



## City Council Meeting

Regular Session Minutes

July 28, 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 28, 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 Travis, who then led the pledge of allegiance.

### III. ROLL CALL

Council Members Present: Harold Phillips Ward I  
Kelley Wrenn Pozel and Adam Travis, Ward II  
Jeff Watt, Ward III  
Gene Gentrup Ward IV

Council Members Absent: Shelton Ponder, Ward I  
Kevin Graham, Ward III  
Michael Hagan, Ward IV

Staff Present: Curt Wenson, City Administrator  
Sara Cooke, Assistant City Administrator  
Andy Noll, Utilities Director  
BJ Staab, Parks and Recreation Director  
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  
13 members of the public

### IV. PROCLAMATIONS

### V. APPROVE MINUTES AND SUMMARIES

### VI. MEETING SCHEDULE

### VII. CONSENT AGENDA

VIII. PUBLIC HEARINGS

A. Resolution granting a certificate of appropriateness for the construction of a new mixed-use building at 1-11 N. Water Street, Liberty Square Historic District

This prominent lot at the corner of Kansas and Water was the former site of a furniture store that was destroyed by collapse in May 2016. This building and adjacent building were subsequently deemed dangerous and demolished. The GM Peters building, 11 N. Water, was approved for demolition by the City Council on March 11, 2024.

- HDRC 2024 Date of Recommendation for Approval: August 20, 2024 HDRC voted 5-3-0 to recommend approval for HDRC Case # 24-013LS
- City Council 2024 Date of Approval: September 23, 2024
- HDRC 2025 Date of Recommendation for Approval: June 17, 2025 HDRC Voted 4-2-0 to recommend approval of HDRC Case #25-005LS (HDRC Case#24-013LS Amended)

The applicant proposes to construct a mixed-use building totaling 23,116 square feet at the NE corner of North Water & East Kansas. Including lots 1-11 N. Water. The proposed two-story mixed-use building has 11,284 square feet of commercial space and 9 residential units/apartments on .43 acres. There are 4 tuck under parking stalls for residents in the rear of the building.

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

Patrick Reuter who is with Klover Architects, 8813 Penrose Lane, #400, Lenexa, KS 66219 informed the City Council of changes to the building. Mr. Reuter said the original building budget came in a lot higher than expected and in speaking with contractors in the area, it is due to the underground parking garage piece of this project. Mr. Reuter said that in order to remove the underground parking garage, they wanted to be mindful of parking so they went ahead and reduced the number of apartments to nine units and they changed the rear configuration of this project to obtain a few private parking stalls for those nine units. Mr. Reuter also informed the City Council that the southern façade on Kansas Street that they didn't want to leave as a large retaining wall, will now be used for commercial space.

Ron Cowger with AGC Engineers, 405 S. Leonard Street, Liberty, MO informed the City Council that dumpster access will be on Missouri Street so the trash truck isn't accessing the dumpster through the alley.

Christy and Tim Hammond, 19 N Water Street, Liberty, MO would like to know if the breeze way will still be accessible from the south side from the Burnett Building to the new apartment buildings? Mrs. Hammond wants to make sure there is no damage to their building during the demolition of the G.M. Peters Building which butts directly up to their building. Mr. and Mrs. Hammond would like to be made aware of the demolition plan.

Matthew Iway with Star Development, 244 W. Mill Street, Liberty, MO, informed the City Council that he has spoken with City staff on the best approach for the demolition of the G.M. Peters Building without affecting the Burnett building too much. Mr. Iway

stated they are working with special engineers for vibration monitoring and to create a plan on the best way to approach the demolition. Mr. Iway stated there is no timeline established right now for the demolition as they are still in the process of working with those special engineers.

Jim Drew who works with Mark Mathis, stated they own six different buildings on the square and they are currently working on the Jesse James Bank Building that has some base stones under it that Mr. Drew wants to know if it could possibly be used at the new apartment building?

Mr. Reuter with Klover Architects informed the City Council that they have not evaluated reusing any stone from the site. Mr. Reuter stated they aren't against reusing of the stones but it's not in the plan of what they are intending to do.

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

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

Vote: Motion passed 5-0-0  
Yes: Council Members Phillips, Pozel, Travis, Watt and Gentrup  
No: None  
Abstain: None  
Inscribed in Resolution No. 3472.

- B. Resolution approving a final development plan for Water Street Lofts, a two-story, mixed-use building with ground floor retail, 9 residential lofts, totaling 23,116 square feet with a variance for signage at 1 - 11 N. Water Street in Liberty, Clay County, Missouri (P&Z Case 25-28FDP)

This prominent lot at the corner of E. Kansas Street and N. Water Street was the former site of a furniture store that was destroyed by collapse in May 2016. This building and adjacent buildings (5 – 7 N. Water Street) were subsequently deemed dangerous and demolished.

The applicant proposes to construct a two-story mixed-use building totaling 23,116 square feet at the NE corner of N. Water and E. Kansas. The proposed two-story mixed-use building has 11,284 square feet of commercial space and 9 residential apartments on .43 acres. There are 15 parking stalls for residents in the rear of the building. The applicant is proposing a 20 square foot projecting blade sign with their proposal that will require a variance. The applicant is requesting a variance from UDO Section 30-87.4 to allow a 20 square foot illuminated projecting sign for the property as shown on the south elevation.

In accordance with Section 30-21.11 (Conditional approvals and development variance) which allows the City Council to grant variances as part of a development application, the applicant is requesting a variance from the sign regulations for the project's signage as part of this approved development plan.

According to code, in the Central Business zoning district, each commercial building is allowed two signs, one of which could be a projecting sign not to exceed 6 square feet

in area, has at least 8 feet of minimum vertical clearance, and not be illuminated. A variance is being requested to allow this sign to exceed the maximum square footage as well as the regulation prohibiting illuminated projecting signage (Sec.30-90.6).

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

Patrick Reuter who is with Klover Architects, 8813 Penrose Lane, #400, Lenexa, KS 66219 informed the City Council they are making this request because the current Ordinance is more directed for blade signs which go under canopies not necessarily for larger signs placed on the top of buildings. Mr. Reuter stated this sign will be used as their main identification sign for the building and they will not be proposing any other kind of wall signage. Mr. Reuter indicated this particular sign goes better with the historical design versus a big chain of letters mounted to the top of the building.

Matthew Iway with Star Development, 244 W. Mill Street, Liberty, MO, informed the City Council they hope to break ground on this project in the spring of 2026 assuming everything lines up well like the financials, purchasing all of the material and lining up the contractors. Mr. Iway stated things may happen between now and then but that is just a blank commitment.

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

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

Vote: Motion passed 5-0-0  
Yes: Council Members Phillips, Pozel, Travis, Watt and Gentrup  
No: None  
Abstain: None  
Inscribed in Resolution No. 3473.

## IX. ORDINANCES, CONTRACTS AND RESOLUTIONS

### A. Ordinance acknowledging vendor payments for the period of July 4, 2025 to July 18, 2025

Document No. 9971 was read.

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

Roll Call  
Vote: Motion passed 5-0-0  
Yes: Council Members Phillips, Pozel, Travis, Watt and Gentrup  
No: None  
Abstain: None  
Approved by the Chair and inscribed in Ordinance No. 12134.

B. Ordinance accepting and approving a final plat for Heartland Meadows, 15th Plat, 1 lot on 11.49 acres in the City of Liberty, Clay County, Missouri (P&Z Case 25-30FP)

This is a final plat for Heartland Meadows, 15th Plat, 1 lot on 11.49 acres. This subdivision proposes two tracts to be used for stormwater infrastructure. A 4-acre conservation easement on the west side of the creek is proposed to preserve the existing vegetation and limit any construction activity.

Document No. 9972 was read.

**Action:** Council Member Watt 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 Watt seconded the motion.

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

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

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12135.

C. Resolution approving a final development plan for US Motor Works, a 102,600 sq. ft. industrial building on 11.49 acres, north of Heartland Dr., south of US 69 Hwy. in Liberty, Clay County, Missouri (P&Z Case 25-29FDP)

The applicant's proposal includes approximately 102,600 square feet of industrial space in one building.

The site is proposed north of Heartland Drive, and south of US 69 Hwy. There is one proposed entrance to the site from Heartland Drive via a private access easement from Lot 3C Heartland Meadows, which is also owned by the applicant. There will be two stormwater maintenance areas, one located north of the building and one in the southwest corner of the property. There is a stream that runs through a portion of the site. The stream carries enough volume that necessitates streamside and riparian buffers. The construction of the building and parking areas will be outside of these required buffers. The stormwater facility in the southwest corner will be in the buffer as allowed by the UDO.

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

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

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

**No:** None

**Abstain:** None

Inscribed in Resolution No. 3474.

- D. Ordinance approving a Construction Manager at Risk Agreement with McCown Gordon Construction for the City Hall Police Expansion Project #25-014 in an amount not to exceed \$15,000.00

On April 28, 2025, the Liberty City Council approved an architect design contract with Hoefler Welker for the final design of the City Hall Police Expansion Project. The design is expected to be completed by the end of 2025. Construction is anticipated to start in February 2026 with completion by the middle of 2027. City staff have determined that the preferred method for delivering the construction of the project is through a Construction Manager at Risk delivery approach.

The CMAR delivery approach involves hiring a construction manager (CM) early in the design phase to provide pre-construction services, obtain a guaranteed maximum price and then act as the general contractor during construction of the project. This method emphasizes collaboration between the owner, designer, and CM to manage costs, schedule, and overall project execution. Compensation to the CM is through a fixed pre-construction services fee, and then a percentage of the project cost for general conditions, bonding, insurance, and construction management based on the GMP.

City staff released a Request for Qualifications and Price Proposals for CMAR firms for pre-construction services in order to collaborate with the Architect to establish the future GMP for the work. City staff received six responses and short-listed three finalists to be interviewed by a selection committee. The three finalists were McCown Gordon, Newkirk Novak and Crossland Construction. Firms were scored on 85% of their qualifications and 15% on sealed and publicly opened fee price proposals. McCown Gordon Construction was the successful firm and selected as the CM.

City staff will now work with Hoefler Welker to complete the design and collaborate with McCown Gordon to establish a GMP. A future action presented to City Council will approve a GMP contract amendment to the original CMAR agreement once the final cost of construction is determined.

This action will approve the CMAR agreement with McCown Gordon for preconstruction services and cost percentage fee rates charged as part of the final GMP. The fees can be summarized as follows:

|                             |          |           |
|-----------------------------|----------|-----------|
| Preconstruction Services:   | \$15,000 | Fixed Fee |
| Cost Percentage Fees:       |          |           |
| General Conditions Fee      | 4.5      | %         |
| Bonding Fee                 | 0.5      | %         |
| Insurance Fee               | 1.0      | %         |
| Construction Management Fee | 2.2      | %         |
| Total Cost Percentage Fees: | 8.2      | %         |

Document No. 9973 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 Phillips moved to approve the ordinance. Council Member Watt seconded the motion.

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

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

**No:** None

**Abstain:** None

Approved by the Chair and inscribed in Ordinance No. 12136.

E. Resolution adopting a Safe Streets for All Comprehensive Safety Action Plan and a Vision Zero Goal from HDR Engineering with a target date of July 31, 2045

The City of Liberty applied for and was awarded Safe Streets for All (SS4A) grant funding to support the development of an SS4A Comprehensive Safety Action Plan (CSAP) in 2023.

Since that time, the City of Liberty and HDR Engineering have developed a CSAP, which meets the grant guidelines provided by the United States Department of Transportation (USDOT). Attached to this report are the following documents:

- Comprehensive Safety Action Plan
  - Appendix A - Detailed Action Plan
  - Appendix B - Citywide Crash Data Analysis
  - Appendix C - Community Engagement Report
  - Appendix D - Safe System Approach Strategies

As part of the formal agreement with USDOT, which was accepted by the City through Ordinance No. 11916, the City shall, in addition to adopting the CSAP, establish a "Vision Zero" goal of zero roadway fatalities and serious injuries with an established target date.

Staff recommends acceptance of a Resolution adopting a Safe Streets for All Comprehensive Safety Action Plan as developed by HDR Engineering Inc. and a Vision Zero Goal with a target date of July 31, 2045.

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

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

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

**No:** None

**Abstain:** None

Inscribed in Resolution No. 3475.

X. OTHER BUSINESS

XI. CITIZENS' PARTICIPATION

XII. MISCELLANEOUS MATTERS FROM CITY ADMINISTRATOR

XIII. MISCELLANEOUS MATTERS FROM MAYOR AND CITY COUNCIL

XIV. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Deputy City Clerk