



## City Council Meeting

Regular Session Minutes

February 10, 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 February 10, 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 Gentrup, who then led the pledge of allegiance.

### III. 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: Sara Cooke, Assistant City Administrator  
Andy Noll, Utilities Director  
BJ Staab, Parks and Recreation Director  
Casey Gaines, Parks and Recreation Manager  
Jim Martin, Police Chief  
Katherine Sharp, Planning and Development Director  
Sherri McIntyre, Public Works Director  
Sarah Ranes, Deputy City Clerk

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

### IV. PROCLAMATIONS

### V. APPROVE MINUTES AND SUMMARIES

### VI. MEETING SCHEDULE

### VII. CONSENT AGENDA

- A. Motion to approve the purchase of water treatment plant chemicals from Water Solutions Unlimited in an amount not to exceed \$31,400.00

Hydrated lime and potassium permanganate are used in the softening process; sodium hypochlorite and liquid ammonium sulfate are used in the disinfection process and sodium fluoride is used to add fluoride to the drinking water. All chemicals, except

potassium permanganate and carbon dioxide, require multiple deliveries throughout the year.

This action is intended to authorize the purchase of sodium fluoride. Staff requested bids from multiple vendors for sodium fluoride but only received a bid from Water Solutions Unlimited in the amount of \$31,400.00 to supply and deliver 18,000 lbs. of crystal sodium fluoride to the water plant.

**Action:** Council Member Hagan moved to approve the purchase. 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

**B. Motion to authorize a blanket purchase order for hydrated lime from Mississippi Lime in an amount not to exceed \$525,000.00**

The City's water production plant uses certain chemicals in the production process. Lime is utilized in large quantities throughout the year for softening and coagulation. The 2025 Water Fund Budget includes funds to cover the purchase over the course of the year.

Mississippi Lime is a sole resource provider for quality lime in the region. A proposal was received from the company that includes a separate fuel surcharge cost and a delivered price per ton for the lime product.

The 2025-unit cost for standard hydrate lime is \$302.00/ton, a 16% increase over 2024 costs. The delivery charge is \$71.16/ton, an increase of 4% over 2024 costs. The final portion of the bill is a fuel surcharge cost that varies with the cost of diesel fuel and is estimated to be a 30% surcharge of the delivery fee for a combined estimated ton price of \$394.51/ton. Deliveries are anticipated to be weekly to bi-weekly as required to meet demand. Annual chemical usages are very difficult to predict, as they are based upon water demand during the production year. All usage quantities are estimated in anticipation of the average demand historically experienced.

The 2025 budget includes a chemical line item budgeted at \$625,000.00 that anticipates purchases of lime, bleach for disinfection, sodium fluoride and potassium permanganate. Staff recommends the approval of a blanket purchase order in the amount of \$525,000.00 with Mississippi Lime for the purchase and delivery of standard hydrated lime for utilization in Liberty's water production process.

**Action:** Council Member Hagan moved to approve the purchase. 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

C. Motion to authorize the purchase of a John Deere 444P Loader for the wastewater treatment plant in an amount not to exceed \$183,891.00

The wastewater plant continually creates biosolids throughout the year. These biosolids require special handling due to having potential nutrients and/or contaminants. In 2024, biosolids started going to the landfill, which requires using a loader to fill dump trucks and then those dump trucks dispose of the biosolids at the landfill.

The plant has been sharing a loader with utility maintenance, which has presented the following challenges:

1. Through the loading process, biosolids get all over the loader and create a potential cross contamination issue due to this same loader being used to load soil and rock for water and sewer breaks. Staff does their best to clean the machine after loading the biosolids, but there is always a concern for cross contamination/potential liability. Cleaning the loader is very time-consuming and difficult to fully remove the cross-contamination concern.

2. There is no suitable backup. In the event of the loader breaking/requiring maintenance or being required for another job, staff would have to select which job takes priority, leaving some of the staff unable to perform their daily duties/responsibilities. In the event of the loader breaking, it leaves the whole department unable to perform the required tasks.

3. Loading Biosolids requires proper planning/coordination with vendors and leaves little room for other emergencies which could come up with utility work.

To address the above concerns, the wastewater plant needs to have its own loader. Three bids were obtained, with all equipment being of similar size and functionality. The selected bid/winning bid is John Deere 444P through Murphy Tractor and Equipment. Cost, reliability and performance are considerations in this evaluation for the winning bid. The winning bid/John Deere loader is also compatible with existing buckets and other attachments. Staff recommends approval of the purchase of a John Deere 444P loader from Murphy Tractor and Equipment in an amount not to exceed \$183,891.00.

**Action:** Council Member Hagan moved to approve the purchase. 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

D. Board/Commission Appointment

1. Tree Board

- a. Appoint Arianna Downard to a term expiring 12/15/2027

Council Member Hagan moved to approve the appointment. Council Member Phillips seconded the motion, which carried unanimously.

VIII. PUBLIC HEARINGS

IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

- A. Ordinance acknowledging vendor payments for the period of January 17, 2025 to January 31, 2025

Document No. 9882 was read.

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

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. 12047.

- B. Resolution approving an amended final development plan for Fulkerson Cottages, to eliminate the gate from the entry at Reagan Circle and Fulkerson Circle, in Liberty, Clay County, Missouri (P&Z Case 25-04FDP-A) **{To Be Further Postponed to February 24, 2025}**

In 2023, this development received FDP approval to allow for the construction of 40 dwelling units, including five duplexes, six triplexes, and three fourplexes, in addition to a club house. The development was approved with a single public access at the northwest corner of the property onto W. Liberty Drive, with a gated emergency drive onto Fulkerson Circle. The applicant has filed this application to eliminate the gate from the drive onto Fulkerson Circle, creating a second public access into the development.

**Action:** Council Member Hagan moved to postpone consideration of the Resolution to February 24, 2025. Council Member Ponder seconded the motion.

Vote: Motion passed unanimously.

- C. Ordinance amending Ordinance No. 9537 approving a second contract amendment for solid waste and recycling collection and Disposal services from January 1, 2025 to December 31, 2029 with Allied Services, LLC D/B/A Republic Services of Kansas City

The current solid waste contract expired at the end of December 31, 2024 and staff have been negotiating with Republic Services to implement a five-year extension. The cost increases are based on the increased cost of labor, equipment, fuel, and cost escalations. The recycling market is minimal, and the amount of material that is contaminated is in the range of over 70% needing to go to a landfill. Due to the increase in overall costs, the contract has been structured to amortize the costs over the five years with 11% annual increases.

The service provides for a weekly solid waste service, weekly recycling and two bulky pick-ups per address per year.

Document No. 9883 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 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. 12048.

- D. Ordinance approving a contract for services with Stratus Building Solutions for FY2025 third-shift contractual custodial services at the Liberty Community Center in an amount not to exceed \$54,180.00

In March 2013, the Liberty Community Center began utilizing third shift contractual custodial services for a deeper cleaning of the locker rooms and fitness center Monday through Friday. In addition to deeper cleaning, third shift custodial also prevents interruption of service for Liberty Community Center guests. In March 2015, third shift contractual custodial was expanded to seven days per week in the high profile and high traffic areas of the facility to further enhance the guest experience. Stratus Building Solutions has provided third shift contractual custodial assistance for the Liberty Community since March 2022. The original three-year agreement was for \$44,184.00 annually. Stratus Building Solutions requested increases for year two and three of the contract citing increasing costs for supplies, labor and equipment. Year three of the contract expiring in February 2025 is for \$52,488.00.

A legal ad was placed and bids were solicited from sixteen area cleaning companies. Four companies toured the facility (Hi Gene's, City-Wide Maintenance, Stratus Building Solutions, Jani-King) and proposals were received from five vendors.

Vendor	Submittal
Stratus Building Solutions	\$54,180.00
MC Janitorial LLC	\$54,600.00
City-Wide Maintenance Company	\$61,360.00
Hi-Genes Janitorial	\$74,265.00
Jani-King	\$81,152.00

In addition to labor, the contract also includes cleaning supplies, cleaning equipment, quarterly carpet cleanings and annual strip and wax on vinyl floors. The selected vendor, when needed by the Liberty Community Center, will also provide additional day porter service and/or overnight theater cleaning at \$25.00/hour.

Staff recommends approval of an ordinance for a contract with Stratus Building Solutions to provide third-shift custodial services at the Liberty Community Center for an amount not to exceed \$54,180.00. This will be year one (2025) of the potential three, one-year agreements.

Document No. 9884 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 Hagan 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. 12049.

**E. Roof repairs to the Liberty Community Center**

The Liberty Community Center opened in February of 1992. The current roof was installed in 2009 by Tremco who held the original warranty and performed maintenance since installation. The roofing system is a 4-ply built-up-roof with a cold asphalt flood coat with gravel. Liberty Community Center staff contacted Tremco in July of 2023 requesting a quote for a warranty extension. Tremco performed an inspection on roofs A, B, D1, D2, E, F & G in the fall of 2023. Roof C was installed in 2018 and is under warranty until 2033. Upon results of the inspection, Tremco found the roofs to be in a condition to renew the warranty for an additional 5 years. A contract was signed with Tremco Construction Products Group on April 8, 2024 for a 5-year warranty extension

on roofs A, B, D1, D2, E, F, & G. The original warranty expired on April 27, 2024. Below is a description of the roof line sections:

- A – Theater Stage
- B – Theater
- C – Meeting Rooms (not included)
- D1 – Gymnasium
- D2 – Natatorium
- E – Conference Room
- F – Small Pool
- G – Hallway

Prior to the warranty extension being issued, an infrared analysis of the roofing system was performed to confirm there were no areas of wet materials. After conducting the infrared scan, significant areas of wet materials were found in roofs B, D1, D2, & E. Tremco solicited pricing from 3 vendors for the labor to complete roofing repairs with Delta Innovative Services, Inc providing the best bid in the amount of \$71,345.00. Pricing was provided using the AEPA (Association of Educational Purchasing Agencies) EducationPlus Coop. To reduce the total cost of the project, materials will be purchased directly from Weatherproofing Technologies Inc., at a discount in the amount of \$25,733.89. After completion of the repairs and removal of wet areas in the roofing system, the 5-year warranty will be issued by Tremco.

Tremco anticipates the repairs and warranty extension will extend the life of the roofs another 5 years and potentially longer if proactive maintenance is continued. Tremco estimates that without the repairs, warranty extension and preventative maintenance, they would recommend a roof restoration on the roofs within the next 3 years or roof replacement within 5 years. Estimated cost for roof restoration is \$525,000.00. Estimated cost for roof replacement is \$1,125,000.00.

Project will be funded through the Parks Sales Tax Fund. Staff recommends approval of contracts with Delta Innovative Services, Inc for labor to repair roof sections B, D1, D2, & E in an amount not to exceed \$71,345.00 and with Weatherproofing Technologies Inc., for the purchase and delivery of materials to complete repairs to roof sections B, D1, D2, & E in an amount not to exceed \$25,733.89.

1. Ordinance approving a contract for services with Delta Innovative Services, Inc for labor to repair the Liberty Community Center roof sections: B, D1, D2 and E in an amount not to exceed \$71,345.00

Document No. 9885 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 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. 12050.

2. Ordinance approving a guaranteed pricing agreement with Weatherproofing Technologies INC., for the purchase and delivery of materials to complete repairs to the Liberty Community Center roof sections: B, D1, D2, and E in an amount not to exceed \$25,733.89

Document No. 9886 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 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. 12051.

- F. Ordinance approving a beverage agreement with Heartland Coca-Cola Beverage Company for purchase of product for the Capitol Federal Sports Complex and the Liberty Community Center in an amount not to exceed \$70,000.00

The City operates two seasonal concession stands at the Capitol Federal Sports Complex and provides beverage vending machines at the Liberty Community Center. Products are sold at both locations for a profit, which is reflected in the 2025 Sports Complex and Liberty Community Center revenue portions of the budget.

A summary of the vendor proposal is as follows:

20oz Bottles	Price/case	Rebate	Sponsorship	Price Increase
Coke - Cola	\$25.83	\$1/ 20oz Case	\$4,000 per year/ \$20,000 over 5 years	Up To 5% annually
Coke - Water	\$15.54	\$1/ 20oz Case		Up To 5% annually
Coke - Powerade	\$27.38	\$1/ 20oz Case		Up To 5% annually

This contract represents year one of a five-year agreement to purchase Coca-Cola products for resale at Capitol Federal Sports Complex and the Liberty Community Center. The staff is requesting approval of this contract in an amount not to exceed \$70,000.00. This pricing is based on average past usage levels, new costs, and increased days of usage. The product is sold for profit; accordingly, the purchase cost is recovered through sales. The amount is included as a part of the 2025 budget.

For the Liberty Community Center, vending machines are filled by Coca-Cola with revenue sharing based on sales.

Document No. 9887 was read.

**Action:** Council Member Hagan requested to postpone consideration of the Ordinance to February 24, 2025. Council Member Travis seconded the motion.

**Vote:** Motion passed unanimously.

- G. Ordinance approving a design-build agreement with Black & McDonald, Inc. for design and installation of pedestrian lighting on Main Street north of Mississippi Street in an amount not to exceed \$300,000.00

Installation of decorative pedestrian street lighting on Main Street north of Mississippi Street to the Garrison School was one of the many recommendations for public improvements by the Garrison Task Force. The decorative pedestrian lighting would supplement existing street lighting by providing more light on the sidewalks to improve the corridor.

Black & McDonald is an electrical contractor that also provides design-build services for designing, furnishing, and installing street lighting. They are intimately familiar with the existing street lighting and traffic signals in Liberty as they often perform maintenance on the existing City traffic signals and on existing streetlights for Evergy throughout the City.

Currently, most of the streetlights in the city are owned and maintained by Evergy and Liberty leases them. However, decorative streetlights were constructed as part of the

2016-2017 Downtown Square Reconstruction project and are owned and maintained by the City of Liberty. This project would continue decorative lighting on Main Street from Mississippi Street north toward the end of Garrison School. These new lights will be owned and maintained by the City of Liberty, as they are in the Square. Evergy has a very limited selection of decorative lighting options for lease.

The City staff identified \$300,000.00 in the General Fund balance to provide a maximum budget for the project. City staff contacted Black & McDonald to solicit a proposal to install pedestrian street lighting for the corridor to the maximum extent possible with available funds. Black & McDonald provided a design-build proposal to design, furnish, and install decorative pedestrian lighting on Main Street from Mississippi Street north toward Garrison School for a guaranteed maximum price of \$300,000.00. The design-build process is an ideal project delivery method that allows for a great deal of flexibility in design, value engineering, and decorative lighting options in order to provide lighting to the maximum extent possible with the limited funds available.

Document No. 9888 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 Hagan moved to approve the ordinance. Council Member Graham 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. 12052.

X. OTHER BUSINESS

XI. CITIZENS' PARTICIPATION

David Langston – 1920 Carter Court. Mr. Langston stated he's been visiting with people in the community and talking with them about the development going on around the square and who owns what. Mr. Langston said he doesn't have a problem with elected officials owning property on the square. Mr. Langston stated he as well as others within the community would like to know what the Mayor's ownership interests are on the square and what control the Mayor has around the square because lots of money is being spent. Mr. Langston said he has no objection to people making money but where public money is being spent, they deserve to know.

Dwayne Holtzclaw – 113 Kevin Street, Excelsior Springs, MO. Mr. Holtzclaw stated he has family members buried in privately owned Block 174 in Fairview Cemetery. Mr. Holtzclaw informed the audience the City of Liberty has filed a revestment lawsuit to take property that doesn't belong to them. He states the deed is in the courthouse, book 120, page 36. Mr. Holtzclaw states he doesn't have a lot to talk about tonight but he just wants to let the

taxpayers know who is responsible for the revestment lawsuit. Mr. Holtzclaw states the City has spent almost \$200,000.00 on this lawsuit. Mr. Holtzclaw asks that his family members graves be left alone.

Gieselle Fest – 1407 Lynette Street. Ms. Fest said she is present tonight to speak on behalf of her family and she is going to give the Mayor the benefit of the doubt as he states he doesn't know about some of the things going on in the revestment lawsuit. Ms. Fest offered to make copies of depositions, interrogatories and other documents for the Mayor if the City attorney hasn't provided those. Ms. Fest states she is a family member and all she is here to ask for, is to let her family rest in peace.

XII. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XIII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIV. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

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Mayor

Attest:

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Deputy City Clerk