

**CITY OF GRAIN VALLEY BOARD OF ALDERMEN  
REGULAR MEETING AGENDA**

**OCTOBER 24, 2016**

**7:00 P.M.**

**OPEN TO THE PUBLIC**

LOCATED IN THE COUNCIL CHAMBERS OF CITY HALL  
711 MAIN STREET – GRAIN VALLEY, MISSOURI

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**ITEM I: CALL TO ORDER**

- Mayor Mike Todd

**ITEM II: ROLL CALL**

- Deputy City Clerk Khalilah Holland

**ITEM III: INVOCATION**

- Ray Gurney of Cross Creek Baptist Mission

**ITEM IV: PLEDGE OF ALLEGIANCE**

- Alderman Chuck Johnston

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Ryan Hunt

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Citizens are Asked to Please Limit Their Comments to Two (2) Minutes

**ITEM VIII: CONSENT AGENDA**

- September 21, 2016 – Planning & Zoning Meeting Minutes
- October 5, 2016 – Board of Aldermen Special Meeting Minutes
- October 10, 2016 – Board of Aldermen Regular Meeting Minutes
- October 24, 2016 – Accounts Payable

**ITEM IX: PREVIOUS BUSINESS**

- Sugar Shack



**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATION**

- None

**ITEM XII: ORDINANCES**

**ITEM XII (A)**      **An Ordinance Authorizing the Issuance of Not to Exceed \$3,400,000 Principal Amount of Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016, of the City of Grain Valley, Missouri; and Authorizing Certain Other Documents and Actions in Connection Therewith**  
B16-20  
2<sup>ND</sup> READ  
*Introduced by Alderman West*

To issue bonds to pay off the temporary notes

**ITEM XII (B)**      **An Ordinance Approving the Final Plat of Sni-A-Bar Crossing at Sni-A-Bar Farms 4<sup>th</sup> Plat**  
B16-22  
1<sup>ST</sup> READ  
*Introduced by Alderman Arnold*

To gain final plat approval for Sni-A-Bar Crossing at Sni-A-Bar Farms 4<sup>th</sup> Plat

**ITEM XIII: RESOLUTIONS**

**ITEM XIII (A)**      **A Resolution Authorizing the City Administrator to Enter into an Agreement with the Mid-America Regional Council (MARC) Solid Waste Management District as Related to Grain Valley's Participation in the 2017 Regional Household Hazardous Waste Collection Program**  
R16-43  
*Introduced by Alderman Palecek*

To provide a Household Hazardous Waste collection service to the residents of the City of Grain Valley

**ITEM XIV: CITY ATTORNEY REPORT**

- City Attorney Jim Cook

**ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS**

- City Administrator Ryan Hunt
- Community Development Director Ken Murphy
- Finance Director Cathy Bowden
- Deputy City Clerk Khalilah Holland
- Parks & Recreation Director Shannon Davies
- Chief of Police David Starbuck



**ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS**

- Alderman Dale Arnold
- Alderman Jeff Coleman
- Alderman Bob Headley
- Alderman Chuck Johnston
- Alderman Valerie Palecek
- Alderman Yolanda West

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd

**ITEM XIII: EXECUTIVE SESSION**

- Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended
- Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended

**ITEM XIX: ADJOURNMENT**

**PLEASE NOTE**

THE NEXT SCHEDULED MEETING OF THE CITY OF GRAIN VALLEY BOARD OF ALDERMEN WILL TAKE PLACE NOVEMBER 2, 2016 AS A SPECIAL MEETING AT 6:30 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF GRAIN VALLEY CITY HALL

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816.847.6211 AT LEAST 48 HOURS BEFORE THE MEETING

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS  
UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING  
816.847.6211



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*Agenda*

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**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

**9/21/2016**  
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**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session September 21, 2016, at 7:00 p.m. in the Council Chambers in the Grain Valley City Hall
- The meeting was called to order by Haydn Ambrose

**ITEM II: ROLL CALL**

- *Present: James Pycior*
- *Absent: Kevin Browning*
- *Absent: Bob Dimmitt*
- *Present: Elijah Greene*
- *Present: Debbie Saffell*
- *Present: Haydn Ambrose*
- *Present: Craig Shelton*
- *Present: Dale Arnold*
- *There was a quorum present*

**ITEM III: APPROVAL OF MINUTES**

- Craig Shelton motioned to approve the minutes from the August 10, 2016 regular meeting; the motion was seconded by Debbie Saffell; Commission approved 5-0.

**ITEM IV: CITIZEN PARTICIPATION**

- None

**ITEM V: PUBLIC HEARING**

- None

**ITEM VI: ACTION ITEMS**

- Appointment of Planning & Zoning Commission Chairman
  - Ken Murphy stated that the Commission could chose to wait until the next meeting to appoint a chairman.
  - James Pycior motioned to table the appointment of a chairman; the motion was seconded by Craig Shelton; Debbie Saffell motioned to amend the original motion to state that it will happen at the next meeting no matter what; James Pycior seconded the amended motion; Commission approved 5-0.
- Preliminary Plat – Harmony Meadows
  - Ken Murphy gave an overview of the preliminary plat request. He stated that this

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**Commissioners Present**

Dale Arnold  
Craig Shelton  
Elijah Greene  
Haydn Ambrose  
Debbie Saffell

**Commissioners Absent**

Bob Dimmitt  
Kevin Browning

**Staff Officials Present**

Community Development Director -  
Ken Murphy



**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

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would consist of seven lots at the west end of Walnut where a vacant house currently exists. He also stated that this area was part of a downtown improvement project so the infrastructure was upgraded to support this development. Mr. Murphy stated that tract B was not being developed at this time.

- Elijah Greene asked if the sewer was on the south side of Walnut and if so how were they going to connect in. The engineer on the project, Robert Walquist, stated that more than likely a new main would be added on the north side and there would be two connections made to the existing line on the south side. Mr. Greene also asked what type of house was going to be built. Jeff Wolff (developer) stated they would be contemporary 1200 sqft homes. Mr. Greene asked if there was water capacity to cover this development. Ken Murphy stated that there was capacity in place. Robert Walquist mentioned that the City had a good looped system so everything was in place.
- James Pycior motioned to approve the preliminary plat of Harmony Meadows; the motion was seconded by Craig Shelton; Commission approved 5-0.

**ITEM VII: PREVIOUS BUSINESS**

- None

**ITEM VIII: NEW BUSINESS**

- Household Hazardous Waste
  - Mr. Murphy reminded the Commission that the City was partnering with Jackson County for the Household Hazardous Waste event on October 1<sup>st</sup> at the Jackson County Maintenance Facility on Old 40 Hwy.

**ITEM IX: ADJOURNMENT**

- There being no further business, James Pycior motioned to adjourn the September 12, 2016 Planning Commission Meeting; seconded by Debbie Saffell; Commission approved 5-0.

*-The Regular Meeting Adjourned at 7:14 p.m.-*

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**Commissioners Present**  
Dale Arnold  
Craig Shelton  
Elijah Greene  
Haydn Ambrose  
Debbie Saffell

**Commissioners Absent**  
Bob Dimmitt  
Kevin Browning

**Staff Officials Present**  
Community Development Director -  
Ken Murphy





**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Special Session

**10/05/2016**  
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**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Special Session on October 5, 2016 at 6:32 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: ROLL CALL**

- Deputy City Clerk Khalilah Holland called roll
- *Present: Arnold, Coleman, Headley, Johnston, Palecek (late), West*
- *Absent: None*

**-QUORUM PRESENT-**

**ITEM III: PUBLIC HEARING**

- Occupational License Revocation Hearing – Sugar Shack
  - City Attorney Jim Cook spoke via telephone with the owner Ms. Williams; she is in the process of complying with the Department of Revenue through a payment plan of her past due taxes; Ms. Williams had an issue with her bond that is being corrected; Mr. Cook will contact the Department of Revenue on Thursday, October 6, 2016 on the status of the No Tax Due letter; Mr. Cook conveyed to Ms. Williams the City wants her to comply so the Board of Aldermen does not have to take further action
  - Mr. Cook recommended the Board of Aldermen amend the agenda to remove the public hearing from the agenda; a new notice will be sent for a future public hearing
  - *Alderman Arnold made a Motion to remove the revocation hearing from the October 5, 2016 agenda*
  - *The Motion was Seconded by Alderman Johnston*
  - *Motion to remove the revocation hearing from the October 5, 2016 was voted on with the following voice vote:*
    - *Aye: Arnold, Coleman, Headley, Johnston, West*
    - *Nay: None*
    - *Abstain: None*

**-MOTION APPROVED: 5-0-**

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 Deputy City Clerk Khalilah Holland  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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*-Mayor Todd stated a need to hold an Executive Session before  
 Item IV: Discussion on the Agenda-*

- *Alderman Johnston made a Motion to amend the agenda to move Item V: Executive Session before Item IV: Discussion*
- *The Motion was Seconded by Alderman Arnold*
- *Motion to amend the agenda to move Item V: Executive Session before Item IV: Discussion was voted on with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 5-0-**

**ITEM V: EXECUTIVE SESSION**

- Mayor Todd stated a need to hold an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended; Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended; Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended
- *Alderman West moved to close the Regular Meeting for items related to Section 610.021(1), 610.021(3) 610.021(13), RSMo 1998, As Amended.*
- *The motion was seconded by Alderman Headley*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING CLOSED AT 6:34 PM**

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Johnston*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 Deputy City Clerk Khalilah Holland  
 Community Development Director  
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- o *Nay: None*
- o *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING OPENED AT 7:38 PM**

*-Mayor Todd Called a Recess at 7:38 p.m.-*

*-Mayor Todd Resumed Meeting at 7:53 p.m.-*

**ITEM VI: DISCUSSION**

- 2017 Fiscal Year Budget
  - o The Board of Aldermen received a 2017 budget binder which included City Administrator Ryan Hunt’s budget executive summary letter to the Board
  - o City Administrator Hunt presented a 2017 Budget Review PowerPoint presentation to Board of Aldermen
    - Mr. Hunt reviewed the current reserve trends
      - The City is required by the Governmental Accounting Standards Board (GASB) to keep a minimum of 25% of the operating budget in reserves
      - The fund balance trends have spiked up and down over the last few years
      - The fund balances decreased with a large payment made for the I-70 and Main Street project, early retirement of bonds for water and sewer; used reserve savings to complete approximately \$670K water and sewer CIP projects with no additional debt to the City
      - The percentage increase over the last six years; 2011 increase of 15%; 2012 increase of 4%; 2013 decrease of 24% to payoff sewer debt and payment toward the I-70 project; 2014 an increase of 7% ; 2015 increase of 9%; 2016 estimates shows a decrease of 1% in overall reserves to pay for water projects; Mr. Hunt does not anticipate the 2016 decrease to occur because the City is ahead of revenue forecasting; Mr. Hunt expects the City to post in 2016 a 1 to 2 % increase to the reserves
      - 2017 budget estimates a 12% increase to the fund balance
      - Reserves are about 40% of the City’s annual expenses
    - Mr. Hunt reviewed the current revenue trends
      - Revenues have stabilized from the drops in 2008-2010 and have posted an increase for the last 6 years

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
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- 2011 increase of 1%; 2012 increase of 1%; 2013 increase of 7%; 2014 an increase of 5% ; 2015 increase of 6%; 2016 shows a conservative estimate increase of 5% in overall revenues with revenues estimated around \$11 million
- Mr. Hunt explained the areas of top revenue increases have been from Development fees, Sales Tax, Property Tax and Franchise fees all tied to consumers coming to Grain Valley and new construction
- The budget does not include the revenue of Price Chopper opening in 2017; however, the revenues from Price Chopper will make a significant increase to the revenues
- Mr. Hunt reviewed recommendations for key personnel changes and expenses for 2017
  - Restructuring Administration to better manage a variety of tasks and projects
  - Adding an Assistant City Administrator position to the Administration team to oversee Community Development, Parks & Recreation and Human Resources Outsourcing program; recommending Mr. Murphy fill the position
  - Restructuring Community Development to better manage needs of expanding infrastructure needs as the City continues to grow; recommending the position of City Engineer and Community Development Director positions be combined into one and not requiring an additional Department Head be hired; there would be a restructuring of the Public Works division to have the Public Works Superintendent manage two team leaders with three team members each; the team leader position would be a working supervisor role with the same responsibilities as the team members
  - Employee retention boosted when deserving employees receive salary adjustments
  - A necessity in employee retention is to preserve the employees buying power through Cost of Living Adjustments (COLA)
  - Merit increases have not been given in the last 9 years
  - City wide Increase
    - The City gave a 3% COLA last year
      - This year it is recommended that staff be given a 2% COLA

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**ELECTED OFFICIALS ABSENT**

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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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- The City has not given a merit increase for performance or longevity since 2007
  - This year it is recommended that staff be given a 1% merit increase
  - Recommend incorporating a good process for a merit increase program in the future
- The fiscal impact of a combined 3% COLA and Merit increase Citywide is \$68,048; includes part-time employees
  - General fund: \$36,789
  - Park fund: \$10,955
  - Transportation fund: \$1,734
  - Water/Sewer fund: \$18,570
  - Aldermen Arnold asked how many employees does the City have; the City has 60 full-time employees, 11 part-time employees
- Mr. Hunt reviewed the overall 2017 budget demonstrating the submission of a balance budget
  - General fund revenues are \$3,681,804 and expenditures are \$3,657,811
  - Tourism & Economic Development revenues are \$65,000; the City is spending \$65,000; approximately \$34,000 comes through Tourism and Economic Development through a tax; the remaining is transferred from the General fund to supplement to help with ED, Chamber of Commerce and other ED items that may arise throughout the year
  - Park revenues are \$1,311,130 and includes \$25,000 given to Parks for Transportation for Capital Improvement projects; the Parks expenditures are \$1,303,165
  - Public Health revenues are \$93,400; includes subsidies from the General fund; the expenditures are \$93,000
  - Debt Services fund is where the City's general obligation debt is paid from; it's a pass through collected through a mill levy and paid towards the City's debt service; \$1,784,000 is collected and expended
  - Transportation fund is continuing to see an increase in the revenues; the increase is from a ½ cent sales tax; revenues are \$847,500; the plan for 2017 is to spend \$784,649

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Alderman Yolanda West

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- Water/Sewer fund is collected from development fees and the water rate fees; revenues forecasted for 2017 are \$5,739,216; \$2,849,755 is spent on water and \$2,139,455 spent on sewer; Mr. Hunt reminded the Board of Aldermen the city is in the midst of a Water Rate study
- Capital Improvement fund supports Parks & Recreation; revenues and expenditures are \$350,000; the expenditures are \$250,000 to pay the certificate of participation for the Community Center; the remaining \$100,000 will be dedicated to a downtown street project in 2017
- TIF: Old Towne fund is a pass through fund; sales tax from David Ward's development and expended out as reimbursement to Mr. Ward's pay as you go project
- Total Revenues estimated to be \$14,252,050
- Total Expenditures lowered to an estimated to be \$13,370,825; some of it is coming through payroll savings with the proposed personnel restructure and not planning very large projects in 2017
- City Administrator Hunt and staff are very proud to submit balance budget that has a Surplus to reserves in 2017 of \$881,225
- Alderman Johnston noted approximately 85% of the surplus in revenue comes from Water and Sewer with an approximate 15% overage in the water and sewer fund; would like to see the overage given back to the citizens
  - Mr. Hunt explained the Water Rate study is scheduled to be completed by the end of 2016; the study was delayed when an industrial rate was added to the analysis; the City will be able to make adjustments to the citizen rates after the study is complete; Mr. Hunt stated the City will want to put one to two hundred thousand in reserves for future projects
- Alderman Johnston would like to see the revenues broken down for water and sewer individually
- Mr. Hunt explained on October 19, 2016 the discussion will be of the General, Tourism and Park fund expenditures on November 2, 2016 the discussion will be of the remaining funds
- Alderman Johnston would like the Board to discuss a timekeeping system and the cost
  - Mr. Hunt said the Human Resources Outsourcing RFP issued at

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- this time did not include a timekeeping system but the Board could issue an addendum to the RFP
- Mr. Hunt said a timekeeping system would hold the employees accountable as well as the City to pay the salary increase of overtime hours worked
  - Alderman Johnston would like to know if other cities have a timekeeping system
    - Mr. Hunt will email the local City Administrator distribution list for what timekeeping methods, what their experience is and what is the cost benefit to the timekeeping
  - Alderman Headley asked what is the ratio of hourly to salary employees
    - Mr. Hunt estimated 25 employees are salaried
  - Mr. Hunt said there are different kinds of web based portals that can be used as timekeeping
    - Mr. Hunt's concerned if it would cost the City more in overtime salaries than the cost of the timekeeping system
  - Alderman West requested a diagram of the new structure Mr. Hunt is proposing
    - Mr. Hunt requested a commitment level from the Board of Aldermen before the complete restructure is shared in an open meeting
    - Mr. Hunt will provide a citywide organization chart and highlight the proposed restructured positions
  - Mr. Hunt pointed out to the Board of Aldermen staff has estimated an increase in building permits for 2017; the increased in permits relate to increased revenue, increased tap and development fees
    - 95 single family residential permits
    - (4) one million construction projects
    - 150 miscellaneous permits
    - 10 duplex permits
    - (6) four-plex permits
  - Mr. Hunt stated recent state legislation has made it almost impossible to estimate Police revenues of court fines and costs
    - Chief of Police Starbuck reiterated the change in legislation forbids administration to give a direct order to write a specific amount of tickets or fines

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
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- Mr. Hunt pointed out in 2014 revenues were \$298,000; in 2017 the revenues have been estimated to 207,000; the \$91,000 decrease is not necessarily related to less tickets or fines being issued but how the new legislation reduces the amount collected from the tickets and fines written
- Mr. Hunt noted more communities are going to a Public Safety Sales Tax or Public Safety Property Tax; this type of tax would provide a form of consistent revenue
- Alderman Arnold noted there's been a significant increase of highway deaths from last year to this year; suggest the State Police Chief Association interject with state legislators the recent statues maybe contributing to the number of deaths on the highways
- Mr. Hunt acknowledge Chief of Police Starbucks active participation with State and Federal police organizations contending with legislation governing law enforcement
- The Board of Aldermen choose not to go through each revenue line item individually
  - Alderman Johnston stated he didn't see the need to go through the revenues if there was not anything the Board of Aldermen can do to improve the revenues
  - Alderman Johnston said he was more interested in discussing items that are changeable and impact what is being spent
- Mayor Todd requested Mr. Hunt to give the Board of Aldermen a summary of the City's debt service
  - Mr. Hunt will provide the Board of Aldermen a debt schedule at the next Budget workshop
- Alderman Headley asked if there would be an opportunity to accelerate repayment of debt service with the anticipated lower water and sewer rates
  - Finance Director Cathy Bowden stated depending on when the call date of the bonds are the Board might not be able to pay off until the call date
  - Mr. Hunt stated a portion of the debt is paid to Tri-County Water Authority and City of Blue Springs to pay state revolving funding loans for water and sewer treatment; staff will have to check to see if prepayment is an option
  - The Board of Aldermen and Mr. Hunt agreed citizens would see the greatest impact if water and sewer rates are able to be lowered.

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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**CITY OF GRAIN VALLEY**  
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- Mr. Hunt asked the Board of Aldermen to forward any additional questions to him for preparation of the October 19, 2016 at 6:30 pm budget workshop meeting
- *Alderman Johnston made a Motion to amend the agenda to add an Executive Section 610.021(13), RSMo 1998, as Amended to the end of the Discussion agenda item*
- *The Motion was Seconded by Alderman Arnold*
- *Motion to amend the agenda to add an Executive Session for Section 610.021(13), RSMo 1998, as Amended to the end of the Discussion agenda item following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**-THE REGULAR MEETING CLOSED AT 8:45 PM**

- *Alderman Johnston moved to open the Regular Meeting*
- *The motion was seconded by Alderman West*
  - *No Discussion*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING OPENED AT 9:27 PM**

**ITEM VIII: ADJOURNMENT**

- The meeting adjourned at 9:27 p.m.

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
Parks & Recreation Director  
Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Special Session

**10/05/2016**  
**PAGE 10 OF 10**

Minutes submitted by:

\_\_\_\_\_  
 Khalilah Holland  
*Deputy City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
*Mayor*

\_\_\_\_\_  
 Date

Non-Official Copy

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 Deputy City Clerk Khalilah Holland  
 Community Development Director  
     Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
     Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
Regular Session

**10/10/2016**  
**PAGE 1 OF 9**

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on October 10, 2016 at 7:02 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: ROLL CALL**

- Deputy City Clerk Khalilah Holland called roll
- *Present: Arnold, Coleman, Headley, Johnston, Palecek, West*
- *Absent: None*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Darryl Jones of Crossroads Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Girl Scout Troop #716

**ITEM V: APPROVAL OF AGENDA**

- *Alderman West made a Motion for Approval of Agenda*
- *The Motion was Seconded by Alderman Arnold*
  - City Administrator Ryan Hunt noted no changes to the agenda
- *Motion to Approve Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM VI: PROCLAMATIONS**

- Mayor Todd presented Thomas Fligg, Spencer Porter and Joshua Shaut with a proclamation for obtaining the Rank of Eagle Scout with Boy Scout Troop #692

**ITEM VII: CITIZEN PARTICIPATION**

- Mayor Todd opened the floor for citizen participation
  - None

---

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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City Attorney Jim Cook  
Deputy City Clerk Khalilah Holland  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**10/10/2016**  
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**ITEM VIII: CONSENT AGENDA**

- September 2016 – Court Report
- September 10, 2016 – Planning & Zoning Meeting Minutes
- September 26, 2016 – Board of Aldermen Meeting Minutes
- October 10, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Arnold*
  - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM IX: PREVIOUS BUSINESS**

- Sugar Shack Revocation – City Attorney Jim Cook followed up with the Department of Revenue for documentation of Sugar Shack’s paid sales tax; their sales tax have not been paid; Mr. Cook will continue to follow up with the Department of Revenue and will update the Board of Aldermen

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATION**

- ICMAtv Video Production
  - Mr. Hunt explained the City and the Grain Valley Economic Development Corporation partnered with International City/County Management Association (ICMA) to showcase Grain Valley as a small community success; the video debut was at the Annual ICMA conference held in Kansas City September 25-28, 2016; the video is featured on ICMA website to be accessed throughout the year by approximately 225,000 viewers; the video will be used for recruiting and development activities for the City; the video will be posted on the City’s website and on social media

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 Deputy City Clerk Khalilah Holland  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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**ITEM XII: ORDINANCES**

**Bill No. B16-19:** An Ordinance Finding that the Grain Valley Marketplace Neighborhood Improvement District Improvements Have Been Completed in Accordance with the Approved Plans and Specifications; Apportioning the Final Costs of the Improvements Among the Properties Benefitted by the Improvements; and Assessing the Final Costs of the Improvements as Special Assessments Against the Property Described in the Final Assessment Roll

- City Attorney Jim Cook read **Bill No. B16-19** for its first reading by title only
- *Alderman West moved to accept first reading of Bill No. B16-19 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Johnston*
  - Mr. Hunt introduced Mr. Joe Lauber of Lauber Municipal Law to present the ordinance to the Board of Aldermen
    - Mr. Lauber handed out a Final Assessment Summary to the Board of Aldermen
    - Mr. Lauber explained the history of the neighborhood improvement district (NID)
      - The NID was created by Ordinance #2110 on September 27, 2010
      - November 11, 2011 the Board of Aldermen adopted Ordinance # 2187: determining plans and specifications were proper and complete; declaring non tax-exempt parcels would benefit by the improvements; ordering the preparation of an assessment roll; directing notice of a public hearing on the plans and specifications & the assessment roll
      - The Board of Aldermen held a public hearing on December 12, 2011 and on January 9, 2012 Ordinance #2199 was adopted: ordering the improvements, directing short-term financing for improvements plus maintenance, approving the assessment roll and ordered it to be recorded with the Jackson County Recorder of Deeds
      - May 31, 2012 the City issued \$3,015,000 in temporary notes to finance the construction of the NID improvements; the notes matured June 1, 2015
      - May 29, 2015 the City extended the series 2012 notes by issuing additional notes in the amount of \$3,125,000; the series 2015 notes mature on December 1, 2016

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
City Attorney Jim Cook  
Deputy City Clerk Khalilah Holland  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
Parks & Recreation Director  
Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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- Mr. Lauber explained the history of the NID leads to the introduction of the October 10, 2016 final NID ordinance
  - Finding that the NID projects have been completed
  - Apportioning the final costs among the benefiting properties
  - Assessing the final costs as special assessments against the properties
  - Ordering the City Clerk to provide notice of the special assessments and giving the property owners the opportunity to pay their share in a lump sum
- Mr. Lauber provided a final assessment summary
  - Property owners can either pre-pay the NID Assessment in a lump sum payment on or before October 24, 2016 to allow sufficient time to finalize the bond principal amount and related costs of issuance before marketing the bonds. If the lump sum amount is not paid on or before October 24, 2016, each property owner portion of the NID project will be financed through the bond issue and will be specially assessed over a 19 year period beginning 2017; the cost will increase due to interest on the bonds issued, maintenance costs, annual paying agent costs and cost of issuance
- Mr. Lauber explained a request for Waiver of Notice and Right to Object has been made to property owners
  - The NID Act allows up to 90 days after the date notices of the final assessments were mailed to the property owners to file suit to set aside the special assessments
  - Due to concerns that the special assessments might not be available to pay debt service until the 90-day period has expired, bond buyers won't purchase the bonds while that possibility exists
  - There are not 90 days between now and the date that the temporary NID Notes mature on December 1, 2016
  - To resolve this issue, the City is requesting a waiver from all the property owners stating that they waive their right to 90 days' notice and will not object to the special assessment imposed pursuant to the NID Ordinance
  - The waiver also contains a provision to allow the City Clerk to send the notice of final assessment via email transmission rather than certified mail in order to expedite receipt of the notice

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

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**CITY OF GRAIN VALLEY**  
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- To ensure adequate time to market the bonds, the City must receive each property owners' waiver by October 28, 2016
- If any of the property owners choose not to sign the waiver, the City will be forced to extend the temporary notes again, which would create increased costs of issuance and interest
  - In 2012, the issuance costs for \$3,015,000 bonds was approximately \$60,000
  - In 2015, the cost to issue the temporary notes was approximately \$57,000
  - It is expected that the amount needed to issue additional temporary notes would exceed \$50,000 plus the cost to pay the previous debt
- To avoid unnecessary additional costs, the City respectfully has requested the property owners cooperation in signing waiver
- Mr. Hunt requested the assessment ordinance be read twice on October 10, 2016 for the City to proceed with setting the assessment roll and proceed with the issuance of the NID general obligation bonds
  - Alderman West asked what the interest rate would be on the bonds; Tom Kaleko of Springsted Incorporated said the interest rate is currently unknown until the bonds are marketed
  - Mr. Kaleko explained the bonds are limited general obligation bonds not allowed to raise tax to issue; the bonds are taxable and will have a slightly higher interest rate
    - The bonds are taxable because private investment was made for public improvements for the financing of the TIF project
- Mr. Kaleko stated the project has been a tremendous success with obtaining a new developer for the TIF project and relieving the City of issuing an additional \$3M bonds
- Alderman Coleman asked if the City's rating will be reassessed
  - Mr. Kaleko is not anticipating the City's rating to be reassessed at this time; rating agencies typically reassess ratings after a project begins generating revenue
- **Bill No. B16-19** was voted upon with the following voice vote:
  - Aye: Arnold, Coleman, Headley, Palecek, Stanley, West
  - Nay: None
  - Abstain: None

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

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City Administrator Ryan Hunt  
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Ken Murphy  
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**CITY OF GRAIN VALLEY**  
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**-Bill No. B16-19 Approved for a Second Reading: 6-0-**

- City Attorney Jim Cook read **Bill No. B16-19** for its second reading by title only
- *Alderman West moved to accept the second reading of **Bill No. B16-19** making it Ordinance #2394*
- *The Motion was Seconded by Alderman Arnold*
  - No Discussion
- **Bill No. B16-19** was voted upon with the following roll call vote:
  - *Aye: Arnold, Coleman, Headley, Palecek, Stanley, West*
  - *Nay: None*
  - *Abstain: None*

**-BILL NO. B16-19 BECAME ORDINANCE #2394: 6-0-**

**Bill No. B16-20:** An Ordinance Authorizing the Issuance of Not to Exceed \$3,400,000 Principal Amount of Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016, of the City of Grain Valley, Missouri; and Authorizing Certain Other Documents and Actions in Connection Therewith

- City Attorney Jim Cook read **Bill No. B16-20** for its first reading by title only
- *Alderman West moved to accept first reading of **Bill No. B16-20** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Palecek*
  - No Discussion
- **Bill No. B16-20** was voted upon with the following voice vote:
  - *Aye: Arnold, Coleman, Headley, Palecek, Stanley, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B16-20 Approved for a Second Reading: 6-0-**

**ITEM XIII: RESOLUTIONS**

**Resolution No. R16-40:** A Resolution by the Board of Aldermen of the City of Grain Valley to Approve the Installation of a Street Light at the Intersection of NW Cottonwood Drive and NW Cottonwood Circle

- City Attorney Jim Cook read **Resolution No. R16-40** by title only
- *Alderman Coleman moved to accept Resolution No. R16-40 as read*
- *The Motion was Seconded by Alderman Headley*
  - *Alderman Arnold asked who pays for the initial cost of installation*

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 Deputy City Clerk Khalilah Holland  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
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 Shannon Davies





**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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**10/10/2016**  
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- *Mr. Murphy explained the cost of light installation is included in the permitting process*
- *Resolution No. R16-40 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-40 APPROVED: 6-0-**

**Resolution No. R16-41:** A Resolution by the Board of Aldermen of the City of Grain Valley to Approve the Installation of Three (3) Street Lights Along Eagle Ridge Drive

- City Attorney Jim Cook read **Resolution No. R16-41** by title only
- *Alderman Coleman moved to accept Resolution No. R16-41 as read*
- *The Motion was Seconded by Alderman Headley*
  - *No Discussion*
- *Resolution No. R16-41 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-41 APPROVED: 6-0-**

**Resolution No. R16-42:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement for Storm Warning Siren Upgrades

- City Attorney Jim Cook read **Resolution No. R16-42** by title only
- *Alderman Arnold moved to accept Resolution No. R16-42 as read*
- *The Motion was Seconded by Alderman Johnston*
  - *Mr. Hunt explained the upgrade is a 2016 budgeted item; the sirens are currently ran off of battery power; the upgrade will allow the sirens to be A/C powered*
- *Resolution No. R16-42 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-42 APPROVED: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
City Attorney Jim Cook  
Deputy City Clerk Khalilah Holland  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
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Shannon Davies



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
Regular Session

**10/10/2016**  
**PAGE 8 OF 9**

**ITEM XIV: CITY ATTORNEY REPORT**

- None

**ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS**

- City Administrator Ryan Hunt
  - None
- Community Development Director Ken Murphy
  - 150 cars attended the Household Hazardous Event on October 1, 2016
- Finance Director Cathy Bowden
  - None
- Deputy City Clerk
  - None
- Parks & Recreation Director Shannon Davies
  - Trail or Treat is October 28, 2016; Elected Officials are encouraged to attend and participate
- Chief of Police David Starbuck
  - None

**ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS**

- Alderman Dale Arnold
  - Thanked Mr. Murphy and staff for the mowing of Cross Creek property
- Alderman Jeff Coleman
  - Requested the Board of Aldermen to consider a joint logo among the City, EDC and Chamber of Commerce as a follow-up to recommendation by the site selector findings presented at the September 26, 2016 Board of Aldermen meeting
  - Requested additional lighting downtown
    - Mr. Murphy explained KCP&L will be installing approximately 40 decorative lighting from Walnut south to Eagles Parkway as a part of the downtown improvement project
  - Requested Mr. Murphy to inspect a dip in the road on Buckner Tarsney near Papa Murphy's
    - Mr. Murphy said he would follow-up with the State
- Alderman Bob Headley
  - None
- Alderman Chuck Johnston
  - None

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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City Attorney Jim Cook  
Deputy City Clerk Khalilah Holland  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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- Alderman Valerie Palecek
  - Thanked Mr. Murphy for checking on the streets she brought to his attention
- Alderman Yolanda West
  - None

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd
  - None

**ITEM XIII: EXECUTIVE SESSION**

- None

**ITEM XIX: ADJOURNMENT**

- The meeting adjourned at 7:50 p.m.

Minutes submitted by:

\_\_\_\_\_  
 Khalilah Holland  
*Deputy City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
*Mayor*

\_\_\_\_\_  
 Date

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
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 Community Development Director  
     Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
     Shannon Davies

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_	
NON-DEPARTMENTAL	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	37.50	
			MISSOURI WITHHOLDING	2,272.66	
			FAMILY SUPPORT PAYMENT CENTER	VANDER LINDEN CASE 6079233	184.62
			UMB BANK-HSA	HSA - GRAIN VALLEY, MO	802.78
			CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	104.81
				FLEX PLAN	131.25
			ICMA RC	ICMA 457 %	317.55
				ICMA 457	368.32
			INTERNAL REVENUE SERVICE	FEDERAL WH	116.45
				FEDERAL WH	6,208.58
				SOCIAL SECURITY	65.70
				SOCIAL SECURITY	3,662.20
				MEDICARE	15.37
				MEDICARE	856.48_
				TOTAL:	15,144.27
HR/CITY CLERK	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	25.00	
			STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	6.00
			THE EXAMINER	POLICE OFFICER/AC OFFICER	100.00
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	65.70
				MEDICARE	15.37_
	TOTAL:	212.07			
INFORMATION TECH	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	1.21	
			SHI INTERNATIONAL CORP	ADOBE CREATIVE SUITE	798.00
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2.41
				MEDICARE	0.56_
	TOTAL:	802.18			
BLDG & GRDS	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	45.00	
			STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	6.00
			GENERAL ELEVATOR	OCT MONTHLY ELEVATOR SERV	93.80
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	67.23
				MEDICARE	15.72_
	TOTAL:	227.75			
ADMINISTRATION	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	BARTON	409.92	
			RICOH USA INC	MAILROOM C85075881	112.06
				ADMIN C85075927	65.35
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	62.88	
			STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	27.00
		DELTA DENTAL OF MO LOCKBOX	BARTON	36.92	
			NADEAU	36.92	
		RICOH USA INC	MAILROOM C85075881	211.25	
			ADMIN C85075927	211.25	
		ICMA RC	EMPLOYEE DEDUCTIONS	99.66	
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	325.24	
			MEDICARE	76.06_	
			TOTAL:	1,674.51	
LEGAL	GENERAL FUND	JAMES T COOK	CITY ATTORNEY	1,175.00_	
			TOTAL:	1,175.00	
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50	
			MISSOURI WITHHOLDING	0.50	
			UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	12.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	140.09
			MEDICARE	32.77_
			TOTAL:	236.18
COURT	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	SHROUT	409.92-
		JAMES T COOK	CITY PROSECUTOR	2,025.00
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	52.24
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	4.20
		DELTA DENTAL OF MO LOCKBOX	SHROUT	74.20-
		RAY COUNTY TREASURER/COUNTY	SEPTEMBER 2016	1,440.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	116.47
			MEDICARE	27.24_
			TOTAL:	3,181.03
VICTIM SERVICES	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	12.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	132.35
			MEDICARE	30.95_
			TOTAL:	225.30
FLEET	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	12.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	101.69
			MEDICARE	23.78_
			TOTAL:	187.47
POLICE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	ROUNDING	0.18
		RICOH USA INC	PD C85075912	158.68
			PD C85075921	10.20
			PD DWN C85075930	55.28
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	897.76
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	288.00
		DELTA DENTAL OF MO LOCKBOX	ROUNDING	0.08
		RICOH USA INC	PD C85075912	211.25
			PD C85075930	224.26
			PD DESK C85075921	29.56
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	517.95
			BULK GASOHOL/DIESEL	77.50
			BULK GASOHOL/DIESEL	581.48
			BULK GASOHOL/DIESEL	26.98
		ALAMAR UNIFORMS	VEST	749.00
			PANTS W STRIPE	102.30
			EAR PIECE	10.99
		CREATIVE PRODUCT SOURCING INC	MIDDLE SCHL BOOKS	472.00
			SHIPPING / HANDLING	74.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,472.50
			MEDICARE	578.25
		VISION SERVICE PLAN - IC	RECON 10/16	0.10-
		JACKSON COUNTY MGR OF FINANCE	DISPATCH SERVICES	7,919.61_
			TOTAL:	15,457.71
ANIMAL CONTROL	GENERAL FUND	STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	12.00_
			TOTAL:	12.00
PLANNING & ENGINEERING	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	146.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	46.80
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	49.88
			BULK GASOHOL/DIESEL	27.15
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	304.22
			MEDICARE	71.15_
			TOTAL:	645.25
NON-DEPARTMENTAL	PARK FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	7.50
			MISSOURI WITHHOLDING	339.27
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	89.81
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	229.03
			FLEX PLAN	91.67
		ICMA RC	ICMA 457 %	133.91
			ICMA 457	330.88
		INTERNAL REVENUE SERVICE	FEDERAL WH	23.29
			FEDERAL WH	1,026.40
			SOCIAL SECURITY	13.14
			SOCIAL SECURITY	747.05
			MEDICARE	3.07
			MEDICARE	174.71_
			TOTAL:	3,209.73
PARK ADMIN	PARK FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	5.00
			HSA - GRAIN VALLEY, MO	119.81
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	32.40
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	54.03
			BULK GASOHOL/DIESEL	222.71
		ICMA RC	EMPLOYEE DEDUCTIONS	19.69
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	13.14
			SOCIAL SECURITY	303.08
			MEDICARE	3.07
			MEDICARE	70.88_
			TOTAL:	843.81
PARKS STAFF	PARK FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	100.00
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	36.00
		WEST CENTRAL ELECTRIC COOP INC	04/28-05/28 BALLPARK COMPL	1,153.57
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	248.94
			MEDICARE	58.22_
			TOTAL:	1,596.73
RECREATION	PARK FUND	INTERNAL REVENUE SERVICE	SOCIAL SECURITY	16.86
			MEDICARE	3.94_
			TOTAL:	20.80
COMMUNITY CENTER	PARK FUND	RICOH USA INC	COMM CTR C85075928	68.16
			COMM CTR C85075922	16.27
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	133.16
			MONTHLY CREDIT CARD FEES	33.46
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	12.00
		RICOH USA INC	COMM CTR C85075928	211.25
			CC DESK C85075922	29.58
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	176.59
			SOCIAL SECURITY	1.58
			MEDICARE	41.30
			MEDICARE	0.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			TOTAL:	723.72
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	119.28
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	69.48
		ICMA RC	ICMA 457	21.40
		INTERNAL REVENUE SERVICE	FEDERAL WH	365.02
			SOCIAL SECURITY	220.81
			MEDICARE	51.64_
			TOTAL:	847.63
TRANSPORTATION	TRANSPORTATION	RICOH USA INC	PW C85075929	3.22
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	107.29
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	25.80
		CENTRAL SALT LLC	STREET SALT	1,522.68
		GENERAL ELEVATOR	OCT MONTHLY ELEVATOR SERV	8.04
		RICOH USA INC	2016 RICOH RENT	42.25
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	48.58
			BULK GASOHOL/DIESEL	118.51
		J&A TRAFFIC PRODUCTS	STREET SIGN SUPPLIES	1,077.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	220.83
			MEDICARE	51.64_
			TOTAL:	3,226.04
TIF-OLD TOWN MKT PLACE	OLD TOWNE TIF	OLD TOWNE MARKETPLACE LLC	3RD QTR CITY	24,133.01
			2ND QTR ZOO	1,260.08_
			TOTAL:	25,393.09
NON-DEPARTMENTAL	MKTPL TIF-PR#2 SPE	UMB BANK	MKTPL TIF, PRO #2, SALES,	5,626.35_
			TOTAL:	5,626.35
NON-DEPARTMENTAL	MKT PL CID-PR2 SAL	UMB BANK	MKTPL TIF, PRO #2, SALES,	3,939.13_
			TOTAL:	3,939.13
NON-DEPARTMENTAL	WATER/SEWER FUND	MISSOURI STATE TREASURER	UNCLAIMED/UNCASHED WATER R	92.23
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	30.00
		UMB BANK-HSA	MISSOURI WITHHOLDING	856.79
		CITY OF GRAIN VALLEY -FLEX	HSA - GRAIN VALLEY, MO	547.98
		ICMA RC	FLEX - DEPENDENT CARE	82.82
			ICMA 457 %	199.76
			ICMA 457	204.40
		INTERNAL REVENUE SERVICE	FEDERAL WH	93.16
			FEDERAL WH	2,752.19
			SOCIAL SECURITY	52.56
			SOCIAL SECURITY	1,536.48
			MEDICARE	12.29
			MEDICARE	359.33_
			TOTAL:	6,819.99
WATER	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	HALL	819.84-
			SNODGRASS	778.85-
		PEREGRINE CORPORATION	SEP MONTHLY BILL PRINTING	414.80
			SEP MONTHLY BILL PRINTING	80.92
		RICOH USA INC	PW C85075929	6.44
			CD C85075926	45.97
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	1,038.52
			MONTHLY CREDIT CARD FEES	590.42



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	10.00
			HSA - GRAIN VALLEY, MO	333.76
		BARTLETT & WEST INC	WATER MAIN REPLACEMENT	194.00
			WATER MAIN REPLACEMENT	345.60
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	90.00
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	17,360.35
			DEBT	65,542.18
		GENERAL ELEVATOR	OCT MONTHLY ELEVATOR SERV	16.08
		DELTA DENTAL OF MO LOCKBOX	SNODGRASS	84.01-
		RICOH USA INC	PW C85075929	84.50
			CD C85075926	131.47
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	97.15
			BULK GASOHOL/DIESEL	237.06
		ICMA RC	EMPLOYEE DEDUCTIONS	39.37
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	26.28
			SOCIAL SECURITY	768.25
			MEDICARE	6.15
			MEDICARE	179.66_
			TOTAL:	85,956.23
SEWER	WATER/SEWER FUND	PEREGRINE CORPORATION	SEP MONTHLY BILL PRINTING	414.79
			SEP MONTHLY BILL PRINTING	80.93
		RICOH USA INC	PW C85075929	6.43
			CD C85075926	45.98
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	1,038.53
			MONTHLY CREDIT CARD FEES	590.43
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	10.00
			HSA - GRAIN VALLEY, MO	333.68
		STANDARD INSURANCE CO	OCT 16 STANDARD LIFE INSUR	90.00
		GENERAL ELEVATOR	OCT MONTHLY ELEVATOR SERV	16.08
		RICOH USA INC	PW C85075929	84.50
			CD C85075926	131.47
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	97.15
			BULK GASOHOL/DIESEL	237.06
		ICMA RC	EMPLOYEE DEDUCTIONS	39.36
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	26.28
			SOCIAL SECURITY	768.21
			MEDICARE	6.14
			MEDICARE	179.67_
			TOTAL:	4,196.69
NON-DEPARTMENTAL	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	161.58
			PPO	656.70
			HSA	466.72
			HSA	860.84
			HSA	112.72
		KCMO CITY TREASURER	KC EARNINGS TAX WH	41.89
		DELTA DENTAL OF MO LOCKBOX	DENTAL	77.42
			DENTAL	135.75
			DENTAL	54.57
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	270.00
		HAMPEL OIL INC	CJC FUEL	475.86
			CJC FUEL	140.15
		AFLAC	AFLAC AFTER TAX	71.37
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	213.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			AFLAC-W2 DD PRETAX	24.30
			AFLAC-W2 DD PRETAX	209.40
		JASWANT SINGH	WENZEL RESTITUTION	200.00
		MICHELLE BURGE	MONROE RESTITUTION	29.50
		JPNS CORP	LYON RESTITUTION	27.50
		HOPE HOUSE	SEPT 16 DOMESTIC VIOLENCE	626.00
		MO DEPT OF REVENUE	SEPT 16 CVC FUND	1,133.67
		MO DEPT OF PUBLIC SAFETY	SEPT 16 TRAINING FUND	159.00
		VISION SERVICE PLAN - IC	VISION	27.12
			VISION	5.53
			VISION	21.13
			VISION	43.71
			VISION	26.55_
			TOTAL:	6,279.35
HR/CITY CLERK	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		KANSAS CITY STAR	HRO	357.50
		US HEALTHWORKS	SELF SCREENING	80.00
			DZEKUNSKAS	80.00
		DIGI PRINT	COLEMAN: SIGN	20.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	54.98
		ARC PHYSICAL THERAPY PLUS LP	SELF TESTING	150.00
			DZEKUNSKAS TESTING	150.00
		CBIZ PAYROLL	OCT 16 COBRA	61.72
		LAMARS DONUTS	PARADE BREAKFAST ITEMS	20.97
		SM CORPORATE CARE	JONES SCREENING	65.00
		FACEBOOK INC	FAIR ADVERTISEMENT/HELP WA	28.82
		S & S PRINTING	2500) #10 WINDOW ENVELOPES	55.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		INTERNATIONAL CODE COUNCIL	CERT STUDY GUIDE	69.00
		NEW DIRECTIONS BEHAVIORAL	OCTOBER2016/DECEMBER2016	364.51
		NACA	JOB ANNOUNCEMENT	40.00_
			TOTAL:	1,820.92
INFORMATION TECH	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	4.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	3.20
		DELTA DENTAL OF MO LOCKBOX	DENTAL	0.45_
			TOTAL:	8.63
BLDG & GRDS	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	184.46
		MAINTENANCE SUPPLY CO INC	3) TORK UNIVERSAL ROLL TOW	152.59
		MISSOURI GAS ENERGY	624 JAMES ROLLO CT	7.73
			711 S MAIN ST	29.93
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	88.92
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	19.98
		OFFICE DEPOT	LINER, RECYCLED	115.67
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	224.85
		AMAZON.COM	FLOOR MAT 4'X 6' BLACK	89.99
			2) FLOOR MAT 3' X 5'	126.46
			FLOOR MAT 3' X 12' CHARCOA	133.56
		DELTA DENTAL OF MO LOCKBOX	DENTAL	16.61
		KORNIS ELECTRIC SUPPLY INC	OFFICE CEILING LIGHT REPAI	158.94_
			TOTAL:	1,349.69
ADMINISTRATION	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	319.66
			HSA	151.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			HSA	50.00
		PEREGRINE CORPORATION	HALLOWEEN INSERT	400.00
		GV CHAMBER OF COMMERCE	HOLLAND	10.00
			HOLLAND/HUNT/NADEAU	30.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	275.28
		VITAL SIGNS OF KC LLC	TRAIL OR TREAT SIGNS	56.60
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	21.14
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	29.49
			PENS/OD RED TOP 3HP BSD	84.47
			FOLDERS/PAPER/PAD	29.49
		PERFORMANCE PRINTING INC	NADEAU:BUSINESS CARDS	36.25
		COSTCO	EXECUTIVE BUSINESS RENEWAL	183.34
		PANERA BREAD	BREAKFAST FOR ICMATV VIDEO	16.34
		CHEDDARS RESTAURANT #8002	MONTHLY LUNCH WITH DR MOSS	15.50
		DELTA DENTAL OF MO LOCKBOX	DENTAL	30.30
			DENTAL	13.63
			DENTAL	13.99
		DOLLAR GENERAL-REGIONS 410526	HUNT BLUETOOTH SPEAKER	16.27
		AFLAC	HUNT PREMIUMS	2.27
			HUNT PREMIUMS	28.14
			HUNT PREMIUMS	32.39
		JASONS DELI #9004	LUNCH FOR ICMA TV VIDEO PR	101.50
		HOME DEPOT CREDIT SERVICES	SUPPLIES FOR TRAIL OR TREA	174.27
			PAINT FOR TRAIL OR TREAT	38.70
		PILOT STORE 385	FUEL BACK FROM MPR CONF	19.90
		HILTON BRANSON CONVENTION CENTER	BREAKFAST AT MPR CONF	34.64
		BIG LOTS	COFFEE	29.99
		LAUBER MUNICIPAL LAW LLC	AUG ECONOMIC DEVELOPMENT	3,146.25
		VISION SERVICE PLAN - IC	VISION	7.33_
			TOTAL:	5,398.78
ELECTED	GENERAL FUND	CROSSROADS CHURCH	LUNCH FOR VOLUNTERS AT FAI	132.00_
			TOTAL:	132.00
FINANCE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	206.28
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	189.14
		PROFORMA PROMOTIONALLY YOURS	2500) A/P CHECKS	294.29
		OFFICE DEPOT	FOLDERS/POST-IT NOTES	149.93
		DELTA DENTAL OF MO LOCKBOX	DENTAL	9.23
			DENTAL	12.65
		MO DEPT OF REVENUE	SEPT 16 MONTHLY TAX REPORT	35.00_
			TOTAL:	896.52
COURT	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	214.14
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	145.70
		OFFICE DEPOT	CHAIR	146.99
			CLIPS/POST-IT NOTES	12.17
		DELTA DENTAL OF MO LOCKBOX	DENTAL	19.29
		HUGH H RYAN	09/28/16 COURT	300.00
		ROSS MILLER CLEANERS	SEPT 2016 CLEANING	45.00_
			TOTAL:	883.29
VICTIM SERVICES	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	297.19
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	110.55
		DELTA DENTAL OF MO LOCKBOX	DENTAL	26.70_
			TOTAL:	434.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
FLEET	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	135.49
		ADVANCE AUTO PARTS	BUG AND TAN REMOVER	7.40
			E1 ZAP BUG REMOVER 23OZ	6.99
			HAND CLEANER/BLK NITRILE P	49.04
		OREILLY AUTOMOTIVE INC	TENSIONER	63.55
			PAD	15.64
			VALVE STEM	8.06
			WHL BLN ADPT	260.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	24.99
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	8.48
			PW/WOLTZ UNIFORMS	8.48
			TOTAL:	793.08
POLICE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	297.19
			PPO	840.34
			HSA	594.38
			HSA	2,245.38
			HSA	1,680.68
			HSA	317.69
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,122.48
			MONTHLY CONTRIBUTIONS	253.63
		MO POLICE CHIEFS ASSOCIATION	16 ANNUAL CONF: STARBUCK	250.00
		PETTY CASH	FOOD FOR UNDERCOVER OFFICE	7.00
			BREAKFAST:GV PARADE BRIEFI	19.85
		SAMS CLUB/GEGRB	8 OZ FOAM CUPS	13.98
			KITCHEN SUPPLIES	14.77
		ADVANCE AUTO PARTS	R134A REFRIGERANT 12 OZ	59.06
			CONTROL ARM	204.34
		WALMART COMMUNITY	OZARK TRAIL 20OZ CUP	8.41
		OFFICE DEPOT	PAPER/ROUND STICK,BLUE	35.48
			CLIPS/POST-IT NOTES	12.64
		EAGLE VALLEY AUTOMOTIVE LLC	09 DODGE CHARGER ALIGNMENT	59.95
		HOLIDAY INN EXECUTIVE CENTER	LODGING FOR 2016 ANNUAL MC	211.80
		OREILLY AUTOMOTIVE INC	6) 1QTTRANSFLD	44.94
			MICRO-V BELT	16.22
			OIL FILTER(16) COPPER PLUG	44.50
			WINDOW LIFT/COP BOOT KIT	167.92
			AIR/OIL FILTER	9.21
			OIL FILTER	2.69
			FUEL FILTER	8.11
			2) CTRL BSH KIT	52.90
		MICHELLE STRAASBURG	STRAASBURG:MEALS 16 MCADSV	58.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	80.10
			DENTAL	202.23
			DENTAL	165.45
			DENTAL	74.97
		QUIKTRIP #00150	FUEL FOR CJIS CONF	29.08
		GRAIN VALLEY MARKET	NIGHT OUT AGAINST CRIME	260.00
		LEXISNEXIS RISK DATA MGMT INC	SEPT 16 ACTIVITY	50.00
		DOMINOS PIZZA	DOMINOS PIZZA	39.95
		ZEDZ 7	FUEL FOR CJIS CONF	26.38
		CENEX	FUEL TO MPCA MEETING	14.95
		TAN-TAR-A RESORT	THOMPSON: LODGING CJIS CON	289.62
		MCADSV	REGISTRATION: STRAASBURG	350.00
		LAW ENFORCEMENT TARGETS INC	TARGETS/TARGET STAND	238.73

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		LEES SUMMIT	09 CHARGER TEST W/STRIP-F	94.40
		HY-VEE ACCOUNTS RECEIVABLE	TUTTLE: CAKE/SNACKS	110.21
		MIRROR IMAGE EXPRESS CARWASH	SEPTEMBER 2016 WASHES	96.00
		ROSS MILLER CLEANERS	SEPT 2016 CLEANING	75.00
		REJIS COMMISSION	SEPT 16 LEWEB SUBSCRIPTION	122.07_
			TOTAL:	12,967.30
PLANNING & ENGINEERING	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	460.64
			HSA	280.98
		GV CHAMBER OF COMMERCE	MURPHY	10.00
			MURPHY	10.00
		KANSAS CITY STAR	MECHANICAL RFP	357.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	427.85
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	29.94
		OFFICE DEPOT	FOLDERS/PAPER/PAD	22.32
		DELTA DENTAL OF MO LOCKBOX	DENTAL	14.69
			DENTAL	43.77
		HOME DEPOT CREDIT SERVICES	PAINT/BATTERY	53.38
		CDW GOVERNMENT	CANON PFI-102MBK INK TANK	252.84
		JACKSON COUNTY RECORDER	RECORDING FEES	147.00
		MIRROR IMAGE EXPRESS CARWASH	MURPHY VEHICLE WASH	8.00_
			TOTAL:	2,118.91
ECONOMIC DEVELOPMENT	TOURISM TAX FUND	FACEBOOK INC	FAIR ADVERTISEMENT/HELP WA	30.00_
			TOTAL:	30.00
NON-DEPARTMENTAL	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	36.50
			HSA	193.49
		KCMO CITY TREASURER	KC EARNINGS TAX WH	15.83
		DELTA DENTAL OF MO LOCKBOX	DENTAL	16.80
			DENTAL	27.15
			DENTAL	1.20
		AFLAC	AFLAC CRITICAL CARE	3.48
			AFLAC PRETAX	18.10
			AFLAC-W2 DD PRETAX	4.86
			AFLAC-W2 DD PRETAX	18.62
		MISCELLANEOUS	PAM LABOI: REFUND	50.00
			TENISHA MASON: REFUND	150.00
		VISION SERVICE PLAN - IC	VISION	1.11
			VISION	6.07_
			TOTAL:	543.21
PARK ADMIN	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	63.14
			HSA	623.49
			HSA	40.99
			HSA	40.73
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	11.00
			MONTHLY CONTRIBUTIONS	415.10
		STAPLES ADVANTAGE	CASE FOR IPAD	22.30
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	5.94
			PAPER/ENVELOPES/STAPLER	14.74
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	37.47
			COMCAST 90898 TYER TOWER	99.85
		DELTA DENTAL OF MO LOCKBOX	DENTAL	5.99
			DENTAL	29.32
			DENTAL	3.69

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			DENTAL	3.64
			DENTAL	33.09
			DENTAL	2.47
		AFLAC	HUNT PREMIUMS	0.45
			HUNT PREMIUMS	5.56
			HUNT PREMIUMS	6.40
		HYATT REGENCY	HYATT REGENCY	18.88
			HYATT REGENCY	0.38
			HYATT REGENCY	407.98
		SHANNON DAVIES	DAVIES: NRPA CONF REIMBURS	56.49
			DAVIES: NRPA CONF REIMBURS	63.00
		VISION SERVICE PLAN - IC	VISION	1.45_
			TOTAL:	2,013.54
PARKS STAFF	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	204.96
			HSA	409.92
		MISSOURI GAS ENERGY	600 BUCKNER TARSNEY RD	38.15
			624 JAMES ROLLO CT	3.87
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	137.71
		VALLEY OUTDOOR EQUIPMENT	LID DRUM	8.57
		HD SUPPLY WATERWORKS LTD	YARD HYDRANT PARK MAINT BU	55.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	55.38
		HOME DEPOT CREDIT SERVICES	PAINT/BATTERY	5.97
			SOAP	21.96
		GOODYEAR COMMERCIAL TIRE	2)GY 245/75R17 WRL AT ADV	314.78
		MISCELLANEOUS	LEVASY LAKE:	240.00
		GRAIN VALLEY RENTAL INC	CHAINSAW CHAIN	20.96_
			TOTAL:	1,517.23
RECREATION	PARK FUND	WALMART COMMUNITY	CONCUSSION PRODUCTS	12.42
		ORIENTAL TRADING	HALLOWEEN CANDY SCRAMBLE	57.96
		NATIONAL ENTERTAINMENT TECHNOLOGIES	HALLOWEEN CANDY SCRAMBLE	40.00_
			TOTAL:	110.38
COMMUNITY CENTER	PARK FUND	A&A ELECTRICAL INC	CC NORTH EXT LIGHT	108.90
		MELODY TAYLOR	09/30-10/12 SILVERSNEAKERS	150.00
			10/03-10/10 SILVERSNEAKERS	50.00
		MISSOURI GAS ENERGY	713 S MAIN ST	63.24
			713 S MAIN ST #A	38.15
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	131.43
		GENA KRUGER	09/29-10/27 THURS ZUMBA	37.20
		WALMART COMMUNITY	CC JANITORIAL SUPPLIES	30.71
			PAINTING PARTY SUPPLIES	6.79
			100 SINGALONG SONGS FOR KI	11.51
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	27.34
			CHAIRMAT/ENVELOPES	62.99
			PAPER/ENVELOPES/STAPLER	31.92
		PRISCILLA YOUNG	09/20-10/25 YOGA FUSION PT	31.20
		COMCAST - HIERARCY ACCT	COMCAST 46130 CC	90.56
		MICHAELS	PAINTING PARTY SUPPLIES	81.84
			PAINTING PARTY RETURNS	32.40-
		AUTHORIZE.NET	SEPT SIGNUPS	41.30
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		JESSIE M GEIB	09/27-11/01 PT 2	13.20
		BETTYMILLS	TILE & GROUT BRUSH SYSTEM	46.88
		GLOBALINDUSTRIAL.COM	HIGH CAPACITY CLEANING CAR	284.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		BULBHEAD	STAR SHOWER	59.98
		FREDAH JOHNSTON	09/29-10/11 LINE DANCING	114.50_
			TOTAL:	1,500.07
NON-DEPARTMENTAL	TRANSPORTATION	BLUE CROSS BLUE SHIELD OF KC	PPO	32.31
			HSA	23.06
			HSA	215.20
			HSA	22.54
		KCMO CITY TREASURER	KC EARNINGS TAX WH	3.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	3.83
			DENTAL	16.29
			DENTAL	2.42
		AFLAC	AFLAC PRETAX	6.75
			AFLAC-W2 DD PRETAX	8.05
		VISION SERVICE PLAN - IC	VISION	1.11
			VISION	5.82
			VISION	1.77_
			TOTAL:	342.75
TRANSPORTATION	TRANSPORTATION	BLUE CROSS BLUE SHIELD OF KC	PPO	59.43
			HSA	74.30
			HSA	183.50
			HSA	420.18
			HSA	63.54
		K C BOBCAT	COUPLER/O-RING-10	8.73
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	7.62
			624 JAMES ROLLO CT	7.73
			711 S MAIN ST	2.56
			405 JAMES ROLLO DR	8.54
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	297.12
		OK TIRE STORE	2) 235-80-16 TIRES	46.20
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	4.69
		ADVANCE AUTO PARTS	10W LED LIGHT 1 EA PEAK	5.99
			AIR FILTER/FUEL 1 EA CQBLU	71.12
			DESSICANT AIR DRYER/HYDRAU	59.93
			LUBE 1 EA CQBLU	6.80
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	4.57
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	22.48
			COMCAST 69165 PW	25.18
		OREILLY AUTOMOTIVE INC	SOLENOID VLV	22.03
			BALANCE BEAD	2.22
		BLUE SPRINGS WINWATER CO	50) 3/4 X 36" NAIL STAKE	65.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	6.68
			DENTAL	23.90
			DENTAL	19.85
			DENTAL	5.00
		HOME DEPOT CREDIT SERVICES	HRD KNEEPAD/8D DUPLEX/2HDL	39.86
			HRD KNEEPAD/8D DUPLEX/2HDL	17.89
			HRD KNEEPAD/8D DUPLEX/2HDL	10.79
		APWA-KC METRO CHAPTER	MARTIN: PW SUPERVISION SKI	50.00
		GOODYEAR COMMERCIAL TIRE	RECON WHL 2SETP PRIM/PWDR	6.09
		ANDERSON RENTALS & SALES	CONCRETE TRAILER	105.00
			CONCRETE TRAILER	25.00
			CONCRETE MIXING TRAILERS	105.00
			CONCRETE MIXING TRAILERS	30.00
		J&A TRAFFIC PRODUCTS	3) ROUND POST CAPS	31.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	19.38
			PW/WOLTZ UNIFORMS	19.38
		AES LAWNPARTS	COVER/HOUSING/ELEMENT	5.59
		VIKING-CIVES MIDWEST INC	BLADE CARBIDE 3/4 X 8 X 48	260.00
		KLEINSCHMIDTS WESTERN STORE	WELSH STEEL TOE BOOTS	25.99
			STUCKEY BOOTS	27.99
			MELHORN BOOTS	21.60
			TOTAL:	2,325.95
PUBLIC HEALTH	PUBLIC HEALTH	PIZZA HUT	HOUSEHOLD HAZ WASTE EVENT	108.19
			TOTAL:	108.19
NON-DEPARTMENTAL	MKT PL CID-PR2 SAL	MO DEPT OF REVENUE	QRTL Y SALES/USE TAX REPORT	70.00
		LAUBER MUNICIPAL LAW LLC	INTERCHANGE TIF-CID	43.75
			TOTAL:	113.75
NON-DEPARTMENTAL	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	129.27
			HSA	146.80
			HSA	860.85
			HSA	202.90
		KCMO CITY TREASURER	KC EARNINGS TAX WH	24.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	24.35
			DENTAL	65.16
			DENTAL	26.58
		AFLAC	AFLAC PRETAX	51.87
			AFLAC-W2 DD PRETAX	19.44
			AFLAC-W2 DD PRETAX	54.84
		GILA LLC	SEPT 16 COLLECTIONS	34.20
		VISION SERVICE PLAN - IC	VISION	4.42
			VISION	10.40
			VISION	23.32
			VISION	7.08
			TOTAL:	1,686.08
WATER	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	118.88
			HSA	126.29
			HSA	236.53
			HSA	81.98
			HSA	651.83
			HSA	840.33
			HSA	285.92
		CITY OF INDEPENDENCE UTILITIES	24076 100CF 08/18-09/19	35,457.72
		K C BOBCAT	COUPLER/O-RING-10	17.45
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	15.26
			624 JAMES ROLLO CT	9.66
			711 S MAIN ST	5.14
			405 JAMES ROLLO DR	17.10
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	21.99
			MONTHLY CONTRIBUTIONS	974.87
		OK TIRE STORE	2) 235-80-16 TIRES	92.40
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	9.37
		ADVANCE AUTO PARTS	10W LED LIGHT 1 EA PEAK	12.00
			AIR FILTER/FUEL 1 EA CQBLU	142.25
			DESSICANT AIR DRYER/HYDRAU	119.88
			LUBE 1 EA CQBLU	13.58
		VANCO SERVICES LLC	SEPT 16 GATEWAY ES20605	73.17



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	35.57
			FOLDERS/PAPER/PAD	2.82
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	44.97
			COMCAST 69165 PW	50.36
		OREILLY AUTOMOTIVE INC	SOLENOID VLV	44.05
			BALANCE BEAD	4.45
		MISSOURI ONE CALL SYSTEM INC	SEPT 290 LOCATES	377.00
		BLUE SPRINGS WINWATER CO	50) 3/4 X 36" NAIL STAKE	130.00
			5) 18X6 PVC METER PIT EXT	220.00
		S & S PRINTING	2500) #10 WINDOW ENVELOPES	55.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	11.97
			DENTAL	21.25
			DENTAL	7.38
			DENTAL	73.41
			DENTAL	39.71
			DENTAL	27.42
		AFLAC	HUNT PREMIUMS	0.89
			HUNT PREMIUMS	11.11
			HUNT PREMIUMS	12.80
		USABLUEBOOK	DPD 4 FOR 10ML SAMPLE HACH	187.54
		HOME DEPOT CREDIT SERVICES	HRD KNEEPAD/8D DUPLEX/2HDL	79.73
			HRD KNEEPAD/8D DUPLEX/2HDL	35.76
			HRD KNEEPAD/8D DUPLEX/2HDL	21.56
		APWA-KC METRO CHAPTER	MARTIN: PW SUPERVISION SKI	100.00
		GOODYEAR COMMERCIAL TIRE	RECON WHL 2SETP PRIM/PWDR	12.19
		PILOT STORE 385	FUEL BACK FROM MPR CONF	9.95
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	38.78
			PW/WOLTZ UNIFORMS	38.78
		AES LAWNPARTS	COVER/HOUSING/ELEMENT	11.17
		MIRROR IMAGE EXPRESS CARWASH	MONTHLY REOCCURRING FEE	15.50
		TYLER TECHNOLOGIES INC	UTILITY BILLING NOTIFICATI	65.20
		KLEINSCHMIDTS WESTERN STORE	WELSH STEEL TOE BOOTS	51.98
			STUCKEY BOOTS	55.98
			MELHORN BOOTS	43.18
		VISION SERVICE PLAN - IC	VISION	2.90
			TOTAL:	41,263.96
SEWER	WATER/SEWER FUND	CITY OF BLUE SPRINGS	JUL-SEP 2016 SEWER	114,474.02
		BLUE CROSS BLUE SHIELD OF KC	PPO	118.88
			HSA	126.29
			HSA	236.53
			HSA	81.99
			HSA	651.80
			HSA	840.34
			HSA	285.92
		FELDMANS FARM & HOME	STRAW BALES	54.00
			50# K-31 FESCUE	52.99
		K C BOBCAT	COUPLER/O-RING-10	17.45
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	15.27
			624 JAMES ROLLO CT	9.66
			711 S MAIN ST	5.13
			405 JAMES ROLLO DR	17.12
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	21.99
			MONTHLY CONTRIBUTIONS	974.87
		OK TIRE STORE	2) 235-80-16 TIRES	92.40
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	9.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		ADVANCE AUTO PARTS	10W LED LIGHT 1 EA PEAK	12.00
			AIR FILTER/FUEL 1 EA CQBLU	142.25
			DESSICANT AIR DRYER/HYDRAU	119.88
			LUBE 1 EA CQBLU	13.58
		VANCO SERVICES LLC	SEPT 16 GATEWAY ES20605	73.17
		OFFICE DEPOT	PAPER/DUSTER/LABELS/BATTER	9.18
			CHAIRMAT/ENVELOPES	3.69
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	44.97
			COMCAST 69165 PW	50.36
		OREILLY AUTOMOTIVE INC	SOLENOID VLV	44.05
			BALANCE BEAD	4.45
		BLUE SPRINGS WINWATER CO	50) 3/4 X 36" NAIL STAKE	130.00
		S & S PRINTING	2500) #10 WINDOW ENVELOPES	55.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	11.98
			DENTAL	21.23
			DENTAL	7.39
			DENTAL	73.44
			DENTAL	39.71
			DENTAL	27.43
		AFLAC	HUNT PREMIUMS	0.89
			HUNT PREMIUMS	11.11
			HUNT PREMIUMS	12.79
		HOME DEPOT CREDIT SERVICES	HRD KNEEPAD/8D DUPLEX/2HDL	79.73
			HRD KNEEPAD/8D DUPLEX/2HDL	35.76
			HRD KNEEPAD/8D DUPLEX/2HDL	21.56
			HRD KNEEPAD/8D DUPLEX/2HDL	86.90
		APWA-KC METRO CHAPTER	MARTIN: PW SUPERVISION SKI	100.00
		GOODYEAR COMMERCIAL TIRE	RECON WHL 2SETP PRIM/PWDR	12.19
		PILOT STORE 385	FUEL BACK FROM MPR CONF	9.95
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	38.78
			PW/WOLTZ UNIFORMS	38.78
		AES LAWNPARTS	COVER/HOUSING/ELEMENT	11.17
		MIRROR IMAGE EXPRESS CARWASH	MONTHLY REOCCURING FEE	15.50
		TYLER TECHNOLOGIES INC	UTILITY BILLING NOTIFICATI	65.20
		KLEINSCHMIDTS WESTERN STORE	WELSH STEEL TOE BOOTS	51.98
			STUCKEY BOOTS	55.98
			MELHORN BOOTS	43.18
		VISION SERVICE PLAN - IC	VISION	2.89_
			TOTAL:	119,664.12
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	785.20
		VISA-CARD SERVICES 1317	VISA-CARD SERVICES 1317	14.95
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	543.65
		VISA-CARD SERVICES 0139	VISA-CARD SERVICES 0139	185.07
		VISA-CARD SERVICES 1457	VISA-CARD SERVICES 1457	279.00
		VISA-CARD SERVICES 0749	VISA-CARD SERVICES 0749	363.10
		VISA-CARD SERVICES 1028	VISA-CARD SERVICES 1028	1,040.98_
			TOTAL:	3,211.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
===== FUND TOTALS =====				
	100	GENERAL FUND		72,263.63
	170	TOURISM TAX FUND		30.00
	200	PARK FUND		12,079.22
	210	TRANSPORTATION		6,742.37
	230	PUBLIC HEALTH		108.19
	250	OLD TOWNE TIF		25,393.09
	302	MKTPL TIF-PR#2 SPEC ALLOC		5,626.35
	321	MKT PL CID-PR2 SALES/USE		4,052.88
	600	WATER/SEWER FUND		259,587.07
	999	POOLED CASH FUND		3,211.95
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		GRAND TOTAL:		389,094.75
-----				

TOTAL PAGES: 15

SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 10/01/2016 THRU 10/14/2016  
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 0/00/0000 THRU 99/99/9999  
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PAYROLL SELECTION

PAYROLL EXPENSES: NO  
CHECK DATE: 0/00/0000 THRU 99/99/9999  
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PRINT OPTIONS

PRINT DATE: None  
SEQUENCE: By Department  
DESCRIPTION: Distribution  
GL ACCTS: NO  
REPORT TITLE: C O U N C I L R E P O R T  
SIGNATURE LINES: 0  
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PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM: YES  
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*Previous  
Business*

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# *Ordinances*

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	10/10/2016 & 10/24/2016	
<b>BILL NUMBER</b>	B16-20	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,400,000 PRINCIPAL AMOUNT OF NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION BONDS (GRAIN VALLEY MARKETPLACE PROJECT), SERIES 2016, OF THE CITY OF GRAIN VALLEY, MISSOURI; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH</b>	
<b>REQUESTING DEPARTMENT</b>	Finance	
<b>PRESENTER</b>	Cathy Bowden, Finance Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	Not to exceed \$3,400,000.00
	Budget Line Item:	310-00-48000
	Balance Available:	\$3,250,000
	New Appropriation Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Up to \$150,000.00
<b>PURPOSE</b>	To issue bonds to pay off the temporary notes	
<b>BACKGROUND</b>	The City issued NID Notes to finance some of the public improvements in project #2 of the Marketplace TIF.	
<b>SPECIAL NOTES</b>	Temporary notes were issued until the development would support the annual assessments to pay the bond payment.	
<b>ANALYSIS</b>	Debt service payment will be made with funds from special assessments to the property owners within the NID	
<b>PUBLIC INFORMATION PROCESS</b>	NID Bonds were part of the financing plan during the Marketplace TIF process in 2010	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	Not Applicable
<b>DEPARTMENT RECOMMENDATION</b>	Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance & Exhibit A, B and C

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B16-20

ORDINANCE NO.  
SECOND READING

INTRODUCED BY:  
*ALDERMAN WEST*

FIRST READING

October 10, 2016 (6-0)

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,400,000 PRINCIPAL AMOUNT OF NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION BONDS (GRAIN VALLEY MARKETPLACE PROJECT), SERIES 2016, OF THE CITY OF GRAIN VALLEY, MISSOURI; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, the City of Grain Valley, Missouri (the “City”), is a fourth class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the constitution and laws of the State of Missouri; and

**WHEREAS**, pursuant to Section 70.220, Revised Statutes of Missouri, as amended (“RSMo”), the City is authorized to contract with any private corporation for the planning, development, construction, acquisition or operation of any public improvement or facility; and

**WHEREAS**, pursuant to Section 70.230, RSMo, the City is authorized to exercise the power referred to in Section 70.220, RSMo, by ordinance duly enacted; and

**WHEREAS**, pursuant to Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475, inclusive, RSMo, named the Neighborhood Improvement District Act (the “Act”), and all other provisions of the laws of the State of Missouri applicable thereto, by proceedings duly had, the Board of Aldermen of the City has duly authorized and undertaken the Grain Valley Marketplace Neighborhood Improvement District project (the “Project”), said Project consisting of the improvements described on **Exhibit B** to this Ordinance; and

**WHEREAS**, the City issued \$3,015,000 principal amount of its Taxable Neighborhood Improvement District Limited General Obligation Temporary Notes (Grain Valley Marketplace Project), Series 2012 (the “Series 2012 Notes”) to provide temporary financing to construct the Project; and

**WHEREAS**, pursuant to the Act, the City later issued its Taxable Neighborhood Improvement District Limited General Obligation Refunding Temporary Notes (Grain Valley Marketplace Project), Series 2015 (the “Refunded Notes”) to provide funds to refinance the Series 2012 Notes; and

**WHEREAS**, all legal requirements pertaining to said Project have been complied with, and the total cost of the Project, including interest on temporary notes of the City and issuance costs of the Bonds herein authorized, has been assessed against the lots, parcels and pieces of land liable for such special assessments; and

**WHEREAS**, not all of the owners of such lots, parcels and pieces of land liable therefor have elected to pay in cash their share of the costs of the Project, including the costs related to the temporary notes issued for the Project; and

**WHEREAS**, pursuant to the Act, the costs of the Project not paid in cash are authorized to be permanently financed by the issuance of limited general obligation bonds of the City, said costs to be assessed against the owners of property liable therefor in annual installments sufficient to pay the unpaid assessments and interest thereon at such rate of interest as the Board of Aldermen may determine; and

**WHEREAS**, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and its inhabitants at this time to authorize the issuance and delivery of the City's Taxable Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016 (the "Bonds") for the purpose of providing funds to pay the Refunded Notes and pay the costs of issuance of the Bonds.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

## **ARTICLE I**

### **DEFINITIONS**

**Section 101. Definitions of Words and Terms.** In addition to words and terms defined elsewhere herein, the following words and terms as used in this Ordinance shall have the following meanings:

**"Bond Counsel"** means Gilmore & Bell, P.C., Kansas City, Missouri, or other attorneys or firm of attorneys with a nationally recognized standing in the field of municipal bond financing selected by the City.

**"Bond Payment Date"** means any date on which principal of or interest on any Bond is payable.

**"Bond Purchase Agreement"** means the Bond Purchase Agreement between the City and the Purchaser.

**"Bond Register"** means the books for the registration, transfer and exchange of Bonds kept at the office of the Paying Agent.

**"Bondowner," "Owner" or "Registered Owner"** means, when used with respect to any Bond, the Person in whose name such Bond is registered on the Bond Register.

**"Bonds"** means the Taxable Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016, authorized and issued by the City pursuant to this Ordinance.

**"Business Day"** means a day other than a Saturday, Sunday or holiday on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its banking operations.

**"Capitalized Interest Fund"** means the Capitalized Interest Fund referred to in **Section 501** hereof.

**“Cede & Co.”** means Cede & Co., as nominee name of The Depository Trust Company, New York, New York or any successor nominee of the Securities Depository with respect to the Bonds.

**“City”** means the City of Grain Valley, Missouri.

**“City Administrator”** means the duly appointed and acting City Administrator or, in the City Administrator’s absence, the duly appointed Assistant City Administrator or Acting City Administrator of the City.

**“Code”** means the Internal Revenue Code of 1986, as amended, and the applicable regulations of the Treasury Department proposed or promulgated thereunder.

**“Costs of Issuance”** means all costs of issuing the Bonds, including without limitation all publication, printing, signing and mailing expenses in connection therewith, registration fees, paying agent fees and expenses, and all legal fees and expenses of Bond Counsel and other legal counsel.

**“Costs of Issuance Fund”** means the fund by that name referred to in **Section 501** hereof.

**“Debt Service Fund”** means the fund by that name referred to in **Section 501** hereof.

**“Debt Service Requirements”** means for any period of time for which calculated, the aggregate of the payments to be made during such period in respect of principal (whether at maturity or otherwise) and interest on the Bonds; provided that such payments are excluded from Debt Service Requirements to the extent that cash or Permitted Investments are on deposit in an irrevocable escrow or trust account and such amounts (including, where appropriate, the earnings or other increment to accrue thereon) are required to be applied to pay principal or interest on the Bonds and are sufficient to pay such principal or interest.

**“Defaulted Interest”** means interest on any Bond that is payable but not paid on any Interest Payment Date.

**“Defeasance Obligations”** means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and that meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has

covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust; and

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent.

**“District”** means the Grain Valley Marketplace Neighborhood Improvement District approved by the City.

**“Finance Director”** means the duly appointed and acting Finance Director or, in the Finance Director’s absence, the duly appointed substitute.

**“Interest Payment Date”** means the Stated Maturity of an installment of interest on any Bond.

**“Maturity”** means, when used with respect to any Bond, the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or by call for redemption or otherwise.

**“Mayor”** means the duly elected and acting Mayor of the City, or, in the Mayor’s absence, the presiding officer of the Board of Aldermen acting in the absence of the Mayor.

**“Ordinance”** means this Ordinance as from time to time amended in accordance with the terms hereof.

**“Outstanding”** means, when used with reference to Bonds, as of any particular date of determination, all Bonds theretofore authenticated and delivered hereunder, except the following Bonds:

(a) Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Bonds deemed to be paid in accordance with the provisions of **Section 701** hereof; and

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder.

“**Participants**” means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

“**Paying Agent**” means UMB Bank, N.A., Kansas City, Missouri and any successors or assigns.

“**Permitted Investments**” means any of the following securities, if and to the extent the same are at the time legal for investment of the moneys held in the funds and accounts listed in **Section 501** hereof:

(a) United States Government Obligations;

(b) certificates of deposit or time deposits, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of the United States or any state, provided that such certificates of deposit or time deposits shall be either (1) continuously and fully insured by the Federal Deposit Insurance Corporation, or (2) continuously and fully secured by United States Government Obligations that shall have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such certificates of deposit or time deposits;

(c) bonds, notes or other obligations of the State of Missouri, or any political subdivision of the State of Missouri, that at the time of their purchase are rated in either of the two highest rating categories by a nationally recognized rating service;

(d) repurchase agreements with any bank, bank holding company, savings and loan association, trust company, or other financial institution organized under the laws of the United States or any state, that are continuously and fully secured by any one or more of the securities described in clause (a), (b) or (d) and having a market value at all times at least equal to the principal amount of such repurchase agreement and are held in a custodial or trust account for the benefit of the City;

(e) obligations of the Government National Mortgage Association, the Federal Financing Bank, the Federal Intermediate Credit Corporation, Federal Banks for Cooperatives, Federal Land Banks, Federal Home Loan Banks and Farmers Home Administration; and;

(f) any other securities or investments that are lawful for the investment of moneys held in such funds or accounts under the laws of the State of Missouri.

“**Person**” means any natural person, corporation, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

“**Project**” means the neighborhood improvement district project described on **Exhibit B**.

“**Purchase Price**” means the amount paid by the Purchaser for the Bonds (the principal amount of the Bonds plus a net original issue premium and less the underwriter’s discount for the Bonds), together with accrued interest, if any, to the date of delivery and payment.

“**Purchaser**” means Piper Jaffray & Co., Leawood, Kansas, the original purchaser of the Bonds.

“**Record Date**” for the interest payable on any Interest Payment Date means the 15th day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

“**Redemption Date**” means, when used with respect to any Bond to be redeemed, the date fixed for such redemption pursuant to the terms of this Ordinance.

“**Redemption Price**” means, when used with respect to any Bond to be redeemed, the price at which such Bond is to be redeemed pursuant to the terms of this Ordinance, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

“**Refunded Notes**” means the Taxable Neighborhood Improvement District Limited General Obligation Refunding Temporary Notes (Grain Valley Marketplace Project), Series 2015 issued by the City and paid with the proceeds of the Bonds as provided in this Ordinance.

“**Replacement Bonds**” means Bonds issued to the beneficial owners of the Bonds in accordance with **Section 211(b)** of this Ordinance.

“**Securities Depository**” means, initially, The Depository Trust Company, New York, New York, and its successors and assigns.

“**Special Assessments**” means the amounts paid pursuant to the Act by the property owners located within the District representing their allocable share of the costs of the Project.

“**Special Assessments Fund**” means the fund by that name referred to in **Section 501** hereof.

“**Special Record Date**” means the date fixed by the Paying Agent pursuant to **Section 204** hereof for the payment of Defaulted Interest.

“**Stated Maturity**” means, when used with respect to any Bond or any installment of interest thereon, the date specified in such Bond and this Ordinance as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

“**United States Government Obligations**” means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payments on obligations issued or guaranteed by the United



States of America (including the interest component of obligations of the Resolution Funding Corporation or securities that represent an undivided interest in such obligations, which obligations are held in a custodial or trust account for the benefit of the City).

## ARTICLE II

### AUTHORIZATION OF BONDS

**Section 201. Authorization of Bonds.** There shall be issued and hereby are authorized and directed to be issued the Taxable Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016 of the City in the principal amount of not to exceed \$3,400,000 (the “Bonds”), for the purpose of providing funds, together with certain other funds available to the City, to pay the Refunded Notes and pay the costs of issuance of the Bonds.

**Section 202. Description of Bonds.** The Bonds shall consist of fully registered bonds without coupons, numbered from R-1 upward in order of issuance, and shall be issued in denominations of \$5,000 or any integral multiple thereof. The Bonds shall be substantially in the form set forth in **Exhibit A** attached hereto, and shall be subject to registration, transfer and exchange as provided in **Section 205**.

All of the Bonds shall be dated their date of delivery, shall become due in the amounts on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities, and shall bear interest at the respective rates per annum, as set forth in the Bond Purchase Agreement, provided that (1) the Bonds shall have a final maturity not later than March 1, 2036, (2) the Bonds shall have a weighted average maturity of not less than 9.5 years and not more than 12.5 years, (3) the Bonds shall bear interest at various interest rates not to exceed a true interest cost of 4.50% per annum, and (4) the Bonds shall be subject to optional redemption prior to maturity no later than March 1, 2027. The final terms of the Bonds shall be specified in the Bond Purchase Agreement upon the execution thereof, and the signatures of the officers of the City executing the Bond Purchase Agreement shall constitute conclusive evidence of their approval and the City’s approval thereof.

The Bonds shall bear interest at the rates specified in the Bond Purchase Agreement (computed on the basis of a 360-day year of twelve 30-day months) from the date thereof or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2017.

Each of the Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be in substantially the form set forth in **Exhibit A** attached hereto.

**Section 203. Designation of Paying Agent.** UMB Bank, N.A., Kansas City, Missouri, is hereby designated as the City’s paying agent for the payment of principal of and interest on the Bonds and as bond registrar with respect to the registration, transfer and exchange of Bonds (the “Paying Agent”).

The City will at all times maintain a Paying Agent meeting the qualifications herein described for the performance of the duties hereunder. The City reserves the right to appoint a successor Paying Agent by (1) filing with the Paying Agent then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent and appointing a successor, and (2) causing notice of the appointment of the successor Paying Agent to be given by first class mail to each Bondowner. The Paying Agent may resign upon giving written notice by first class mail to the City and the Registered Owners not less than 60 days prior to the date such resignation is to take effect. No resignation or removal of the Paying Agent shall become effective until a successor acceptable to the City has been appointed and has accepted the duties of Paying Agent.

Every Paying Agent appointed hereunder shall at all times be a commercial banking association or corporation or trust company authorized to do business in the State of Missouri organized and in good standing and doing business under the laws of the United States of America or of the State of Missouri and subject to supervision or examination by federal or state regulatory authority.

**Section 204. Method and Place of Payment of Bonds.** The principal of or Redemption Price and interest on the Bonds shall be payable in any coin or currency of the United States of America that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal of or Redemption Price of each Bond shall be paid at Maturity by check or draft to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the payment office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Registered Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest by (a) check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register, or (b) in the case of an interest payment to (i) the Securities Depository, or (ii) any Registered Owner of \$500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner given to the Paying Agent by such Registered Owner not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), address, ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Registered Owner of such Bond on the relevant Record Date and shall be payable to the Registered Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The City shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent

for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest that shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the City of such Special Record Date and, in the name and at the expense of the City, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, by first class mail, postage prepaid, to each Registered Owner of a Bond entitled to such notice at the address of such Registered Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

The Paying Agent shall keep a record of payment of principal and Redemption Price of and interest on all Bonds and at least annually shall forward a copy or summary of such records to the City.

**Section 205. Registration, Transfer and Exchange of Bonds.** The City covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Paying Agent as herein provided. Each Bond when issued shall be registered in the name of the owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the payment office of the Paying Agent, the Paying Agent shall transfer or exchange such Bond for a new Bond or Bonds in any authorized denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange. Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Paying Agent, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Paying Agent shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The City shall pay the fees and expenses of the Paying Agent for the registration, transfer and exchange of Bonds provided for by this Ordinance and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Paying Agent, are the responsibility of the Registered Owners of the Bonds. In the event any Registered Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Registered Owner sufficient to pay any governmental charge required to be paid as a result of such failure. In compliance with Section 3406 of the Code, such amount may be deducted by the Paying Agent from amounts otherwise payable to such Registered Owner hereunder or under the Bonds.

The City and the Paying Agent shall not be required (a) to register the transfer or exchange of any Bond after notice calling such bond or portion thereof for redemption has been mailed by the Paying Agent pursuant to **Section 303** hereof and during the period of 15 days next preceding the date of mailing of such notice of redemption; or (b) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the City of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to **Section 204** hereof.

The City and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price of and interest on said Bond and for all other purposes. All payments so made to any such Registered Owner or upon the Registered Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Paying Agent, the Bond Register may be inspected and copied by the Registered Owners (or a designated representative thereof) of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Registered Owners to be evidenced to the satisfaction of the Paying Agent.

**Section 206. Execution, Registration, Authentication and Delivery of Bonds.** Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be signed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the City Clerk and shall have the official seal of the City affixed thereto or imprinted thereon. In case any officer whose signature appears on any Bond ceases to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor and City Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the State Auditor of Missouri as provided by law, and, when duly executed and registered, to deliver the Bonds to the Paying Agent for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form set forth in **Exhibit A** attached hereto, which shall be manually executed by an authorized signatory of the Paying Agent, but it shall not be necessary that the same signatory sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Ordinance or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Paying Agent. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Ordinance. Upon authentication, the Paying Agent shall deliver the Bonds to the Purchaser upon payment of the Purchase Price.

**Section 207. Mutilated, Destroyed, Lost and Stolen Bonds.** If (a) any mutilated Bond is surrendered to the Paying Agent or the Paying Agent receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the City and the Paying Agent such security or indemnity as may be required by the Paying Agent, then, in the absence of notice to the City and the Paying Agent that such Bond has been acquired by a bona fide purchaser, the City shall execute and the Paying Agent shall authenticate and deliver, in

exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Paying Agent, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the City or the Paying Agent may require the payment by the Registered Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the City, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Bonds.

**Section 208. Cancellation and Destruction of Bonds Upon Payment.** All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be canceled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate describing the Bonds so canceled and shall file an executed counterpart of such certificate with the City.

**Section 209. Preliminary and Final Official Statement.** The Preliminary Official Statement, in the form on file in the records of the City, is hereby ratified and approved, and the final Official Statement is hereby authorized and approved by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor is hereby authorized to execute the final Official Statement as so supplemented, amended and completed, and the use and public distribution of the final Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the City are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the City hereby deems the information regarding the City contained in the Preliminary Official Statement to be “final” as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and the appropriate officers of the City are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of such Rule.

The City agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of Rule 15c2-12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

**Section 210. Sale of Bonds.** The Mayor is hereby authorized to enter into the Bond Purchase Agreement between the City and the Purchaser in substantially the form attached hereto as **Exhibit C**, under which the City agrees to sell the Bonds to the Purchaser at the Purchase Price, upon the terms and conditions set forth therein and with such changes therein as shall be approved by the Mayor, which officer is hereby authorized to execute the Bond Purchase Agreement for and on behalf of the City, such officer's signature thereon being conclusive evidence of his or her approval thereof; provided, however, the underwriter's discount for the sale of the Bonds shall not exceed 1.30% of the principal amount of the Bonds.

**Section 211. Book-Entry Bonds; Securities Depository.**

(a) The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no beneficial owner will receive certificates representing their respective interests in the Bonds, except in the event the Paying Agent issues Replacement Bonds as provided in subsection (b) hereof. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Paying Agent authenticates and delivers Replacement Bonds to the beneficial owners as described in subsection (b).

(b) (1) If the City determines (A) that the Securities Depository is unable to properly discharge its responsibilities, or (B) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (C) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, or (2) if the Paying Agent receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, then the Paying Agent shall notify the Owners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Paying Agent shall register in the name of and authenticate and deliver Replacement Bonds to the beneficial owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (1)(A) or (1)(B) of this subsection (b), the City, with the consent of the Paying Agent, may select a successor securities depository in accordance with **Section 211(c)** of this Ordinance to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when at least one Bond is registered in the name of the Securities Depository or its nominee. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Paying Agent, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the City, the Paying Agent or Owners are unable to locate a qualified successor of the Securities Depository in accordance with **Section 211(c)** of this Ordinance, then the Paying Agent shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Paying Agent may rely on information from the Securities Depository and its Participants as to the names and addresses

of, and the principal amounts held by, the beneficial owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the City.

(c) In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the City may appoint a successor Securities Depository provided the Paying Agent and the City receive written evidence with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository that is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Paying Agent upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

### ARTICLE III

#### REDEMPTION OF BONDS

**Section 301. Redemption of Bonds.** Subject to the limitations provided in **Section 202** herein, the Bonds shall be subject to optional and mandatory sinking fund redemption prior to maturity as provided in the Bond Purchase Agreement.

**Section 302. Selection of Bonds to Be Redeemed.**

(a) The Paying Agent shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Paying Agent at least 45 days prior to the Redemption Date of written instructions from the City specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. If the Bonds are refunded more than 90 days in advance of such Redemption Date, any escrow agreement entered into by the City in connection with such refunding shall provide that such written instructions to the Paying Agent shall be given by the escrow agent on behalf of the City not less than 45 days prior to the Redemption Date. The Paying Agent may in its discretion waive such notice period so long as the notice requirements set forth in **Section 303** are met. The foregoing provisions of this paragraph shall not apply in the case of any mandatory redemption of Bonds hereunder, and Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption requirements without the necessity of any action by the City and whether or not the Paying Agent shall hold in the Debt Service Fund moneys available and sufficient to effect the required redemption.

(b) Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed from Stated Maturities selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in \$5,000 units of principal amount by lot or in such other equitable manner as the Paying Agent may determine.

(c) In the case of a partial redemption of Bonds at the time outstanding in denominations greater than \$5,000, then for all purposes in connection with such redemption each \$5,000 of face value shall be treated as though it were a separate Bond of the denomination of \$5,000. If it is determined that one or more, but not all, of the \$5,000 units of face value represented by any Bond are selected for redemption, then upon notice of intention to redeem such \$5,000 unit or units, the Registered Owner of such Bond or the Registered Owner's duly authorized agent shall present and surrender such Bond to the Paying Agent (1) for payment of the Redemption Price and interest to the Redemption Date of such \$5,000 unit or units of face value called for redemption, and (2) for exchange, without charge to the Registered Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Registered Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only).

**Section 303. Notice and Effect of Call for Redemption.** Unless waived by any Registered Owner of Bonds to be redeemed, official notice of any redemption shall be given by the Paying Agent on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days prior to the Redemption Date to the State Auditor of Missouri, the Purchaser of the Bonds and each Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register.

All official notices of redemption shall be dated and shall contain the following information:

- (a) the Redemption Date;
- (b) the Redemption Price;
- (c) if less than all Outstanding Bonds of a maturity are to be redeemed, the identification number, Stated Maturity and, in the case of partial redemption of any Bonds, the respective principal amounts of the Bonds to be redeemed;
- (d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and
- (e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the payment office of the Paying Agent.

The failure of any Registered Owner to receive notice given as heretofore provided or any defect therein shall not invalidate any redemption.

On or prior to any Redemption Date, the City shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on that date.



Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the City defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Registered Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be canceled and destroyed by the Paying Agent as provided herein and shall not be reissued.

In addition to the foregoing notice, further notice shall be given by the Paying Agent on behalf of the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if official notice thereof is given as above prescribed.

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (1) the CUSIP numbers of all Bonds being redeemed; (2) the date of issue of the Bonds as originally issued; (3) the rate of interest borne by each Bond being redeemed; (4) the maturity date of each Bond being redeemed; and (5) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least one day before the mailing of notice to Bondowners by first class, registered or certified mail or overnight delivery, as determined by the Paying Agent, to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each check or other transfer of funds issued for the payment of the Redemption Price of Bonds being redeemed shall bear or have enclosed the CUSIP number of the Bonds being redeemed with the proceeds of such check or other transfer.

The Paying Agent is also directed to comply with any mandatory standards established by the Securities and Exchange Commission and then in effect for processing redemptions of municipal securities. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Paying Agent shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the beneficial owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a beneficial owner of a Bond (having been mailed notice from the Paying Agent, the Securities Depository, a Participant or otherwise) to notify the beneficial owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

## ARTICLE IV

### SECURITY FOR AND PAYMENT OF BONDS

**Section 401. Security for the Bonds.** The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

In the event the amounts received from the Special Assessments are not sufficient to pay debt service on the Bonds when due, the Finance Director of the City is directed to transfer moneys, to the extent required, from the first available moneys in the City's general fund or other legally available funds in the amount of the deficiency to the Debt Service Fund for payment of debt service of the Bonds.

**Section 402. Levy of Special Assessments.** The unpaid Special Assessments for the Project financed by the issuance of the Bonds, together with interest thereon, shall be and are hereby levied and assessed upon the properties benefitted for the purpose of producing the amounts necessary for the payment of such principal and interest as the same become due and payable in each year.

**Section 403. Collection of Special Assessments.** The Special Assessments referred to above shall be levied and collected at the same time and in the same manner as the ad valorem taxes of the City are levied and collected. The proceeds derived from the Special Assessments shall be deposited in the Special Assessments Fund, shall be kept separate and apart from all other funds of the City and shall be used solely as described in **Article V** hereof.

If at any time the Special Assessments are not collected in time to pay the principal of or interest on the Bonds when due, the Finance Director is hereby authorized and directed to pay said principal or interest out of the general funds of the City and to reimburse said general funds for money so expended when Special Assessments are collected. Unpaid Special Assessments shall accrue interest at the same rate of interest as the highest rate of interest on a single maturity of the Bonds plus three percent (3.0%) per annum until paid, but in no event at an aggregate rate of interest in excess of the maximum rate permitted by law.

## ARTICLE V

### ESTABLISHMENT OF FUNDS; DEPOSIT AND APPLICATION OF MONEYS

**Section 501. Establishment of Funds.** There have been or shall be established in the treasury of the City and shall be held and administered by the Finance Director of the City the following separate funds:

- (a) Special Assessments Fund.
- (b) Capitalized Interest Fund.
- (c) Debt Service Fund.
- (d) Costs of Issuance Fund.

**Section 502. Deposit of Bond Proceeds.** The net proceeds received from the sale of the Bonds, together with funds received by the City as payment of Special Assessments (if any), shall be deposited simultaneously with the delivery of the Bonds as follows:

- (a) From Bond proceeds, an amount sufficient to provide for the interest on the Bonds through and including September 1, 2017 shall be deposited into the Capitalized Interest Fund and applied in accordance with **Section 503** hereof.
- (b) From Bond proceeds and from Special Assessments received by the City, if any, an amount sufficient to provide for the payment of the principal of and interest due on the Refunded Notes at their maturity on December 1, 2016 shall be transferred to the paying agent for the Refunded Notes.
- (c) The remaining balance of the proceeds derived from the sale of the Bonds shall be deposited in the Costs of Issuance Fund and shall be applied in accordance with **Section 506** hereof.

**Section 503. Capitalized Interest Fund.** Moneys in the Capitalized Interest Fund shall be transferred to the Debt Service Fund and applied to the payment of principal of and interest on the Bonds as and when the same become due on the Business Day preceding each Interest Payment Date.

**Section 504. Special Assessments Fund.** The City covenants and agrees that from and after the delivery of the Bonds, and continuing as long as any of the Bonds remain Outstanding hereunder, all of the Special Assessments collected with respect to the Project shall as and when received be paid and deposited into the Special Assessments Fund. The Special Assessments shall be segregated and kept separate and apart from all other moneys, revenues, funds and accounts of the City and shall not be commingled with any other moneys, revenues, funds or accounts of the City. The Special Assessments Fund shall be administered and applied solely for the purposes and in the manner provided in this Ordinance.

**Section 505. Application of Moneys in the Special Assessments Fund.**

(a) On the 5th day prior to each Interest Payment Date, the City shall transfer from the Special Assessments Fund to the Debt Service Fund an amount sufficient for the balance therein to be equal to the Debt Service Requirements of the Bonds on said Interest Payment Date;

(b) After payments pursuant to subsection (a) to provide for the Debt Service Requirements on the Bonds on the next Interest Payment Date, any remaining moneys in the Special Assessments Fund shall be applied to the extent necessary for the purposes and in the amounts as follows:

*First*, for transfer to the Debt Service Fund, an amount sufficient for payment of any fees and expenses which are due and owing to the Paying Agent or the City, upon delivery to the City of an invoice for such amounts; and

*Second*, for transfer to the Debt Service Fund, an amount sufficient for the payment of the principal of and accrued interest on Bonds which are subject to redemption on a Redemption Date.

**Section 506. Application of Moneys in the Costs of Issuance Fund.** Moneys in the Costs of Issuance Fund shall be used by the City solely and for the purpose of paying Costs of Issuance. The Board of Aldermen hereby authorizes the payment of Costs of Issuance upon invoice therefor. Upon payment of all Costs of Issuance, any surplus remaining in the Costs of Issuance Fund shall be transferred to and deposited in the Debt Service Fund and applied to the next installment of principal and/or interest due on the Bonds.

**Section 507. Application of Moneys in Debt Service Fund.** All amounts paid and credited to the Debt Service Fund shall be expended and used by the City for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Paying Agent. The Finance Director is authorized and directed to withdraw from the Debt Service Fund sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner that ensures the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Paying Agent will become due. If, through the lapse of time or otherwise, the Registered Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the City. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Ordinance and shall be held in trust by the Paying Agent for the benefit of the Registered Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Fund after the retirement of the Bonds and all other indebtedness of the City shall be transferred and paid into the general fund of the City.

**Section 508. Deposits and Investment of Moneys.** Moneys in each of the funds created by and referred to in this Ordinance shall be deposited in a bank or banks or other legally permitted financial institutions authorized to do business in the State of Missouri that are members of the Federal Deposit Insurance Corporation. All such deposits shall be continuously and adequately secured by the banks or financial institutions holding such deposits as provided by the laws of the State of Missouri. All moneys held in the funds created by this Ordinance shall be kept separate and apart from all other funds of the City so that there shall be no commingling of such funds with any other funds of the City.

Moneys held in any fund referred to in this Ordinance may be invested in accordance with this Ordinance and as otherwise permitted by law; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any fund shall accrue to and become a part of such fund.

**Section 509. Payments Due on Saturdays, Sundays and Holidays.** In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for the period after such Bond Payment Date.

**Section 510. Nonpresentment of Bonds.** If any Bond is not presented for payment when due, if funds sufficient to pay such Bond have been made available to the Paying Agent, all liability of the City to the Registered Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Registered Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Ordinance or on, or with respect to, said Bond. If any Bond is not presented for payment within one year following the date when such Bond becomes due at Maturity, the Paying Agent shall repay to the City, without liability for interest thereon, the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the City, and the Registered Owner thereof shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the City or the Paying Agent shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

## ARTICLE VI

### REMEDIES

**Section 601. Remedies.** The provisions of this Ordinance, including the covenants and agreements herein contained, shall constitute a contract between the City and the Registered Owners of the Bonds, and the Registered Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Registered Owners of Bonds similarly situated:

- (a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Registered Owner or Owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of this Ordinance or by the Constitution and laws of the State of Missouri;

- (b) by suit, action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and
- (c) by suit, action or other proceedings in equity or at law to enjoin any acts or things that may be unlawful or in violation of the rights of the Registered Owners of the Bonds.

**Section 602. Limitation on Rights of Bondowners.** The covenants and agreements of the City contained herein and in the Bonds shall be for the equal benefit, protection and security of the legal owners of any or all of the Bonds. All of the Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest, or date of Maturity or right of prior redemption as provided in this Ordinance. No one or more Bondowners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Registered Owners of such Outstanding Bonds.

**Section 603. Remedies Cumulative.** No remedy conferred herein upon the Bondowners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Registered Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies consequent thereon. No delay or omission of any Bondowner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Registered Owners of the Bonds by this Ordinance may be enforced and exercised from time to time and as often as may be deemed expedient. If any suit, action or proceedings taken by any Bondowner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or has been determined adversely to such Bondowner, then, and in every such case, the City and the Registered Owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Bondowners shall continue as if no such suit, action or other proceedings had been brought or taken.

## **ARTICLE VII**

### **DEFEASANCE**

**Section 701. Defeasance.** When any or all of the Bonds or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Ordinance and the pledge of the City's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds or scheduled interest payments thereon shall be deemed to have been paid

and discharged within the meaning of this Ordinance if there has been deposited with the Paying Agent, or other commercial bank or trust company authorized to do business in the State of Missouri and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations that, together with the interest to be earned thereon, will be sufficient for the payment of the principal or Redemption Price of said Bonds and/or interest to accrue on such Bonds to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments; provided, however, that if any such Bonds are to be redeemed prior to their Stated Maturity, (1) the City shall have elected to redeem such Bonds, and (2) either notice of such redemption shall have been given, or the City shall have given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Paying Agent to redeem such Bonds in compliance with **Section 302** of this Ordinance. Any moneys and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the City, for the purpose of paying and discharging any of the Bonds or the interest payments thereon, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Registered Owners of such Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All moneys and Defeasance Obligations deposited with the Paying Agent or other bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Ordinance.

## ARTICLE VIII

### MISCELLANEOUS PROVISIONS

**Section 801. Further Authority.** The Mayor, City Clerk, City Administrator, Finance Director and other City officials are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

**Section 802. Severability.** If any section or other part of this Ordinance, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Ordinance.

**Section 803. Amendments.** The rights and duties of the City and the Bondowners, and the terms and provisions of the Bonds or of this Ordinance, may be amended or modified at any time in any respect by an Ordinance of the City with the written consent of the Registered Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Registered Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the City Clerk, but no such modification or alteration shall:

- (a) extend the maturity of any payment of principal or interest due upon any Bond;

- or (b) effect a reduction in the amount which the City is required to pay as principal of interest on any Bond;
- (c) permit preference or priority of any Bond over any other Bond; or
- (d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Ordinance.

Any provision of the Bonds or of this Ordinance may, however, be amended or modified by an Ordinance duly adopted by the Board of Aldermen of the City at any time in any legal respect with the written consent of the Registered Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Bondowners, the City may amend or supplement this Ordinance for the purpose of curing any formal defect, omission, inconsistency or ambiguity therein or in connection with any other change therein that is not materially adverse to the interests of the Bondowners.

Every amendment or modification of the provisions of the Bonds or of this Ordinance shall be expressed in an Ordinance adopted by the Board of Aldermen of the City amending or supplementing the provisions of this Ordinance and shall be deemed to be a part of this Ordinance. A certified copy of every such amendatory or supplemental Ordinance, if any, and a certified copy of this Ordinance shall always be kept on file in the office of the City Clerk, and shall be made available for inspection by the Registered Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Ordinance, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental Ordinance or of this Ordinance will be sent by the City Clerk to any such Bondowner or prospective Bondowner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the City Clerk a copy of the Ordinance of the City hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Registered Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The City shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Ordinance which affects the duties or obligations of the Paying Agent under this Ordinance.

**Section 804. Notices, Consents and Other Instruments by Bondowners.** Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Bondowners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Bondowners in person or by agent appointed in writing: proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds (except for the assignment of ownership of a Bond as provided for in the form of **Exhibit A** hereto), if made in the following manner, shall be sufficient for any of the purposes of this Ordinance, and shall be conclusive in favor of the City and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:



- (a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.
- (b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Registered Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Ordinance, Bonds registered in the name of the City shall be disregarded and deemed not to be Outstanding under this Ordinance, except that, in determining whether the Bondowners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Bondowners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Bondowners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the City.

**Section 805. Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 806. Effective Date.** This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen.

**Section 807. Repeal of Conflicting Ordinances.** All prior ordinances of the City or any parts thereof in conflict with any or all of the foregoing ordinance are hereby repealed to the extent of such conflict.

**Section 808. Electronic Transaction.** The transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

*[Remainder of page intentionally left blank]*

Read two times and PASSED by the Board of Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016,  
the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN PALECEK \_\_\_\_\_

ALDERMAN COLEMAN \_\_\_\_\_  
ALDERMAN JOHNSTON \_\_\_\_\_  
ALDERMAN WEST \_\_\_\_\_

MAYOR \_\_\_\_\_  
*(in the event of a tie only)*

Approved as to form:

\_\_\_\_\_  
James Cook  
City Attorney

\_\_\_\_\_  
Mike Todd  
Mayor

ATTEST:

\_\_\_\_\_  
Khalilah Holland  
Deputy City Clerk

**EXHIBIT A**

**FORM OF BOND**

**EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE (REFERRED TO HEREIN), THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY (AS DEFINED HEREIN) OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY.**

**UNITED STATES OF AMERICA  
STATE OF MISSOURI**

**Registered  
No. R-\_\_\_\_\_**

**Registered  
\$\_\_\_\_\_**

**UNITED STATES OF AMERICA  
CITY OF GRAIN VALLEY, MISSOURI  
NEIGHBORHOOD IMPROVEMENT DISTRICT  
LIMITED GENERAL OBLIGATION BOND  
(GRAIN VALLEY MARKETPLACE PROJECT)  
SERIES 2016**

**INTEREST RATE                      MATURITY DATE                      DATED DATE                      CUSIP**

November \_\_, 2016

**REGISTERED OWNER:              CEDE & CO.**

**PRINCIPAL AMOUNT:              \_\_\_\_\_ DOLLARS**

**THE CITY OF GRAIN VALLEY, MISSOURI**, a fourth class city and political subdivision of the State of Missouri (the "City"), for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner shown above, or registered assigns, the Principal Amount shown above on the Maturity Date shown above, unless called for redemption prior to said Maturity Date, and to pay interest thereon at the Interest Rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months) from the Dated Date shown above or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2017, until said Principal Amount has been paid.

The principal or Redemption Price of, premium, if any, and interest on this Bond shall be payable in lawful money of the United States of America by check or draft of UMB Bank, N.A., Kansas City, Missouri (the "Paying Agent"). The principal or Redemption Price of this Bond shall be payable to the Registered Owner hereof upon presentation of this Bond at the Maturity or Redemption Date to the Paying Agent for payment and cancellation. The interest payable on this Bond on any Interest Payment Date shall be paid to the person in whose name this Bond is registered on the Bond Register maintained by the Paying Agent at the close of business on the Record Date for such interest at the address of such Registered Owner shown on the Bond Register maintained by the Paying Agent or, in the case of an interest payment the Securities

Depository or to any Registered Owner of \$500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice given to the Paying Agent not less than 15 days prior to the Record Date for such interest signed by such Registered Owner and containing the electronic transfer instructions including the bank (which shall be in the continental United States), address, ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed. The principal and interest on the Bonds shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of debts due the United States of America.

The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District that are benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

In the event the amounts received from the Special Assessments are not sufficient to pay debt service on the Bonds when due, the Finance Director of the City is directed to transfer moneys, to the extent required, from the first available moneys in the City's general fund or other legally available funds in the amount of the deficiency to the Debt Service Fund for payment of debt service of the Bonds.

This Bond is one of an authorized series of Bonds of the City designated "Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016" in the original principal amount of not to exceed \$3,400,000 (the "Bonds") issued for the purposes set forth in the Ordinance. The Bonds are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the constitution and laws of the State of Missouri, including Sections 67.453 to 67.475, RSMo, and all other provisions of the laws of the State of Missouri applicable thereto. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Ordinance.

At the option of the City, the Bonds may be redeemed and paid prior to maturity on March 1, 2027, and thereafter in whole or in part at any time at the Redemption Price of 100% of the principal amount thereof, plus accrued interest thereon to the Redemption Date.

Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed from Stated maturities selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in \$5,000 units of principal amount by lot or in such other equitable manner as the Paying Agent may determine.

Notice of redemption, unless waived, is to be given by the Paying Agent by mailing an official redemption notice by first class mail at least 20 days prior to the Redemption Date to the State Auditor of Missouri, the original purchaser of the Bonds, and to each Registered Owner of each of the Bonds to be redeemed at the address shown on the Bond Register maintained by the Paying Agent. Notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall, on the Redemption Date, become due and payable at the Redemption Price therein specified, and from and after such date (unless the City defaults in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest.

The Bonds are issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof. This Bond may be exchanged at the office of the Paying Agent for a like aggregate principal amount of Bonds of other authorized denominations upon the terms provided in the Ordinance.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One Bond certificate with respect to each date on which the Bonds are stated to mature, registered in the nominee name of the Securities Depository, is being issued. The book-entry system will evidence positions held in the Bonds by the Securities Depository's participants, beneficial ownership of the Bonds in authorized denominations pursuant to the Ordinance being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The City and the Paying Agent will recognize the Securities Depository nominee, while the registered owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfers of principal, interest and any redemption premium payments to participants of the Securities Depository, and transfers of principal, interest and any redemption premium payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The City and the Paying Agent will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments on this Bond shall be made in accordance with existing arrangements among the City, the Paying Agent and the Securities Depository.

**EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE, THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY.**

This Bond may be transferred or exchanged, as provided in the Ordinance, only on the Bond Register kept for that purpose at the payment office of the Paying Agent, upon surrender of this Bond together with a written instrument of transfer or authorization for exchange satisfactory to the Paying Agent duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any authorized denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Ordinance and upon payment of the charges therein prescribed.

The City and the Paying Agent may deem and treat the Registered Owner hereof as recorded on the Bond Register as the absolute owner hereof for purposes of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the City nor the Paying Agent shall be affected by any notice to the contrary.

The proceedings relating to the issuance of the Bonds have been presented to and filed with the State Auditor of Missouri, who has examined the same and has issued a certificate that such proceedings comply with the laws of the State of Missouri and that the conditions of the contract under which the Bonds were ordered to be issued have been complied with.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Ordinance until the Certificate of Authentication hereon has been lawfully executed by the Paying Agent.

**IT IS HEREBY CERTIFIED AND DECLARED** that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Bond have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Missouri, and that the total indebtedness of the City, including this issue of Bonds, does not exceed any constitutional or statutory limitation.

**IN WITNESS WHEREOF, THE CITY OF GRAIN VALLEY, MISSOURI,** has caused this Bond to be executed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk and its official seal to be affixed or imprinted hereon.

**CERTIFICATE OF AUTHENTICATION**

**CITY OF GRAIN VALLEY,  
MISSOURI**

This Bond is one of the Bonds of the issue described in the within-mentioned Ordinance.

By: \_\_\_\_\_  
Mayor

Registration Date: \_\_\_\_\_

(SEAL)

**UMB BANK, N.A.,**  
Paying Agent

ATTEST:

By: \_\_\_\_\_  
Authorized Signatory

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

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**ASSIGNMENT**

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

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Print or Type Name, Address and Social Security Number  
or other Taxpayer Identification Number of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ agent to transfer the within Bond on the Bond Register kept by the Paying Agent for the registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

\_\_\_\_\_  
NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular.

Signature Guaranteed By:

\_\_\_\_\_  
(Name of Eligible Guarantor Institution as defined by SEC Rule 17 Ad-15 (17 CFR 240.17 Ad-15))

By: \_\_\_\_\_  
Title: \_\_\_\_\_

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**LEGAL OPINION**

The following is a true and correct copy of the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel, which was dated and issued as of the date of original issuance and delivery of the Bonds:

**GILMORE & BELL, P.C.**  
**2405 Grand Boulevard, Suite 1100**  
**Kansas City, Missouri 64108-2521**

**(LEGAL OPINION OF BOND COUNSEL)**

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**EXHIBIT B  
TO ORDINANCE**

**DESCRIPTION OF THE PROJECT**

The Project consists of the following:

The installation of storm water, sanitary sewer and water service in the District and the necessary site preparation for such improvements, including cut and fill site grading, mass grading mobilization, demolition, clearing and disposal, erosion control, top soil placement and fine grading;

The construction of road infrastructure improvements to the intersection of Interstate I-70 and Highway BB, the construction of a new outer road through the District, improvements to the I-70/Highway BB exit ramp/interchange, and improvements to Highway BB;

The construction and installation of public streets and sidewalks within the District; and

The costs incurred in connection with the improvements described above, including, but not limited to, costs incurred for the preparation of preliminary reports, the preparation of plans and specifications, the preparation and publication of notices of hearings, resolutions, ordinances and other proceedings, fees and expenses of attorneys and other consultants, interest accrued on borrowed money during the period of construction, underwriting costs and other costs incurred in connection with the issuance of bonds or notes, establishment of reasonably required reserve funds for bonds or notes, the cost of land, materials, labor and other lawful expenses incurred in planning, acquiring and doing any improvement, reasonable construction contingencies, and work done or services performed by the City in the administration and supervision of the Improvements.

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**EXHIBIT C  
TO ORDINANCE**

**FORM OF BOND PURCHASE AGREEMENT**

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	10/24/2016	
<b>BILL NUMBER</b>	B16-22	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE APPROVING THE FINAL PLAT OF SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 4<sup>th</sup> PLAT</b>	
<b>REQUESTING DEPARTMENT</b>	Community Development	
<b>PRESENTER</b>	Ken Murphy, Community Development Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	The purpose of this request is to gain final plat approval for Sni-A-Bar Crossing at Sni-A-Bar Farms 4 <sup>th</sup> Plat.	
<b>BACKGROUND</b>	This was originally platted as Sni-a-Bar Crossing at Sni-A-Bar Farms 3 <sup>rd</sup> Plat and consisted of twelve large single-family lots. The infrastructure was installed but no homes were ever built.	
<b>SPECIAL NOTES</b>	This property is currently owned by the City of Grain Valley and is part of an agreed upon land exchange with Bank of Odessa (by way of Jim Pollard).	
<b>ANALYSIS</b>	This replat will turn the original twelve lots into eighteen. These lots exceed our minimum lot size requirements and meet all other subdivision regulations.	
<b>PUBLIC INFORMATION PROCESS</b>	Not Applicable	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	Planning & Zoning Commission recommended approval	

<b>DEPARTMENT RECOMMENDATION</b>	Staff recommends approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Plat & Aerial

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B16-22

ORDINANCE NO. \_\_\_\_\_  
SECOND READING \_\_\_\_\_  
FIRST READING \_\_\_\_\_

INTRODUCED BY:  
*ALDERMAN ARNOLD*

**AN ORDINANCE APPROVING THE FINAL PLAT OF SNI-A-BAR CROSSING AT  
SNI-A-BAR FARMS 4<sup>th</sup> PLAT**

**WHEREAS**, the Mayor and the Board of Aldermen are committed to the development of the City; and

**WHEREAS**, a meeting was held on October 12, 2016 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

**WHEREAS**, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is desirable; and

**WHEREAS**, the approved plat shall be recorded at the Jackson County Recorder of Deeds office.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The property legally described below as Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat, is hereby accepted as a final plat.

PROPERTY DESCRIPTION

All of Lots 1 thru 12, Sni-A-Bar Crossing at Sni-A-Bar Farms – 3<sup>rd</sup> Plat, a subdivision in the City of Grain Valley, Jackson County, Missouri.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN PALECEK \_\_\_\_\_

ALDERMAN COLEMAN \_\_\_\_\_  
ALDERMAN JOHNSTON \_\_\_\_\_  
ALDERMAN WEST \_\_\_\_\_

MAYOR \_\_\_\_\_  
*(in the event of a tie only)*

Approved as to form:

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James Cook  
City Attorney

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Mike Todd  
Mayor

ATTEST:

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Khalilah Holland  
Deputy City Clerk

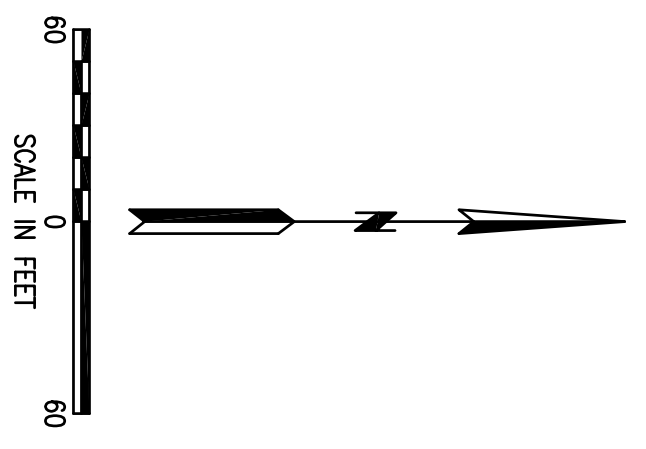


# FINAL PLAT SNI-A-BAR CROSSING AT SNI-A-BAR FARMS-4TH PLAT LOTS 1A THRU 18A

**A Replat of Lots 1 thru 12, Sni-A-Bar Crossing at Sni-A-Bar Farms-3rd Plat**  
**A Subdivision in the Northeast Quarter Section 3 and the Northwest Quarter of Section 2, Township 48, Range 33 Grain Valley, Jackson County, Missouri**

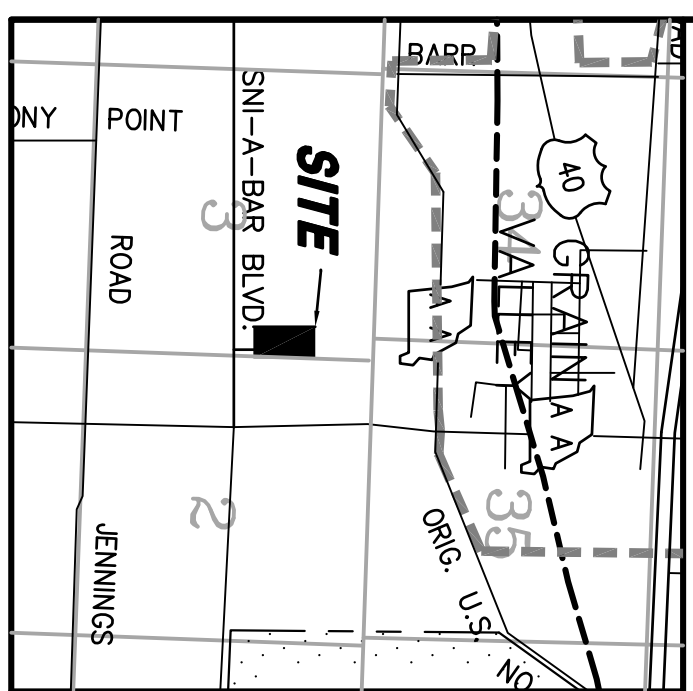
## SURVEY NOTES:

1.  $\Delta$  Denotes Found Monumentation as noted.
2. All rear lot corners to be set with 1/2" Iron Bars with plastic cap unless otherwise noted.
3. Cuts to be marked at extension of lot lines.
4. The Parent Tract for this Survey is the Plat of Sni-A-Bar Crossing at Sni-A-Bar Farms-3rd Plat recorded as Document No. 20050083380.
5. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
6. Bearings are based on Missouri State Plane Grid.



- KEY:**
- W/E = WATER LINE EASEMENT
  - U/E = UTILITY EASEMENT
  - SS/E = SANITARY SEWER EASEMENT
  - B/L = BUILDING LINE
  - $\Delta$  INDICATES MONUMENT FOUND
  - + INDICATES FOUND CURB NOTCH

## VICINITY MAP

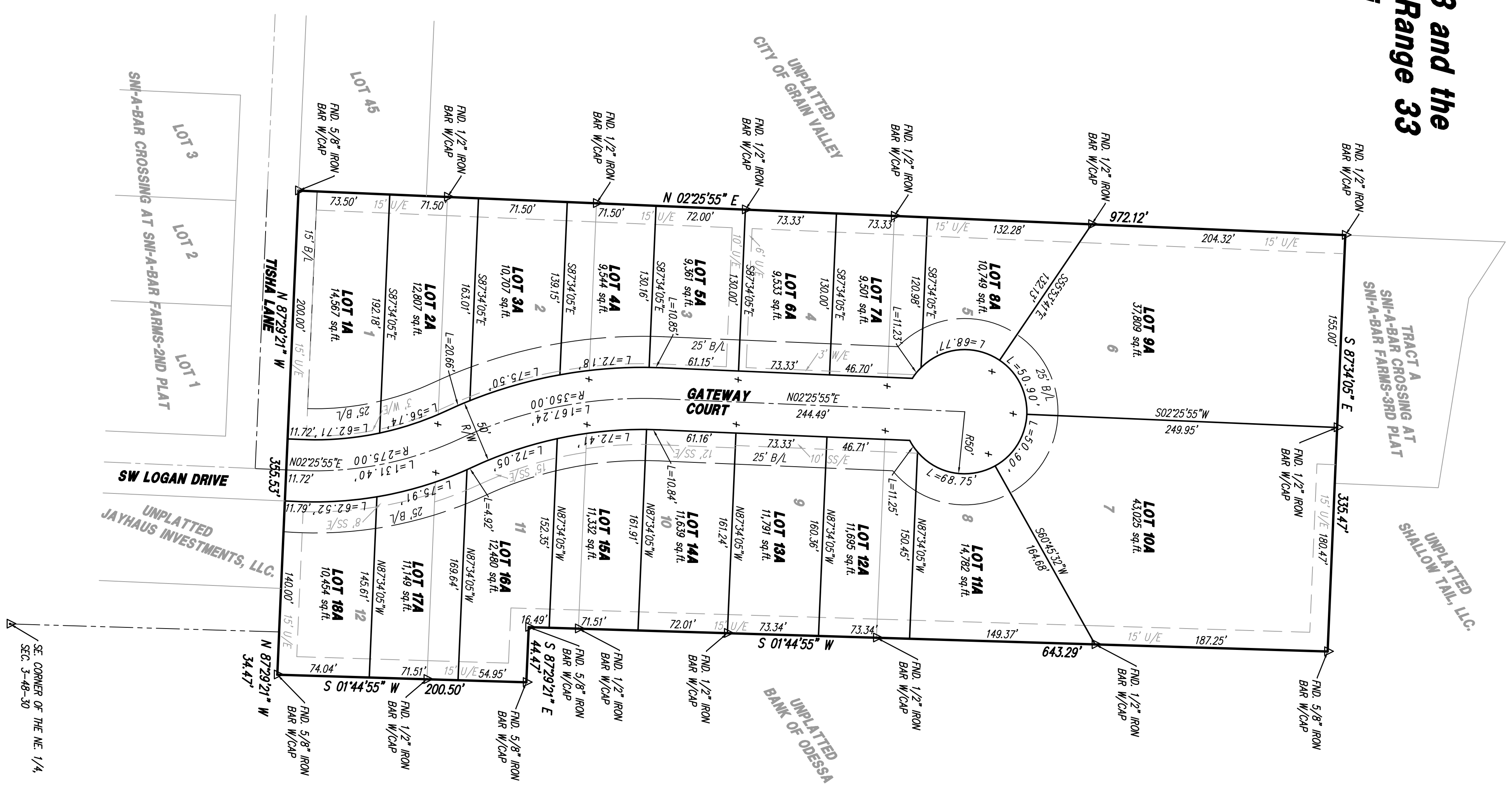


## LADWIG & ASSOCIATES, L.L.C.

LAND SURVEYORS  
 33604 E. 235th Street  
 Pleasant Hill, Missouri 64080  
 816-309-6621

Missouri Certificate of Authority  
 Land Surveying - LS-2012028511

**OWNER**  
**Jim Pollard**  
 3030 S. Crenshaw Road  
 Independence, MO, 64057  
 816-686-8800



## PROPERTY DESCRIPTION:

All of Lots 1 thru 12, Sni-A-Bar Crossing at Sni-A-Bar Farms - 3rd Plat, a subdivision in the City of Grain Valley, Jackson County, Missouri.

## EASEMENTS:

An easement, or license is hereby granted to the City of Grain Valley to locate, construct and maintain or to have located, constructed, maintained and repaired any and all utility lines, gas, water, sewer, electric, poles, wires and surface drainage and all any of them over, under and along the strips of land designated as "Utility Easement" or "Drainage Easement" on the accompanying plat. Areas designated as "Drainage Easement" and "Drainage Easement" or by the abbreviation "D/E" and "D/E" shall be reserved exclusively for the purpose of storm water drainage and shall be subject to the provisions of the City of Grain Valley Ordinance No. 20050083380. No fence, wall, planting, building or other obstruction may be placed or maintained in said easement hereby dedicated and there shall be no alteration of the grades or contours in said easement without the approval of the City of Grain Valley. No obstruction may be placed in said driveway which would prevent vehicles from travelling on said driveway for maintenance purposes.

## STREETS:

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

## DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as SNI-A-BAR CROSSING AT SNI-A-BAR FARMS - 4TH PLAT.

In testimony whereof, James W. Pollard and Cathy L. Pollard, husband and wife have caused these presents to be signed, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: James W. Pollard - Husband \_\_\_\_\_ By: Cathy L. Pollard - Wife \_\_\_\_\_

State of Missouri }  
 County of Jackson }

On this \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared James W. Pollard and Cathy L. Pollard, husband and wife who being by me sworn did say that they are the persons described herein and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Notary Public in and for Jackson County, Missouri

This plat of Sni-A-Bar Crossing at Sni-A-Bar Farms - 4th Plat has been submitted to and approved by the Grain Valley Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_.

Chairman - Debbie Striffl \_\_\_\_\_ Secretary - Kevin Browning \_\_\_\_\_

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this \_\_\_\_\_ day of \_\_\_\_\_.

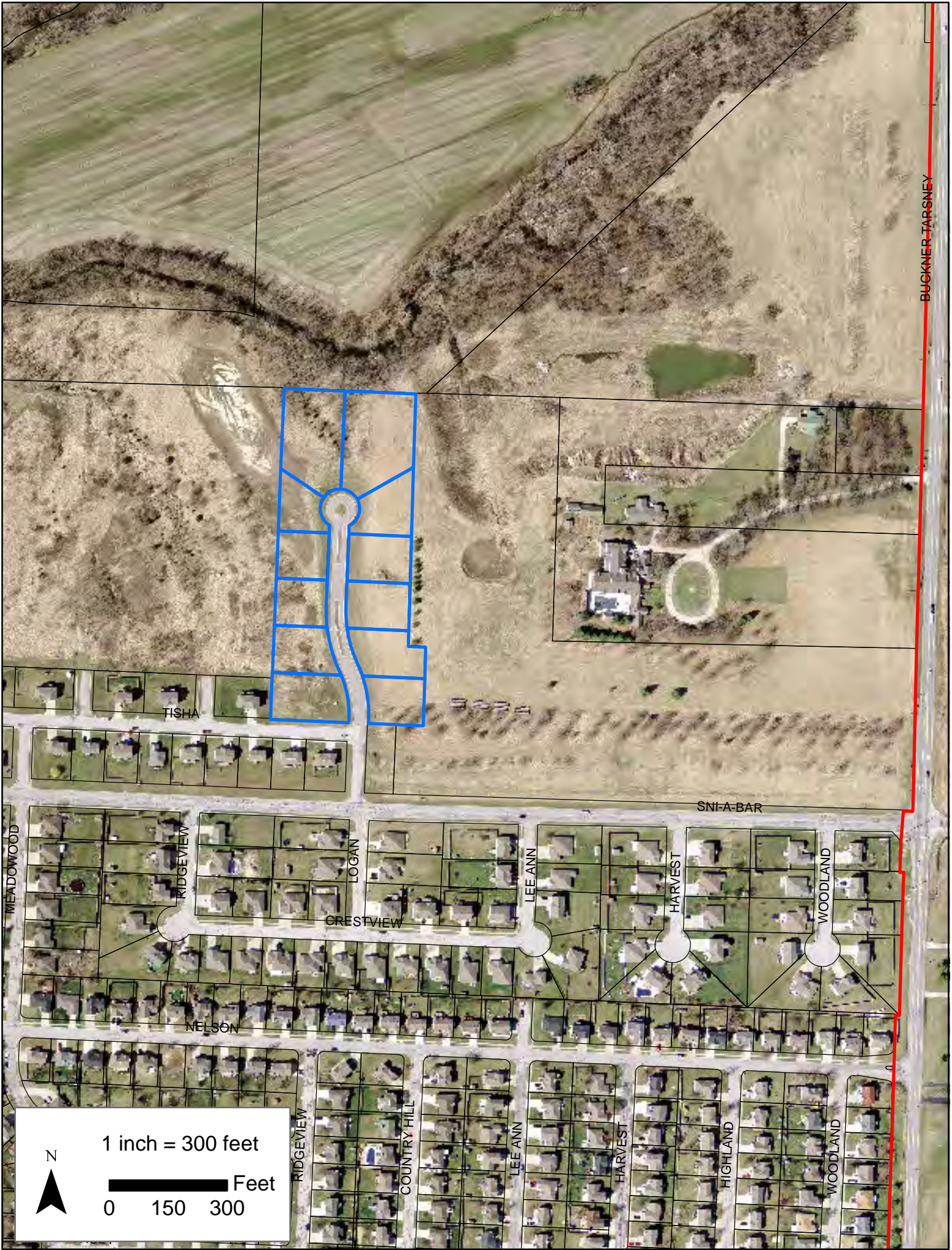
Mayor - Mike Todd \_\_\_\_\_ Attest: Deputy City Clerk - Kathleen Holland \_\_\_\_\_

APPROVED BY JACKSON COUNTY ASSESSOR:

By: \_\_\_\_\_  
 Date: \_\_\_\_\_

I hereby certify that the within plat of **SNI-A-BAR CROSSING AT SNI-A-BAR FARMS - 4TH PLAT** is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have with all State and City of GRAIN VALLEY statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

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1 inch = 300 feet

0 150 300 Feet

A north arrow pointing upwards and a scale bar with markings at 0, 150, and 300 feet.

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# *Resolutions*

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	10/24/2016	
<b>BILL NUMBER</b>	R16-43	
<b>AGENDA TITLE</b>	<p><b>A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT AS RELATED TO GRAIN VALLEY'S PARTICIPATION IN THE 2017 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM</b></p>	
<b>REQUESTING DEPARTMENT</b>	Community Development	
<b>PRESENTER</b>	Ken Murphy, Community Development Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$13,914.16 (FY 2017)
	Budget Line Item:	230-33-74210
	Balance Available:	
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To provide a Household Hazardous Waste collection service to the residents of the City of Grain Valley	
<b>BACKGROUND</b>	This is a renewal to the 18 year old program that services 34 area communities	
<b>SPECIAL NOTES</b>	This agreement is for Fiscal Year 2017. As in previous years, this program is allocated in the Public Health Fund	
<b>ANALYSIS</b>	The contract amount for each City is based upon yearly population estimates	
<b>PUBLIC INFORMATION PROCESS</b>	Not Applicable	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	Not Applicable
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, 2017 Agreement & Fact Sheet



**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

*October 24, 2016*

RESOLUTION NUMBER

R16-43

SPONSORED BY

*ALDERMAN PALECEK*

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT AS RELATED TO GRAIN VALLEY'S PARTICIPATION IN THE 2017 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM**

**WHEREAS**, the Counties of Cass, Clay, Jackson, Platte and Ray and the City of Kansas City have formed the MARC Solid Waste Management District ("SWMD") pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp 1990); and

**WHEREAS**, the SWMD includes the City of Grain Valley, Missouri within the member County of Jackson; and

**WHEREAS**, the City of Kansas City, Missouri operates a permanent Household Hazardous Waste facility located at 4707 Deramus in Kansas City, Missouri in addition to temporary outreach sites for collection of Household Hazardous Waste ("HHW") which are held at various locations and on various dates throughout their City; and

**WHEREAS**, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 South East Hamblen Road in Lee's Summit, Missouri; and

**WHEREAS**, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD; and

**WHEREAS**, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

**WHEREAS**, the City of Grain Valley, Missouri intends to participate in the regional HHW program and provide these services to their residents.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The City Administrator is authorized to enter into the attached Intergovernmental Agreement for the calendar year 2017 to become a member of the MARC Solid Waste Management District.

*PASSED and APPROVED, via voice vote, (-) this \_\_ Day of \_\_\_\_\_, 2016.*

---

Mike Todd  
Mayor

ATTEST:

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Khalilah Holland  
Deputy City Clerk

# 2017

## **Intergovernmental Agreement between the MARC Solid Waste Management District and Grain Valley, Missouri relating to the Regional Household Hazardous Waste Collection Program**

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 SE Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas Grain Valley, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

### *I Definitions*

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

### *II Effective Date*

Grain Valley, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2017.

### *III Termination*

*A. Budget Limitations.* This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

*B. Termination of regional program.* If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

#### IV *Duties of Participating Member*

- A. *Fees.* Grain Valley, Missouri agrees to pay the sum of \$13,914.16 to participate in the 2017 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.04 applied to 2015 U.S. Census Population Estimate figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.
- B. *Payment.* The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

*Annual Renewal.* The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2017. No pro ration of fees is applicable under this agreement.

- C. *Contact Person.* The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

#### V *Services Provided by the SWMD*

A. *Permanent Collection Facilities.* HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. *Outreach Collections.* Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;
- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;

- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;
- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI *Reports*

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII *Insurance*

A. *Insurance.* The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII *Legal Jurisdiction*

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

Participating Member:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Chair

\_\_\_\_\_ Print Name

\_\_\_\_\_ Print Title

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**MARC Solid Waste Management District**

Serving local governments in Cass, Clay, Jackson, Platte and Ray Counties and working cooperatively with Johnson, Leavenworth, Miami and Wyandotte Counties

**Executive Board**

Appointed:

**Chris Bussen, Chair**  
City of Lee's Summit

**Michael Shaw, Vice Chair**  
City of Kansas City

**Traey Lambertz**  
Cass County

**Gene Owen**  
Clay County

**Matthew Willier**  
Jackson County

**Daniel Erickson**  
Platte County

**Gary Wilhite**  
Ray County

Elected:

**Dennis Randolph**  
City of Grandview

**Marie Steiner**  
City of Kearney

**Matthew Wright**  
City of Blue Springs

**Dan McGraw**  
City of Independence

**Lauren Palmer**  
City of Parkville

**Matt Mallinson**  
City of Sugar Creek

**Ann Dwyer Sanders**  
City of Lake Waukomis

Ex Officio:

**Lisa McDaniel, Planner**  
Secretary/Treasurer

September 30, 2016

**Re: 2017 Regional Household Hazardous Waste (HHW) Program**

Dear Mayor Todd:

The MARC Solid Waste Management District has managed the Regional HHW Collection Program since 1997. We are pleased that this program continues to facilitate the safe disposal of hazardous waste, contributing to a safer and cleaner region.

Program membership allow residents to use either of the permanent facilities located in Lee's Summit and Kansas City, and attend any of the district's mobile collection events. Materials accepted include paint and paint-related products, automotive fluids, batteries, lawn and garden chemicals, housecleaners and fluorescent bulbs.

The program offers an alternative to storing unwanted hazardous material in garages and basements, and prevents material from potentially entering our streams and rivers. Furthermore, the safe disposal of HHW can prevent problems related to illegal dumping, water quality management, fire hazards, emergency hospital visits, and hazardous waste cleanup.

The 2017 participation fee will remain at \$1.04 per capita, but will be applied to 2015 population estimates. Since 2012 the rate has been \$1.04, using 2010 U.S. Census Bureau population figures. You may see a slight increase in your rates due to an increase in your population. A community cost list is attached to the agreement enclosed. Please remember, when a county joins, residents of the unincorporated area and all communities under population 500 are included under the county membership.

Please return the signed agreement to the MARC office by **Friday, December 9, 2016.**

We look forward to serving your community. Please contact Nadja Karpilow at (816) 701-8226 if you have any questions. District staff is available to make a presentation to your city council or county commissioners if further information is requested.

Sincerely,



Chris Bussen  
Chair, MARC Solid Waste Management District



cc Ken Murphy, Director of Community Development

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