

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

**SEPTEMBER 28, 2020**

**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 Chuck Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan

**ITEM III: INVOCATION**

- Pastor Darryl Jones of Crossroads Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- Alderman Shea Bass

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Ken Murphy

**ITEM VI: PROCLAMATIONS**

- National Newspaper Week, Cory Unrein

**ITEM VII: CITIZEN PARTICIPATION**

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

**ITEM VIII: CONSENT AGENDA**

- September 14, 2020 – Board of Aldermen Regular Meeting Minutes
- September 17, 2020 – Board of Aldermen Workshop Minutes
- September 28, 2020 – Accounts Payable

**ITEM IX: PREVIOUS BUSINESS**

- Liquor License Request - The Pub and Patio LLC

**ITEM X: NEW BUSINESS**

- None



**ITEM XI: PRESENTATIONS**

- Grain Valley Partnership Annual Report

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**ITEM XIII (A) An Ordinance Amending the City Code by Adding Chapter 660 Regarding Mobile Food Units**

B20-21

2<sup>ND</sup> READ

To set regulations and license requirements for mobile food units operating within the city limits

**ITEM XIII (B) An Ordinance Accepting Property for Additional Right-of-Way on NW Lindenwood Drive**

B20-22

2<sup>ND</sup> READ

To accept property for additional right-of-way that is needed on Lindenwood Drive

**ITEM XIII (C) An Ordinance by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Easement Agreement with Habitat-Missouri, LLC for the Conveyance of the Blue Branch Creek, Farmington Meadows Trail Spur Easement to the City**

B20-23

2<sup>ND</sup> READ

**ITEM XIII (D) An Ordinance Amending Title III, Traffic Code, Schedule II, Stop Intersections of the Code of Ordinances**

B20-24

2<sup>ND</sup> READ

To add a four way stop intersection at NW Woodbury Drive and NW Pecan Drive

**ITEM XIII (E) An Ordinance Amending Chapter 240, Parks and Recreation, of the Code of Ordinances, in Section 240.160 Section (Merchandising)**

B20-25

2<sup>ND</sup> READ

To amend Chapter 240, Parks and Recreation, pertaining to the sale of merchandise and services on park property that provides greater detail to the restrictions and who has the authority to waive the park ordinance

**ITEM XIII (F) An Ordinance Amending Section 340.240 of the Municipal Code of Ordinances of the City of Grain Valley, Missouri, Related to Requiring Helmets while Riding Motorcycles and Motor-Tricycles**

B20-26

2<sup>ND</sup> READ

To update the code of ordinances related to Wearing a Safety Helmet to align with recent changes in state laws



**ITEM XIII (G) An Ordinance Vacating A 20 Foot Alleyway Between the Properties of 309  
B20-27 And 311 Front Street**  
1<sup>ST</sup> READ

To vacate an alley between Lot 5, Block 2 of the Finnell's Addition (309 Front) and Lot 13, Davis Place Subdivision (311 Front)

**ITEM XIII (H) An Ordinance Approving the Final Plat of the Valley Subdivision**  
B20-28  
1<sup>ST</sup> READ

To gain final plat approval for the Valley Subdivision

**ITEM XIII (I) An Ordinance Amending Title V of the Code of Ordinances to Include a  
B20-29 New Chapter Addressing Construction Contractors**  
1<sup>ST</sup> READ

To amend the code to set definitions and requirements pertaining to Construction Contractors operating within the city limits

**ITEM XIII (J) An Ordinance Amending Title V of the Code of Ordinances to Include a  
B20-30 New Chapter Addressing Landlords and Rental Properties**  
1<sup>ST</sup> READ

To set registration requirements for landlords operating within the city limits

**ITEM XIII (K) An Ordinance Amending Chapter 605 of the Code of Ordinances of the  
B20-31 City of Grain Valley, Missouri, Pertaining to Occupational Licenses**  
1<sup>ST</sup> READ

To update the Occupational License regulations

**ITEM XIV: RESOLUTIONS**

- None

**ITEM XV: CITY ATTORNEY REPORT**

- City Attorney

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

- City Administrator Ken Murphy
- Deputy City Administrator Theresa Osenbaugh
- Chief of Police James Beale
- Finance Director Steven Craig
- Parks & Recreation Director Shannon Davies
- Community Development Director Mark Trosen
- City Clerk Jamie Logan

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

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley



- Alderman Rick Knox
- Alderman Jayci Stratton
- Alderman Nancy Totton

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston

**ITEM XIX: 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
- Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), 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 XX: ADJOURNMENT**

**PLEASE NOTE**

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A BUDGET WORKSHOP ON OCTOBER 6 AT 6:00 P.M. THE MEETING WILL BE HELD IN THE COUNCIL CHAMBERS OF THE GRAIN VALLEY CITY HALL

PERSONS REQUIRING AN ACCOMMODATION TO 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



*Consent*

*Agenda*

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

**09/14/2020**  
PAGE 1 OF 14

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on September 14, 2020 at 6:57 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Pastor Wayne Geiger of Valley Baptist Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Totton

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- August 24, 2020 – Board of Aldermen Regular Meeting Minutes
- August 31, 2020 – Board of Aldermen Workshop Minutes
- September 14, 2020 – Accounts Payable
- September 14, 2020 – Human Resources Destruction Certificate
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
  - No Discussion

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney Sarah Carnes



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

**09/14/2020**  
 PAGE 2 OF 14

- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- **City Facility Needs:** Mr. Murphy and Ms. Osenbaugh had a discussion with ETC, a survey company to discuss how they could administer a survey to our citizens about the future of the City Hall and Police Department building(s); As discussed in previous meetings, they would like every registered voter (and not just a pool of registered voters) to receive this survey; ETC can monitor the results to ensure no double votes; this survey would focus on questions regarding why the voters voted the way they did in the recent bond election to try and determine why voters did not support the recent bond issue
- Alderman Totton brought up concern about not receiving emails if this was going to be done electronically as she does not use email; ETC had answered that question and in their experience this has been effective way to solicit information; part of the proposed cost includes finding emails for the voters; Alderman Bass shared concern it may come across as spam and some may not open the survey; Mr. Murphy shares there are ways to spread the message by using the water bill insert or social media to mitigate against the unopened surveys; Mayor Johnston shared he feels this would be a good start and a temporary solution and he would like to see things administered in house; Mr. Murphy shared there are survey monkey features that we could do to handle in house, however he would like this survey to be done independently so it doesn't appear biased; The board would be involved in the question/survey question selection process
- Alderman Headley asked if there was a question limit; ETC would like no more than 4 pages of questions; Ms. Osenbaugh reiterated this survey would focus on what happened in the past and not the future
- Mayor Johnston would like to give this company a try since it is relatively inexpensive; Alderman Knox suggested building one in house and they would return the surveys to the auditor; Mayor Johnston would like to have a group of citizens that volunteer to take surveys and provide feedback regularly

**ITEM X: NEW BUSINESS**

- City Clerk Logan stated The Pub and Patio has applied for a liquor license; This is the first presentation of this application; Chief Beale has approved the application and allowed a 120-day window for the liquor permit cards to be obtained; We have all items

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**09/14/2020**  
 PAGE 3 OF 14

required except the county license which is in progress The managing partner, Paul Wildsheutz, was in attendance

- Alderman Stratton asked for the hours of the establishment; Per Mr. Wildscheutz, they will keep similar hours as the prior establishment in this location with a closing time around midnight to 1:30 AM

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

*-Mayor Johnston Opened the Public Hearing for the Property Tax Levy- at 7:14 p.m.-*

- *Hearing for the Property tax levy; State Auditors have verified this information, there was notice provided to the Examiner for the Public hearing; this relates to an ordinance this evening as well*

*-Mayor Johnston opened the floor to citizens for comment:-*

- No Comments

*-Mayor Johnston Closed the Public Hearing for the Property Tax Levy- at 7:15 p.m.-*

**ITEM XIII: ORDINANCES**

**Bill No. B20-20:** An Ordinance by the Board of Aldermen of the City of Grain Valley to Establish the City of Grain Valley, Missouri’s Annual Tax Levies for the 2020 Calendar Year for General Municipal Government Operations; The Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-20***
- *The Motion was Seconded by Alderman Knox*
- *Motion to make the first reading of **Bill No. B20-20** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
 Parks and Recreation Director Shannon Davies  
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 City Attorney Sarah Carnes



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

**09/14/2020**  
 PAGE 4 OF 14

**Bill No. B20-20:** An Ordinance by the Board of Aldermen of the City of Grain Valley to Establish the City of Grain Valley, Missouri’s Annual Tax Levies for the 2020 Calendar Year for General Municipal Government Operations; The Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

*Bill No. B20-20 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of Bill No. B20-20 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Totton*
- *The Motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-20 Approved for a Second Reading: 6-0-**

*Bill No. B20-20 was read by City Attorney Sarah Carnes for the second reading*

**Bill No. B20-20:** An Ordinance by the Board of Aldermen of the City of Grain Valley to Establish the City of Grain Valley, Missouri’s Annual Tax Levies for the 2020 Calendar Year for General Municipal Government Operations; The Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

- *Alderman Headley moved to accept the second reading of Bill No. B20-20 making it ordinance #2513*
- *The Motion was Seconded by Alderman Knox*
  - *Alderman Totton asked for the difference from the last levy; Mr. Murphy said it is the same level*
- *The Motion was voted on with the following roll call vote:*
  - *Aye: Bass, Headley, Stratton, Totton, Knox, Cleaver*
  - *Nay:*
  - *Abstain:*

**-Bill No. B20-20 BECAME ORDINANCE #2513: 6-0**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
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CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN MEETING MINUTES  
Regular Session

09/14/2020  
PAGE 5 OF 14

**Bill No. B20-21:** An Ordinance Amending the City Code by Adding Chapter 660 Regarding Mobile Food Units

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-21***
- *The Motion was Seconded by Alderman Bass*
  - *Mr. Murphy shared this is the proposal for the food truck ordinance after our last workshops & this is the result of working to integrate into our occupational license code; As they worked through the process, they learned it would be a lot of adjustments if varying from our normal license structure; they would like to keep it at an annual permit versus a temporary permit/license as the monitoring becomes cumbersome if varying expirations*
  - *Mayor Johnston asked for the penalties; Mr. Murphy said since within the current occupational license code, the same penalties apply*
  - *Ms. Osenbaugh shared they will update for the second read the hours to 7:00 AM-9:00 PM; as it was mistakenly put at 6:30AM start initially*
- *Motion to make the first reading of **Bill No. B20-21** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-21:** An Ordinance Amending the City Code by Adding Chapter 660 Regarding Mobile Food Units

*Bill No. B20-21 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-21** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Bass*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-21 Approved for a Second Reading: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**09/14/2020**  
 PAGE 6 OF 14

**Bill No. B20-22:** An Ordinance Accepting Property for Additional Right-of-Way on NW Lindenwood Drive

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-22***
- *The Motion was Seconded by Alderman Cleaver*
  - *Alderman Totton asked where this is; this is in Rosewood*
- *Motion to make the first reading of **Bill No. B20-22** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-22:** An Ordinance Accepting Property for Additional Right-of-Way on NW Lindenwood Drive

*Bill No. B20-22 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-22** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Totton*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-22 Approved for a Second Reading: 6-0-**

**Bill No. B20-23:** An Ordinance by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Easement Agreement with Habitat-Missouri, LLC for the Conveyance of the Blue Branch Creek, Farmington Meadows Trail Spur Easement to the City

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-23***
- *The Motion was Seconded by Alderman Knox*
  - *This is similar to an ordinance we did recently regarding to Blue Branch Creek Trail and allows there to be building and maintenance for this trail*
  - *Alderman Knox if there will be a bridge to cross the creek; Mr. Davies shared this*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**09/14/2020**  
 PAGE 7 OF 14

*is out for bid now due 10/1*

- *Motion to make the first reading of **Bill No. B20-23** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-23:** An Ordinance by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Easement Agreement with Habitat-Missouri, LLC for the Conveyance of the Blue Branch Creek, Farmington Meadows Trail Spur Easement to the City

*Bill No. B20-23 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-23** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-23 Approved for a Second Reading: 6-0-**

**Bill No. B20-24:** An Ordinance Amending Title III, Traffic Code, Schedule II, Stop Intersections of the Code of Ordinances

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-24***
- *The Motion was Seconded by Alderman Knox*
  - *Mr. Murphy shared members of the community reached out to Alderman Headley regarding this area and our City Engineer did a review and agreed that there should be a 4-way stop at this location*
- *Motion to make the first reading of **Bill No. B20-24** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
 Parks and Recreation Director Shannon Davies  
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 City Attorney Sarah Carnes



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

**09/14/2020**  
**PAGE 8 OF 14**

**-Motion Approved: 6-0-**

**Bill No. B20-24:** An Ordinance Amending Title III, Traffic Code, Schedule II, Stop Intersections of the Code of Ordinances

*Bill No. B20-24 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-24** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Cleaver*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-24 Approved for a Second Reading: 6-0-**

**Bill No. B20-25:** An Ordinance Amending Chapter 240, Parks and Recreation, of the Code of Ordinances, in Section 240.160 Section (Merchandising)

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-25***
- *The Motion was Seconded by Alderman Totton*
  - *Mr. Davies shared there is a current park ordinance regarding the sale of merchandise on park property; the last update was in 1990; in the recent 5-10 years there has been increased use of the city owned properties to sell merchandise; they would like to prohibit this practice as this is not an uncommon practice in cities; as it is not right for people to profit on taxpayer property; it will state the sale of service and merchandise is prohibited and includes what is included in this and it will allow the parks department director to approve/disapprove anyone asking to sell on park property and these will likely be denied; there will be events that will be grandfathered in such as Grain Valley Fair, Purple Peace Foundation, and City sponsored events*
  - *Alderman Headley asked if this was modeled off of other cities; this closely modeled off of the City of Blue Springs' ordinance; the city attorney and parks board have reviewed this ordinance*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Community Development Director Mark Trosen  
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City Attorney Sarah Carnes



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

**09/14/2020**  
 PAGE 9 OF 14

- *Motion to make the first reading of **Bill No. B20-25** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-25:** An Ordinance Amending Chapter 240, Parks and Recreation, of the Code of Ordinances, in Section 240.160 Section (Merchandising)

*Bill No. B20-25 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-25** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Cleaver*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-25 Approved for a Second Reading: 6-0-**

**Bill No. B20-26:** An Ordinance Amending Section 340.240 of the Municipal Code of Ordinances of the City of Grain Valley, Missouri, Related to Requiring Helmets while Riding Motorcycles and Motor-Tricycles

*Alderman Headley moved to make the first reading by title only of **Bill No. B20-26***

- *The Motion was Seconded by Alderman Bass*
  - *Chief Beale stated on July 14, 2020, the Governor of Missouri approved House bill 1963, and State statutes now reflect these changes as of August 28, 2020, that anyone under the age of 26 shall wear protective headgear and if over the age of 26 you no longer have to wear a helmet when riding a motorcycle so long as you carry insurance and have an operator's permit*
- *Motion to make the first reading of **Bill No. B20-26** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
 Parks and Recreation Director Shannon Davies  
 Community Development Director Mark Trosen  
 City Clerk Jamie Logan  
 City Attorney Sarah Carnes



**-Motion Approved: 6-0-**

**Bill No. B20-26:** An Ordinance Amending Section 340.240 of the Municipal Code of Ordinances of the City of Grain Valley, Missouri, Related to Requiring Helmets while Riding Motorcycles and Motor-Tricycles

*Bill No. B20-26 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of Bill No. B20-26 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Bass*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-26 Approved for a Second Reading: 6-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R20-43:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement with General Code for a Full Codification Review

- *Alderman Headley motioned to approve Resolution No. R20-43*
- *The Motion was Seconded by Alderman Totton*
  - *Mr. Murphy shared there is a need to review our complete code to do away with inconsistencies within our code; other legal updates over time that we may not have recognized leaving us with an unenforceable ordinance; General Code will go through this process with us and will take under two years to do this project; this would be spread over 3 budget cycles; this process should be done every 12-15 years; Mayor Johnston asked if this would allow for a quicker look up; not necessarily, but it will make the terminology consistent*
  - *Alderman Headley does not recall this being done in the past; the last review was in 1996*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney Sarah Carnes





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

- *Resolution No. R20-43 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-43 Approved: 6-0-**

**Resolution No. R20-44:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement Neapolitan Labs LLC

- *Alderman Headley motioned to approve Resolution No. R20-44*
- *The Motion was Seconded by Alderman Bass*
  - *Mr. Murphy shared that the CARES act funds would cover technology and with the pandemic we must do more things remotely; this will allow for more items to be done online and virtually*
  - *Ms. Osenbaugh put out an RFP and received 6 responses; the company selected was over time a more cost effective choice if spanning over 3 years as Neapolitan Labs are willing to include support; this is the first time we have gone to bid on this process*
- *Resolution No. R20-44 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-44 Approved: 6-0-**

**Resolution No. R20-45:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Sign an Agreement with Brinks, Incorporated as Receipt of a Donated 2009, International 200 Series Truck

- *Alderman Headley motioned to approve Resolution No. R20-45*
- *The Motion was Seconded by Alderman Knox*
  - *Chief Beale said he has been working on this process for about five years and he recently connected with Brinks again and someone from the donation program offered the Police Department a high mileage fleet truck; it is well-maintained; we use Johnson County as our holding facility and this would allow multiple prisoners to be transported at one time; this vehicle would allow search warrants*

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Mayor Chuck Johnston  
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 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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*to be handled more efficiently by bringing multiple officers to a location without being recognized as easily as there would only be 1 vehicle vs. multiple officer vehicles; It will also allow the police department to become more independent from the Independence PD and other agencies as it would be removing the need for assistance from other agencies; There is an understanding a higher mileage vehicle would need maintenance*

- *Alderman Cleaver asked if there will be any modifications needed on the vehicle; Chief shared he'd like to put a single cage in the vehicle*
- *Alderman Knox asked if we have to pick it up; Yes, Chief has been contacting transport companies for pricing to pick it up otherwise we could drive to get it*
- *Resolution No. R20-45 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-45 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ken Murphy
  - Met with a company that has does audio work to look at the cost to replace the sound equipment in the Council Chambers; Mr. Murphy and Ms. Osenbaugh are waiting for a proposal and this could be handled with the CARES fund money
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Written Report
  - Citywide Cleanup is Saturday 9/26 from 8-2pm at the Public Works Facility with a proof of residency requirement; they are asking the citizens to remain in their

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 Alderman Rick Knox  
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 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

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

vehicles; they are still doing curbside pickup for seniors if arranged by 9/22 on 9/24 and 9/25; this information is on the city website as well

- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Thank you to Mark Trosen for handling the Woodbury intersection
- Alderman Rick Knox
  - None
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - None

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston
  - None

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 8:01 P.M.

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 Alderman Shea Bass  
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 Alderman Rick Knox  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**09/14/2020**  
**PAGE 14 OF**  
**14**

Minutes submitted by:

\_\_\_\_\_  
 Jamie Logan  
 City Clerk

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Chuck Johnston  
*Mayor*

\_\_\_\_\_  
 Date

**DRAFT**

**ELECTED OFFICIALS PRESENT**

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

**09/17/2020**  
 PAGE 1 OF 5

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met for a Workshop Session on September 17, 2020 at 6:00 p.m. in the Burgess room located at Grain Valley Community Center
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Totton*
- *Absent: Stratton*

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

- Strategic Planning
  - Cory Scheer will facilitate discussion relating to the future of Grain Valley, MO
  - A 30,000 foot view to prioritize long term goals for the city and to develop a strategic plan with achievable goals
  - Each elected official and city department head provided what they felt was one of the best things about our city
    - The community and friends they have met here
    - Suburban Community
    - Likes the feel of the community and neighborhoods
    - Community and schools and a great place to raise a family
    - Businesses are valued in the community
    - Atmosphere and school system
    - Neighbors helping neighbors atmosphere & downhome feeling
    - Camaraderie and knowing people in the community and feeling at home
    - Great City Staff to work alongside with lots of talent
    - Small but growing and a pretty young population of citizens
  - Discussed SOAR (Strengths, Opportunities, Aspirations, Results)
    - Strengths of Grain Valley
      - Affordable housing and wide range of options of housing
      - Location in the state and along the interstate
      - Racetrack
      - Churches

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Alderman Jayci Stratton

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

**09/17/2020**  
**PAGE 2 OF 5**

- Schools
- Community based police department
- Infrastructure- modern system for future growth
- Retention of our residents
- Trail system connectivity
- Diversity in the community
- Strong fire district
- Been mindful in growth to make sure it can be supported
- With 2020, learned that our businesses are resilient in the community and a lot were essential when it came time for COVID shutdowns
- This is part of the reason this process was sought out as we have grown so much and when our facilities were built they were not built to handle a community of this size
- Are there more industries popping up in the City limits; commercial businesses:
  - We have smaller individual businesses
  - Everything around the interchange has been built in the last 5 years
  - Movie theater
  - We have two fairly large towns on either side of us (Wal-mart, etc.)
- What does the Grain Valley footprint look like:
  - I-70 is almost the center of town ½ of the city is north and ½ is south
- Are new schools discussed in coming years:
  - There was a redistricting this past year and at some point in the next 5-10 years there are discussions about the need for a new high school
- Have there been COVID impacts/challenges to our city:
  - Police department has been effected in the way of how they can work with the public and community building events have been postponed and cancelled
  - Virtual meetings are more commonplace instead of face to face
  - Cancelling of events and changing of normal ways have caused some discontent
  - Uncertainty and resentment is obvious as people don't have clarity
  - There seems to be so much anxiety about job security, kids, etc.

-6:45 PM Department heads were dismissed from the meeting-

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Alderman Jayci Stratton

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Parks and Recreation Director Shannon Davies  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN WORKSHOP MINUTES**  
Regular Session

**09/17/2020**  
**PAGE 3 OF 5**

-6:50 PM reconvened with the Board of Aldermen and City Administrators-

- What are the 4-6 big vision aspirational priorities vital to the city; next these ideas will be brought to the department heads and will be broken down into timeframes to achieve
  - Senior Citizen programs (NT)
  - How can we grow into a population of 30,000 and support that size of a community with services and resources (BH/TC); Mayor feels that is a bit high; It is known once the schools max out, it will change the face of how things look up north at the property the school system has; their draw to their school systems is causing growth pain in the city
    - What are the indicators to the growth in the city:
      - Land area and type of residential development we are looking to have; there is a new apartment complex going in and the number of people in those spaces can be more people (300 units and 2.8 per unit) the numbers will increase faster
      - Water district/infrastructure up north cannot support more of a population at this point
    - City Hall & Police Department are maxed out on space and will need something in the very near future; there is a need to figure out what to do with city facility and property currently owned and the Sni-a-bar property; Need to do this properly so that it will work in the future as well and not need to rebuild and tear down 5 years later
    - Police Department will need additional resources with more people
    - Part of this should be to figure out what we can do and what would be our niche for example we cannot have a Planet Fitness competitive fitness center, but what could we do differently
    - The center of town (original part of town) has been neglected as money was shifted to make the I-70 interchange happen
    - Ball fields (football, baseball) are maxed out and Monkey Mountain is leased
    - There will be redevelopment and to maintain existing

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Alderman Jayci Stratton

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

**09/17/2020**  
**PAGE 4 OF 5**

structures

- Roads and potential widening of Main street and other streets up to par to get people to I-70 from the new neighborhoods and if more large apartment complexes, the city may need a way to deal with the traffic flow
- To the east of us now, if looking at future land use map, there are a lot of acres that could be developed going forward and that could be served by rail; it is a possibility; There is potential with the marijuana facility as right now there is the cultivation facility and if it becomes legal at some point in the future there could be potential for other aspects of the business
- The public perception of the city isn't awful, but not always favorable as they do not feel things are transparent and there were things that were not focused on in the past; communication is an issue over the years; this is a commuter city and depending on where you live, you don't get to the other parts of the city and know what is happening there; people want to know what is going on, but they don't go out and attend the meetings or watch recordings after the fact
- People tend to look at the school and fire issues differently than city issues; need to find the reasons to keep people in town
- City Staff needs to expand when the City grows and need more people to support all of the services that need to be offered
- People want a small town feel, but big city amenities and some do not want growth
- Are there cities we aspire to be like or try to model after:
  - Mayor thinks we have a different demographic and Blue Springs is the closest to us; lots of our citizens talk of things they like there and things they haven't liked there
- What type of support does the Board of Aldermen need to do their role:
  - Mayor wants to hear about issues going on that are needed and relevant (ex: public works with new infrastructure will need more people and difficult to hire that position right now)
  - Staff does a good job now asking for things real time; are they holding back on items nervous they will be shot down

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
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 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

Alderman Jayci Stratton

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 City Clerk Jamie Logan  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Davies  
 Police Chief James Beale  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN WORKSHOP MINUTES**  
 Regular Session

**09/17/2020**  
**PAGE 5 OF 5**

- Mayor doesn't remember being asked to staff up; only police; they want to know if we could use more people in the future so they can help control the growth and start budgeting now
- Start looking at 6 month to yearly milestones to get to those 3-5 year goals such as redevelopment/infrastructure needs; in specific departments look to how departments on how to achieve these
- What are some non-negotiable attributes that they would like to make sure are not lost in the process:
  - Public Safety and well-being for citizens
  - Maintain Sense of Community during the growth
  - Continue to foster culture within the city to draw employees when we need them
  - Adaptability & since we aren't too big, we can shift quickly

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:52 P.M.

Minutes submitted by:

\_\_\_\_\_  
 Jamie Logan  
 City Clerk

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Chuck Johnston  
 Mayor

\_\_\_\_\_  
 Date

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

Alderman Jayci Stratton

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City Administrator Ken Murphy  
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 City Clerk Jamie Logan  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Davies  
 Police Chief James Beale  
 Finance Director Steven Craig

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT				
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	41.43				
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,259.19				
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	336.00				
		HAMPEL OIL INC	CJC FUEL	208.51				
			CJC FUEL	125.20				
		AFLAC	AFLAC AFTER TAX	126.59				
			AFLAC CRITICAL CARE	24.96				
			AFLAC PRETAX	301.46				
			AFLAC-W2 DD PRETAX	203.81				
		MIDWEST PUBLIC RISK	DENTAL	172.73				
			OPEN ACCESS	476.00				
			OPEN ACCESS	212.52				
			HSA	476.19				
			HSA	1,508.17				
			HSA	181.26				
			VISION	16.00				
			VISION	43.33				
			VISION	115.59				
			VISION	22.47				
		HSA BANK	HSA - GRAIN VALLEY, MO	320.66				
			HSA - GRAIN VALLEY, MO	440.49				
		OMNIGO SOFTWARE	RMS HOSTED RECORDS	6,001.28				
		VIRTUAL ACADEMY	ANNUAL ACCESS TO VIRTUAL T	880.00				
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	225.56				
		ICMA RC	ICMA 457 %	298.67				
			ICMA 457	401.17				
			ICMA ROTH IRA	27.29				
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,426.92				
			SOCIAL SECURITY	4,352.70				
			MEDICARE	<u>1,017.97</u>				
			TOTAL:	27,244.12				
		HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	MIHOK SCREENING	45.00		
				MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	157.06		
				LITTLER MENDELSON PC	LEGAL SERVICES	74.00		
				MIDWEST PUBLIC RISK	DENTAL	35.02		
					HSA	239.84		
					HSA	334.68		
				HSA BANK	HSA - GRAIN VALLEY, MO	100.33		
				INDEPENDENCE EXAMINER	PW MAINTENANCE WORKER	130.00		
				THE EXAMINER	HEARING: TAX LEVY FOR 2020	141.12		
				MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	155.65		
				INTERNAL REVENUE SERVICE	SOCIAL SECURITY	110.96		
					MEDICARE	25.95		
				MARELLY AEDS & FIRST AID	AED SUPPLIES	<u>969.00</u>		
					TOTAL:	2,518.61		
				INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	AUG DATASAFE BACKUPS	1,000.00
							NETSTANDARD CLARITY	3,708.00
MISSOURI LAGERS	MONTHLY CONTRIBUTIONS					4.59		
OFFICE DEPOT	SURGE,APC, BACKUPS	119.99						
NETWORKSOLUTIONS.COM	DOMAIN RENEWAL	161.94						
	WEBSITE MAINTENANCE	249.00						
	NSPROTECT SECURE 2 YEARS	119.98						
HOME DEPOT CREDIT SERVICES	SALES TAX CREDIT	4.43-						
	CABLE TIES/MOUNTING PAD	53.15						

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	0.58
			HSA	9.57
		HSA BANK	HSA - GRAIN VALLEY, MO	2.40
		CDW GOVERNMENT	UBIQUITI UNIF CTLR CLD KEY	375.78
			CANON INK	146.68
		OMNIGO SOFTWARE	RMS HOSTED SERVICE	6,001.28
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3.45
			MEDICARE	<u>0.81</u>
			TOTAL:	11,952.77
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	AUGUST SERVICE	125.50
		COMCAST - HIERARCY ACCT	CITY HALL	103.78
			CITY HALL	250.90
		SPIRE	517 GREGG ST	158.70
			624 JAMES ROLLO CT	7.32
			711 S MAIN ST	30.20
		STANGER INDUSTRIES INC	HVAC DRAIN PAN	1,321.20
			CONTACTOR FOR HVAC	346.85
		STARSOURCEKC LLC	1.75 HOUR LABOR	<u>205.00</u>
			TOTAL:	2,549.45
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	129.15
			ADMIN C85162117	52.56
		KANSAS CITY STAR	ANNUAL SUBSCRIPTION	608.40
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	359.84
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		MIDWEST PUBLIC RISK	DENTAL	24.36
			DENTAL	6.12
			HSA	38.79
			HSA	404.74
			HSA	55.15
		HSA BANK	HSA - GRAIN VALLEY, MO	62.89
			HSA - GRAIN VALLEY, MO	17.53
		CDW GOVERNMENT	Computer Mount	36.17
		ZOOM VIDEO COMMUNICATIONS	ZOOM MONTHLY FEE	14.99
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	155.67
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	283.29
			MEDICARE	<u>66.25</u>
			TOTAL:	2,772.34
ELECTED	GENERAL FUND	MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	<u>0.43</u>
			TOTAL:	0.43
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	<u>5,180.00</u>
			TOTAL:	5,180.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	229.64
		MIDWEST PUBLIC RISK	DENTAL	34.68
			HSA	145.32
			HSA	329.16
		HSA BANK	HSA - GRAIN VALLEY, MO	36.45
			HSA - GRAIN VALLEY, MO	50.79
		TYLER TECHNOLOGIES INC	CRAIG: GENERAL LEDGER GETT	137.50
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	35.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	168.52
			MEDICARE	<u>39.41</u>
			TOTAL:	1,207.07
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING JULY 2020	245.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	144.32
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		MERCHANT SERVICES	MONTHLY FEES	23.76
		RAY COUNTY SHERIFFS DEPARTMENT	AUGUST 2020 BILLING	765.00
		ROSS MILLER CLEANERS	AUGUST CLEANING	39.00
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	2,170.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	158.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	170.24
			MEDICARE	<u>39.81</u>
			TOTAL:	4,147.53
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.32
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	50.12
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	136.00
			MEDICARE	<u>31.81</u>
			TOTAL:	1,128.20
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	73.33
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATE	23.56
		ADVANCE AUTO PARTS	BRAKE CLEANER	47.76
		OREILLY AUTOMOTIVE INC	CONNECTOR	21.98
			SOLDER	8.99
			LATEX GLOVE	24.37
			TRAILER CABLE	14.20
		FASTENAL COMPANY	3/4-10 TOP LK GR C/ HCS 3/	19.95
		MIDWEST PUBLIC RISK	DENTAL	18.02
			HSA	154.32
		HSA BANK	HSA - GRAIN VALLEY, MO	38.71
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
		4 WHEEL PARTS	WEATHER TECH DIGITAL FIT F	85.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	58.53
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	57.00
			MEDICARE	13.33
		CLARK EQUIPMENT CO	FUEL LINE DISCONNECT TOOL	<u>9.90</u>
			TOTAL:	688.79
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	34.27
			PD C85162119	128.68
			PD 85162124	1.45
		GALLS LLC	BATON	486.00
			SHIPPING	13.61
			PRINT KIT	178.22
			HANDUCFF CASE/CUFFS	99.78
			STREETGUARD GLOVE W/KEVLAR	52.91
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,971.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MONTHLY CONTRIBUTIONS	261.07
		ADVANCE AUTO PARTS	22" XTRA CLEAR 1 EA XTCLR/	33.47
		STATE BANK OF MISSOURI	PD LEASE VEHICLES AND EQU	233.63
			PD LEASE VEHICLES AND EQU	3,505.68
		WALMART COMMUNITY	PLATES/BOWLS	49.71
		OFFICE DEPOT	PAPER/POST IT NOTES	48.86
			NOTES,SS, 7/8X1	11.52
		AMAZON.COM	CANON CAMERA CAMCORDER/SAN	249.00
			CANON CAMERA CAMCORDER/SAN	18.49
		STEVEN SMITH	250) 9X12 BOOKLET ENVELOPE	90.00
			250) PROPERTY SHEET FORM	135.00
			1000) BUSINESS CARDS	100.00
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,021.37
			BULK GASOHOL/DIESEL	128.14
		COMCAST	HIGH SPEED INTERNET	149.85
		MASTER CARPET CARE INC	CLEAN PATROL UNIT 6105	75.00
		LEXISNEXIS RISK DATA MGMT INC	AUGUST 2020 MINIMUM COMMIT	150.00
		WALGREENS	FIRST AID KIT	65.96
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	523.50
			OPEN ACCESS	756.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,970.80
			HSA	2,392.00
			HSA	3,888.30
			HSA	570.70
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	1,100.00
		GO CAR WASH MANAGEMENT CORP	AUGUST VEHICLE WASHES	120.00
		TEDDER INDUSTRIES LLC	HOLSTERS	2,928.84
		VIRTUAL ACADEMY	VIRTUAL ACADEMY	440.00
		JOTFORM INC	NNA BRONZE 1 MONTH FEE	29.00
		ULTIMATE OFFICE	POCKET ORGANIZER/DESK REFE	213.99
		ROSS MILLER CLEANERS	AUGUST CLEANING	23.25
		MO STATE HWY PATROL	SOLE: FIELD TRAINING OFFIC	222.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	12,421.93
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,952.03
			MEDICARE	690.39
		GEARZONE PRODUCTS	LIGHT BEARING HOLSTER	8.00
			PROPPER KINETIC MENS PANT	99.98
			PORT AUTHORITY LADIES SHIR	115.00
			DANNER STRIKER BOLT SIZE Z	139.99
			TACT SQUAD EXPANDABLE BATO	39.85
			THOROGOOD GEN-FLEX2 SERIES	147.00
			5.11 TACTICAL TACLITE PRO	49.99
			ENFORCER SERIES ULTRA LITE	190.83
			PANTS/SHORT SLEEVE PERFORM	189.96
			TOTAL:	47,129.22
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	98.50
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	71.10
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	181.45
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	77.30
			MEDICARE	<u>18.08</u>
			TOTAL:	824.43
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	513.13
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	46.75
		APWA-KC METRO CHAPTER	TEXTBOOKS AND COURSES	129.15
		MIDWEST PUBLIC RISK	DENTAL	49.28
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	818.46
			HSA	81.24
		HSA BANK	HSA - GRAIN VALLEY, MO	205.29
			HSA - GRAIN VALLEY, MO	14.24
		VISA-CARD SERVICES 9321	CONFERENCE REFUND	300.00-
		THE EXAMINER	P&Z 20 FOOT ALLEYWAY	88.20
			BOFZ HEARING: 3 VARIANCE I	176.40
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	490.48
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	393.92
			MEDICARE	<u>92.14</u>
			TOTAL:	2,917.07
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.36
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	437.80
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.44
			AFLAC-W2 DD PRETAX	70.61
		MISCELLANEOUS	LIFE LINE SCREENING:	150.00
		MIDWEST PUBLIC RISK	DENTAL	30.37
			HSA	317.59
			HSA	36.68
			VISION	16.00
			VISION	12.39
			VISION	1.08
		HSA BANK	HSA - GRAIN VALLEY, MO	85.00
			HSA - GRAIN VALLEY, MO	69.63
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	201.11
		ICMA RC	ICMA 457 %	171.72
			ICMA 457	587.02
			ICMA ROTH IRA	46.88
			ICMA ROTH IRA	3.40
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,121.46
			SOCIAL SECURITY	896.53
			MEDICARE	<u>209.67</u>
			TOTAL:	4,639.83
PARK ADMIN	PARK FUND	NETSTANDARD INC	NETSTANDARD CLARITY	618.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	519.32
		COMCAST - HIERARCY ACCT	CITY HALL	12.29
			CITY HALL	44.07
			TYER	124.85
		AMAZON.COM	CLUE GAMES PRIZES	62.93
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	62.30
			BULK GASOHOL/DIESEL	140.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BULK GASOHOL/DIESEL	16.50
		MIDWEST PUBLIC RISK	DENTAL	3.43
			DENTAL	81.57
			HSA	1,007.60
			HSA	86.04
			HSA	126.45
		HSA BANK	HSA - GRAIN VALLEY, MO	14.31
			HSA - GRAIN VALLEY, MO	224.02
		LAMP RYNEARSON INC	TRAIL EASEMENT SUBMITTAL	392.75
		BLUE NILE CONTRACTORS INC	Dillingham Rd water/trail	61,763.97
		CANVA.COM	CANVA SUBSCRIPTION	12.95
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	105.81
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	377.84
			MEDICARE	<u>88.36</u>
			TOTAL:	65,885.76
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	Field Light Repairs	1,674.00
		AAA DISPOSAL SERVICE INC	AUGUST SERVICE	77.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	383.07
		VALLEY OUTDOOR EQUIPMENT	SWELL LATCH ASSY	18.64
		OREILLY AUTOMOTIVE INC	BATTERY	153.41
		HOLLIDAY SAND AND GRAVEL CO.	DRAINAGE ROCK	399.61
		SITEONE LANDSCAPE SUPPLY LLC	BALLFIELD PAINT	192.00
		HOME DEPOT CREDIT SERVICES	DROPBOX STORAGE	44.98
			MM CONCESSION LIGHTS	55.42
		MIDWEST PUBLIC RISK	DENTAL	36.00
			DENTAL	34.90
			HSA	492.70
			HSA	598.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
			HSA - GRAIN VALLEY, MO	100.00
		SPIRE	600 BUCKNER TARSNEY RD	24.38
			624 JAMES ROLLO CT	3.65
		GREGS LOCK & KEY SERVICE INC	REPAIR MM CONCESSIONS LOCK	139.50
		STANGER INDUSTRIES INC	HVAC DRAIN PAN	220.20
			CONTACTOR FOR HVAC	57.81
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	2,208.05
		LAWN & LEISURE	V BELT	138.71
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	284.72
			MEDICARE	66.59
		MOLLE CHEVROLET INC	CAP	<u>49.95</u>
			TOTAL:	7,603.29
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	220.00
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	159.20
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	<u>599.05</u>
			TOTAL:	978.25
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	AUGUST SERVICE	65.00
		MELODY TAYLOR	08/24-09/04 SILVERSNEAKERS	150.00
		RICOH USA INC	COMM CTR C85162114	61.49
			COMM CTR C85162123	15.31
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	138.38
		SAMS CLUB/GEGRB	AA BATTERIES	33.96
		WALMART COMMUNITY	SPRING COLLAR WEIGHT BARS	24.99
		COMCAST - HIERARCY ACCT	COMM CENTER	283.39



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMAZON.COM	POWER CORD	33.97
			WEIGHT MACHINE WEIGHT CLAM	29.90
		AUTHORIZE.NET	AUG SIGNUPS	96.30
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		SPIRE	713 S MAIN ST	74.28
			713 S MAIN ST A	36.58
		FREDAH JOHNSTON	08/11-08/20 LINE DANCING	176.55
		MERCHANT SERVICES	MONTHLY FEES	647.08
			MONTHLY FEES	4.08
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	14.73-
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	201.74
			MEDICARE	<u>47.18</u>
			TOTAL:	2,758.35
POOL	PARK FUND	WALMART COMMUNITY	CONCESSION PRODUCTS	15.76
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	2.45
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	32.23
			MEDICARE	<u>7.54</u>
			TOTAL:	57.98
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	149.09
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	17.23
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	62.58
			HSA	75.18
			HSA	79.35
			VISION	3.20
			VISION	0.80
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.94
			HSA - GRAIN VALLEY, MO	75.81
		ICMA RC	ICMA 457 %	26.47
			ICMA 457	16.50
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	418.08
			SOCIAL SECURITY	282.61
			MEDICARE	<u>66.11</u>
			TOTAL:	1,414.69
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	AUG DATASAFE BACKUPS	200.00
			NETSTANDARD CLARITY	370.80
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	179.00
		RICOH USA INC	PW C85162113	12.68
		FELDMANS FARM & HOME	CHAINSAW SHARPENING	1.20
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	390.93
		ADVANCE AUTO PARTS	BATTERY	66.99
		SHERWIN WILLIAMS	STREET MARKING PAINT	238.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VALLEY OUTDOOR EQUIPMENT	REGULATOR	11.54
		COMCAST - HIERARCY ACCT	CITY HALL	5.76
			CITY HALL	27.76
			PW	22.67
			PW	35.76
			PW	63.11
		OREILLY AUTOMOTIVE INC	BATTERY	17.28
			BACKUP ALARM	8.01
		RICOH USA INC	PW C85162113	45.64
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	8.77
			BULK GASOHOL/DIESEL	99.21
			BULK GASOHOL/DIESEL	9.81
		FASTENAL COMPANY	CP/5 CENTER PUNCH SET	4.44
			SCRUBSINABUCKET 72CT	2.00
		HOME DEPOT CREDIT SERVICES	FILTERS	14.00
			PAINT SUPPLIES	4.69
		APWA-KC METRO CHAPTER	TEXTBOOKS AND COURSES	129.16
		LAWN & LEISURE	CHAINSAW BLADES	11.80
		MENARDS - INDEPENDENCE	WIRE STRIPPER/DIAG CUT PLI	12.14
		HD GRAPHICS & APPAREL	MYERS: POLOS	13.60
		MIDWEST PUBLIC RISK	DENTAL	10.63
			DENTAL	66.04
			OPEN ACCESS	124.61
			OPEN ACCESS	75.60
			OPEN ACCESS	108.18
			HSA	295.63
			HSA	116.71
			HSA	259.23
			HSA	309.52
		HSA BANK	HSA - GRAIN VALLEY, MO	29.27
			HSA - GRAIN VALLEY, MO	154.24
		KRANZ OF KANSAS CITY	ADAPTER HARNESS AND MODULE	43.13
		SPIRE	405 JAMES ROLLO DR	7.32
			624 JAMES ROLLO CT	7.32
			711 S MAIN ST	2.59
			618 JAMES ROLLO CT	8.40
		MID AMERICAN SIGNAL INC	FLASH TRANSFER RELAY/TECH	285.00
		ED ROEHR SAFETY PRODUCTS	LIGHT C3 LED SURFACE MOUNT	158.39
		HAMM INC	ROCK	764.46
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	32.88
			PW/WOLTZ UNIFORMS	32.88
		SCOTWOOD INDUSTRIES INC	CALCIUM CHLORIDE	5,559.80
		STANGER INDUSTRIES INC	HVAC DRAIN PAN	132.12
			CONTACTOR FOR HVAC	34.68
		VIKING-CIVES MIDWEST INC	7 PIN TRUCK SIDE	2.00
		GRAIN VALLEY RENTAL INC	25 403 39-S REGULATOR/RECT	16.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	3,369.05
		LAWN & LEISURE	CARBURETOR/AIR CLEANER/SPA	5.25
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	282.62
			MEDICARE	66.11
		MOLLE CHEVROLET INC	INJECTOR	49.39
			TOTAL:	14,416.60
TIF-OLD TOWN MKT PLACE OLD TOWNE TIF		OLD TOWNE MARKETPLACE LLC	CJC 1ST QTR	3,293.73
			COUNTY 1ST QTR	4,925.82
			ZOO 1ST QTR	823.43

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			2ND QTR CITY	<u>18,197.46</u>
			TOTAL:	27,240.44
NON-DEPARTMENTAL	MKT PLACE TIF-PR#2	LAUBER MUNICIPAL LAW LLC	MRKTPL TIF PROJECT 2	<u>920.00</u>
			TOTAL:	920.00
NON-DEPARTMENTAL	MKTPL TIF-PR#2	SPE UMB BANK	PRO #2 CITY SALES	<u>69,308.67</u>
			TOTAL:	69,308.67
NON-DEPARTMENTAL	MKT PL CID-PR2	SAL UMB BANK	CID/USE	28,136.62
			CID/USE UNCAPTURED	<u>24,367.52</u>
			TOTAL:	52,504.14
NON-DEPARTMENTAL	MKT PL CID-PROJECT	LAUBER MUNICIPAL LAW LLC	MERCADO PROJECT	<u>440.00</u>
			TOTAL:	440.00
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.42
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,030.71
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.15
			AFLAC-W2 DD PRETAX	85.57
	MISCELLANEOUS	WALES, KONNER	10-226900-05	15.54
		PIATT, MEGAN	10-241500-09	65.54
		BORLAND, DONNA	10-250500-08	67.34
		EDWARDS, NATHAN	10-307100-04	1.50
		BROWN, CHESTER	10-312800-00	15.70
		BAKER, RHONDA	10-349300-15	34.28
		KINCAID, CLINT	10-366400-06	58.38
		ADVANCED RENTALS LLC	10-366600-05	15.54
		CHASE, JEANIE	10-371150-07	14.49
		KISSEE, SYDNEY	10-421800-05	15.54
		WHITE, STEPHEN	10-434830-04	15.54
		JEWELL, DAVID	10-470000-05	13.01
		NEWCOMER, HALEY	10-514200-09	15.54
		EASY MOVE MINI STORA	10-849800-01	64.22
		LAWRENCE, KENT	10-901290-02	15.54
	MIDWEST PUBLIC RISK		DENTAL	107.27
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	290.94
			HSA	635.37
			HSA	470.89
			VISION	12.80
			VISION	7.48
			VISION	21.93
			VISION	27.99
	HSA BANK		HSA - GRAIN VALLEY, MO	69.73
			HSA - GRAIN VALLEY, MO	461.57
	CITY OF GRAIN VALLEY -FLEX		FLEX - DEPENDENT CARE	159.99
	ICMA RC		ICMA 457 %	198.54
			ICMA 457	212.81
			ICMA ROTH IRA	144.31
	INTERNAL REVENUE SERVICE		FEDERAL WH	3,050.61
			SOCIAL SECURITY	1,932.34
			MEDICARE	<u>451.92</u>
			TOTAL:	10,199.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	AUGUST SERVICE	62.75
		NETSTANDARD INC	AUG DATASAFE BACKUPS	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	432.53
			20 BILL PRINT & MAIL	83.11
		RICOH USA INC	PW C85162113	25.37
			CD C85162115	51.40
		FELDMANS FARM & HOME	CHAINSAW SHARPENING	2.40
		CITY OF INDEPENDENCE UTILITIES	22653CCF 07/20-08/19	35,182.15
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,311.49
		VALLEY OUTDOOR EQUIPMENT	REGULATOR	23.08
		COMCAST - HIERARCY ACCT	CITY HALL	15.54
			CITY HALL	52.23
			PW	45.34
			PW	50.57
			PW	100.56
			PW	100.56
		UMB BANK NA	GV13 SRS 2013 REV BDS	240,000.00
			GV13 SRS 2013 REV BDS	2,400.00
		OREILLY AUTOMOTIVE INC	BATTERY	34.58
			BACKUP ALARM	16.01
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	24,585.25
			DEBT	63,231.27
		MISSOURI ONE CALL SYSTEM INC	AUGUST 351 LOCATES	438.75
		BLUE SPRINGS WINWATER CO	5/8X3/4 RUBBER METER GSK	44.00
		RICOH USA INC	PW C85162113	91.29
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	17.55
			BULK GASOHOL/DIESEL	198.42
			BULK GASOHOL/DIESEL	19.60
		FASTENAL COMPANY	CP/5 CENTER PUNCH SET	8.89
			SCRUBSINABUCKET 72CT	4.02
		HOME DEPOT CREDIT SERVICES	FILTERS	27.98
			PAINT SUPPLIES	9.39
		APWA-KC METRO CHAPTER	TEXTBOOKS AND COURSES	129.15
		LAWN & LEISURE	CHAINSAW BLADES	23.59
		MENARDS - INDEPENDENCE	WIRE STRIPPER/DIAG CUT PLI	24.30
		HD GRAPHICS & APPAREL	MYERS: POLOS	27.20
		MIDWEST PUBLIC RISK	DENTAL	36.87
			DENTAL	205.72
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	252.43
			HSA	687.17
			HSA	627.42
			HSA	1,095.37
			HSA	918.44
		HSA BANK	HSA - GRAIN VALLEY, MO	142.83
			HSA - GRAIN VALLEY, MO	469.44
		KRANZ OF KANSAS CITY	ADAPTER HARNESS AND MODULE	86.27
		SPIRE	405 JAMES ROLLO DR	14.63
			624 JAMES ROLLO CT	9.14
			711 S MAIN ST	5.17
			618 JAMES ROLLO CT	16.82
		HAMM INC	ROCK	325.00
			ROCK	1,496.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	65.74
			PW/WOLTZ UNIFORMS	65.74
		MERCHANT SERVICES	MONTHLY FEES	1,034.66
			MONTHLY FEES	1,189.14
		BLUE NILE CONTRACTORS INC	Dillingham Rd water/trail	3,765.79
		STANGER INDUSTRIES INC	HVAC DRAIN PAN	264.24
			CONTACTOR FOR HVAC	69.37
		VIKING-CIVES MIDWEST INC	7 PIN TRUCK SIDE	4.00
		GRAIN VALLEY RENTAL INC	25 403 39-S REGULATOR/RECT	32.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	6,954.99
		LAWN & LEISURE	CARBURETOR/AIR CLEANER/SPA	10.48
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	966.20
			MEDICARE	225.95
		MOLLE CHEVROLET INC	INJECTOR	<u>98.77</u>
			TOTAL:	391,662.47
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	AUGUST SERVICE	62.75
		NETSTANDARD INC	AUG DATASAFE BACKUPS	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	432.53
			20 BILL PRINT & MAIL	83.11
		RICOH USA INC	PW C85162113	25.37
			CD C85162115	51.40
		FELDMANS FARM & HOME	CHAINSAW SHARPENING	2.40
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,311.50
		VALLEY OUTDOOR EQUIPMENT	REGULATOR	23.08
		COMCAST - HIERARCY ACCT	CITY HALL	15.54
			CITY HALL	52.23
			PW	45.34
			PW	50.57
		UMB BANK NA	GV13 SRS 2013 REV BDS	60,000.00
			GV13 SRS 2013 REV BDS	600.00
		OREILLY AUTOMOTIVE INC	BATTERY	34.58
			BACKUP ALARM	16.01
		RICOH USA INC	PW C85162113	91.29
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	17.55
			BULK GASOHOL/DIESEL	198.42
			BULK GASOHOL/DIESEL	19.60
		FASTENAL COMPANY	CP/5 CENTER PUNCH SET	8.89
			SCRUBSINABUCKET 72CT	4.02
		ALLIANCE PUMP & MECHANICAL	LIFT STATION REPAIR	1,600.00
		HOME DEPOT CREDIT SERVICES	FILTERS	27.98
			PAINT SUPPLIES	9.39
		APWA-KC METRO CHAPTER	TEXTBOOKS AND COURSES	129.15
		LAWN & LEISURE	CHAINSAW BLADES	23.59
		MENARDS - INDEPENDENCE	WIRE STRIPPER/DIAG CUT PLI	24.30
		HD GRAPHICS & APPAREL	MYERS: POLOS	27.20
		MIDWEST PUBLIC RISK	DENTAL	36.85
			DENTAL	205.72
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	252.41
			HSA	687.17
			HSA	627.42
			HSA	1,095.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	918.45
		HSA BANK	HSA - GRAIN VALLEY, MO	142.85
			HSA - GRAIN VALLEY, MO	469.41
		KRANZ OF KANSAS CITY	ADAPTER HARNESS AND MODULE	86.27
		SPIRE	405 JAMES ROLLO DR	14.63
			624 JAMES ROLLO CT	9.15
			711 S MAIN ST	5.18
			618 JAMES ROLLO CT	16.82
		HAMM INC	ROCK	650.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	65.74
			PW/WOLTZ UNIFORMS	65.74
		MERCHANT SERVICES	MONTHLY FEES	1,034.67
			MONTHLY FEES	1,189.14
		STANGER INDUSTRIES INC	HVAC DRAIN PAN	264.24
			CONTACTOR FOR HVAC	69.37
		VIKING-CIVES MIDWEST INC	7 PIN TRUCK SIDE	4.00
		GRAIN VALLEY RENTAL INC	25 403 39-S REGULATOR/RECT	32.00
		MIDWEST PUBLIC RISK OF MO	FY 19-20 WC AUDITED CONTRI	6,954.99
		LAWN & LEISURE	CARBURETOR/AIR CLEANER/SPA	10.48
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	966.12
			MEDICARE	225.96
		MOLLE CHEVROLET INC	INJECTOR	<u>98.77</u>
			TOTAL:	82,842.83
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	14.99
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	749.84
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	29.00
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	261.04
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	<u>1,047.53</u>
			TOTAL:	2,102.40

===== FUND TOTALS =====

100	GENERAL FUND	110,260.03
200	PARK FUND	81,923.46
210	TRANSPORTATION	15,831.29
250	OLD TOWNE TIF	27,240.44
300	MKT PLACE TIF-PR#2	920.00
302	MKTPL TIF-PR#2 SPEC ALLOC	69,308.67
321	MKT PL CID-PR2 SALES/USE	52,504.14
323	MKT PL CID-PROJECT #3	440.00
600	WATER/SEWER FUND	484,705.26
999	POOLED CASH FUND	2,102.40

-----  
 GRAND TOTAL: 845,235.69  
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SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 9/05/2020 THRU 9/18/2020  
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  
EXPENSE TYPE: N/A  
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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# *Ordinances*

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

<b>MEETING DATE</b>	09/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-21	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING THE CITY CODE BY ADDING CHAPTER 660 REGARDING MOBILE FOOD UNITS</b>	
<b>REQUESTING DEPARTMENT</b>	Administration	
<b>PRESENTER</b>	Ken Murphy, City Administrator	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To set regulations and license requirements for mobile food units operating within the city limits	
<b>BACKGROUND</b>	Mobile food units, such as “food trucks” have become an increasingly popular business model within the city. Current Municipal Code does not regulate where food trucks can operate or define the license requirements needed prior to operation. This chapter corrects those deficiencies.	
<b>SPECIAL NOTES</b>	N/A	
<b>ANALYSIS</b>	N/A	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	

<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-21

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE AMENDING THE CITY CODE BY ADDING CHAPTER 660  
REGARDING MOBILE FOOD UNITS**

**WHEREAS**, the City of Grain Valley is authorized to issue an occupational license in accordance with Chapter 605 of the City Code; and

**WHEREAS**, the City of Grain Valley wishes to continue to support local businesses throughout the Metro Area; and

**WHEREAS**, the Board of Aldermen believes it is in the best interests of the City of Grain Valley and its residents to amend the City Code to regulate Mobile Food Units.

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

**SECTION 1:** The City Code is hereby amended by adding one new chapter regarding mobile food units, to read as follows:

Chapter 660 Mobile Food Units

660.010. Definitions

Mobile Food Unit

A food service business that sells prepared food at retail from a movable vehicle (such as a truck), a portable structure with wheels (such as a trailer with wheels), or a pushcart.

660.020. Business License Required

A. All mobile food units are required to be properly licensed under Chapter 605. Those who currently have a license for a brick and mortar store will not be required to obtain an additional occupation license provided the Employer Identification Number (EIN) for both operations is the same.

B. A business license is not required for the following events:

1. Grain Valley Fair
2. Events administered and/or co-sponsored by the City of Grain Valley

660.030. Business License Issuance

A. No person shall operate a food truck within the city limits unless such person first obtains a business license as provided by Chapter 605.

- B. All mobile food units shall comply with all other applicable regulations under Chapter 605 or other Chapters of this Code.

660.040. Permissible Locations for Food Trucks.

Food Trucks may conduct business at the following locations:

1. Private property when properly zoned for retail sales with the written permission of property owner.
2. Parking lot in a residential district with written permission of property owner and owners of property immediately abutting parked mobile food unit.
3. City property designated for this purpose.

660.050. Operation Requirements.

Mobile food units licensed under this Chapter shall:

1. have a current sanitary inspection from the County Health Department prior to selling any food to the public; and
2. be attended at all times, whether serving or not; and
3. limit operations to the period between 7:00 a.m. and 9:00 p.m.

**SECTION 2:** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**SECTION 3:** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

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

ALDERMAN BASS _____	ALDERMAN CLEAVER _____
ALDERMAN HEADLEY _____	ALDERMAN KNOX _____
ALDERMAN STRATTON _____	ALDERMAN TOTTON _____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
 Lauber Municipal Law  
 City Attorney

\_\_\_\_\_  
 Chuck Johnston  
 Mayor

ATTEST:

\_\_\_\_\_  
 Jamie Logan  
 City Clerk

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

<b>MEETING DATE</b>	9/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-22	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE ACCEPTING PROPERTY FOR ADDITIONAL RIGHT-OF-WAY ON NW LINDENWOOD DRIVE</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	Mark Trosen, Director of Community Development	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To accept property for additional right-of-way that is needed on Lindenwood Drive	
<b>BACKGROUND</b>	The Board of Aldermen approved Ordinance 2509 for the Final Plat of Rosewood Hills 10 <sup>th</sup> Plat. To access this area, a three-lane culvert is planned to cross over the creek. Additional Right-of-Way is needed on NW Lindenwood Drive, west of the creek for the approach to the three-lane culvert.	
<b>SPECIAL NOTES</b>	None	
<b>ANALYSIS</b>	The property owner north of Lindenwood Drive is the Rosewood Hills Homes Association. The Association has executed a Quit Claim Deed providing the additional right-of-way for NW Lindenwood Drive. The property owner south of Lindenwood Drive is L&B Development Inc. L&B Development has executed a Quit Claim Deed providing the additional right-of-way for NW Lindenwood Drive.	

<b>PUBLIC INFORMATION PROCESS</b>	N/A
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval.
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Quit Claim Deed from Rosewood Hills Homes Association, Quit Claim Deed from L&B Development Inc.



**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-22

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE ACCEPTING PROPERTY FOR ADDITIONAL RIGHT-OF-WAY ON  
NW LINDENWOOD DRIVE**

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

**WHEREAS**, Ordinance 2509 was approved for the final plat of Rosewood Hills – 10<sup>th</sup> Plat; and

**WHEREAS**, access to the Rosewood Hills – 10<sup>th</sup> Plat is a planned three-lane culvert over the creek; and

**WHEREAS**, a Quit Claim Deed has been executed by the Rosewood Hills Homes Association and a Quit Claim Deed has been executed by the L&B Development, Inc. to provide the land needed for the additional right-of-way for NW Lindenwood Drive; and

**WHEREAS**, the Board of Aldermen is in acceptance of the land for right-of-way that is dedicated for public purposes.

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

**SECTION 1:** The Board accepts the land described in the Quit Claim Deed executed by the Rosewood Hills Homes Association for right-of-way to NW Lindenwood Drive and authorizes Staff to record the Quit Claim Deed with the Jackson County Recorder of Deeds.

**SECTION 2:** The Board accepts the land described in the Quit Claim Deed executed by L&B Development Inc. for right-of-way to NW Lindenwood Drive and authorizes Staff to record the Quit Claim Deed with the Jackson County Recorder of Deeds.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk

## QUIT CLAIM DEED

This Deed, made and entered into this 5<sup>th</sup> day of August, 2020 by and between Rosewood Hills Homes Association, Inc, a Missouri Corporation of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and City of Grain Valley, hereinafter referred to as "Grantees". The mailing address of the Grantees is: 711 Main Street Grain Valley, Missouri 64029

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of ONE DOLLAR (\$1.00) & OTHER VALUABLE CONSIDERATION DOLLARS, to them paid by the said GRANTEES (the receipt of which is hereby acknowledged) do by these REMISE, RELEASE and FOREVER QUIT CLAIM unto the GRANTEES, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO

TO HAVE AND TO HOLD THE SAME, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantees and unto his/her/their heirs and assigns forever; so that neither the said Grantors nor his/her/their heirs nor any other person or persons, for him/her/them or in his/her/their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid property or any part hereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said grantor(s) have hereunto set his and seals the day and year above written.

  
\_\_\_\_\_  
Heather Dixon, President

(Seal)

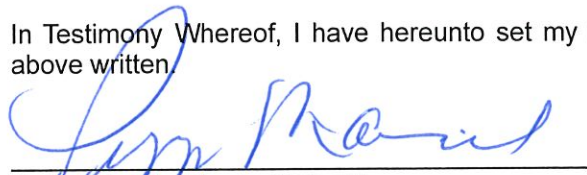
  
\_\_\_\_\_  
Colleen Bridges, Secretary

(Seal)

State of Missouri  
County of Jackson

On this 5<sup>th</sup> day of August, 2020, before me, Peggy Mainard, a Notary Public in and for said state, personally appeared Heather Dixon, President and Colleen Bridges, Secretary of Rosewood Hills Homes Association, Inc a Missouri Corporation known to me to be the person(s) who executed the foregoing instrument, in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

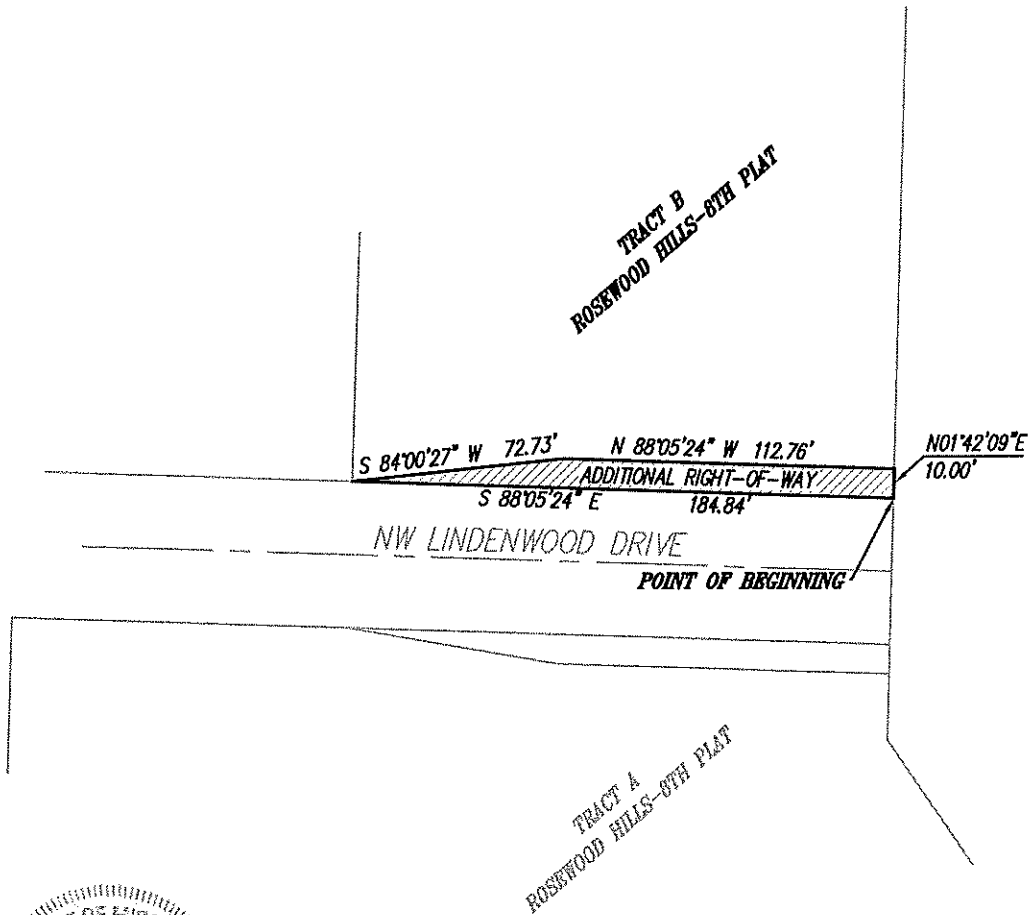
In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
\_\_\_\_\_  
Notary Public Peggy Mainard

My commission expires: June 02, 2023

PEGGY MAINARD  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
JACKSON COUNTY  
MY COMMISSION EXPIRES JUNE 2, 2023  
COMMISSION # 15388490

# RIGHT-OF-WAY EXHIBIT "B"



JAN. 16, 2020

**LEGAL DESCRIPTION:**

All that part of Tract B, Rosewood Hills-8th Plat, a subdivision in the City of Grain Valley, Missouri, more particularly described as; Beginning at the Southeast corner of said Tract B; thence North 01 degrees 42 minutes 09 seconds East, along the East line of said Tract B, a distance of 10.00 feet; thence North 88 degrees 05 minutes 24 seconds West, a distance of 112.76 feet; thence South 84 degrees 00 minutes 27 seconds West, a distance of 72.73 feet, to a point on the South line of said Tract B; thence South 88 degrees 05 minutes 24 seconds East, along the South line of said Tract B, a distance of 184.84 feet, to the Point of Beginning. Containing 1,487.96 square feet.



**LADWIG & ASSOCIATES, LLC.**  
 LAND SURVEYORS  
 33604 E. 235th Street  
 Pleasant Hill, Missouri 64080  
 816-309-6621

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## QUIT CLAIM DEED

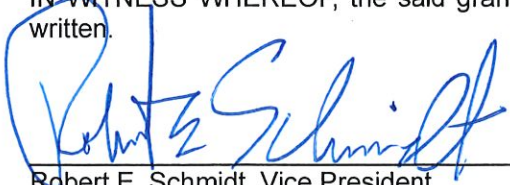
This Deed, made and entered into this 5<sup>th</sup> day of August, 2020 by and between L & B Development, Inc. a Missouri Corporation of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and City of Grain Valley, hereinafter referred to as "Grantees". The mailing address of the Grantees is: 711 Main Street Grain Valley, Missouri 64029

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of ONE DOLLAR (\$1.00) & OTHER VALUABLE CONSIDERATION DOLLARS, to them paid by the said GRANTEES (the receipt of which is hereby acknowledged) do by these REMISE, RELEASE and FOREVER QUIT CLAIM unto the GRANTEES, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD THE SAME, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantees and unto his/her/their heirs and assigns forever; so that neither the said Grantors nor his/her/their heirs nor any other person or persons, for him/her/them or in his/her/their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid property or any part hereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said grantor(s) have hereunto set his and seals the day and year above written.



Robert E. Schmidt, Vice President

(Seal)

(Seal)

State of Missouri  
County of Jackson

On this 5<sup>th</sup> day of August, 2020, before me, Peggy Mainard, a Notary Public in and for said state, personally appeared Robert E. Schmidt, Vice President of L & B Development, Inc a Corporation known to me to be the person(s) who executed the foregoing instrument, in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



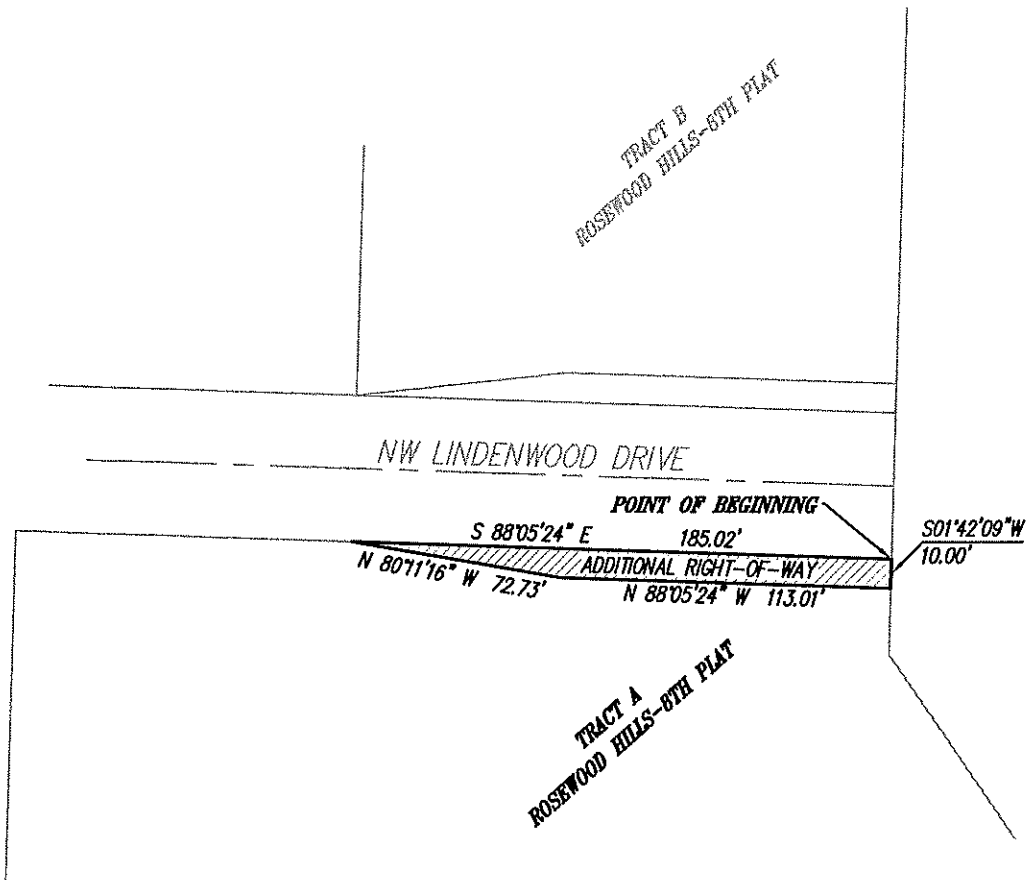
Notary Public Peggy Mainard

My commission expires: June 02, 2023

PEGGY MAINARD  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
JACKSON COUNTY  
MY COMMISSION EXPIRES JUNE 2, 2023  
COMMISSION # 15388490



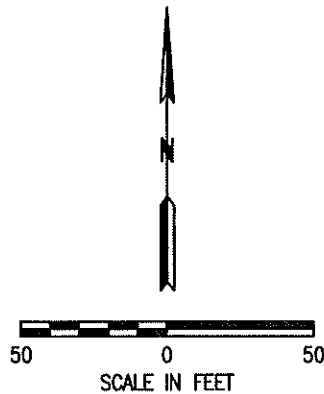
# RIGHT-OF-WAY EXHIBIT "A"



JAN. 16, 2020

**LEGAL DESCRIPTION:**

All that part of Tract A, Rosewood Hills-8th Plat, a subdivision in the City of Grain Valley, Missouri, more particularly described as; Beginning at the Northeast corner of said Tract A; thence South 01 degrees 42 minutes 09 seconds West, along the East line of said Tract A, a distance of 10.00 feet; thence North 88 degrees 05 minutes 24 seconds West, a distance of 113.01 feet; thence North 80 degrees 11 minutes 16 seconds West, a distance of 72.73 feet, to a point on the North line of said Tract A; thence South 88 degrees 05 minutes 24 seconds East, along the North line of said Tract A, a distance of 185.02 feet, to the Point of Beginning. Containing 1,490.13 square feet.



**LADWIG & ASSOCIATES, LLC.**  
LAND SURVEYORS  
33604 E. 235th Street  
Pleasant Hill, Missouri 64080  
816-309-6621

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

<b>MEETING DATE</b>	09/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-23	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH HABITAT-MISSOURI, LLC FOR THE CONVEYANCE OF THE BLUE BRANCH CREEK, FARMINGTON MEADOWS TRAIL SPUR EASEMENT TO THE CITY</b>	
<b>REQUESTING DEPARTMENT</b>	PARKS AND RECREATION	
<b>PRESENTER</b>	Shannon Davies, Director of Parks and Recreation	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To designate the Blue Branch Creek, Farmington Meadows Trail Spur as a City Easement for the purpose of offering a recreational amenity that is accessible to the general public and providing long-term trail improvements and trail maintenance by city staff.	
<b>BACKGROUND</b>	This section of trail is part of the City's Trails Master Plan. Missouri-Habitat, LLC agreed that once the construction of the Blue Branch Creek Trail was completed, they would convey this property back to the city as a non-exclusive easement, per the Restoration and Trails Contract with Missouri-Habitat, LLC entered in to back on September 9, 2013. The city will maintain this trail easement in perpetuity.	

<b>SPECIAL NOTES</b>	This easement is 16-feet in width and approximately 225-feet in length connecting the Blue Branch Creek Trail to an existing City easement at Laura Lane, adjacent to Farmington Meadows Lake. Within that 16-feet is a 10-foot wide, asphalt trail.
<b>ANALYSIS</b>	N/A
<b>PUBLIC INFORMATION PROCESS</b>	Park Board meetings Trails Master Plan Committee meetings
<b>BOARD OR COMMISSION RECOMMENDATION</b>	Park Board Recommends Approval
<b>DEPARTMENT RECOMMENDATION</b>	Parks and Recreation Staff Recommend Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Easement Agreement

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-23

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

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH HABITAT-MISSOURI, LLC FOR THE CONVEYANCE OF THE BLUE BRANCH CREEK, FARMINGTON MEADOWS TRAIL SPUR EASEMENT TO THE CITY**

**WHEREAS**, the Board of Aldermen of the City of Grain Valley is committed to providing safe, pedestrian connectivity that promotes physical fitness and healthy opportunities for the residents of our community; and

**WHEREAS**, the City of Grain Valley entered into a Restoration and Trails Contract with Missouri-Habitat, LLC in September of 2013 for the construction of a recreational trail at Blue Branch Creek with pedestrian connectivity to Farmington Meadows Lake and established for public use; and

**WHEREAS**, Missouri-Habitat, LLC is granting this non-exclusive, trail easement in favor of the City of Grain Valley per the stipulations outlined in the executed Restoration and Trails Contract.

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

**SECTION 1:** The Board of Aldermen recognize the importance of pedestrian connectivity in our community and the need to designate the Blue Branch Creek, Farmington Meadows Trail Spur as a city easement.

**SECTION 2:** The City Administrator is hereby authorized to enter into an easement agreement with Missouri Habitat, LLC for the conveyance of the Blue Branch Creek, Farmington Meadows Trail Spur Easement to the City of Grain Valley.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

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Lauber Municipal Law  
City Attorney

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Chuck Johnston  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

1. Title of Document: Easement Agreement
2. Date of Document: August 20, 2020
3. Grantor: Habitat-Missouri, L.L.C., a Missouri limited liability company
4. Grantor's Address: 24820 Miller Road  
Harrisonville, Missouri 64701
5. Grantee: City of Grain Valley, Missouri, a municipal corporation
6. Grantee's Address: 711 Main Street  
Grain Valley, Missouri 64029
7. Legal Description: See Exhibits "A" and "B", pages 6-9

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this “Agreement”) is made this \_\_\_\_ day of August, 2020, by Habitat-Missouri, L.L.C., having an address of 24820 Miller Road, Harrisonville, Missouri 64701 (“Grantor”), in favor of the City of Grain Valley, Missouri, having an address of 711 Main Street, Grain Valley, Missouri 64029 (“Grantee”).

### RECITALS

A. Grantor is the fee simple owner of that certain real property located in Grain Valley, Jackson County, Missouri, legally described on Exhibit “A” attached hereto (the “Grantor’s Property”).

B. Pursuant to that certain Restoration and Trails Contract, dated as of September 9, 2013, by and between Grantor and Grantee (the “Trail Contract”), Grantor agreed to, among other things, grant in favor of Grantee an easement to utilize certain trails and areas ancillary to such trails located upon Grantor’s Property (the “Easement Area”; the Easement Area is legally described on Exhibit “B” attached hereto. This Easement Area is for a Trail Spur not included in the Easement Agreement between Grantor and Grantee dated May 29, 2020.

C. Grantor desires to grant a non-exclusive easement over the Easement Area for the purpose of allowing Grantee to use such trails and areas ancillary thereto, upon the terms and conditions set forth in this Agreement and in the Trails Contract.

### AGREEMENT

#### 1.0 GRANT OF EASEMENT.

1.1 Grantor hereby grants and conveys to Grantee and Grantee’s residents, guests, invitees, agents, licensees, successors and assigns a non-exclusive easement for pedestrian and bicycle use and the operation and maintenance of the trails and the ancillary areas associated therewith, located upon the Easement Area (the “Easement”).

1.2 Grantor reserves for itself and for its guests, invitees, licensees, successors and assigns the right to occupy and utilize the Easement Area, so long Grantor and its guests, invitees, licensees, successors and assigns do so without materially interfering with the right to use, operate and maintain the Easement Area granted to Grantees hereunder.

1.3 Grantee may construct such improvements in the Easement Area as are contemplated in the Restoration and Trails Contract between the parties dated September 9, 2013. Grantor will not construct any improvements within the Easement Area without the express written consent of the Grantee. Grantor shall have no obligation to construct or maintain improvements upon any area ancillary to the trails constructed upon the Easement Area or to repair or maintain any portion of the Easement Area under this Agreement.

1.4 Neither Grantee, nor its residents, guests, invitees, agents, licensees, successors and assigns, shall remove any improvement or structure located on the Grantors’ Property, whether



now or hereafter existing and whether located within the Easement Area or otherwise, for any reason or purpose whatsoever.

1.5 Grantee shall repair, at Grantee's sole cost and expense, any damage or destruction to all or any portion of Grantor's Property, or any other item of property belonging to Grantor, whether real or personal (and whether located within the Easement Area or elsewhere on Grantor's Property), arising from or related to the use of the Easement Area by Grantee, members of the public or Grantee's residents, guests, invitees, agents, licensees, successors and assigns.

## **2.0 TERM.**

2.1 The Easement granted herein shall be perpetual in nature and shall be binding upon the successors and assigns of Grantor. The benefit and burden of this Agreement and the covenants and agreements contained herein shall run with the land.

## **3.0 MISCELLANEOUS.**

3.1 This Agreement may not be modified except in a writing signed by Grantor and Grantee, or their respective successors and assigns.

3.2 This Agreement, in conjunction with the Trail Contract, sets forth the complete and entire agreement between Grantor and Grantee concerning the subject matter hereof and of the Trail Contract. Except as set forth herein and in the Trails Contract, there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them with respect to the subject matter hereof and of the Trails Contract other than those set forth herein and therein.

3.3 All notices pertaining to this Agreement shall be in writing sent by certified United States mail, postage prepaid, return receipt requested, or commercial overnight courier that provides tracking and proof of receipt of items mailed and addressed as set forth hereinabove. Each party shall have the right to specify that notice be addressed to any other address by giving the other party written notice thereof. This Agreement will be recorded in the office of the Recorder of Deeds for Jackson County, Missouri. Grantor will bear the cost of such recording.

3.4 This Agreement will be governed by, and construed, interpreted and enforced in accordance with, the laws of the State of Missouri.

3.5 This Agreement may be executed in counterparts, and all counterparts when taken together shall constitute one and the same original agreement.

3.6 The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies that party may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.





**EXHIBIT A**

**Grantor's Property**

**TRACT I**

Tract A - Winding Creeks Estates, 2<sup>nd</sup> Plat

**TRACT II**

A tract of land in the Southwest Quarter of Section 34, Township 49N, Range 30W in Grain Valley, Jackson County, Missouri, described as follows:

Commencing at the Southwest corner of Section 34; thence North 01 degree, 52 minutes, 20 seconds East, along the West line of the Southwest Quarter, 1246.64 feet, to the POINT OF BEGINNING; thence South 86 degrees, 39 minutes, 27 seconds East, 446.57 feet; thence North 73 degrees, 14 minutes, 07 seconds East, 219.58 feet; North 83 degrees, 11 minutes, 28 seconds East, 186.49 feet; South 58 degrees, 35 minutes, 42 seconds East, 563.42 feet; thence South 03 degrees, 13 minutes, 50 seconds West, 198.80 feet, to a point on the existing North Right-Of-Way of SW Eagles Parkway, formerly known as Missouri State Highway "A-A"; thence North 57 degrees, 06 minutes, 37 seconds East, along the North Right-Of-Way, 84.24 feet, to the intersection of the centerline of Blue Branch Creek; thence, North and West, along the meandering of the centerline of the creek to the West fine of Section 34; thence South 01 degree, 52 minutes, 20 seconds West, along the West line, 93.74 feet, to the POINT OF BEGINNING, containing 2.5 acres, more or less.

**TRACT III**

A tract of land lying in Section 3, Township 48, Range 30, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Section 3, Township 48, Range 30, in the City of Grain Valley, Jackson County, Missouri; thence North 88 degrees 06 minutes 24 seconds West, 1,996.92 feet along the North line of said Section 3; thence South 01 degree 43 minutes 06 seconds West, 273.37 feet to the Point of Beginning of this description; thence South 88 degrees 02 minutes 19 seconds, East, 1,605.79 feet; thence South 01 degree 48 minutes 13 seconds West, 104.61 feet to the centerline of Blue Branch; thence meandering Southwesterly along the centerline of Blue Branch to a point that is North 88 degrees 06 minutes 24 seconds West, 1,996.92 feet and South 01 degree 43 minutes 06 seconds West, 884.76 feet from the Northeast corner of Section 3, Township 48, Range 30; thence North 01 degree 43 minutes 06 seconds East, 611.39 feet to the Point of Beginning of this description.

**TRACT IV**

A tract of land lying partially in Section 3, Township 48, Range 30 and partially in Section 34, Township 49, Range 30 in the City of Grain Valley, Jackson County, Missouri and being more particularly described as follows:

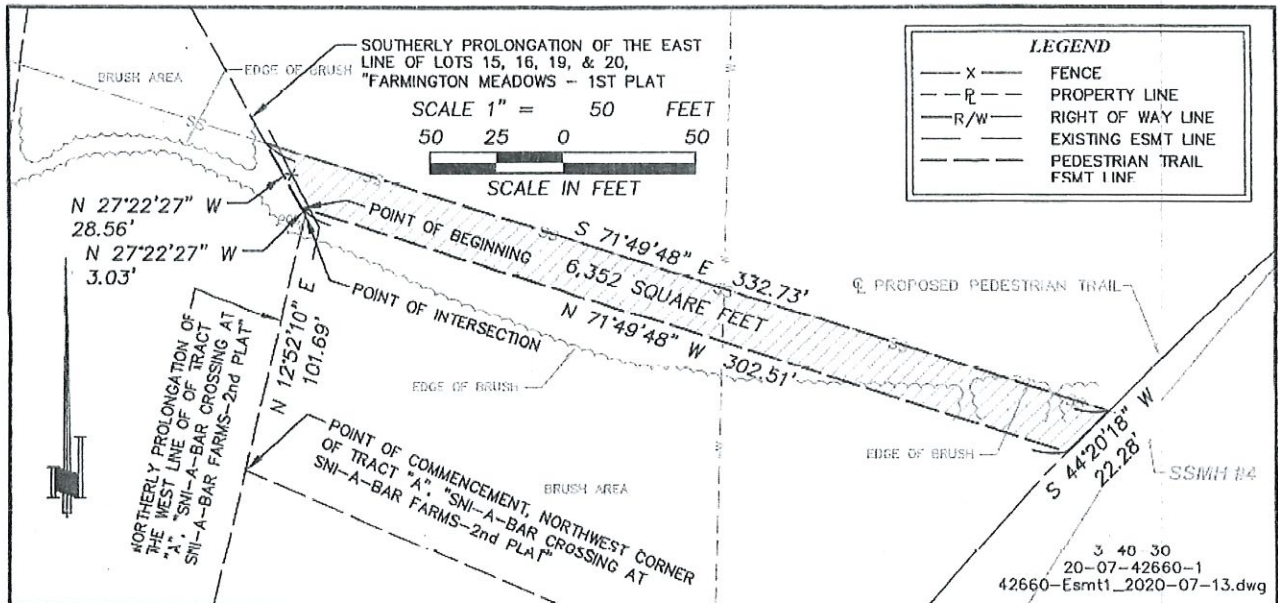
Commencing at the Northeast corner of Section 3, Township 48, Range 30 in the City of Grain Valley, Jackson County, Missouri; thence North 88 degrees, 06 minutes, 24 seconds West, 1996.92 feet along the North line of said Section 3 to the point of beginning of this description; thence South 01 degree, 43 minutes, 06 seconds West, 884.76 feet to a point in the centerline of Blue Ranch; thence meandering Northwesterly along the centerline of said Blue Branch to a point that is North 88 degrees, 06 minutes, 24 West, 3,830.93 feet and North 01 degree, 53 minutes, 36 seconds East, 378.28 feet

from the Northeast corner of said Section 3, Township 48, Range 30; thence South 90 degrees, 00 minutes, 00 seconds East, 152.01; thence South 61 degrees, 07 minutes, 54 seconds East, (measured), South 61 degrees, 24 minutes, 38 seconds East (plat), 839.12; thence South 88 degrees, 06 minutes, 24 seconds East, 934.26 feet (measured), South 88 degrees 14 minutes, 36 seconds East, 225.00 feet and South 88 degrees, 06 minutes, 24 seconds East, 659.41 feet (plat), and South 88 degrees, 06 minutes, 24 seconds East, 49.64 feet (deed) to the point of beginning of this description.

**EXHIBIT B**

**Easement Area**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 30 WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF TRACT "A", *SNI-A-BAR CROSSING AT SNI-A-BAR FARMS-2nd PLAT*, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH 12°-52'-10" EAST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 101.69 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY PROLONGATION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOTS 15, 16, 19, & 20, *FARMINGTON MEADOWS- 1ST PLAT*, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH 27°-22'-27" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 3.03 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 27°-22'-27" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 28.56; THENCE SOUTH 71 °-49'-48" EAST, A DISTANCE OF 332.73 FEET; THENCE SOUTH 44°-20'-18" WEST, A DISTANCE OF 22.28 FEET; THENCE NORTH 71 °-49'-48" WEST, A DISTANCE OF 302.51 FEET TO THE POINT OF BEGINNING; CONTAINING 6,352 SQUARE FEET OR 0.146 ACRES, MORE OR LESS.



**LEGEND**

— X —	FENCE
— R —	PROPERTY LINE
— R/W —	RIGHT OF WAY LINE
— — —	EXISTING ESMT LINE
— · — · —	PEDESTRIAN TRAIL FSMT 1 INF

**EXHIBIT A**

**ANDERSON**  
SURVEY COMPANY  
1270 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MISSOURI 64064  
(816) 246-5050

MISSOURI CERTIFICATE OF AUTHORITY, 000076

PROPERTY OWNER: THE CITY OF GRAIN VALLEY  
PROPERTY ADDRESS: FARMINGTON MEADOWS PARK  
LOT#/PLAT NAME: PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 30 WEST

PROJECT NAME: GRAIN VALLEY TRAIL  
FOR: LAMP RYNEARSON, INC  
9001 STATE LINE ROAD, SUITE 200  
KANSAS CITY, MISSOURI 64114  
DATE: JULY 13, 2020

PEDESTRIAN TRAIL EASEMENT  
6,352 SQUARE FEET

STATE OF MISSOURI  
JAMES S. ANDERSON  
REGISTERED LAND SURVEYOR  
NUMBER LS-1726  
7/14/20  
JAMES S. ANDERSON, PLS #1726

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

<b>MEETING DATE</b>	9/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-24	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING TITLE III, TRAFFIC CODE, SCHEDULE II, STOP INTERSECTIONS OF THE CODE OF ORDINANCES</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Community Development Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$1,040
	Budget Line Item:	210-55-73740
	Balance Available	\$4,493
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To add a four way stop intersection at NW Woodbury Drive and NW Pecan Drive	
<b>BACKGROUND</b>	See attached Traffic Study and request from the Woodbury HOA.	
<b>SPECIAL NOTES</b>		
<b>ANALYSIS</b>		
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, City Engineer Traffic Study; Request from HOA	

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-24

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE AMENDING TITLE III, TRAFFIC CODE, SCHEDULE II, STOP INTERSECTIONS OF THE CODE OF ORDINANCES**

**WHEREAS**, the City of Grain Valley, Missouri, through its Code of Ordinances has the authority to erect signs giving notice to drivers to stop at intersections at locations specified within the corporate limits; and

**WHEREAS**, according to Section 315.010, the City Engineer has authority install traffic control devices; and

**WHEREAS**, the Mayor and the Board of Aldermen have reviewed this change and deemed it to be in the best interest of the City.

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

**SECTION 1:** Title III, Traffic Code, Schedule II, Stop Intersections of the Code of Ordinances is hereby amended to include the following:

**Stop On**

**At**

NW Woodbury Drive  
NW Pecan Drive

NW Pecan Drive  
NW Woodbury Drive

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

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Lauber Municipal Law  
City Attorney

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Chuck Johnston  
Mayor

ATTEST:

---

Jamie Logan  
City Clerk

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## Dickson, Christy

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**From:** Dickson, Christy  
**Sent:** Monday, November 11, 2019 8:46 AM  
**To:** 'mtrosen@cityofgrainvalley.org'  
**Subject:** Woodbury Estates- Stop sign needed

**Importance:** High

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, December 4, 2019 4:00 PM  
**Flag Status:** Completed

Mark-

Per your conversation with Shannon Davis, I am emailing you as the president of the Woodbury Estates HOA.

With the new road going all the way through from Buckner Tarsney to Duncan, we are having a big issue with individuals speeding.

Our biggest issue is the speed one can get to from the top of the hill on Woodbury Drive just after the townhomes going north on Woodbury Drive. We would like to see a stop sign at the corner of Pecan drive / Woodbury Drive. This is the intersection of our back pool.

I have personal experienced on two different occasions of cars almost hitting me as I am walking across the street at this intersection.

A stop sign at this intersection would at least make cars stop before they attempt to pick up speed again.

We appreciate your help with this.

Thanks

**Christy Dickson**  
**Account Executive | Vice President | Healthcare Practice**  
**Lockton Companies**  
444 W. 47th St., Suite 900 | Kansas City, MO 64112  
Tel: 816.960.9422 | Fax: 816.783.9422 | Email: [cdickson@lockton.com](mailto:cdickson@lockton.com)



**TRAFFIC CONTROL DEVICE REQUEST FORM**

This form may be used by the public to report a perceived traffic concern on a city owned street. When this form is submitted, City staff will evaluate the complaint to determine the nature of the problem, and make sure that the location is a City-maintained street. After the initial report, City staff will explain how residents may put together a petition to verify that there is a widespread concern.

**Contact Information**

Name (please print): Christy Dickson *— on behalf of Woodbury Estates Subdivision (HOA President)*  
Address, City, and Zip: 1701 NW Cottonwood Circle  
Phone Number: 816-522-6226  
Email: cdickson@lockton.com

- 1. Please describe the location of the traffic concern. Attach a map or picture if necessary: Intersection of Pecan Drive + Woodbury Drive
- 2. Please describe the nature of the traffic issue you are concerned with (attach additional sheets if necessary): See attached email
- 3. Please list possible solutions to the problem that you would like the City of Grain Valley to consider. Install stop sign or speedbumps

Please fill out this form and return to:

City of Grain Valley  
Public Works Department  
711 S. Main St.  
Grain Valley, Mo 64029  
Phone (816) 847-6220



## **NEIGHBORHOOD PETITION FORM**

Please fill out this form and return with attached sheets to:

City of Grain Valley  
Public Works Department  
711 S. Main St.  
Grain Valley, MO 64029  
Phone: (816) 847-6220

THE UNDERSIGNED AGREE TO THE FOLLOWING:

1. All persons signing this petition do hereby certify that they own property or reside at a location directly effected by the issue:
2. All persons signing this petition do hereby agree there is a concern defined in the request form provided to the City:
3. All persons signing this petition do hereby agree that the following contact person(s) represents the neighborhood in matters pertaining to items 1 and 2 above:

Name of key contact person #1 (please print): Christy Dickson HOA President

Address, City, and Zip Code: 1701 NW Cottonwood Circle

Telephone (day): 816-522-6226

Fax: \_\_\_\_\_

E-mail: cdickson@lockton.com

Name of key contact person #2 (please print): N/A

Address, City, and Zip Code: \_\_\_\_\_

Telephone (day): \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

*Please attach additional pages if necessary to discuss the request.*

Date Submitted: 12-11-19

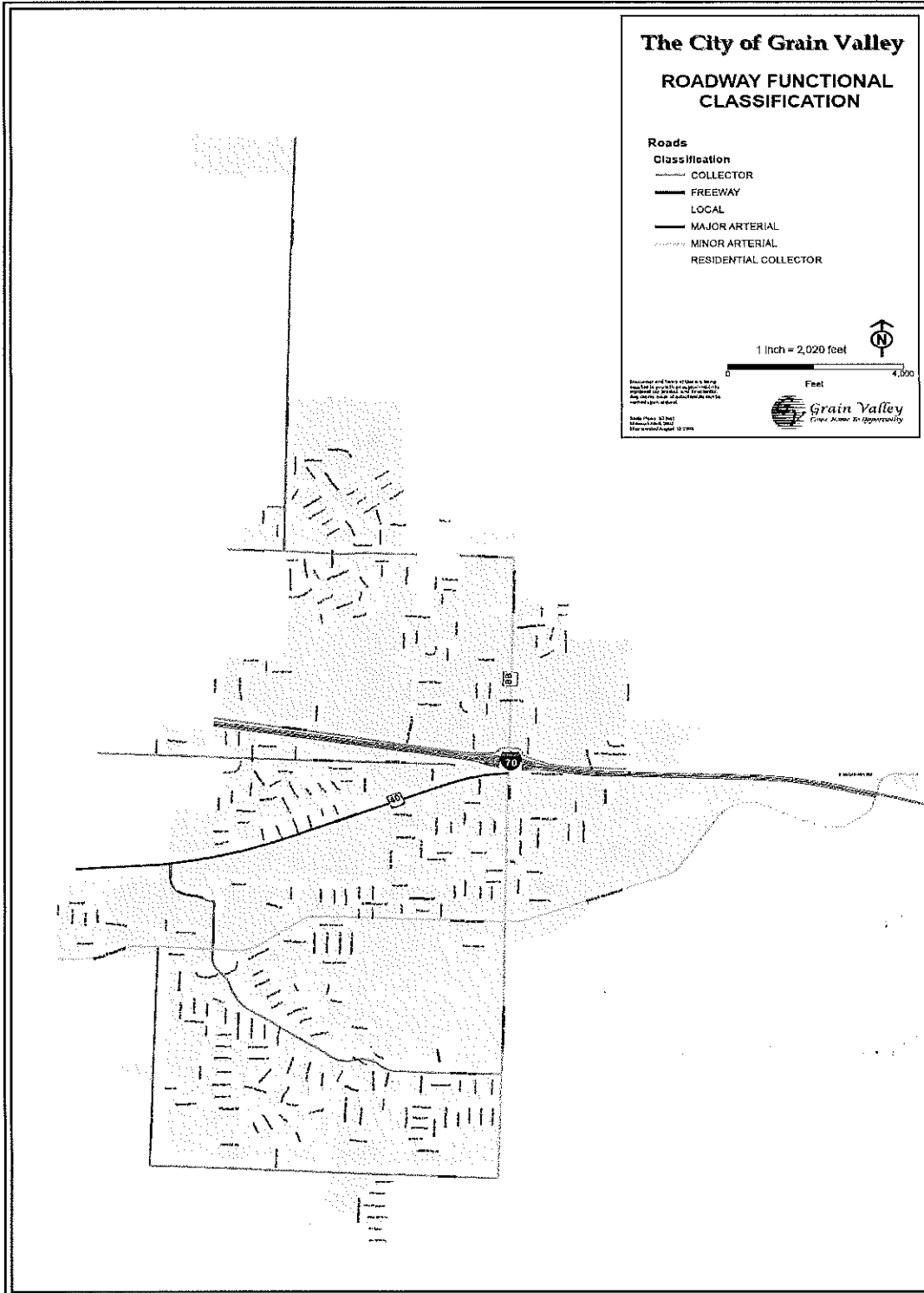


**NEIGHBORHOOD PETITION FORM (continued)**

This petition is provided so that residents in a neighborhood may verify that there is a widespread concern related to a traffic issue. City staff will identify an "area of influence" in the neighborhood. The area of influence includes properties abutting the street and properties on intersecting streets within a reasonable distance of the traffic concern. The Public Works Department will provide a map and addresses for the area of influence. The petition must be signed by at least 75 percent of the owners or residents of properties within the "area of influence." Each property is entitled to one signature. Valid signatures include those from (1) a property owner or spouse, (2) an adult head of household, or (3) an adult renting the property.

SIGNATURE Christy Dickson HOA President  
PRINTED NAME Christy Dickson  
ADDRESS OF PROPERTY ~~1111~~ Intersection Pecan Drive + Woodbury Drive  
DATE 12-11-19





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**Traffic Study Conducted at  
Woodbury and Pecan Streets  
For a 4-Way Stop Intersection  
July 2020**

**Background:**

The intersection of Woodbury and Pecan is located in Woodbury Subdivision 3<sup>rd</sup> Plat. Woodbury Drive is classified as a residential collector, while Pecan is classified as a residential access street. The intersection is currently controlled with stop signs on Pecan only. The speed limit for both roads is 25 miles per hour (mph).

The City of Grain Valley received a request and petition from Christy Dickson the president of the Woodbury Home Owners Association (HOA) on December 4, 2019 to create a four way stop at the intersection due to the speed of vehicles on Woodbury Drive. An initial study was completed in December 2019. The results of the study were inconclusive as the primary pedestrian generator is a pool at the intersection which was closed for the season. Woodbury has recently become a through street increasing traffic at the intersection and the pedestrians traffic present because the neighborhood pool is located at this intersection creates concerns. Therefore, the study was completed a second time in July 2020.

**Data Collection:**

Various parts of the study were conducted at different times. Speed studies were conducted by the Police Department over 18 days from July 3<sup>rd</sup> to July 21<sup>st</sup>. The results of this study indicate that 11,835 vehicles passed through the intersection on Woodbury Drive. The maximum speed recorded was 45 mph and the average speed recorded was 21 mph. Although the average speed recorded was below the speed limit on Woodbury a significant number of vehicles were exceeding 30 mph.

Vehicle and pedestrian counts were taken by engineering staff at the intersection from 6:30 am to 7:30 pm on July 2, 2020. These hours were chosen to make sure that pedestrian traffic and residents leaving and returning from work would be at their highest levels. Data collected from these counts is summarized in the attached table.

Site Distance was measured using As-Built plans for this intersection. The shortest sight distance measured for vehicles entering the intersection on Woodbury as seen from Pecan was 300 feet. This distance was measured for vehicles entering Woodbury from the east and looking south.

**Standards:**

The standards for placing traffic control devices are established by the Federal Highway Administration in the Manual of Uniform Traffic Devices. The manual was last published in 2009 with amendments added in 2012. Chapter 2b. Regulatory Signs, Barricades, and Gates addresses the application of signs. Section 2B.04 addresses Right-of-Way at Intersections. According to this section the use of yield or stop signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. The combined vehicular, bicycle and pedestrian traffic volume entering the intersection from all approaches averages more than 2,000 units per day.
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with normal right of way rule if such stopping or yielding is necessary; and/or
- C. Crash records indicate that five or more crashes that involve failure to yield the right-of-way at the intersection under normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a two-year period.

This section also states that “Yield or stop signs should not be used for speed control.”

Section 2B.07 addresses the use of Multi-Way Stop Applications as requested in this case. Section 2B.07 states that that “The restrictions on the use of stop signs described in Section 2B.04 apply to multi-way stop applications.

The following criteria should be considered in the engineering study for a multi-way stop sign installation:

- A. Where traffic control signals are justified, the multi-way stop is an interim measure for the installation of the traffic control signal.
- B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right angle collisions.
- C. Minimum volumes:
  - 1. The vehicular volume entering from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
  - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
  - 3. If the 85<sup>th</sup> percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70% of the values provide in items 1 and 2.
- D. Where no single criterion is satisfied, but Criteria B, C.1 and C.2 are all satisfied to 80% of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- A. The need to control left turn conflicts;
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where a multi-way stop control would improve traffic operational characteristics of the intersection.

### Analysis:

The following is the analysis of the criteria and the data collected.

- *The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day. Based on the traffic counts collected by the engineering staff on July 2, 2020, 586 units passed through this intersection and based on those counts, the intersection count is estimated at 1,300 units per day. Based on this number the required 2,000 units per day has not been met.*
- *The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with normal right of way rule if such stopping or yielding is necessary; Sight distance was measured using as-built drawings of the intersection. The minimum distance measured was 300 feet. For a 25 mph speed limit the most restrictive distance is 280 feet for traffic traveling south on Woodbury. The minimum distance measured for traffic traveling north on Woodbury was 360 feet. However, since some of the traffic was recorded traveling over 30 mph the most restrictive sight distance at that speed is 335 feet.*
- *Crash records indicate that five or more crashes that involve failure to yield the right-of-way at the intersection under normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a two-year period. A records search indicated that no crashes have been recorded at this intersection. Therefore, this criteria does not apply.*
- *Where traffic control signals are justified, the multi-way stop is an interim measure for the installation of the traffic control signal. Since no signal is contemplated at this intersection, this criteria does not apply.*
- *Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right angle collisions. A records search indicates that no crashes have been recorded at this intersection, so this criteria does not apply.*
- *The vehicular volume entering from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; The average hourly volume recorded during both the morning and evening peak hours was 108 vehicles per hour, so this criteria does not apply.*
- *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; Based on vehicle counts during the same time period the average units entering the intersection from the minor street (Pecan) was 76, so this criteria does not apply.*
- *If the 85<sup>th</sup> percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70% of the values provide in items 1 and 2. The maximum speed recorded for Woodbury was 45 mph and the 85<sup>th</sup> percentile was 24 mph, so this criteria does not apply.*

### *Optional Criteria:*

- *The need to control left turn conflicts; No left turn conflicts were observed.*

- *The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes; Since a neighborhood pool is located at this intersection which is a high pedestrian generator, pedestrian traffic is in conflict.*
- *Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; Sight distance is sufficient for the posted 25 mph speed limit, however, problems arise when vehicles are traveling at or over 30 mph.*
- *An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where a multi-way stop control would improve traffic operational characteristics of the intersection. Pecan is not a residential collector street so this criteria does not apply.*

#### Conclusions and Recommendations:

Although the intersection doesn't meet all of the requirements for a 4-way stop, it does meet one criteria when the true speed of traffic is considered instead of the speed limit. This criteria is the ability to see conflicting traffic since the minimum sight distance is 300 feet and a significant portion of the traffic exceeds 30 mph. The minimum required sight distance for 30 mph is 335 feet. In addition, the pool located at this intersection is a significant pedestrian generator and causes conflicts with pedestrian traffic. Therefore based on these 2 criteria, I recommend the installation of a 4-way stop intersection.

I also recommend increased enforcement in the area until the intersection can be signed.

Study Prepared by:



Richard J. Tuttle, P.E.  
City Engineer

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

<b>MEETING DATE</b>	9/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-25	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING CHAPTER 240, PARKS AND RECREATION, OF THE CODE OF ORDINANCES, IN SECTION 240.160 SECTION (MERCHANDISING)</b>	
<b>REQUESTING DEPARTMENT</b>	Parks and Recreation	
<b>PRESENTER</b>	Shannon Davies, Director of Parks and Recreation	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To amend Chapter 240, Parks and Recreation, pertaining to the sale of merchandise and services on park property that provides greater detail to the restrictions and who has the authority to waive the park ordinance.	
<b>BACKGROUND</b>	The current ordinance was last updated in 1990 and lacks the detailed information needed with regard to the restrictions of the sale of merchandise and services on park property, what entities are allowed to vend versus what entities need prior approval via a permit, and who has the authority to waive the park ordinance and under what circumstances.	
<b>SPECIAL NOTES</b>	NONE	
<b>ANALYSIS</b>	NONE	
<b>PUBLIC INFORMATION PROCESS</b>	NONE	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	Park Board Recommends Approval
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, old ordinance



**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-25

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE AMENDING CHAPTER 240, PARKS AND RECREATION, OF THE  
CODE OF ORDINANCES, IN SECTION 240.160 SECTION (MERCHANTISING)**

**WHEREAS**, the Grain Valley Park Board proposed a text amendment to Chapter 240 to make changes to the Code of Ordinances of the City of Grain Valley for the sale of services and merchandise on park property; and

**WHEREAS**, the existing ordinance was last updated in 1990 and is very broad, lacking detailed information regarding the restrictions for the sale of services and merchandise on park property; and

**WHEREAS**, this ordinance amendment provides greater detail regarding those restrictions; and

**WHEREAS**, this ordinance amendment gives the Director of Parks and Recreation the authority to evaluate and approve/disapprove all requests to sell merchandise and services on park property; and

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

**SECTION 1:** That Chapter 240, Parks and Recreation, of the Code of Ordinances of the City of Grain Valley Missouri be amended to include text to read as follows:

**Section 240.160 MERCHANTISING**

- A. Solicitation by any individual or organization is strictly prohibited. No person shall sell or offer for sale or advertise any goods, merchandise, or any product, service or other goods, or solicit contributions, or maintain any concession in any City park or City park, parking lot associated therewith, or use any City park facilities or City park property for commercial purposes except as authorized by the Director of Parks and Recreation on behalf of the Park Board or their designee or pursuant to a written agreement with the City of Grain Valley.
1. No person shall erect or place or cause to be erected or placed a stand, building, structure, wagon, tent, vehicle, car, trailer or any other thing to be used for the purpose of selling, dispensing or conveying merchandise, refreshments, service,

food, beverages, sports goods and supplies, or articles or advertisement of merchandise or service of any kind in or upon a City park unless such person has been granted permission by way of a written permit to do so by the Director of Parks and Recreation on behalf of the Park Board or their designee or is doing so pursuant to a written agreement with the City of Grain Valley.

2. No person shall use any City park, or sports courts, athletic field, swimming pool, shelter, or facility or portion thereof, owned or leased by the City, for instruction of any sort concerning physical fitness or athletic performance for which a fee is charged by that person, or to operate or conduct individual or group lessons, clinic, fitness programs or to run tournaments for which a fee is charged unless such person has been granted permission by way of a written permit to do so by the Director of Parks and Recreation on behalf of the Park Board or their designee or is doing so pursuant to a written agreement with the City of Grain Valley. This prohibition applies both to the person giving the instruction and the person receiving it. This does not apply to training given by City employees or by persons under a contract or permit with the City as part of a program of the City. This does not apply to coaches of teams playing in City administered leagues or in leagues which have a lease, permit, or user agreement with the City to use a City facility for their sport's use.
3. Any person that requests and is issued a permit to sell or dispense any merchandise, refreshments, service, food, beverages, sports goods, or supplies in a City park shall obtain and maintain a current City business license necessary to sell or dispense any merchandise, refreshments, service, food, beverages, sports goods, or supplies pursuant to Chapter 605 and any other required County or State license or permit, and shall provide any required reports and payments to the City, County or State.
4. It shall be unlawful for any person to sell or dispense any merchandise, refreshments, service, food, beverages, goods, and supplies in or from any City park for a fee without approval and permit from the Director of Parks and Recreation on behalf of the Park Board or their designee or a valid contract to do so from the City of Grain Valley.
5. Events administered and/or co-sponsored by the City of Grain Valley shall be exempt.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_\_ day of September 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk

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**Section 240.160. Merchandising. [Code 1985, §26.670; CC 1990 §17-16]**

- A. Any person desiring to sell merchandise of any kind in a park shall, in addition to any other necessary licenses, obtain a permit to do so from the Park Board. In addition, any person desiring to operate a concession stand shall be required to sign a lease agreement with the City to operate such concession stand.
- B. Approval of the Board of Aldermen is required for any person to operate a concession stand in a park.

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

<b>MEETING DATE</b>	09/14/2020, 9/28/2020	
<b>BILL NUMBER</b>	B20-26	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING SECTION 340.240 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GRAIN VALLEY, MISSOURI, RELATED TO REQUIRING HELMETS WHILE RIDING MOTORCYCLES AND MOTOR-TRICYCLES</b>	
<b>REQUESTING DEPARTMENT</b>	POLICE	
<b>PRESENTER</b>	James W. Beale Sr, Chief of Police	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To update the code of ordinances related to Wearing of Safety Helmet to align with recent changes in state laws	
<b>BACKGROUND</b>	House Bill 1963, Section 302.020 and 302.026, RSMo has been updated to include new provisions related to Motorcycle operators, and no protective headgear required. The updated code of ordinances will bring Grain Valley into conformance with the state changes.	
<b>SPECIAL NOTES</b>	N/A	
<b>ANALYSIS</b>	N/A	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Memo and Blackline Ordinance



**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-26

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
September 14, 2020 (6-0)

**AN ORDINANCE AMENDING SECTION 340.240 OF THE MUNICIPAL CODE OF  
ORDINANCES OF THE CITY OF GRAIN VALLEY, MISSOURI, RELATED TO  
REQUIRING HELMETS WHILE RIDING MOTORCYCLES AND MOTOR-TRICYCLES**

**WHEREAS**, the City’s Board of Aldermen is authorized pursuant to Section 300.660 RSMo to adopt by ordinance referencing the Model Traffic Ordinance as adopted at Sections 300.010 to 300.600 RSMo; and

**WHEREAS**, the Board of Aldermen did so adopt the Model Traffic Ordinance by virtue of Ordinance, which is now codified as Title III of the Municipal Code of the City of Grain Valley (“City Traffic Code”); and

**WHEREAS**, Title III, Section 340.240, of the City Traffic Code, entitled “Wearing of Safety Helmet Required,” regulates the requirement of wearing helmets while operating or occupying as a passenger any motorcycle upon the streets and highways of the City of Grain Valley (“City”); and

**WHEREAS**, the Missouri Governor signed House Bill 1963 into law easing helmet requirements for motorcyclists in the State of Missouri; and

**WHEREAS**, the Board of Aldermen now desires to amend Section 340.240 of the City Traffic Code to accurately reflect the new statutory changes.

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

**SECTION 1:** Section 340.240 of the Code of Ordinances of the City of Grain Valley, Missouri shall be amended as follows

Section 340.240 Protective Headgear Required, When.

A. Every person under twenty-six years of age who is operating or riding as a passenger on any motorcycle or motor-tricycle, as defined in Section 300.010, upon any highway or street of this city shall wear protective headgear at all times the vehicle is in motion; except that:

1. Any person twenty-six years of age or older operating any motorcycle or motor-tricycle who has been issued an instruction permit shall wear protective headgear at all times the vehicle is in motion.

B. The protective headgear shall meet reasonable standards and specifications established by the director.

1. The standards and specifications are those required by Federal Motor Vehicle Safety Standard (FMVSS) 218. The National Highway Traffic Safety Administration (NHTSA) established standards for motorcycle helmets to ensure a certain degree of protection in a crash in Federal Motor Vehicle Safety Standard 218. DOT-compliant helmets are helmets that meet this safety standard, while noncompliant helmets are helmets that do not.
- C. Any qualified motorcycle operator who is twenty-six years of age or older may operate a motorcycle or motor-tricycle upon any highway of this state without wearing protective headgear if he or she, in addition to maintaining proof of financial responsibility in accordance with chapter 303 RSMo, is covered by a health insurance policy or other form of insurance which will provide the person with medical benefits for injuries incurred as a result of an accident while operating or riding on a motorcycle or motor-tricycle.
1. Proof of coverage required by Subsection C of this Section shall be provided, upon request by authorized law enforcement, by showing a copy of the qualified operator's insurance card.
- D. No person shall be stopped, inspected, or detained solely to determine compliance with Subsections A, B, and C.
- E. Any person who shall violate any of the provisions of this section shall be deemed guilty of an infraction and, upon conviction, shall pay a fine not to exceed twenty-five dollars.
1. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation.
  2. No points shall be assessed for a failure to wear such protective headgear.

**SECTION 2:** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 3:** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN STRATTON	_____	ALDERMAN TOTTON	_____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

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Lauber Municipal Law  
City Attorney

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Chuck Johnston  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

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**GRAIN VALLEY**  
**POLICE**

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711 Main St  
Grain Valley, MO 64029  
Phone 816.847.6250  
Fax 816.847.6259

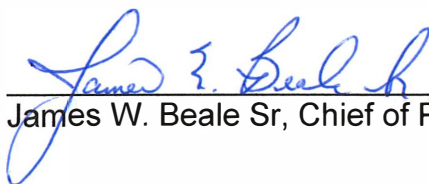
TO: Grain Valley Board of Aldermen  
FROM: James W. Beale Sr, Chief of Police  
SUBJECT: Ordinance to Amend Section 340.240  
DATE: September 4<sup>th</sup>, 2020

On August 28<sup>th</sup>, 2020 Missouri House Bill 1963 took effect, which enacted new revisions and provisions related to existing Missouri Statutes which covered No, Protective Headgear Required when operating a Motorcycle with the production of insurance coverage.

The existing Grain Valley Ordinance (Section 340.240), which included provisions for the wearing of safety helmet required, is no longer valid because it does not conform to the existing state law. I and Kelly ST. John from the Lauber Law Firm worked to develop the proposed ordinance now being presented for consideration by the Board of Aldermen. Ms. St. John revised the city ordinance to conform to the new Missouri Statute. The proposed ordinance has been placed on the Agenda for the Board of Alderman meeting of September 14<sup>th</sup>, 2020.

Submitted for your information and review.

Respectfully,

  
James W. Beale Sr, Chief of Police

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BILL NO. \_\_\_\_\_

ORDINANCE NO: \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 340.240 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GRAIN VALLEY, MISSOURI, RELATED TO REQUIRING HELMETS WHILE RIDING MOTORCYCLES AND MOTOR-TRICYCLES.**

**WHEREAS**, the City’s Board of Aldermen is authorized pursuant to Section 300.660 RSMo to adopt by ordinance referencing the Model Traffic Ordinance as adopted at Sections 300.010 to 300.600 RSMo; and

**WHEREAS**, the Board of Aldermen did so adopt the Model Traffic Ordinance by virtue of Ordinance, which is now codified as Title III of the Municipal Code of the City of Grain Valley (“City Traffic Code”); and

**WHEREAS**, Title III, Section 340.240, of the City Traffic Code, entitled “Wearing of Safety Helmet Required,” regulates the requirement of wearing helmets while operating or occupying as a passenger any motorcycle upon the streets and highways of the City of Grain Valley (“City”); and

**WHEREAS**, the Missouri Governor signed House Bill 1963 into law easing helmet requirements for motorcyclists in the State of Missouri; and

**WHEREAS**, the Board of Aldermen now desires to amend Section 340.240 of the City Traffic Code to accurately reflect the new statutory changes.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS:**

Section 1: Section 340.240 of the Code of Ordinances of the City of Grain Valley, Missouri shall be amended as follows (new text **marked in bold and underlined**, deleted text *in italics and struck through*):

Section 340.240 *Wearing of Safety Helmet Required.* **Protective Headgear Required, When.**

~~A. It shall be unlawful for any person to operate or occupy as a passenger any motorcycle on any street, alley or other public place in the City unless such person is equipped with and wearing a helmet which conforms with the following specifications:-~~

A. **Every person under twenty-six years of age who is operating or riding as a passenger on any motorcycle or motor-tricycle, as defined in Section 300.010, upon any highway or street of this city shall wear protective headgear at all times the vehicle is in motion; except that:**

1. **Any person twenty-six years of age or older operating any motorcycle or motor-tricycle who has been issued an instruction permit shall wear protective headgear at all times the vehicle is in motion.**

~~1. The helmet shall be constructed essentially in the form of a shell around the head, and shall be constructed to absorb impact energy. The shell shall begin above the eyes, covering the forehead, and be formed over and around the top of the head above a~~

*plane level with the base of the shell covering the forehead. It may be formed around the back and sides of the head.*

**B. The protective headgear shall meet reasonable standards and specifications established by the director.**

**1. The standards and specifications are those required by Federal Motor Vehicle Safety Standard (FMVSS) 218. The National Highway Traffic Safety Administration (NHTSA) established standards for motorcycle helmets to ensure a certain degree of protection in a crash in Federal Motor Vehicle Safety Standard 218. DOT-compliant helmets are helmets that meet this safety standard, while noncompliant helmets are helmets that do not**

~~2. The shell of the helmet shall have a reasonable smooth external surface, and there shall be no external projections greater than one eighth (1/8) inch above the outer surface thereof, except a clip for goggles or face protector where provided for in the construction.~~

**C. Any qualified motorcycle operator who is twenty-six years of age or older may operate a motorcycle or motor-tricycle upon any highway of this state without wearing protective headgear if he or she, in addition to maintaining proof of financial responsibility in accordance with chapter 303 RSMo, is covered by a health insurance policy or other form of insurance which will provide the person with medical benefits for injuries incurred as a result of an accident while operating or riding on a motorcycle or motor-tricycle.**

**1. Proof of coverage required by Subsection C of this Section shall be provided, upon request by authorized law enforcement, by showing a copy of the qualified operator's insurance card.**

~~3. The helmet shall be made of materials heavy enough to withstand a serious impact and made of a heavy plastic or other durable material that will not deteriorate appreciably when exposed to rain, snow, sleet, sun, cold, dust, vibrations, contact with skin or hair, or with age. The helmet shall be equipped with a harness or chin strap for maintaining its position on the wearer's head. Such helmets shall provide such protective standards as that is approved.~~

**D. No person shall be stopped, inspected, or detained solely to determine compliance with Subsections A, B, and C.**

**E. Any person who shall violate any of the provisions of this section shall be deemed guilty of an infraction and, upon conviction, shall pay a fine not to exceed twenty-five dollars.**

**1. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation.**

**2. No points shall be assessed for a failure to wear such protective headgear.**



Section 2: The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage and approval.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN STRATTON	_____
ALDERMAN TOTTON	_____	ALDERMAN KNOX	_____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law, City Attorney

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan, City Clerk

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

<b>MEETING DATE</b>	9/28/2020	
<b>BILL NUMBER</b>	B20-27	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE VACATING A 20 FOOT ALLEYWAY BETWEEN THE PROPERTIES OF 309 AND 311 FRONT STREET</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Director of Community Development	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To vacate an alley between Lot 5, Block 2 of the Finnell's Addition (309 Front) and Lot 13, Davis Place Subdivision (311 Front).	
<b>BACKGROUND</b>	The alley only serves the two properties involved in this request. The applicants would like to vacate the alley to limit public access to the rear of the two properties, and to be able to use the alley as a permanent private driveway.	
<b>SPECIAL NOTES</b>	None	
<b>ANALYSIS</b>	If alley is vacated, each property owner will be given 10 feet along the adjacent property line. No private rights will be unreasonably injured or endangered. The public will suffer no unreasonable loss or inconvenience. The proposed alleyway vacation does not adversely affect properties in the general vicinity.	

<b>PUBLIC INFORMATION PROCESS</b>	The Planning and Zoning Commission held a public hearing on this request on Wednesday, September 9, 2020. The public hearing was advertised in the Examiner and properties within 185 feet were notified by letter. By Ordinance, a public hearing before the Board of Aldermen is not required.
<b>BOARD OR COMMISSION RECOMMENDATION</b>	At the September 9, 2020 meeting, the Planning and Zoning Commission voted unanimously to recommend approval to the BOA.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Attachment A, Aerial Map, Staff Report

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-27

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

**AN ORDINANCE VACATING A 20 FOOT ALLEYWAY BETWEEN THE  
PROPERTIES OF 309 AND 311 FRONT STREET**

**WHEREAS**, the Board of Aldermen of the City of Grain Valley, Missouri, has deemed that the right-of-way (alleyway) between 309 Front Street and 311 Front Street is no longer necessary or useful as a city public right-of-way, and there appropriate for vacation by the City; and

**WHEREAS**, the Board of Aldermen has determined that the vacation of this alleyway does not adversely affect properties in the general vicinity, no longer serves a public purpose and is in the best interest of the City.

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

**SECTION 1:** The City of Grain Valley hereby vacates all that part of right-of-way (alleyway) located between 309 Front Street (Lot 5, Block 2 of the Finnell's Addition and 311 Front Street (Lot 13, Davis Place Subdivision), from Front Street on the north to the Kansas City Southern Railroad ROW on the south, as shown in Attachment "A".

**SECTION 2:** That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

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Lauber Municipal Law  
City Attorney

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Chuck Johnston  
Mayor

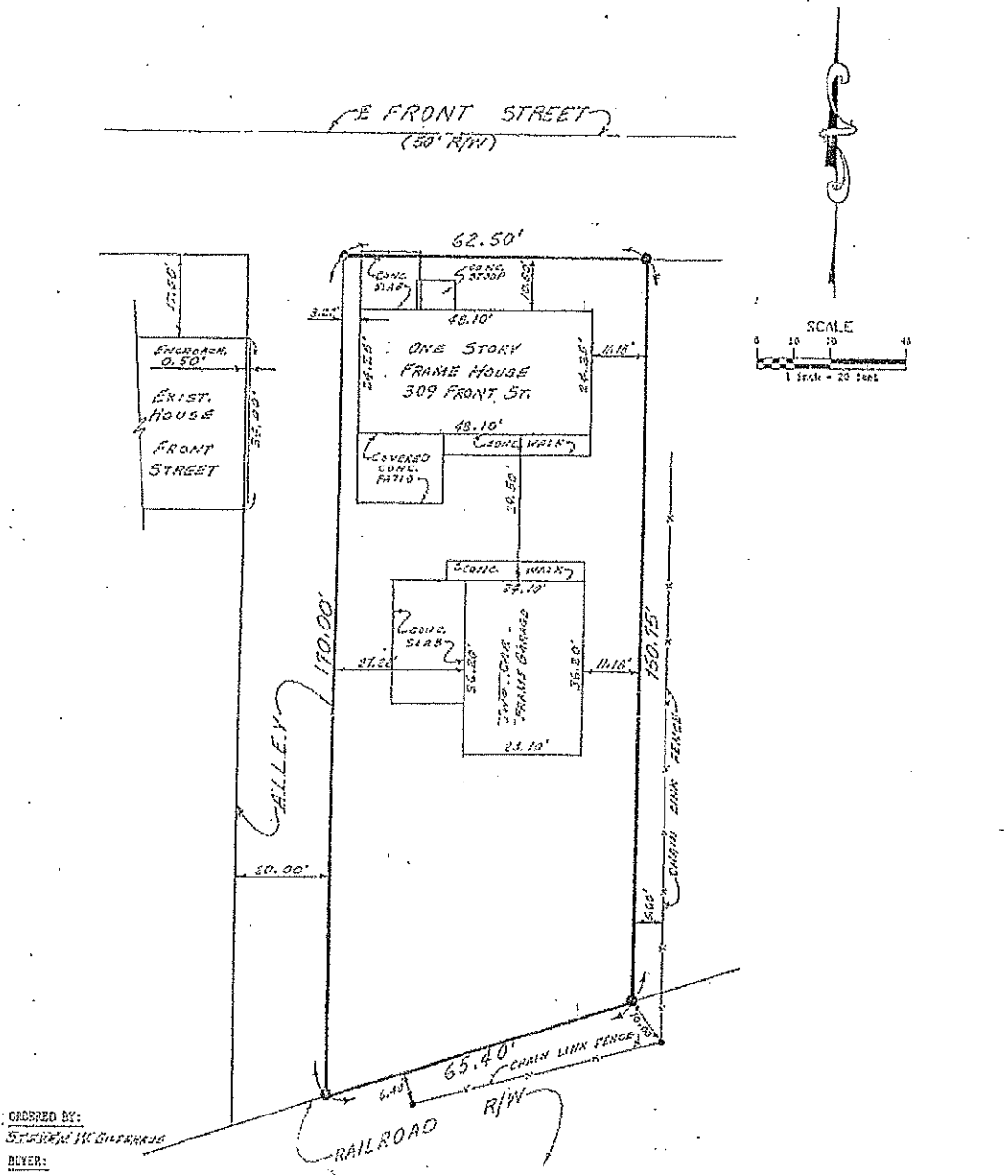
ATTEST:

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Jamie Logan  
City Clerk

ATTACHMENT "A"

LOT SURVEY AND SURVEYORS REAL-PROPERTY REPORT



ORDERED BY:  
 STANLEY W. GURPENS  
 BUYER:

FLOOR PLANS: N/A  
 ELEVATION: N/A  
 RAILROAD: N/A  
 CONSTRUCTION: N/A

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREIN 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 SURVEYORS AND I HAVE COMPLIED WITH ALL STATE AND FEDERAL REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: Nov. 14, 2002  
 WILLIAM A. REASON, PROFESSIONAL LAND SURVEYOR



THE WEST 1/2 OF LOT 3, AND ALL OF LOTS 4 AND 5, BLOCK 1, FINNELL'S ADDITION TO GRAIN VALLEY, JACKSON COUNTY, MISSOURI	
PREPARED FOR:	
P L S & Associates, P.C. Consulting Engineers & Land Surveyors P.O. Box 422 Grain Valley, Missouri 64022	
DRAWN BY: LAWRENCE B	DATE: PROJECT:

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W Front St

20 ft. alleyway

301

309

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**BOA Staff Report**

**Vacation of 20-foot alleyway between 309 and 311 Front Street**

**September 28, 2020**

**ACTION:**

Wayne and Nancy Totten (309 Front) and Jeannette Gwinn (311 Front) are requesting that the 20-foot wide alley between these two properties be vacated.

**PURPOSE:**

If alleyway is vacated, each property owner will be given 10 feet along the adjacent property line. The vacated area will be used as a permanent private driveway for both property owners.

**ANAYLSIS:**

The 20-foot alleyway was described in the Finnell's Addition plat that was recorded in 1885.

The following utility companies have responded that they have no objection to the proposed vacation:

Spire (Gas)

Evergy (Electric)

Comcast (Cable TV)

City of Grain Valley (Water/Sewer)

AT&T (phone)

No private rights will be unreasonably injured or endangered. The public will suffer no unreasonable loss or inconvenience.

The proposed alleyway vacation does not adversely affect properties in the general vicinity.

The alleyway no longer serves a public purpose.

**PLANNING AND ZONING COMMISSION:**

The Commission held a public hearing on September 9, 2020 and unanimously voted to recommend approval to the BOA. The Commission's public hearing was noticed in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed vacation of alleyway.

**STAFF RECOMMENDATION:**

Staff recommends approval of the alleyway vacation.

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

<b>MEETING DATE</b>	9/28/2020	
<b>BILL NUMBER</b>	B20-28	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE APPROVING THE FINAL PLAT OF THE VALLEY SUBDIVISION</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Director of Community Development	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N
<b>PURPOSE</b>	To gain final plat approval for the Valley Subdivision	
<b>BACKGROUND</b>	The preliminary plat was approved by the Planning and Zoning Commission on September 25, 2019. The property is zoned District R-1 (Single Family Residential). The Comprehensive Plan's Future Land Use Map illustrates this area as single family residential.	
<b>SPECIAL NOTES</b>	Because lots 11, 12, 13, 14 and 15 are within the FEMA Flood Zone AE, the Planning and Zoning Commission required that the lowest floor on a residence must be above the base flood elevation for a 500 year storm event.	

<b>ANALYSIS</b>	The final plat contains 61 lots. The total land area is approximately 16 acres. The designated tract area will allow water to drain through and disperse onto the wetland area to the north. Tract A will be maintained by the HOA. The final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer and a construction permit for the infrastructure has been issued.
<b>PUBLIC INFORMATION PROCESS</b>	N/A
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission recommended approval at their September 9, 2020 meeting.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Final Plat, Staff Report

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-28

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

**AN ORDINANCE APPROVING THE FINAL PLAT OF THE VALLEY SUBDIVISION.**

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

**WHEREAS**, a meeting was held on September 9, 2020 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

**WHEREAS**, the Board of Aldermen is in acceptance of the final plat, easements and right-of-way that are dedicated to public purposes.

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

**SECTION 1:** The final plat of the Valley Subdivision is approved.

**SECTION 2:** The property is legally described below as the Valley Subdivision:

A tract of land in the Northeast Quarter of Section 3, Township 48 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of Lot 45, SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 2<sup>ND</sup> PLAT, a subdivision in said Grain Valley, Jackson County, Missouri; thence along the North line of said SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 2<sup>ND</sup> PLAT, the following five (5) courses; Course 1, thence North 87°31'59" West, 828.77 feet; Course 2, thence on a curve to the left, having an initial tangent bearing North 11°16'28" East, a radius of 250.00 feet and an arc length of 38.43 feet; Course 3, thence North 02°28'01" East, 54.13 feet; Course 4, thence North 87°31'59" West, 142.53 feet; Course 5, thence North 15°57'11" West, 71.10 feet to the Southeast corner of Lot 17, SNI-A-BAR CROSSING PHASE IV, a subdivision in said Grain Valley, Jackson County, Missouri; thence North 05°31'48" East, along the East line of said, SNI-A-BAR CROSSING PHASE IV, 11.02 feet; thence North 02°23'18" East, continuing along said East line, 555.76 feet; thence South 88°07'59" East, 990.03 feet to a point on the West line of, SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 4<sup>TH</sup> PLAT; thence South 02°23'17" West, along said West line, 737.00 feet to the Point of Beginning.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk



## **BOA Staff Report – September 28, 2020**

Final Plat – Valley Subdivision  
Property Owner/Developer – L&L Development LLC

### **PURPOSE:**

The purpose of this request is to gain final plat approval for the subdivision.

### **BACKGROUND:**

This property is approximately sixteen acres in size and is generally located north of Tisha Lane and west of Gateway Court. The proposed subdivision will contain 61 lots. The property is zoned District R-1 (Single Family Residential District). The Board of Aldermen approved Ordinance 2432 on April 9, 2018 changing the zoning from Agricultural to R-1.

### **ANALYSIS:**

The final plat has slightly changed from the preliminary plat. There is no longer a detention basin needed. The stormwater will drain through the Tract A in the final plat and disperse the water onto the wetland area to the north.

Since Tract A is smaller than the original detention basin, the developer was able to add an additional lot. The preliminary plat had 60 lots and the final plat contains 61 lots.

The numbering of the lots also changed in relation to the location of the FEMA flood Zone AE. The lots on the Final Plat that are within the Flood Zone AE are 11, 12,13,14 and 15. The final plat includes on these lots as well as 10 and 16 the base flood elevation for a 0.2% annual chance of flood which is also commonly know as the 500 year flood.

Regarding the Planning and Zoning condition for preliminary plat approval, the lowest floor of the residence on lots 11, 12, 13, 14 and 15 must be above the base flood elevation shown on the final plat for that lot.

The sewer main has been relocated.

The final plat is in conformance with City Standards and engineering civil plans have been approved by City Engineer and a construction permit for the infrastructure has been issued.

### **PLANNING AND ZONING COMMISSION:**

The Commission, at their September 9, 2020 meeting, voted unanimously to recommend approval on the Final Plat.

### **RECOMMENDATION:**

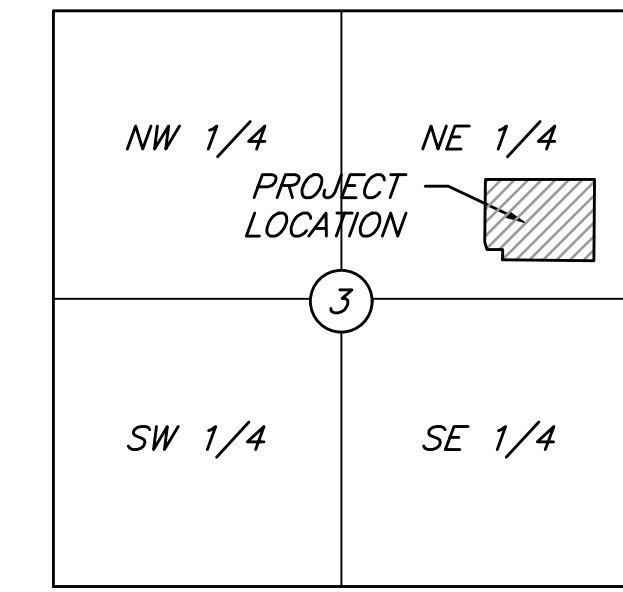
Staff recommends approval of the final plat.

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# FINAL PLAT VALLEY SUBDIVISION

## NE 1/4, SECTION 3, TOWNSHIP 48 NORTH, RANGE 30 WEST GRAIN VALLEY, JACKSON COUNTY, MISSOURI



VICINITY MAP  
SEC. 3-48-30  
N.T.S.

**PROPERTY DESCRIPTION:**

A tract of land in the Northeast Quarter of Section 3, Township 48 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of Lot 45, SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 2<sup>ND</sup> PLAT, a subdivision in said Grain Valley, Jackson County, Missouri; thence along the North line of said SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 2<sup>ND</sup> PLAT, the following five (5) courses; Course 1, thence North 87°31'59" West, 828.77 feet; Course 2, thence on a curve to the left, having an initial tangent bearing North 11°16'28" East, a radius of 250.00 feet and an arc length of 38.43 feet; Course 3, thence North 02°28'01" East, 54.13 feet; Course 4, thence North 87°31'59" West, 142.53 feet; Course 5, thence North 15°57'11" West, 71.10 feet to the Southeast corner of Lot 17, SNI-A-BAR CROSSING PHASE IV, a subdivision in said Grain Valley, Jackson County, Missouri; thence North 05°31'48" East, along the East line of said, SNI-A-BAR CROSSING PHASE IV, 11.02 feet; thence North 02°23'18" East, continuing along said East line, 555.76 feet; thence South 88°07'59" East, 990.03 feet to a point on the West line of, SNI-A-BAR CROSSING AT SNI-A-BAR FARMS 4<sup>TH</sup> PLAT; thence South 02°23'17" West, along said West line, 737.00 feet to the Point of Beginning. Contains 708,641 square feet or 16.268 acres more or less.

**PLAT DEDICATION:**

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

VALLEY SUBDIVISION

**STREET DEDICATION:**

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**BUILDING LINES:**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**Setback requirements:**

- 25' front setback
- 15' side setback on corner lots
- 8' interior side yard setback
- 30' rear yard setback

**RIGHT OF ENTRANCE:**

The right of ingress and egress and travel along any street of drive within the boundaries of the property is hereby granted to Grain Valley, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary on storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights.

**MAINTENANCE OF TRACT:**

Tract "A" (0.17 acres) is hereby reserved as Private Open Space Tract and shall be maintained by the Home Owners Association, pursuant to the "Declaration of Restrictions" recorded simultaneously with this plat.

**CLIENT:**

L & L Development, LLC  
30109 E. 38th Street  
Grain Valley, MO 64029

**PROPERTY LOCATION:**

Grain Valley, Jackson County, Missouri

**GENERAL SURVEY NOTES:**

- 1.) The plat of SNI-A-BAR CROSSING AT SNI-A-BAR FARMS-2ND PLAT, is recorded in Instrument No. 200510033494, in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) The plat of SNI-A-BAR CROSSING AT SNI-A-BAR FARMS-4TH PLAT, is recorded in Instrument No. 17E0011700, in Book 1-168 at Page 18, in the Recorder of Deeds Office in Jackson County, Missouri.
- 3.) The parent parcel, is recorded in Instrument No. 2019E0018138, in the Recorder of Deeds Office in Jackson County, Missouri.
- 4.) Title Report # 1511832, dated February 15, 2019 at 8:00 AM provided by First American Title Insurance Company, was provided by client.
- 5.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.
- 6.) The subject property is located in Zone X areas determined to be outside the 0.2% annual chance floodplain and Zone AE, Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29095C0339G, effective January 20, 2017.
- 7.) 500-YEAR FLOOD REFERS TO ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON FIRM

**EASEMENT DEDICATION:**

An easement is hereby granted to City of Grain Valley, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

**DRAINAGE EASEMENT** - A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in City of Grain Valley, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

**GRADING EASEMENT** - A grading easement (G/E) authorizing the right to change the grade of the land and to establish slopes and cutbacks adjacent to the road right-of-way and to keep and maintain the slope and cutbacks under, in, over and upon land situated in City of Grain Valley, Missouri ("The City"), is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said slopes and cutbacks as may be necessary. Nothing shall interfere with the safe and unrestricted use of the land adjacent to and above said easement or with the proper, safe and continuous maintenance and use of said easement and specifically shall not build thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) which may interfere with the maintenance and use of said slopes and cutbacks.

**SEWER EASEMENT** - A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in City of Grain Valley, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

**WATER MAIN EASEMENT** - A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in City of Grain Valley, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

**IN WITNESS WHEREOF:**

L & L Development, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

L & L Development, LLC

Logan O. Sousley Member Larry D. Yancik Member

STATE OF \_\_\_\_\_ SS:

COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that he is a Managing Member of \_\_\_\_\_, a Missouri limited liability company and that said instrument was signed in behalf of said limited liability company and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

**IN WITNESS WHEREOF:**

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: \_\_\_\_\_

Notary Public

**CITY ACKNOWLEDGEMENT:**

This is to certify that the within Plat of "VALLEY SUBDIVISION" was duly submitted to and approved by the Grain Valley Planning and Zoning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

Chairman - Debbie Saffell Secretary - Kevin Browning

These easements and right-of-way accepted by the governing body of Grain Valley, Missouri this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

Mayor - Chuck Johnston City Clerk - Jamie Logan

**JACKSON COUNTY:**

Approved: Assessor's Office

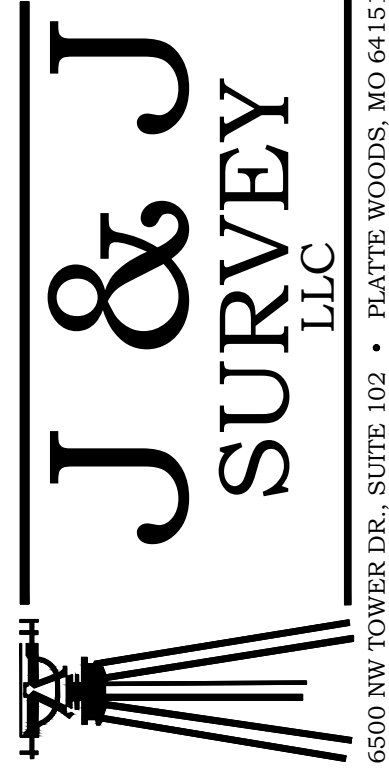
\_\_\_\_\_  
Date  
Jackson County Assessor

**CERTIFICATION:**  
This plat and survey of VALLEY SUBDIVISION were executed by J. and J. Survey, LLC, 6500 NW Tower Drive, Suite 102, Platte Woods, Missouri 64151.

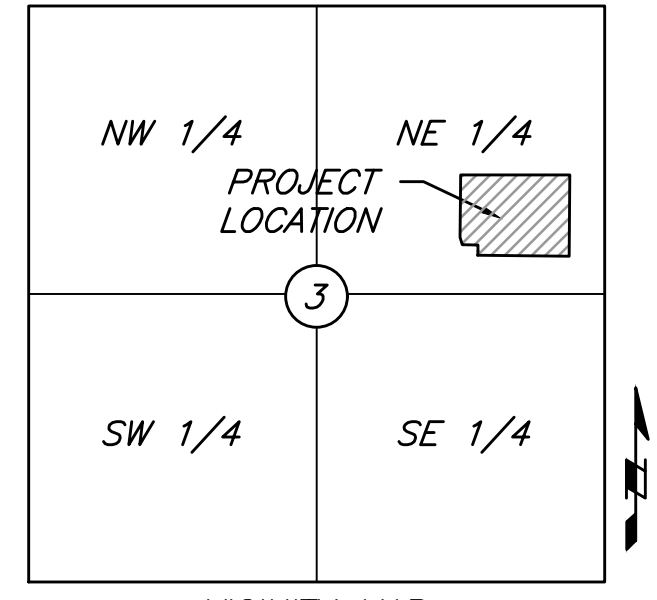
**I HEREBY CERTIFY:** that the Plat of VALLEY SUBDIVISION is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

6-22-20  
Date  
John B. Young PLS-2006018647

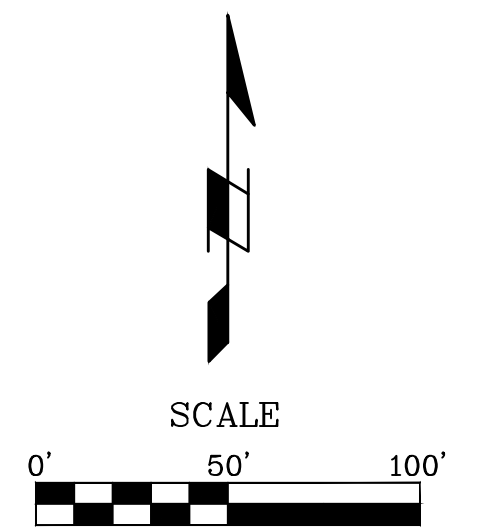
Location: S:\19.148 - Sni-A-Bar Crossing Subdivision\DRAWINGS\FINAL PLAT.dwg



1	INITIAL SUBMITTAL	4/28/20					
2	REVISED PER CITY COMMENTS	6/10/20					
3	REVISED PER COMMENTS	6/22/20					



VICINITY MAP  
SEC. 3-48-30  
N.T.S.



- LEGEND**
- △ - STATE PLANE CONTROL MONUMENT
  - - MONUMENT FOUND AS NOTED
  - - 1/2" IRON BAR & CAP SET
  - R/W - RIGHT-OF-WAY
  - (M) - MEASURED DISTANCE
  - (P) - PLAT DISTANCE
  - U/E - UTILITY EASEMENT
  - D/E - STORM DRAINAGE EASEMENT
  - S/E - SANITARY SEWER EASEMENT
  - W/E - WATER EASEMENT
  - B/L - BUILDING SETBACK LINE
  - BFES - BASE FLOOD ELEVATION FOR 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.S. PROFILE
  - - - - - 500 YEAR FLOOD LINE

**HORIZONTAL CONTROL:**  
STATION NAME: JA-11 RESET, PID # 095011  
DATUM NAD 1983,  
MISSOURI WEST ZONE (METER)  
COMBINED GRID FACTOR 0.9999089

Point #	Northing	Eastng	Description
2	312590.916m	876029.753m	JA-11
100	314566.936m	875595.830m	PROPERTY CORNER
101	314577.808m	875343.477m	PROPERTY CORNER
102	314589.425m	875344.877m	PROPERTY CORNER
103	314605.907m	875345.587m	PROPERTY CORNER
104	314607.777m	875302.188m	PROPERTY CORNER
105	314628.612m	875296.232m	PROPERTY CORNER
106	314631.815m	875296.542m	PROPERTY CORNER
107	314801.188m	875303.614m	PROPERTY CORNER
108	314791.358m	875605.189m	PROPERTY CORNER

**JA-11 RESET:**  
KC Metro aluminum GRS disk set in concrete flush with ground, stamped JA-11 reset, 2000. Located approximately 3 miles South of Grain Valley on the West side of Buckner-Tarsney Road, 32.0± feet West of the centerline of Buckner-Tarsney Road and 51.5± feet South of driveway to house at #7204.

STATION NAME  
JA-11 RESET  
PID #: 095011

SE COR, NE 1/4, SEC 3-48-30  
FIND STONE  
DOC. NO.: 800-50007

**CERTIFICATION:**  
This plat and survey of VALLEY SUBDIVISION were executed by J. and J. Survey, LLC, 6500 NW Tower Drive, Suite 102, Platte Woods, Missouri 64151.

**I HEREBY CERTIFY:** that the Plat of VALLEY SUBDIVISION is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscaped Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and plating of subdivisions to the best of my professional knowledge and belief.

John B. Young PLS-2006018647  
Date 6-22-20

Location: S 19.148 - Sni-A-Bar Crossing Subdivision DRAWINGS\FINAL PLAT.dwg



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151  
PHONE (816) 941-1017 • FAX (816) 941-1018

NO.	DATE	REVISIONS
1	4/28/20	INITIAL SUBMITTAL
2	6/10/20	REVISED PER CITY COMMENTS
3	6/22/20	REVISED PER COMMENTS

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

<b>MEETING DATE</b>	09/28/2020	
<b>BILL NUMBER</b>	B20-29	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING TITLE V OF THE CODE OF ORDINANCES TO INCLUDE A NEW CHAPTER ADDRESSING CONSTRUCTION CONTRACTORS</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Director of Community Development	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To amend the code to set definitions and requirements pertaining to Construction Contractors operating within the city limits.	
<b>BACKGROUND</b>	Current Municipal Code does not define who is considered a Construction Contractor or set General Liability Insurance requirements for operating as a Construction Contractor. This is a common practice to require General Liability Insurance in other municipalities.	
<b>SPECIAL NOTES</b>	N/A	
<b>ANALYSIS</b>	N/A	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	

<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-29

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

**AN ORDINANCE AMENDING TITLE V OF THE CODE OF ORDINANCES  
TO INCLUDE A NEW CHAPTER ADDRESSING CONSTRUCTION  
CONTRACTORS**

**WHEREAS**, the Board of Aldermen of the City of Grain Valley deems it in the best interest of the citizens of the City to amend the Municipal Code of Ordinances to set insurance requirements for Construction Contractors doing business within the city limits.

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

**SECTION 1:** That Title V of the Code of Ordinances of the City of Grain Valley be amended to include a new chapter, Chapter 520 to read as follows:

**CHAPTER 520 – CONSTRUCTION CONTRACTORS**

**SECTION 520.010 DEFINITIONS**

As used in this title, the following words shall have the following definitions:

**“CONSTRUCTION CONTRACTING”** refers to the activity of a construction contractor.

**"CONSTRUCTION CONTRACTOR"** means a person who undertakes to or offers to undertake to, or purports to have the capacity to undertake to, or submits a bid to, or does himself or by or through others, construct, alter, repair, add to, subtract from, improve, move, wreck, or demolish any building, highway, road, railroad, excavation, or other structure, project, development, or improvement to real property, or to do any part thereof.

"Construction contractor" includes subcontractors, specialty contractors, prime contractors, and any person receiving consideration for the general supervision and/or coordination of such a construction project except for remediation contracting. This definition shall govern without regard to whether or not the construction contractor is acting in fulfillment of a contract.

**SECTION 520.020 PERMIT REQUIRED FOR BUILDING CONSTRUCTION CONTRACTORS**

- A. No person shall hold himself or herself out as a Construction Contractor or offer to provide Construction Contracting in the City until such person has obtained an occupational license.
- B. All contractors shall maintain general liability coverage in an amount no less than five hundred thousand dollars (\$500,000.00) per occurrence for personal injuries and property damage. In addition, every such contractor shall procure and maintain workers' compensation insurance as required by law. Proof of insurance shall be provided at the time of licensure and shall have the City of Grain Valley added as a certificate holder to the insurance policy. The insurance policy shall require the insurance company to notify the City of Grain Valley in writing any change or cancellation of such policy at least ten (10) days prior thereto. In addition to the aforementioned insurance requirements, any licensed contractor performing work in the City right-of-way as a condition of a building permit must meet the bonding requirements set forth in Section 505.080, Bond Prerequisite To Issuance.

**SECTION 2:** This ordinance will be effective immediately upon final passage and approval.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS _____	ALDERMAN CLEAVER _____
ALDERMAN HEADLEY _____	ALDERMAN KNOX _____
ALDERMAN STRATTON _____	ALDERMAN TOTTON _____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk



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

<b>MEETING DATE</b>	09/28/2020	
<b>BILL NUMBER</b>	B20-30	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING TITLE V OF THE CODE OF ORDINANCES TO INCLUDE A NEW CHAPTER ADDRESSING LANDLORDS AND RENTAL PROPERTIES</b>	
<b>REQUESTING DEPARTMENT</b>	Administration	
<b>PRESENTER</b>	Ken Murphy, City Administrator	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To set registration requirements for landlords operating within the city limits	
<b>BACKGROUND</b>	Current Municipal Code does not define a Landlord or set forth registration requirements for those operating as landlords. This Chapter corrects those deficiencies. This will provide authority to issue a landlord registration permit to those that are approved under this Chapter.	
<b>SPECIAL NOTES</b>	N/A	
<b>ANALYSIS</b>	N/A	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	

<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-30

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

**AN ORDINANCE AMENDING TITLE V OF THE CODE OF ORDINANCES TO  
INCLUDE A NEW CHAPTER ADDRESSING LANDLORDS AND RENTAL  
PROPERTIES**

**WHEREAS**, the Board of Aldermen of the City has determined it to be in the best interest of the citizens of Grain Valley to amend Title V to include a chapter regulating landlords and rental properties; and

**WHEREAS**, to provide authority to the City of Grain Valley, Missouri to authorize and issue landlord registrations.

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

**SECTION 1:** That Title V of the Code of Ordinances of the City of Grain Valley be amended to include a new chapter, Chapter 515 to read as follows:

**CHAPTER 515 - LANDLORDS**

**SECTION 515.010 DEFINITIONS.**

As used in this title, the following words shall have the following definitions:

**LANDLORD** means a person who leases, or agrees to lease, a rental unit for a period of more than thirty (30) days.

**RENTAL UNIT** means a dwelling unit that is offered for rent, lease, or hire or which is rented leased or hired, regardless of whether the occupant has actually paid any rent. If multiple dwelling units are in a single building (such as a duplex or triplex or an apartment building) each dwelling unit is a separate Rental Unit.

**TENANT** means the person or persons occupying a Rental Unit with the consent of the owner or manager of the Rental Unit.

**SECTION 515.020 LANDLORD REGISTRATION.**

- A. No person shall rent to another for occupancy any rental unit, or allow any such rental unit to be occupied by another without first registering as a landlord with the city.
- B. The registration shall be on a form prescribed by the City Administrator, or his or her designee, and shall include:
  - 1) The location of all Rental Units leased or offered for lease by the Landlord, and
  - 2) A contact person for the Rental Unit who lives within the City or within the Greater KC area including a contact number or numbers where the contact person may be reached at any time.
- C. Except as otherwise specifically provided, Landlord registrations shall be valid, for the registration year beginning July first (1st) and end June thirtieth (30th). All such registrations shall be due and payable on or before July first (1st) of each year. Any Person whose registration has expired shall immediately cease doing business until a new permit is issued.
- D. No registration shall be issued until payment of the appropriate fee imposed to cover the City’s costs in processing the registrations as well as implementing and maintaining this program. The fee is set forth in the Comprehensive Fee Schedule.
- E. If a registration expires and is not renewed within thirty (30) days, the City Administrator, or his or her designee, shall report the same to the City Prosecutor.
- F. No city-owned or controlled utilities will be turned on for any residential dwelling unit, which is not owner-occupied or which is not registered as a rental unit according to this Section.

**SECTION TWO:** This ordinance will be effective as of October 12, 2020.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN STRATTON	_____	ALDERMAN TOTTON	_____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

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Lauber Municipal Law  
City Attorney

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Chuck Johnston  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

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

<b>MEETING DATE</b>	09/28/2020	
<b>BILL NUMBER</b>	B20-31	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING CHAPTER 605 OF THE CODE OF ORDINANCES OF THE CITY OF GRAIN VALLEY, MISSOURI, PERTAINING TO OCCUPATIONAL LICENSES</b>	
<b>REQUESTING DEPARTMENT</b>	Administration	
<b>PRESENTER</b>	Jamie Logan, City Clerk	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To update the Occupational License regulations	
<b>BACKGROUND</b>	This chapter has been fully reviewed and amended by staff with the assistance of Lauber Municipal Law to clarify and reflect current regulations and practices in relation to occupational licenses	
<b>SPECIAL NOTES</b>	N/A	
<b>ANALYSIS</b>	N/A	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, black line ordinance	

BILL NO. B20-31

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 605 OF THE CODE OF ORDINANCES  
OF THE CITY OF GRAIN VALLEY, MISSOURI, PERTAINING TO  
OCCUPATIONAL LICENSES**

**WHEREAS**, Chapter 605, Code of Ordinances, City of Grain Valley, Missouri sets the regulations for Occupational Licenses within City limits;

**WHEREAS**, the Chapter has been reviewed and amended to provide clarity, consistency and to reflect current practices followed.

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

**SECTION 1:** The City Code is hereby amended by repealing Chapter 605 and enacting in lieu thereof one new Chapter, to read as follows:

**CHAPTER 605- OCCUPATIONAL LICENSES**

Cross References — Alcoholic beverage licenses, §**600.170** et seq.; dangerous animal permit, §**210.050**; permits for cats and dogs, §**210.160** et seq.; fireworks permits, §**220.110**; flood control development permits, ch. **415**; solid waste collection and disposal permits, §**235.190** et seq.; park permits, §**410.130**; proper display of vehicle license plates, §**390.010**; vehicle registration, title and licenses, §**390.010** et seq.; angle loading permits, §**350.020**; curb loading permits, §**360.020** et seq.; excess weight permits, §**382.070**; permits for use of parks, §**240.170**; street excavation permit, §**505.050** et seq.; parade permit, §**347.030** et seq.; private sewage disposal system permit, §**705.320**.

**SECTION 605.010 ENACTING AUTHORITY — TITLE — APPLICATION — EXEMPTIONS.**  
[Code 1985, §52.010; CC 1990 §12-26]

Pursuant to authority granted by Section 94.270, RSMo., as amended, this Chapter is hereby established and shall be known as the "Occupational Licensing Code" of the City of Grain Valley, Missouri, a municipal corporation, and shall apply to all corporations, companies, associations, joint-stock associations, partnerships, co-partnership and persons and/or their lessees, duly constituted trustees or receivers, heirs, administrators or assigns, who shall engage in any business, trade, vocation, profession

**SECTION 605.020 DEFINITIONS.**

[Code 1985, §52.020(3)-(5); CC 1990 §12-27]

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:



## **EMPLOYEE**

Any person, as hereinafter defined, who shall apply for and obtain a license under the terms and/or provisions of this Chapter and in accordance therewith.

## **MANUFACTURER**

Every person who shall hold or purchase personal property for the purpose of adding to the value thereof by any process of manufacturing, or by the combination of different materials, or shall sell or purchase manufactured articles such as are manufactured by it, or such as are used in manufacturing.

## **PERSON**

Every natural person, firm, partnership, copartnership, corporation, company, association, joint-stock association and/or their lessees, duly constituted trustees or receivers, heirs, administrators or assigns.

### **SECTION 605.030 LICENSE REQUIRED.**

It shall be unlawful for a person to operate a business within the city without first having obtained a valid business license or permit. It shall be unlawful for a person to continue to operate a business after the expiration of the license unless a new license has been issued.

(1) Advertising or soliciting constitutes engaging in business. For purposes of this section, "advertising" means the use of any handbill, billboard, sign, newspaper, radio, loudspeaker, television, telephone listing, computer listing, or other message or device whereby the services or products are offered to the public. The listing in an advertisement of an address which is inside the city or a telephone number associated with the business shall constitute prima facie evidence that the person is engaged in the business activity that is being advertised. It shall be unlawful for any person who is required by the provisions of this chapter to secure a license to advertise the activity without first securing such a license.

(2) It shall be unlawful for any person who is required by the provisions of this chapter to have a license in order to engage in the licensed activity to solicit, to accept consideration, or to offer the services or products to the public without first securing a license.

### **SECTION 605.050 LICENSES — FOR EACH BUSINESS ENTITY.**

[Code 1985, §52.100; CC 1990 §12-30]

A separate license shall be obtained for each separate legal business entity conducted, operated, maintained, or carried on by every person engaged in any business or manufacturing for which a license is required by this Chapter.

### **SECTION 605.060 BUSINESSES AND OCCUPATIONS REQUIRING A LICENSE. [Code 1985, §52.190; CC 1990 §12-31]**

The terms 'business or manufacturing' or 'business' as used in this Chapter shall include all of the businesses and occupations listed in Section 94.270, RSMo. or any similar provision. The businesses and occupations listed herein shall be construed broadly to include any substantially similar business or occupation regardless of the current title of such business or occupation, and specifically including the following:

Auctioneers

Artists

Agents  
Automobile agencies and dealers  
Automobile accessories dealers  
Auto wrecking shops and junk dealers  
Auto liveries  
Auto drays and jitneys  
Banks  
Brokers  
Butchers  
Billiard, pool tables, and other tables  
Bowling alleys  
Bill posters  
Balls  
Ball alleys  
Confectioners  
Corn doctors  
Druggists  
Drays, transfer and all other vehicles  
Dance houses  
Draymen  
Express companies  
Express agents  
Ferries  
Grocers  
Gaugers  
Gas companies  
Gasoline filling stations  
Hawkers  
Hotels  
Horse or cattle dealers  
Hackmen

Inspectors  
Insurance companies  
Insurance agents  
Intelligence and employment offices and agencies  
Lumber dealers  
Loan companies  
Loan agents  
Light, power and water companies  
Lung testers  
Merchants of all kinds  
Moving picture shows  
Mercantile agents  
Manufacturing and other corporations or institutions  
Money brokers  
Money changers  
Museums  
Menageries  
Muscle developers  
Magnifying glasses  
Opera houses  
Omnibuses  
Ordinaries  
Omnibus drivers, porters and all others pursuing like occupations, with or without vehicles  
Pawnbrokers  
Public boardinghouses  
Public buildings  
Public halls  
Photographers  
Porters  
Public lecturers  
Patent right dealers

Plumbers and all other business, trades, and avocations whatsoever

Public masquerades

Pistol galleries

Private venereal hospitals

Pool tables and other tables

Restaurants

Real estate agents

Runners for steamboats, cars and public houses

Stockyards

Soft drink stands combined

Soda fountains

Street railroad cars

Street exhibitions

Shows and amusements

Sales of unclaimed goods by express companies or common carriers

Telegraph companies

Telephone companies

Telescopic views

Tenpin alleys

Theatrical or other exhibitions.

Nothing in this Chapter shall be construed as authorizing any person to sell intoxicating or non-intoxicating liquors by virtue of such a license.

#### **SECTION 605.065 BUSINESSES AND OCCUPATIONS NOT REQUIRED TO HAVE A LICENSE.**

The following businesses shall be exempt from city license requirements:

- (1) Any minister of the gospel, duly accredited Christian Science practitioner, teacher, a professor in a college, priest, lawyer, certified public accountant, dentist, chiropractor, optometrist, chiropodist, physician, or surgeon.
- (2) Any insurance agent or broker, veterinarian, architect, professional engineer, land surveyor, auctioneer, or real estate broker or real estate salesman, unless that person maintains a business office within the city limits.
- (3) Any farmer or producer of produce raised by him/her, when sold from his/her wagon, cart, vehicle, or stand, or any person in the employ of such farmer or producer.
- (4) Any additions or deletions to this list as required by state law.

**SECTION 605.070 APPLICATION FOR LICENSE.**

- (1) All applications for licenses provided for in this Chapter shall be filed with the City Clerk. The Board of Aldermen shall prescribe the form of application and license form. Except as otherwise provided, all licenses issued under this Chapter shall be signed by the Mayor and the City Clerk and shall be invalid for all purposes unless so signed.
- (2) No application shall be issued unless and until all personal taxes, merchant taxes, manufacturing taxes, other license fees, inspection fees, or any other financial obligations which are delinquent and owing to the City, have been paid. No license provided for or required under this Chapter, or any other ordinance of the City shall be issued by any department until compliance with this Section has been fulfilled.
- (3) No license shall be issued unless the location of the proposed business or occupation shall comply in every respect with the zoning and/or other ordinances of the City. On all new applications, the Community Development Director and Building Inspector shall certify that the premises meet minimum code standards as established by the City, before issuance of such license.
- (4) No license shall be issued until payment of the appropriate license fee as set forth in the Comprehensive Fee Schedule.
- (5) Upon receipt of a valid application and the accompanying fee, the mayor and city clerk shall sign the license and the City Clerk shall issue the business license, or renew the business license, within fifteen (15) days. If a license is denied, the City Clerk shall provide the applicant with a statement of the reasons for the denial. (State reference § 94.230)

**SECTION 605.090 YEAR — WHEN DUE AND PAYABLE — LATE PENALTY.**

**[Code 1985, §52.060; CC 1990 §12-34; Ord. No. 1170 §1, 3-9-1998; Ord. No. 2295 §1, 5-22-2013]**

- A. Except as otherwise specifically provided, the license year for all business or manufacturer licenses issued under this Chapter shall begin July first (1st) and end June thirtieth (30th). All such licenses shall be due and payable on or before July first (1st) of each year. Any Person whose business license has expired shall immediately cease doing business until a new license is issued.
- B. The City Clerk shall add to the amount due ten percent (10%) licenses not renewed on or before July 1<sup>st</sup>, but which are reinstated within 30 days of expiration and an additional five percent (5%) penalty for each month thereafter that such license tax fee remains delinquent and a business, trade, occupation, or service occupation is conducted within the City, up to a thirty percent (30%) maximum penalty. This penalty shall be in addition to all other penalties which may be imposed by law or ordinance. Nothing in this section shall be construed to allow any business to operate after the expiration of its license.

**SECTION 605.100 VALIDATION RECEIPT — ISSUANCE OR DENIAL — COMPLIANCE WITH ZONING, OTHER ORDINANCES.**

**[Code 1985, §52.070; CC 1990 §12-35; Ord. No. 2056, 11-23-2009]**

- A. If, for good cause shown, the City Clerk shall disapprove the application for a license under the provisions of this Chapter, or shall fail to act upon same within fifteen (15) days from the date of filing such application, the applicant may within thirty (30) days following the date of disapproval, submit a

written appeal to the Board of Aldermen as hereinafter provided, with the right of hearing, by filing same with the City Clerk who shall thereupon docket such appeal with the Board of Aldermen for consideration and decision at a regular or special meeting of the Board not less than thirty (30) days subsequent to such filing.

**SECTION 605.110 RECORDS OF ISSUANCE.**

**[Code 1985, §52.080; CC 1990 §12-36]**

It shall be the duty of the City Clerk to keep a complete and accurate record of all licenses issued under this Chapter, showing the nature of the license, its date of issuance, to whom issued, and the amount of the fee collected therefor.

**SECTION 605.120 DISPLAY.**

**[Code 1985, §52.090; CC 1990 §12-37]**

All licenses issued by the City under this Chapter shall be carefully preserved and prominently displayed in a conspicuous manner in the place of business authorized to be conducted by such licensee.

**SECTION 605.130 CHANGE OF LOCATION — NON-TRANSFERABLE TO ANOTHER PERSON.**

**[Code 1985, §52.110; CC 1990 §12-38]**

- A. A license may be amended to authorize the conduct of the same business or manufacturing at a different location, provided the control of same remains in the same person or business entity, upon filing with the City Clerk an amended application, within fifteen (15) days of the change, showing the change of address. It shall also be compulsory that Subsection 605.070.3 be complied with in respect to the new location and premises.
- B. A license issued to any person under the provisions of this Chapter shall not be transferable from one person to another person in the event of a change of ownership.

**SECTION 605.140 PROCEDURE WHEN THERE IS MORE THAN ONE BUSINESS AT SAME ADDRESS.**

**[Code 1985, §52.120; CC 1990 §12-39]**

Whenever any person making an application for a license under the provisions of this Chapter is engaged in more than one (1) business, which are not operated as a separate legal business entity, at the same address, such person shall combine the information for all businesses conducted at the same address, as required for the purpose of determining the license fee, the same as if all were conducted as a single business operation.

**SECTION 605.165 OUTDOOR ADVERTISING STRUCTURES — LICENSE FEE.**

**[Ord. No. 1319 §1, 4-24-2000]**

The City of Grain Valley, after submitting to the voters of the City and receiving their approval, does hereby adopt a business tax to regulate outdoor advertising structures equal to two percent (2%) of the gross annual revenues derived from the operation of each outdoor advertising structure within the City.

**SECTION 605.170 REFUNDS PROHIBITED.**

**[Code 1985, §52.150; CC 1990 §12-42]**

No claims for refund shall be allowable under this Chapter.

**SECTION 605.180 FALSE STATEMENTS IN APPLICATIONS.**

[Code 1985, §52.160; CC 1990 §12-43]

- A. No person shall knowingly make a false statement in his/her application for a license as to any conditions or factors upon which the license fee is or shall be based.
- B. Any person found making a false statement in his/her application for a license, or knowingly making a false statement as to any condition or factor upon which the license fee is or shall be based, the effect of which was or would be to reduce the amount of such fee, shall in addition to all other penalties now provided by law, pay to the City Clerk, upon demand therefor, the additional amount of license fee found to be due, plus a penalty of twenty-five percent (25%) of such additional fee together with interest on the additional license fee of one percent (1%) per month, after the date when the original license fee was due and payable; and any license theretofore issued to any such person shall be subject to suspension or revocation if so determined by the Board of Aldermen.

**SECTION 605.190 SUSPENSION, REVOCATION.**

[Code 1985, §52.170; CC 1990 §12-44]

- A. The Board of Aldermen shall have the power to suspend or revoke any license granted under the terms and provisions of this Chapter whenever it shall be shown, or whenever they have knowledge that a licensee is conducting said business or manufacturing in violation of any ordinance of the City. The Board of Aldermen shall have the power to issue subpoenas and all necessary processes and to require the production of papers, to administer oaths and to take testimony and to make findings thereon.
- B. The Board of Aldermen shall not suspend any license issued under this Chapter for a period in excess of sixty (60) days.
- C. Where the action of suspension or revocation is to be taken pursuant to this Chapter, the licensee shall have five (5) days written notice of the Board of Aldermen's intention to suspend or revoke the license prior to the hearing on such suspension or revocation. Such written notice shall be directed by certified or registered U.S. Mail to the business address of the licensee on such licensee's application on file in the office of the City Clerk and shall specify the grounds upon which the license is sought to be suspended or revoked.
- D. The licensee shall have full right to be represented by counsel at such hearing, to produce witnesses in his/her behalf, and any such hearing, as herein provided, shall be before the Board of Aldermen.

**SECTION 605.200 VIOLATIONS, PENALTIES.**

[Code 1985, §52.180; CC 1990 §12-45]

- A. Any person engaging in any business or manufacturing as herein provided, without first paying the license fee and securing a license therefor, as required by this Chapter or any person violating any other provisions of this Chapter shall, upon conviction thereof, be subject to punishment as provided in Section **100.110** of this Code.
- B. Any person violating any order of the Board of Aldermen of suspension or revocation issued pursuant to Section **605.200** by continuing to engage in business or manufacturing during the term of suspension or

revocation shall be guilty of a misdemeanor, and upon conviction thereof shall be subject to punishment as provided in Section **100.110** of this Code.

**SECTION 2:** This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_ day of \_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN STRATTON	_____	ALDERMAN TOTTON	_____

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk



**GRAIN VALLEY, MISSOURI**

**BILL NO.** \_\_\_\_\_

**ORD. NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE IN REGARD TO BUSINESS AND OCCUPATIONAL LICENSES.**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS:

**SECTION 1.** The City Code is hereby amended by repealing Chapter 605 and enacting in lieu thereof one new Chapter, to read as follows:

**Chapter 605 Occupational Licenses**

Cross References — Alcoholic beverage licenses, §**600.170** et seq.; dangerous animal permit, §**210.050**; permits for cats and dogs, §**210.160** et seq.; fireworks permits, §**220.110**; flood control development permits, ch. **415**; solid waste collection and disposal permits, §**235.190** et seq.; park permits, §**410.130**; proper display of vehicle license plates, §**390.010**; vehicle registration, title and licenses, §**390.010** et seq.; angle loading permits, §**350.020**; curb loading permits, §**360.020** et seq.; excess weight permits, §**382.070**; permits for use of parks, §**240.170**; street excavation permit, §**505.050** et seq.; parade permit, §**347.030** et seq.; private sewage disposal system permit, §**705.320**.

Section 605.010 **Enacting Authority — Title — Application — Exemptions.**  
[Code 1985, §52.010; CC 1990 §12-26]

Pursuant to authority granted by Section 94.270, RSMo., as amended, this Chapter is hereby established and shall be known as the "Occupational Licensing Code" of the City of Grain Valley, Missouri, a municipal corporation, and shall apply to all corporations, companies, associations, joint-stock associations, partnerships, co-partnership and persons and/or their lessees, duly constituted trustees or receivers, heirs, administrators or assigns, who shall engage in any business, trade, vocation, profession; ~~specifically~~ ~~excepting those professions or callings exempted from license requirements by virtue of Section 71.620, RSMo., as amended, the same being as follows: ministers of the gospel, duly accredited Christian Science practitioners, teachers, professors in a college, priests, lawyers, certified public accountants, dentists, chiropractors, optometrists, chiropodists, or physicians or surgeons in the State.~~

Section 605.020 **Definitions.**  
[Code 1985, §52.020(3)-(5); CC 1990 §12-27]

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**EMPLOYEE**

Any person, as hereinafter defined, who shall apply for and obtain a license under the terms and/or provisions of this Chapter and in accordance therewith.

## **MANUFACTURER**

Every person who shall hold or purchase personal property for the purpose of adding to the value thereof by any process of manufacturing, or by the combination of different materials, or shall sell or purchase manufactured articles such as are manufactured by it, or such as are used in manufacturing.

## **PERSON**

Every natural person, firm, partnership, copartnership, corporation, company, association, joint-stock association and/or their lessees, duly constituted trustees or receivers, heirs, administrators or assigns.

### ~~Section 605.030 Business — What Constitutes. [Code 1985, §52.020; CC 1990 §12-28]~~

~~Every person who shall deal in the selling of any goods, wares, merchandise, or services; or who shall, as a practice in the conduct of such business, trade, vocation, profession or occupation, make or cause to be made, any wholesale or retail sales of goods, wares, merchandise, or services to any person or association of persons, shall be classified as a "business" whether such sales are accommodation sales, made from a stock of goods on hand, or by ordering from another source, or by listing, and whether the subject of such sales or services are similar or different than the type, if any, regularly offered or performed by such seller.~~

### ~~Section 605.040 Required — Generally. [Code 1985, §52.030; CC 1990 §12-29]~~

~~There are hereby levied license fees as hereinafter provided in this Chapter, due and payable from any and all persons engaged in any business or manufacturing within the City, and as contemplated by this Chapter, and no such person shall engage in any such business or manufacturing without first having obtained a license therefor, paying such license fee, and registering such business or manufacturing with the City Clerk.~~

### Section 605.030 License required.

It shall be unlawful for a person to operate a business within the city without first having obtained a valid business license or permit. It shall be unlawful for a person to continue to operate a business after the expiration of the license unless a new license has been issued.

(1) Advertising or soliciting constitutes engaging in business. For purposes of this section, "advertising" means the use of any handbill, billboard, sign, newspaper, radio, loudspeaker, television, telephone listing, computer listing, or other message or device whereby the services or products are offered to the public. The listing in an advertisement of an address which is inside the city or a telephone number associated with the business shall constitute prima facie evidence that the person is engaged in the business activity that is being advertised. It shall be unlawful for any person who is required by the provisions of this chapter to secure a license to advertise the activity without first securing such a license.

(2) It shall be unlawful for any person who is required by the provisions of this chapter to have a license in order to engage in the licensed activity to solicit, to accept consideration, or to offer the services or products to the public without first securing a license.

### **Section 605.050 Licenses — for Each Business Entity. [Code 1985, §52.100; CC 1990 §12-30]**

A separate license shall be obtained for each separate legal business entity conducted, operated, maintained, or carried on by every person engaged in any business or manufacturing for which a license is required by this Chapter.

Section 605.060 **Businesses and Occupations Requiring a License. ~~Representative Listing of Manufacturers, Businesses.~~**

[Code 1985, §52.190; CC 1990 §12-31]

The terms ‘business or manufacturing’ or ‘business’ as used in this Chapter shall include all of the businesses and occupations listed in Section 94.270, RSMo. or any similar provision. The businesses and occupations listed herein shall be construed broadly to include any substantially similar business or occupation regardless of the current title of such business or occupation, and specifically including the following: The following is a representative listing of the types of manufacturers and/or businesses to which the terms and provisions of this Chapter shall apply as allowed by Section 94.270, RSMo., as amended, but the Board of Aldermen shall have the power to amend the listings, upon proper passage of amendments to this Chapter, and as allowed by the legislature of the State. However, the omission of a listing for specific type of manufacturer and/or business shall not be construed as exempting such person from obtaining a license in accordance with the terms and provisions of this Chapter.

Auctioneers

Artists

Agents

Automobile agencies and dealers

Automobile accessories dealers

Auto wrecking shops and junk dealers

Auto liveries

Auto drays and jitneys

Banks

Brokers

Butchers

Billiard, pool tables, and other tables

Bowling alleys

Bill posters

Balls

Ball alleys

Confectioners

Corn doctors

Druggists

Drays, transfer and all other vehicles

Dance houses

Draymen

Express companies

Express agents  
Ferries  
Grocers  
Gaugers  
Gas companies  
Gasoline filling stations  
Hawkers  
Hotels  
Horse or cattle dealers  
Hackmen  
Inspectors  
Insurance companies  
Insurance agents  
Intelligence and employment offices and agencies  
Lumber dealers  
Loan companies  
Loan agents  
Light, power and water companies  
Lung testers  
Merchants of all kinds  
Moving picture shows  
Mercantile agents  
Manufacturing and other corporations or institutions  
Money brokers  
Money changers  
Museums  
Menageries  
Muscle developers  
Magnifying glasses  
Opera houses  
Omnibuses  
Ordinaries

Omnibus drivers, porters and all others pursuing like occupations, with or without vehicles

Pawnbrokers

Public boardinghouses

Public buildings

Public halls

Photographers

Porters

Public lecturers

Patent right dealers

Plumbers and all other business, trades, and avocations whatsoever

Public masquerades

Pistol galleries

Private venereal hospitals

Pool tables and other tables

Restaurants

Real estate agents

Runners for steamboats, cars and public houses

Stockyards

Soft drink stands combined

Soda fountains

Street railroad cars

Street exhibitions

Shows and amusements

Sales of unclaimed goods by express companies or common carriers

Telegraph companies

Telephone companies

Telescopic views

Tenpin alleys

Theatrical or other exhibitions.

Nothing in this Chapter shall be construed as authorizing any person to sell intoxicating or non-intoxicating liquors by virtue of such a license.

### **Section 605.065 Businesses and Occupations Not Required to Have a License.**

The following businesses shall be exempt from city license requirements:

- (1) Any minister of the gospel, duly accredited Christian Science practitioner, teacher, a professor in a college, priest, lawyer, certified public accountant, dentist, chiropractor, optometrist, chiropodist, physician, or surgeon.
- (2) Any insurance agent or broker, veterinarian, architect, professional engineer, land surveyor, auctioneer, or real estate broker or real estate salesman, unless that person maintains a business office within the city limits.
- (3) Any farmer or producer of produce raised by him/her, when sold from his/her wagon, cart, vehicle, or stand, or any person in the employ of such farmer or producer.
- (4) Any additions or deletions to this list as required by state law.

### **Section 605.070 Application for License**

- (1) All applications for licenses provided for in this Chapter shall be filed with the City Clerk. The Board of Aldermen shall prescribe the form of application and license form. Except as otherwise provided, all licenses issued under this Chapter shall be signed by the Mayor and the City Clerk and shall be invalid for all purposes unless so signed.
- (2) No application shall be issued unless and until all personal taxes, merchant taxes, manufacturing taxes, other license fees, inspection fees, or any other financial obligations which are delinquent and owing to the City, have been paid. No license provided for or required under this Chapter, or any other ordinance of the City shall be issued by any department until compliance with this Section has been fulfilled.
- (3) No license shall be issued unless the location of the proposed business or occupation shall comply in every respect with the zoning and/or other ordinances of the City. On all new applications, the Community Development Director and Building Inspector shall certify that the premises meet minimum code standards as established by the City, before issuance of such license.
- (4) No license shall be issued until payment of the appropriate license fee as set forth in the Comprehensive Fee Schedule.
- (5) Upon receipt of a valid application and the accompanying fee, the mayor and city clerk shall sign the license and the City Clerk shall issue the business license, or renew the business license, within fifteen (15) days. If a license is denied, the City Clerk shall provide the applicant with a statement of the reasons for the denial. (State reference § 94.230)

### **~~Section 605.070 Payment of Other Obligations Prerequisite. [Code 1985, §52.040; CC 1990 §12-32]~~**

~~It shall be unlawful for any person to operate a business of manufacture, engage in a trade, vocation, profession or occupation unless and until all personal taxes, merchant taxes, manufacturing taxes, other license fees, inspection fees, or any other financial obligations which are delinquent and owing to the City, have been paid. No license provided for or required under this Chapter, or any other ordinance of the City shall be issued by any department until compliance with this Section has been fulfilled.~~

### **~~Section 605.080 Where Application Filed, Form — Signing. [Code 1985, §52.050; CC 1990 §12-33]~~**

~~All applications for licenses provided for in this Chapter shall be filed with the City Clerk. The Board of Aldermen shall prescribe the form of application and license form. Except as otherwise provided, all licenses issued under this Chapter shall be signed by the Mayor and the City Clerk and shall be invalid for all purposes unless so signed.~~

**Section 605.090 Year — When Due and Payable — Late Penalty.**

**[Code 1985, §52.060; CC 1990 §12-34; Ord. No. 1170 §1, 3-9-1998; Ord. No. 2295 §1, 5-22-2013]**

- A. Except as otherwise specifically provided, the license year for all business or manufacturer licenses issued under this Chapter shall begin July first (1st) and end June thirtieth (30th). All such licenses shall be due and payable on or before July first (1st) of each year. Any Person whose business license has expired shall immediately cease doing business until a new license is issued.
- B. The City Clerk shall add to the amount due ten percent (10%) licenses not renewed on or before July 1<sup>st</sup>, but which are reinstated within 30 days of expiration for the first month that such license tax fee remains delinquent and an additional five percent (5%) penalty for each month thereafter that such license tax fee remains delinquent and a business, trade, occupation, or service occupation is conducted within the City, up to a thirty percent (30%) maximum penalty. This penalty shall be in addition to all other penalties which may be imposed by law or ordinance. Nothing in this section shall be construed to allow any business to operate after the expiration of its license.
- C. ~~Any occupational licenses not renewed by July fifteenth (15th) of each year will be subject to penalty as noted in Section 605.090(B).~~

**Section 605.100 Validation Receipt — Issuance or Denial — Compliance With Zoning, Other Ordinances.**

**[Code 1985, §52.070; CC 1990 §12-35; Ord. No. 2056, 11-23-2009]**

- A. ~~All licenses required by this Chapter shall not be issued until a "validation receipt" is issued by the City Clerk. If, for good cause shown, the City Clerk shall disapprove the application for a license under the provisions of this Chapter, or shall fail to act upon same within fifteen (15) days from the date of filing such application, the applicant may within thirty (30) days following the date of disapproval, submit a written appeal to the Board of Aldermen as hereinafter provided, with the right of hearing, by filing same with the City Clerk who shall thereupon docket such appeal with the Board of Aldermen for consideration and decision at a regular or special ~~duly convened~~ meeting of the Board not less than ~~seven (7)~~thirty (30) days subsequent to such filing.~~
- B. ~~It is further provided that all licensees, as contemplated by this Chapter, shall comply in every respect with the zoning and/or other ordinances of the City. On all new applications the Community Development Director and Building Inspector shall certify that the premises meet minimum code standards as established by the City, before issuance of such license.~~
- C. ~~Upon approval of the application, as herein provided, it shall be the duty of the City Clerk to collect the required license fee and to issue a proper "validation receipt" therefor prior to issuance of the license. It shall be the duty of the City Clerk to issue all licenses upon proof of validation.~~
- D. ~~Nothing in this Chapter shall be construed as authorizing any person to sell intoxicating or non-intoxicating liquors by virtue of such license.~~

**Section 605.110 Records of Issuance.**  
**[Code 1985, §52.080; CC 1990 §12-36]**

It shall be the duty of the City Clerk to keep a complete and accurate record of all licenses issued under this Chapter, showing the nature of the license, its date of issuance, to whom issued, and the amount of the fee collected therefor.

**Section 605.120 Display.**  
**[Code 1985, §52.090; CC 1990 §12-37]**

All licenses issued by the City under this Chapter shall be carefully preserved and prominently displayed in a conspicuous manner in the place of business authorized to be conducted by such licensee.

**Section 605.130 Change of Location — Non-Transferable to Another Person.**  
**[Code 1985, §52.110; CC 1990 §12-38]**

- A. A license may be amended to authorize the conduct of the same business or manufacturing at a different location, provided the control of same remains in the same person or business entity, upon filing with the City Clerk an amended application, within fifteen (15) days of the change, showing the change of address ~~and upon paying a fee of one dollar (\$1.00)~~. It shall also be compulsory that Subsection ~~605.100(B)~~ 605.070.3 be complied with in respect to the new location and premises.
- B. A license issued to any person under the provisions of this Chapter shall not be transferable from one person to another person in the event of a change of ownership.

**Section 605.140 Procedure When There Is More Than One Business at Same Address.**  
**[Code 1985, §52.120; CC 1990 §12-39]**

Whenever any person making an application for a license under the provisions of this Chapter is engaged in more than one (1) business, which are not operated as a separate legal business entity, at the same address, such person shall combine the information for all businesses conducted at the same address, as required for the purpose of determining the license fee, the same as if all were conducted as a single business operation.

~~**Section 605.160 Fees for Business and Manufacturers of All Kinds.**~~  
~~**[Code 1985, §52.140; CC 1990 §12-41]**~~

~~, every person engaged in a business (excluding those exempted by Section 71.620, RSMo., as amended, and as set forth in Section 605.030), shall procure and pay for a license based upon the following: refer to the comprehensive fee schedule for the business or trade of any kind.~~

**Section 605.165 Outdoor Advertising Structures — License Fee.**  
**[Ord. No. 1319 §1, 4-24-2000]**

The City of Grain Valley, after submitting to the voters of the City and receiving their approval, does hereby adopt a business tax to regulate outdoor advertising structures equal to two percent (2%) of the gross annual revenues derived from the operation of each outdoor advertising structure within the City.

**Section 605.170 Refunds Prohibited.**  
**[Code 1985, §52.150; CC 1990 §12-42]**

No claims for refund shall be allowable under this Chapter.

**Section 605.180 False Statements in Applications.**  
**[Code 1985, §52.160; CC 1990 §12-43]**



- A. No person shall knowingly make a false statement in his/her application for a license as to any conditions or factors upon which the license fee is or shall be based.
- B. Any person found making a false statement in his/her application for a license, or knowingly making a false statement as to any condition or factor upon which the license fee is or shall be based, the effect of which was or would be to reduce the amount of such fee, shall in addition to all other penalties now provided by law, pay to the City Clerk, upon demand therefor, the additional amount of license fee found to be due, plus a penalty of twenty-five percent (25%) of such additional fee together with interest on the additional license fee of one percent (1%) per month, after the date when the original license fee was due and payable; and any license theretofore issued to any such person shall be subject to suspension or revocation if so determined by the Board of Aldermen.

**Section 605.190 Suspension, Revocation.**  
**[Code 1985, §52.170; CC 1990 §12-44]**

- A. The Board of Aldermen shall have the power to suspend or revoke any license granted under the terms and provisions of this Chapter whenever it shall be shown, or whenever they have knowledge that a licensee is conducting said business or manufacturing in violation of any ordinance of the City. The Board of Aldermen shall have the power to issue subpoenas and all necessary processes and to require the production of papers, to administer oaths and to take testimony and to make findings thereon.
- B. The Board of Aldermen shall not suspend any license issued under this Chapter for a period in excess of sixty (60) days.
- C. Where the action of suspension or revocation is to be taken pursuant to this Chapter, the licensee shall have five (5) days written notice of the Board of Aldermen's intention to suspend or revoke the license prior to the hearing on such suspension or revocation. Such written notice shall be directed by certified or registered U.S. Mail to the business address of the licensee on such licensee's application on file in the office of the City Clerk and shall specify the grounds upon which the license is sought to be suspended or revoked.
- D. The licensee shall have full right to be represented by counsel at such hearing, to produce witnesses in his/her behalf, and any such hearing, as herein provided, shall be before the Board of Aldermen.

**Section 605.200 Violations, Penalties.**  
**[Code 1985, §52.180; CC 1990 §12-45]**

- A. Any person engaging in any business or manufacturing as herein provided, without first paying the license fee and securing a license therefor, as required by this Chapter or any person violating any other provisions of this Chapter shall, upon conviction thereof, be subject to punishment as provided in Section **100.110** of this Code.
- B. Any person violating any order of the Board of Aldermen of suspension or revocation issued pursuant to Section **605.200** by continuing to engage in business or manufacturing during the term of suspension or revocation shall be guilty of a misdemeanor, and upon conviction thereof shall be subject to punishment as provided in Section **100.110** of this Code.

**SECTION 2.** This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI.

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

ATTEST:

\_\_\_\_\_  
Jamie Logan, City Clerk

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

\_\_\_\_\_  
Jamie Logan, City Clerk

*Staff/  
Committee  
Reports*

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**CITY OF GRAIN VALLEY  
BOARD OF ZONING ADJUSTMENT  
Wednesday, November 13, 2019  
Grain Valley City Hall – 711 Main St  
6:00 P.M.**

**MINUTES**

**1) Call to Order**

Meeting was called to order at 6:00 pm

**2) Roll Call:**

Board Chair: Steve Shatto - Present

Board Member: Joe Panza - Absent

Board Member: Mark Clark - Present

Board Member: Lynne Berend - Present

Board Member: Mike Coon - Absent

**3) Approval of Minutes**

- July 31, 2019

**Motion to approve the minutes as written by Mark Clark; motion seconded by Lynne Berend. Motion passed 3-0, being polled as; S. Shatto – aye, M. Clark – aye, L. Berend – aye.**

**4) Agenda Items**

- A. **Case V19-004:** Submitted by Dennis Shrout, a request for variance to zoning regulations to allow an indoor recreation business to promote Valley Speedway and other motor sports events at 206 Harris Street, Grain Valley, MO which is not permitted in the current zoning district. The property is zoned M-1 light industrial. This business would also serve sandwiches and snack food and obtain a liquor license to sell intoxicating malt liquor in original package on premises. This request is for a variance to zoning regulations only.

Chair Shatto opened the public hearing.

City Attorney Joe Lauber stated that he had a conversation with the applicant, Dennis Shrout before the meeting. Mr. Shrout has requested that the public hearing be continued. Mr. Lauber explained that if the Board accepts the request for a continuance then the motion should include a date, time and place so that further public notification would not be required. The public hearing will not be closed.

The Board discussed possible dates for a continuance.

**Mr. Clark motioned to continue the public hearing for Case V19-004 to 6:00PM on Wednesday, January 15, 2020 in the Council Chambers at City Hall. Mrs. Berend second the motion. Motion passed 3-0 being polled as; S. Shatto – aye, M. Clark – aye, L. Berend – aye.**

**5) New Business**

Community Development Director Mark Trosen stated that the packet includes new variance applications and informational checklists that can be used by the Board in determining if either a use or area variances meet the criteria for approval. Mr. Trosen further commented that Mr. Lauber and he would facilitate a training workshop for the Board if the Board wants one.

The Board agreed that a training workshop would be helpful and would like to schedule prior to the January 15, 2020 meeting.

**The Board agreed to have the training workshop at 6:00PM on Wednesday, December 4, 2019 in the Council Chambers at City Hall.**

**6) Adjournment –**

*Motion:*

**Steve Shatto motioned to adjourn, motion seconded by Lynne Berend. Motion passed 3-0, being polled as; S. Shatto – aye, M. Clark – aye, L. Berend – aye.**

**The meeting was adjourned at 6:25PM.**

**Board of Aldermen Report  
September 28, 2020**

***(September 1st – September 15th)***

**Permits Issued – 55**

NSFR – 9  
Commercial Other - 3  
Residential other - 10  
Fence- 8  
Roof – 17  
Pool - 2  
Sign – 1  
Planning and Zoning - 5

**Codes Enforcement & Inspections – 203**

Total Building Inspections – 92  
    Residential - 89  
    Commercial - 0  
    Misc. Stops - 3  
Code Violation Inspections – 77  
    New – 57  
    Closed - 20  
Utility Inspections – 34  
    Sewer - 6  
    Water - 4  
    Sidewalks - 3  
    Driveways - 8  
    Grade – 6/Final - 7

**Public Works**

Work Orders Completed – 54  
Utility Locate Requests – 114  
Water Main Taps – 3  
Water Meters –  
    New Construction Install – 10  
    Repairs – 12  
    Replacement - 3

**Additional Items**

2020 Sewer Camera program has begun. Through September 15<sup>th</sup>, a total of 2432 ft of sewer line has been televised with no areas of concern.

Storm box repair on Shorthorn. Replaced stop signs that were down on Hilltop Ln.

PW reset traffic lights at all school locations for the start of the school year.

Trimmed trees for the school district/bus barn in the areas of the bus routes.

PW cleaned out storm drains around SW Eagles Pkwy near Casey's

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