Avenue to Liberty Drive and north along South Terrace Avenue to Rebecca Street. This project is planned to be done without any federal funding assistance and is therefore controlled by City design standards.
- Project II - considers a sidewalk going south and then east along M-291 to W. Murray Road and S. Skyline Drive. This project will be submitted for State and Federal funding assistance and is therefore controlled by State and Federal design standards.

The contract awarded both projects to GFT. However, Ordinance No. 11972 only authorized funding for Phase I for both projects. Each project has two phases:

Phase I:

- Surveys and Utilities
- Conceptual Plans and Site Visit
- Environmental Tasks
- Public Outreach Activities
- Coordination with BNSF
- Preparation of Right-of-Way Engineering and Plans
- Meetings
- Project Management

Phase II:

- Legal Descriptions and Tract Maps
- Right-of-Way Acquisitions
- Final Design and Bid Documents
- Plans Specifications and Estimates Deliverable
- Support through obligation
- Construction Services
- Construction Engineering Review

Phase I for Projects I and II is complete. As such, staff is requesting an obligation of funding to begin Phase II of Project I. Phase II of Project II shall be placed on hold until after federal grant funding has been applied for and responses received.

Document No. 10062 was read.

Action: Council Member Pozel 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 Watt moved to approve the ordinance. Council Member Gentrup 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. 12224.

- M. Ordinance approving a services agreement with Kaizon Solutions for the cleaning of city facilities for 2026 in an amount not to exceed \$77,208.00

The City of Liberty is currently using the services of Kaizon Solutions for cleaning of City Hall. Staff has negotiated a revised agreement which expands the services for January 1, 2026, through December 31, 2026, with Kaizon Solutions for the following facilities:

- Liberty City Hall
- Liberty Water Production Plant
- Liberty Utility Center Facility
- Liberty Animal Control
- Liberty Fountain Bluff Facilities
- Liberty Fire Station 1 Public Area
- Liberty Parks and Recs Maintenance Facility
- Liberty Public Works Facilities A and B
- Liberty Temporary Police Facility

The agreement includes a monthly price for services of \$6,434.00 with the agreement being valid for one year, resulting in an annual total for services of \$77,208.00.

Document No. 10063 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 Phillips moved to approve the ordinance. Council Member Pozel 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. 12225.

N. Ordinance approving a contract extension with FORVIS for the annual audit FY2025

On December 12, 2022, the City Council approved an agreement for auditing services provided by FORVIS to be the best, approved Ordinance 11687. The agreement provided for professional audit services for the year ending December 31, 2022, and provided the option for extending the contract four subsequent years.

Responsiveness to City Needs:

While all firms are competent auditors and would perform a quality audit for the City, the Selection Committee felt that FORVIS would provide added value for Finance Staff. FORVIS has included in the base cost of their proposal an Excel spreadsheet that will help staff in determining journal entries needed for the new GASB 87 Lease compliance. Further, the staff are familiar with the ongoing training seminars afforded by FORVIS and believe those training opportunities will assist Finance staff in learning about upcoming changes in accounting requirements.

Staff understand that it is best practice to change auditors at the end of a multi-year contract. However, the best practice also states that due to lack of competition among firms fully qualified to perform public-sector audits, it could make mandatory audit firm rotation counterproductive. Where audit firm rotation does not occur, governments should consider requesting senior engagement staff, such as engagement partners and senior managers, be rotated. While our current partner will still be a part of our audit, we have requested a new engagement partner and lead staff.

Document No. 10064 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 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

Approved by the Chair and inscribed in Ordinance No. 12226.

O. Liberty Economic Development Corporation

1. Presentation of LEDC Annual Report

The Liberty Economic Development Corporation is charged with helping the Liberty area grow and prosper. LEDC is built on a solid foundation of teamwork as a public/private partnership among business leaders, city and county government, education, and pro-business and civic organizations. Since January 2004, LEDC has focused its efforts on business attraction that leads to job creation, retention and expansion of existing businesses, continuous improvement, and communication.

2. Ordinance approving a fee for services agreement with the Liberty Economic Development Corporation

The LEDC contract for 2026 has a 3% annual increase that is built into the Economic Development budget on an annual basis. The budget was approved by the Economic Development Sales Tax Committee on December 4, 2025. The 3% increase will increase the LEDC budget from \$79,570.00 to \$81,960.00.

Under the terms of the agreement, the LEDC will continue to provide the following services:

- Maintain a database of sites, buildings and locality details on the LocationOne Information System (LOIS)
- Maintain an economic development website
- Carry out business attractions and recruitment activities
- Coordinate responses to requests for information (RFIs) from prospects
- Carry out business retention activities including one-on-one business visits
- Commit to seeking private sector investment to leverage this public contract
- Public contract not to exceed 49% of LEDC's annual budget.

Document No. 10065 was read.

Action: Council Member Hagan 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 Phillips 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. 12227.

- P. Ordinance approving a Legal Services Contract with Williams Dirks Dameron, LLC for representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks

By approving the legal services contract with Williams Dirks Dameron, LLC, the City Council is authorizing representation in a class action lawsuit against the manufacturers and/or distributors of fire trucks for the unlawful contract, combination and/or conspiracy to suppress supply and raise prices of fire trucks. There is no fee for representation unless a monetary recovery acceptable to the City is obtained by Williams Dirks Dameron, LLC in favor of the City, whether by suit or settlement. The maximum contingent attorney's fee for representation shall be thirty-percent of the gross fee. No monies shall be paid to Williams Dirks Dameron, LLC for any work performed, costs incurred or disbursements made by Williams Dirks Dameron, LLC in the event they have obtained no monetary recovery for the City.

Document No. 10066 was read.

Action: Council Member Graham 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 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. 12228.

- Q. Resolution of the City Council of the City of Liberty, Clay County, Missouri declaring a moratorium on multifamily developments in the City of Liberty and such moratorium to remain in effect for six months unless extended or replaced by an amending Ordinance

Action: Council Member Hagan requested to postpone consideration of the Resolution to the January 12, 2026 Regular Session. Council Member Watt seconded the motion, which carried unanimously.

VII. OTHER BUSINESS

- A. Memorandum on Municipal Separate Storm Sewer System (MS4) audit and general program update.

Public Works Director Sherri McIntyre stated that a memo regarding the MS4 was provided to the City Council in advance of the meeting. Ms. McIntyre requested that Council Members contact her with any questions regarding the memo.

VIII. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

IX. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

X. ADJOURNMENT

The meeting adjourned at 7:59 p.m.

Greg Canuteson, Mayor

Attest:

Deputy City Clerk