

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

**JANUARY 11, 2021
7:00 P.M.**

**OPEN TO THE PUBLIC VIA DIAL IN CONFERENCE CALL LINE
DIAL IN (312) 626-6799 | MEETING ID 881 7307 4417 | ACCESS CODE 706980**

ITEM I: CALL TO ORDER

- Mayor Chuck Johnston

ITEM II: ROLL CALL

- City Clerk Jamie Logan

ITEM III: APPROVAL OF AGENDA

- City Administrator Ken Murphy

ITEM IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- December 14, 2020 – Board of Aldermen Regular Meeting Minutes
- December 21, 2020 – Board of Aldermen Regular Meeting Minutes
- January 11, 2021 – Accounts Payable

ITEM VI: PREVIOUS BUSINESS

- None

ITEM VII: NEW BUSINESS

- None

ITEM VIII: PRESENTATIONS

- None

ITEM IX: PUBLIC HEARING

- None



ITEM X: RESOLUTIONS

ITEM X (A) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement With the Mid-America Regional Council (MARC) Solid Waste Management District as Related to Grain Valley’s Participation in the 2021 Regional Household Hazardous Waste Collection Program**
R21-01
Introduced by Alderman Bob Headley

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

ITEM X (B) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Execute a Cooperative Agreement with Jackson County, Missouri for Storm Water Project Funding**
R21-02
Introduced by Rick Knox

To enable the City to receive from the County the funding from Missouri Department of Natural Resources (MDNR) for a Storm Water Grant

ITEM X (C) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Sign an Agreement With Ron’s Auto & Truck Towing LLC**
R21-03
Introduced by Alderman Jayci Stratton

To provide towing service on request by the Grain Valley Police Department for a period of January 16, 2021 to January 16, 2024

ITEM X (D) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Sign an Agreement With the Grain Valley School District for School Resource Services**
R21-04
Introduced by Alderman Nancy Totton

To have a working document detailing the expectations and responsibilities of the School Resource Officers and all other parties of interest

ITEM X (E) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Sign an Agreement with OATS, Inc for Transportation Services**
R21-05
Introduced by Alderman Shea Bass

To approve a contract with OATS, Inc to renew the agreement for transportation services

ITEM X (F) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase Water Meters for the 2021 Meter Replacement Program**
R21-06
Introduced by Alderman Tom Cleaver

To complete the 2021 meter replacements



ITEM X (G)
R21-07
*Introduced by
Alderman Bob
Headley*

A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Approving the Third (3rd) of Three (3) Annual Payments to the Grain Valley Partnership per the Three (3) Year Cooperative Agreement Between the City and the Grain Valley Partnership

To provide the budgeted investment support to the Grain Valley Partnership, a 501 (c)(3) corporation of Missouri

ITEM XI: ORDINANCES

ITEM XI(A)
B20-39
2ND READ
*Introduced by
Alderman Bob
Headley*

An Ordinance Approving the Final Plat of East Kansas City Industrial Park- 14th Plat

To gain final plat approval for East Kansas City Industrial Park – 14th Plat

ITEM XI(B)
B20-40
2ND READ
*Introduced by
Alderman Rick
Knox*

An Ordinance Approving the Final Plat of Eagle Ridge Estates – 4th Plat

To gain final plat approval for Eagle Ridge Estates 4th Plat

ITEM XI(C)
B20-41
2ND READ
*Introduced by
Alderman Jayci
Stratton*

An Ordinance Vacating 60-Foot Right-of-Way for Jefferson Street and Adjoining Utility Easements

To vacate the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the East Kansas City Industrial Park 3rd Plat

ITEM XI(D)
B20-42
2ND READ
*Introduced by
Alderman Nancy
Totton*

An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

To amend the City’s comprehensive plan future land use map

ITEM XI(E)
B20-43
2ND READ
*Introduced by
Alderman Tom
Cleaver*

An Ordinance Changing the Zoning on Approximately 16.6 Acres From District M-1 (Light Industrial) to District R-1 (Single Family Residential) and Approximately 8.4 Acres From District M-1 (Light Industrial) to District R-2 (Duplex Residential)

To allow the continued development of single family from Eagle Ridge Estates and the duplex development from Eagle Ridge multi-family that are west of this area

ITEM XII: CITY ATTORNEY REPORT

- City Attorney

ITEM XIII: 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 XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley
- Alderman Rick Knox
- Alderman Jayci Stratton
- Alderman Nancy Totton

ITEM XV: MAYOR REPORT

- Mayor Chuck Johnston

ITEM XVI: 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 XVII: ADJOURNMENT



PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON JANUARY 25, 2021 AT 7:00 P.M. THE MEETING WILL BE 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



INTENTIONALLY LEFT BLANK

Consent

Agenda

INTENTIONALLY LEFT BLANK



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/14/2020
 PAGE 1 OF 4

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on December 14, 2020 at 7:03 p.m. via video conference of the elected officials as a result of the COVID-19 pandemic
- 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: APPROVAL OF AGENDA

- Steven Lucas with Missouri Made Marijuana asked for double read tonight as there are extenuating circumstances and they need to get the second read tonight.
- *Alderman Headley made a Motion to update the agenda*
- *The Motion was Seconded by Alderman Knox*
 - No Discussion
- *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 IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- November 23, 2020 – Board of Aldermen Regular Meeting Minutes
- December 14, 2020 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Cleaver*
 - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/14/2020
PAGE 2 OF 4

- *Nay: None*
- *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VI: PREVIOUS BUSINESS

- None

-City Administrator Ken Murphy called for a brief recess to discuss a technical difficulty-
 The meeting restarted at 7:13PM & was going to be rescheduled for 12/21/2020-

ITEM VII: PUBLIC HEARING

-Mayor Johnston Opened the Public Hearing for the Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2) - at 7:18 p.m.-

- *Motion by Alderman Headley to continue the public hearing to 12/21/2020 at 7PM for the Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2)*
- *The Motion was Seconded by Alderman Totton*
 - *No Discussion*
- *Motion to continue the public hearing to 12/21/2020 at 7PM for the Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2) was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

-Mayor Johnston Closed the Public Hearing for Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2) - at 7:20 p.m.-

-Mayor Johnston Opened the Public Hearing for the Missouri Made Marijuana, LLC - Conditional Use Permit at 7:22p.m.-

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/14/2020
PAGE 3 OF 4

- *Motion by Alderman Headley to continue the public hearing to 12/21/2020 at 7PM Hearing Missouri Made Marijuana, LLC - Conditional Use Permit*
- *The Motion was Seconded by Alderman Totton*
 - No Discussion
- *Motion to continue the public hearing to 12/21/2020 at 7PM for the Missouri Made Marijuana, LLC - Conditional Use Permit was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

-Mayor Johnston Closed the Public Hearing for Missouri Made Marijuana, LLC Conditional Use Permit - at 7:20 p.m.-

-Mayor Johnston Opened the Public Hearing for Blue Springs Safety Storage South LLC – Amend Comprehensive Plan Future Land Use Map at 7:23 p.m.-

- *Alderman Headley made a Motion to continue the hearing for Blue Springs Safety Storage South LLC-Amend Comprehensive Plan Future Use Map to 12/21/2020 at 7pm-*
- *The motion was seconded by Alderman Stratton*
- *Motion to continue the public hearing to 12/21/2020 at 7PM for Blue Springs Safety Storage South LLC – Amend Comprehensive Plan Future Land Use Map was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

-Mayor Johnston Closed the Public Hearing for the Blue Springs Safety Storage South LLC – Amend Comprehensive Plan Future Land Use Map at 7:24 p.m.-

-Mayor Johnston Opened the Public Hearing for the Blue Springs Safety Storage South LLC – Change in Zoning Request at 7:24 p.m.-

- *Motion by Alderman Headley to continue the Hearing for the Blue Springs Safety Storage South LLC – Change in Zoning Request continued to 12/21/2020 at 7PM*
- *The motion was seconded by Alderman Stratton*

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/14/2020
PAGE 4 OF 4

- *Motion to continue the public hearing to 12/21/2020 at 7PM for Blue Springs Safety Storage South LLC – Change in Zoning Request was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

-Mayor Johnston Closed the Public Hearing for the Blue Springs Safety Storage South LLC – Change in Zoning Request - at 7:25 p.m.-

ITEM VIII: ADJOURNMENT

- The meeting adjourned at 7:25 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 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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
 PAGE 1 OF 17

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on December 21, 2020 at 7:00 p.m. via video conference of the elected officials as a result of the COVID-19 pandemic
- 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: APPROVAL OF AGENDA

- None

ITEM IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- November 23, 2020 – Board of Aldermen Regular Meeting Minutes
- December 14, 2020 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
 - No Discussion
- *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 VI: PREVIOUS BUSINESS

- 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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 2 OF 17

ITEM VII: NEW BUSINESS

- Mr. Murphy shared the Grain Valley Fair received City funds in 2020 for the Fair; the Fair did not get to go on as planned and those funds from 2020 could be applied to the 2021 City Fair; there would need to be a new agreement & this could be done at a meeting in January if the Board asks the staff to do this
- Mayor Johnston asked for this to be added to the agenda as a discussion item for the Board; Mayor Johnston asked for this to be added as a discussion item; Mayor said he was asking a question of Mr. Murphy regarding the GV Fair Board and Mr. Murphy did not know the answer and Mayor Johnston stated that Mr. Murphy was on the board and Mr. Murphy was unaware of this; this prompted there to be more review of other board members and it was learned that another board member also had not attended board meetings; Mayor Johnston received information in the past from a former board member that he chose not to pursue at the time without more of a foundation- he was told some funds from the association was being diverted for personal use; Mayor Johnston would like to request the records from the fair association that the contract with them says the City can receive to be able to look into this accusation for the all of the years the Fair received money from the city; he's asking if the board would be interested in doing this; Mr. Murphy shared the 2020 reconciliation had been sent over from Mike Todd; Mayor Johnston shared what was sent showed further violation of the contract as the funds would be used only for the Fair and the reconciliation sent shows funds being used for food trucks and shouldn't be intermingled with the fair funds; He'd like a motion to request all records for the entire time the City has given funds to the Fair
- Alderman Cleaver asked how many years the city has given funds to the fair; Mayor Johnston said 2016 to current at \$5,000 per year for a total of \$20,000
- Alderman Stratton asked if we knew how much the fair costs each year; when she has inquired about the cost of the fair each year she was told around \$20,000, and if it is possible to determine what the \$5,000 annual payments from the City have gone towards if the total cost of the fair exceeds that; Mayor Johnston said the records should show that information
- Mayor Johnston said the Fair board as a nonprofit isn't registered accurately with the state by listing the current board members as it requires 3 board members and some of the board members don't know they are board members, there is the accusation of misuse of funds as well as reconciliation showing funds being diverted to the food; feels it is the board's duty to look into the use of funds as stewards of the City's money
- Alderman Headley asked if the records he has now show all the spending or just the portion related to the \$5,000; Mr. Murphy shared the statement he has received, shows all of the expenses and receipts in and out of the account and doesn't limit to the \$5,000 contribution

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

12/21/2020
PAGE 3 OF 17

- Alderman Stratton asked if the fair was asking for another \$5,000 for 2021; Mr. Murphy shared at budget time this year that money was removed with the idea that they would move the 2020 funds to the 2021 calendar year and another agreement would need to be done and this is an annual agreement
- Alderman Knox shared since there wasn't a fair & the money was used by the fair board for the food trucks that they were doing what they could to salvage what they had to work with this year; Mayor Johnston said the contract is very specific and allowed for Fair expenses only; City Attorney Lauber would not offer a legal opinion in an open session
- Alderman Stratton asked if only looking for 2020 records as the food trucks only happened in 2020 or if Mayor was wanting to look for prior years as well; Mayor Johnston stated all years; Alderman Stratton asked if Mayor could disclose his source and if this was being brought up due to an ongoing spat between the Board President and Mayor Johnston; Mayor Johnston stated the accusations came before the election from former board member and former City Administrator, Ryan (Hunt)
- Alderman Cleaver asked if there was an estimate of time to perform this review; Mayor Johnston said he did not know and that it could be done by an outside source or City staff; Alderman Totton shared she feels it should be done by a third party
- Mayor Johnston asked if anyone wanted to make a motion; No Motion was made to review the Grain Valley Fair records

ITEM VIII: PRESENTATIONS

- Ms. Osenbaugh presented the City Strategic Plan; This is a wrap up of a project that began earlier this fall; Ms. Osenbaugh reviewed the process thus far in creating the strategic plan and the measurable objectives created; shared the implementation will begin in January 2021 and these will be reviewed every 6 months to see if still relevant, met and on track
- Vision Priorities
 - Economic Development
 - Brand Identity
 - Community Sustainability
- Each of these visions were broken down further with metrics & provided some examples and highlights from the ways each of these will be achieved
- Alderman Totton asked if Mayor Johnston has seen businesses picking up; He doesn't feel he has the resources to answer that
- Brand Identity is more than just a logo and is more about creating a culture and establishing an emotional connection with the city
- Community Sustainability means we are trying to make our technology friendly for our

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 4 OF 17

citizens and employees so that we are at the same level as other cities around us; Ms. Osenbaugh shared the more detailed objectives under this vision; another example is a community newsletter for our citizens from the city potentially quarterly

ITEM IX: PUBLIC HEARING

-Mayor Johnston Opened the Public Hearing for the Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2) - at 7:31 p.m.-

- *Mr. Murphy shared by statute a project update must be given via public hearing every 5 years; shared the four pieces of this TIF and provided interchange TIF history; and the pieces of each project/TIF area and what has been completed; shared what types of businesses have gone in since the start of the project and the estimated project costs; believes project is meeting expectations after ten years since the inception and performing well*

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

- No Comments

-Mayor Johnston Closed the Public Hearing for Grain Valley Interchange Tax Increment Financing Plan (Projects 1A, 1B, 3 & 4) and the Grain Valley Marketplace Tax Increment Financing Plan (Project 2) - at 7:41 p.m.-

-Mayor Johnston Opened the Public Hearing for the Missouri Made Marijuana, LLC - Conditional Use Permit - at 7:42p.m.-

- *2 phases to this project & phase 2 site plan is in front of the board; Mr. Trosen shared the cultivation project from phase 1 was a circular drive; during the manufacturing part of the cultivation project, fencing would be wrought iron or similar, this project, they are requesting a spiked aluminum fence along two property lines and the other two, black chain link fence and components would be black, Zoned M-1; P&Z held a public hearing 11/18/2020, similar to the cultivation approvals, staff recommends approval*
- *Alderman Totton asked who was overseeing the growth of this project; Mr. Lucas asked for clarification on the question; Alderman Totton asked who would oversee the employees; Mr. Lucas shared MMM is owned by a person with 5 other facilities; The state regulates with renewal requirements and subject to inspections by state and local at any time; local- Randy Black would oversee,*

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

- No Comments

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 5 OF 17

*-Mayor Johnston Closed the Public Hearing for the Missouri Made Marijuana, LLC -
 Conditional Use Permit - at 7:48 p.m.-*

*-Mayor Johnston Opened the Public Hearing for **Blue Springs Safety Storage South LLC to Amend the Comprehensive Plan Future Land Use Map** at 7:48 p.m.-*

- *Mr. Trosen discussed the applicant is requesting to change the designation of 60 acres designated as business park to single family residential (73 lots) and multi-family and the remaining 35 acres would remain industrial use; this proposed plan would be consistent with the current land use on either side of this land; P&Z commission 5 in favor/1 abstention; staff recommended approval*
- *Alderman Cleaver asked where this is or if there is more to the East; Mr. Trosen shared the land to the east has already been developed so it would stop there*
- *Alderman Headley asked for Mr. Trosen to talk to the concerns regarding traffic flow; during the plan commission asked about traffic up to Woodbury; it is classified as a collector street designed and built to carry traffic to arterial streets such as Duncan and Buckner Tarsney; they worked with the applicant to develop to limit industrial and the only traffic going to Woodbury would be residential traffic; Also, this process also required the applicant to do a traffic generation study and it yielded a 4-way stop would be necessary to assist with traffic*
- *Alderman Stratton shared she drove through this area prior to these meetings and it was congested and asked if something could be done to eliminate 4-5 cars parked in front of one house or if parking can be limited on one side of the street; Mr. Trosen shared there is a process to determine if a street warrants the no parking regulations and if a street warrants the no parking requirement it would be brought to the board to pass an ordinance to limit or take away parking on one or both sides of the street; Typically this type of request is brought forth by citizens or first responders*
- *Alderman Knox mentioned multi-family gives him a little heartburn on how it effects our infrastructure; Mr. Murphy shared one water connection from the main on multifamily and a meter for each residence- a connection fee and each meter fee*
-Mayor Johnston opened the floor to citizens comment:-
- *No Comments*

-Mayor Johnston Closed the Public Hearing for the Blue Springs Safety Storage South LLC – Amend Comprehensive Plan Future Land Use Map at 8:01 p.m.-

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 6 OF 17

*-Mayor Johnston Opened the Public Hearing for the **Blue Springs Safety Storage South LLC – Change in Zoning Request** - at 8:01 p.m.-*

- *Requesting a change in zoning to go along with the prior public hearing; if the application is approved; P&Z recommends approval and staff recommends approval as well; the change in zoning would be consistent with the area*
- *Alderman Cleaver asked the typical price range for single family homes; Bryan from Blue Springs South shared \$225,000-\$250,000 and going up from there in that general area and feels this group of homes will be around \$250,000 or more; Alderman Cleaver asked if duplexes in that area are consistent; Bryan shared the occupancy has been good of their current multifamily and the duplexes are consistently occupied and doing well, he thinks they are supported in Grain Valley*
- *Alderman Stratton asked if rental and ownership or all rental; Bryan shared historically they have been rental and owner occupied on the single family; The multi-family is managed by Bryan’s group and imagines that model will continue and should be multiple owners in that area which allows for consistency; he is not certain of the exact goal of that development; Alderman Cleaver is concerned and asked if their studies are supporting more multi-family in Grain Valley; 154 in the Old Towne Lofts owned by them and now these should be greatly desired in Grain Valley; there are different markets for apartments and duplexes and feels people are also downsizing from single family homes to something smaller; 3 bedroom /2 bath / 1 car garage duplexes have been the current model with upscale amenities*
- *Alderman Stratton asked current rent rates for existing; Bryan doesn’t have that as he doesn’t do the marketing for the units, but he could get the information*
- *Alderman Cleaver asked what other models were looked at; Bryan shared this is a great continuation of what has been done in the past and the product mix has been successful in the past development in Grain Valley; Asked Mr. Trosen if the current roads could handle the influx of vehicles; Mr. Trosen confirmed collector streets could handle the traffic*
- *Mayor Johnston asked how these houses would be laid out against the houses to the West of this proposed property; Bryan shared this is seamless with the neighborhood continuation with the land to the West*
- *Alderman Headley shared there have been concerns about the volume of multifamily homes in the past; asked if other new development that is multi-family; Mr. Murphy shared there are older projects being completed in Greystone that were approved in 2005, and duplexes west of Sni-a-bar and then this development presented tonight is the most current; Mr. Murphy shared we are in line with other cities and their multi-family ratios*

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 7 OF 17

- *Alderman Knox asked what we were trying to shoot for if there was a plan of single family vs. multi-family; future land use plan for the city has more single family laid out compared to multi-family*

-Mayor Johnston opened the floor to citizens comment:-

- Scott Shafer shared there were a few homeowners present at the Planning and Zoning Meeting that had concerns surrounding this project; He said Mr. Trosen and Mr. Tuttle represented the city well and handled their concerns well

-Mayor Johnston Closed the Public Hearing for the Blue Springs Safety Storage South LLC – Change in Zoning Request – at 8:22 p.m.-

ITEM X: RESOLUTIONS

Resolution No. R20-54: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Sign an Agreement with Oak Grove Animal Clinic

- *Alderman Stratton moved to approve Resolution No. R20-54*
- *The Motion was Seconded by Alderman Totton*
 - This is in the one-time extension and the police department would like to exercise that option
- *Resolution No. R20-54 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-54 Approved: 6-0-

Resolution No. R20-55: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Approving a Contract With the Grain Valley School District to Provide Meals for Senior Luncheons

- *Alderman Headley moved to approve Resolution No. R20-55*
- *The Motion was Seconded by Alderman Stratton*
 - This is a housekeeping item and is an agreement renewed annually with the school district to provide meals for the senior luncheons
- *Resolution No. R20-55 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: 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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 8 OF 17

- *Abstain: None*

-Resolution No. R20-55 Approved: 6-0-

Resolution No. R20-56: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Write off of Doubtful Utility Account Balances

- *Alderman Bass moved to approve Resolution No. R20-56*
- *The Motion was Seconded by Alderman Stratton*
 - Mr. Craig stated these are old uncollectable debts and have been sent to collections from 2016 and the money due is over 4 years old; it is necessary to write off these uncollectable amounts
- *Resolution No. R20-56 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-56 Approved: 6-0-

Resolution No. R20-57: A Resolution by the Board of Aldermen of the City of Grain Valley Approving a Contract with the Grain Valley Assistance Council to Provide funding for the Home Delivered Meals Program

- *Alderman Cleaver moved to approve Resolution No. R20-57*
- *The Motion was Seconded by Alderman Headley*
 - Yearly budgeted item that provides funding for the home delivered meals program
 - Alderman Totton asked if we were coming out even on the senior luncheons; Mr. Murphy shared this is something different and there is an expense to this service
- *Resolution No. R20-57 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-57 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
 Community Development Director Mark Trosen
 City Clerk Jamie Logan
 City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 9 OF 17

ITEM XI: ORDINANCES

Bill No. B20-37: An Ordinance Amending the Budget of the City of Grain Valley, Missouri for the Fiscal Year 2020

Bill No. B20-37 was read by City Attorney Joe Lauber for the second reading

- *Alderman Bass moved to accept the second reading of **Bill No. B20-37**; and approve it as ordinance #2530*
- *The Motion was Seconded by Alderman Cleaver*
 - *This is the yearly budget amendment to accurately reflect revenue and expenditures*
- *Motion to accept the second reading of Bill No. B20-37 and approve it as Ordinance number #2530 was voted on by roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-37 BECAME ORDINANCE #2530: 6-0

Bill No. B20-38: An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Infused Products Manufacturing Facility on Approximately 6 Acres

- *Alderman Cleaver moved to make the first reading by title only of **Bill No. B20-38***
- *The Motion was Seconded by Alderman Headley*
- *Coincides with tonight's public hearing for the Conditional Use Permit*
- *Motion to make the first reading of **Bill No. B20-38** by title only was voted on by voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-38 was read by City Attorney Joe Lauber for the first reading

- *Alderman Cleaver moved to accept the first reading of Bill Number B20-38; and make a second reading by title only*
- *The Motion was Seconded by Alderman Knox*

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 Joe Lauber



- No Discussion
- *Motion to make the second reading of **Bill No. B20-38** by title only was voted on my voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-38 was read by City Attorney Joe Lauber for the second reading

- *Alderman Cleaver moved to accept the second reading of **Bill No. B20-38**; and approve it as ordinance #2531*
- *The Motion was Seconded by Alderman Headley*
 - *No discussion*
- *Motion to accept the second reading of Bill No. B20-38 and approve it as Ordinance number #2531 was voted on by roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-38 BECAME ORDINANCE #2531: 6-0

Bill No. B20-39: An Ordinance Approving the Final Plat of East Kansas City Industrial Park-14th Plat

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-39***
- *The Motion was Seconded by Alderman Totton*
 - *Final plat approval for East KC Industrial Park 14th Plat; recommends approval*
- *Motion to make the first reading of **Bill No. B20-39** by title only was voted on by voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-39 was read by City Attorney Joe Lauber for the first reading

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 Joe Lauber



- Alderman Headley moved to accept the first reading of Bill Number B20-39; and make a second reading by title only at the next regular session
- The Motion was Seconded by Alderman Totton
 - No Discussion
- Motion to make the second reading of **Bill No. B20-39** by title only was voted on my voice vote:
 - Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton
 - Nay: None
 - Abstain: None

-Motion Approved 6-0-

Bill No. B20-40: An Ordinance Approving the Final Plat of Eagle Ridge Estates – 4th Plat

- Alderman Knox moved to make the first reading by title only of **Bill No. B20-40**
- The Motion was Seconded by Alderman Headley
 - Final Plat approval for Eagle Ridge Estates 4th plat; 12 lots in this subdivision; recommends approval
- Motion to make the first reading of **Bill No. B20-40** by title only was voted on by voice vote:
 - Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton
 - Nay: None
 - Abstain: None

-Motion Approved 6-0-

Bill No. B20-40 was read by City Attorney Joe Lauber for the first reading

- Alderman Knox moved to accept the first reading of Bill Number B20-40; and make a second reading by title only at the next regular session
- The Motion was Seconded by Alderman Headley
 - No Discussion
- Motion to make the second reading of **Bill No. B20-40** by title only was voted on my 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 Joe Lauber



-Motion Approved 6-0-

Bill No. B20-41: An Ordinance Vacating 60-Foot Right-of-Way for Jefferson Street and Adjoining Utility Easements

- *Alderman Stratton moved to make the first reading by title only of **Bill No. B20-41***
- *The Motion was Seconded by Alderman Cleaver*
 - *Vacating 60 feet of right-of-way; there were no objections to the vacation; paves the way for the developer to proceed with the final plat*
- *Motion to make the first reading of **Bill No. B20-41** by title only was voted on by voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-41 was read by City Attorney Joe Lauber for the first reading

- *Alderman Stratton moved to accept the first reading of **Bill Number B20-41**; and make a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Totton*
 - *No Discussion*
- *Motion to make the second reading of **Bill No. B20-41** by title only was voted on my voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-42: An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-42***
- *The Motion was Seconded by Alderman Totton*
 - *Coincides with public hearing earlier tonight*

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 Joe Lauber



- *Motion to make the first reading of **Bill No. B20-42** by title only was voted on by voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-42 was read by City Attorney Joe Lauber for the first reading

- *Alderman Headley moved to accept the first reading of Bill Number **B20-42**; and make a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Totton*
 - *No Discussion*
- *Motion to make the second reading of **Bill No. B20-42** by title only was voted on my voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-43: An Ordinance Changing the Zoning on Approximately 16.6 Acres from District M-1 (Light Industrial) to District R-1 (Single Family Residential) and Approximately 8.4 Acres from District M-1 (Light Industrial) to District R-2 (Duplex Residential)

- *Alderman Cleaver moved to make the first reading by title only of **Bill No. B20-43***
- *The Motion was Seconded by Alderman Totton*
 - *Coincides with the zoning change public hearing from earlier tonight*
- *Motion to make the first reading of **Bill No. B20-43** by title only was voted on by voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-43 was read by City Attorney Joe Lauber for the first reading

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 Joe Lauber



- *Alderman Cleaver moved to accept the first reading of Bill Number **B20-43**; and make a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Headley*
 - No Discussion
- *Motion to make the second reading of **Bill No. B20-43** by title only was voted on my voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

ITEM XII: CITY ATTORNEY REPORT

- Wished all a Merry Christmas and Happy New Year; Holiday hours at Lauber Municipal Law firm closed 12/24 & 12/25 of this week and 31st and 1st of next week; they are available if there is an emergency

ITEM XIII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - City Hall is closed Christmas Eve and Christmas day as well as ½ day on New Year’s Eve and New Year’s Day.
- Deputy City Administrator Theresa Osenbaugh
 - Website launched on Wednesday this week and it is running smoothly so far and there will be a larger launch with the app after the first of the year
 - The news section is more prominent, easier access was made to sections of the website based on the heat map (determines most visited areas of the website) on the old site; Board of Aldermen information is front and center as well; there is a new section to report a concern to address items quickly; public meeting notices as well
 - The app is another way Citizens can interact with the city and this should go live in the next week or so; it is simplified to offer services that citizens would like quick access to such as: report a concern, parks and rec maps, and it offers the feature to push out communication to certain areas or all users in the event of a water main break , events, etc.
 - The survey for the municipal complex has been closed; some things are not as clear cut as they wanted to see; the report will be presented after the first of the year

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 15 OF
17

- Chief James Beale
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - Annual Christmas Tree drop off in Armstrong Park; will accept real trees until January 10th
- Community Development Director Mark Trosen
 - Printed report is in the packet
- City Clerk Jamie Logan
 - Election filing opened on 12/15 and candidates can file until 1/19 at 5:00 PM.

ITEM XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - None
- Alderman Rick Knox
 - Thanks to Theresa and staff on the new website
- Alderman Jayci Stratton
 - Loves the new website
- Alderman Nancy Totton
 - She is questioning when the Senior Luncheons can start again based on citizen feedback; Mr. Davies shared hopefully soon

ITEM XV: MAYOR REPORT

- Mayor Chuck Johnston
 - Close of his first calendar year and thanks to all for their cooperation and for all the progress made this year; Thanked Mr. Davies for his volunteer time driving the Santa bus

ITEM XVI: EXECUTIVE SESSION

- Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended.

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

12/21/2020
PAGE 16 OF
17

- *Alderman Headley moved to close the Regular Meeting for items related Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Stratton*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 9:04 PM-

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Totton*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 9:28 PM-

ITEM XX: ADJOURNMENT

- The meeting adjourned at 9:28 P.M.

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

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 Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

12/21/2020
PAGE 17 OF
17

Minutes approved by:

Chuck Johnston
Mayor

Date

DRAFT

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 Joe Lauber

INTENTIONALLY LEFT BLANK

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	48.30	
			KC EARNINGS TAX WH	54.45	
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	100.00	
			MISSOURI WITHHOLDING	2,210.99	
			MISSOURI WITHHOLDING	2,607.61	
			FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	294.00
		HAMPEL OIL INC	CJC FUEL	460.07	
		AFLAC	AFLAC AFTER TAX	126.59	
			AFLAC AFTER TAX	126.59	
			AFLAC CRITICAL CARE	24.96	
			AFLAC CRITICAL CARE	24.96	
			AFLAC PRETAX	281.00	
			AFLAC PRETAX	280.62	
			AFLAC-W2 DD PRETAX	200.25	
			AFLAC-W2 DD PRETAX	199.20	
			MIDWEST PUBLIC RISK	DENTAL	162.30
				OPEN ACCESS	476.00
				OPEN ACCESS	212.52
				HSA	469.35
				HSA	1,511.86
				HSA	20.82
		VISION		16.00	
		VISION		35.20	
		VISION		115.50	
		VISION		14.34	
		HSA BANK	HSA - GRAIN VALLEY, MO	319.39	
			HSA - GRAIN VALLEY, MO	433.81	
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.80	
		TYLER TECHNOLOGIES INC	INCODE SAAS FEES	11,718.30	
			MYCIVIC SAAS ANNUAL FEES	2,428.75	
		ICMA RC	ICMA 457 %	292.30	
			ICMA 457 %	301.20	
			ICMA 457	390.68	
			ICMA 457	385.00	
			ICMA ROTH IRA	30.44	
			ICMA ROTH IRA	30.00	
			INTERNAL REVENUE SERVICE	FEDERAL WH	250.00
				FEDERAL WH	6,393.73
		FEDERAL WH		7,371.62	
		SOCIAL SECURITY		432.33	
		SOCIAL SECURITY		4,186.32	
		SOCIAL SECURITY		4,620.19	
		MEDICARE		101.11	
		MEDICARE		979.04	
		MEDICARE		<u>1,080.51</u>	
		TOTAL:		52,032.00	
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS
MONTHLY CONTRIBUTIONS	157.08				
OFFICE DEPOT	COVER/USB/MOUSE			12.99	
	WIRELESS MOUSE			12.99	
WAGEWORKS	DEC 2020 MONTHLY FEES			63.50	
JACK A BOYER II	PERIMAN/BROOKS SCREENINGS			200.00	
MIDWEST PUBLIC RISK	DENTAL			34.90	
	HSA			246.35	
	HSA			324.03	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE EXAMINER	TIF STATEMENT 09/30/20	291.06
			HEARING: INTERCHANGE TAX P	235.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	111.01
			SOCIAL SECURITY	122.31
			MEDICARE	25.96
			MEDICARE	<u>28.61</u>
			TOTAL:	2,123.07
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	Netstandard Work	3,656.25
			SERVICE 11/02/20 PW NEW UB	1,657.50
			11/03/20 SERVICE UBIQUITI	390.00
			NOV DATASAFE BACKUPS	1,000.00
			DEC OFFICE 365	760.00
		PETTY CASH	SCREWDRIVER	18.51
		HOME DEPOT CREDIT SERVICES	RYOBI DRILL DRIVER	94.75
		CDW GOVERNMENT	UBIQUITI UNIFI AP AC LR 5P	425.72
			FORTINET RACK MNT KIT	112.62
			TRIPP WALLMOUNT RACK	48.12
			SENN SC 165 USB DOUB USB/H	66.43
			WILSON 4G SIGNAL BOOSTER	231.24
			Docking Station	848.10
			6) TARGUS 17 SLIP CASE	181.26
			6) CASE LOGIC BRIEFCASE	249.06
			VIEWSONIC	158.09
			Dell Latitude 3510	2,845.23
		TYLER TECHNOLOGIES INC	INCODE SAAS FEES	5,771.70
			INCODE FIN SUITE 09/01/20-	2,356.54
			MYCIVIC SAAS ANNUAL FEES	<u>1,196.24</u>
			TOTAL:	17,354.28
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	RETROFIT LIGHTS IN OFFICE	57.36
		AAA DISPOSAL SERVICE INC	NOVEMBER SERVICE	77.50
		COMCAST - HIERARCY ACCT	CITY HALL	96.22
			CITY HALL	240.18
		ORKIN	12/18/2017 SERVICE	69.48
		KORNIS ELECTRIC SUPPLY INC	PARKING LOT LIGHT BULBS	47.85
		HOME DEPOT CREDIT SERVICES	PRIVACY LOCK	29.92
		SC REALTY SERVICES	Janitorial Services	1,579.05
		SPIRE	517 GREGG ST	161.18
			624 JAMES ROLLO CT	18.81
			711 S MAIN ST	35.20
		EWING IRRIGATION	ICE MELT	181.50
		EVERGY	513 GREGG	46.28
			600 BUCKNER TARSNEY	15.13
			596 BUCKNER TARSNEY	14.24
			CAPPELL & FRONT, PH, PUBLI	10.97
			618 JAMES ROLLO CT	102.58
			1608 NW WOODBURY DR	33.33
			6100 S BUCKNER TARSNEY	11.47
			618 JAMES ROLLO CT	22.08
			711 MMAIN ST CITY HALL	824.21
			620 JAMES ROLLO CT	26.52
			517 GREGG	89.35
			1805 NW WILLOW DR	33.15
		COMCAST	DEC 2020 FIBER	445.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	4,269.26
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	118.70
			ADMIN C85162117	57.88
		FELDMANS FARM & HOME	STAKES	26.32
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	325.89
			MONTHLY CONTRIBUTIONS	290.35
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	82.22
		OFFICE DEPOT	TAPE/LETTER OPENER/PAPER	40.55
			COVER/USB/MOUSE	5.99
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		FASTENAL COMPANY	CHRISTMAS LIGHTS	99.00
			DOWNTOWN LIGHT POLES	168.60
		HOME DEPOT CREDIT SERVICES	REINDEER	89.10
			MAILBOX MOUNTING	20.35
			REINDEER	203.96
			NET LIGHTS FOR TREES	89.88
			REINDEER	73.00
		MIDWEST PUBLIC RISK	DENTAL	23.88
			HSA	396.62
		HSA BANK	HSA - GRAIN VALLEY, MO	61.99
		CDW GOVERNMENT	Dell Precision 3640	1,453.58
			Computer Monitor	158.09
		VISA-CARD SERVICES 1788	RETURN REINDEER	46.00-
			RETURN REINDEER	184.00-
		BAKER TILLY MUNICIPAL ADVISORS, LLC	COVID-19 STRESS TEST	3,195.43
		ZOOM VIDEO COMMUNICATIONS	STANDARD PRO MONTHLY FEE	14.99
		STANGER INDUSTRIES INC	ELKAY FOUNTAIN W/BOTTLE FI	1,805.59
		WEB DEVELOPMENT		11,000.00
		CHRISTMAS LIGHT SOURCE	NET LIGHTING	238.26
		MOGFOA	2020 WEBINAR CARES ACT - C	20.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	256.88
			SOCIAL SECURITY	226.18
			MEDICARE	60.08
			MEDICARE	52.90
			TOTAL:	20,882.70
ELECTED	GENERAL FUND	54TH STREET GRILL & BAR	SQUAD CHRISTMAS LUNCHEON	52.16
		FACEBOOK INC	REGISTERED VOTERS LIVING I	16.23
		THE EXAMINER	NOTICE OF ELECTION FILING	88.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	432.33
			MEDICARE	101.11
			TOTAL:	690.03
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	2,852.50
			TOTAL:	2,852.50
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
			MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	229.63
			MONTHLY CONTRIBUTIONS	229.63
		OFFICE DEPOT	HIGHLIGHTER/INK/LABELS/ENV	91.77
			COVER/USB/MOUSE	17.99
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	149.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
		MOGFOA	CRAIG: MEMBERSHIP	50.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	168.14
			SOCIAL SECURITY	179.44
			MEDICARE	39.33
			MEDICARE	<u>41.97</u>
			TOTAL:	1,644.83
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING FOR NOV 2	70.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	149.91
			MONTHLY CONTRIBUTIONS	144.32
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	1.54
			HSA	299.00
			HSA	28.51
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	4.40
		MERCHANT SERVICES	MONTHLY FEES	24.14
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	3,045.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	174.09
			SOCIAL SECURITY	170.49
			MEDICARE	40.71
			MEDICARE	<u>39.87</u>
			TOTAL:	4,284.98
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.32
			MONTHLY CONTRIBUTIONS	127.32
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	133.60
			SOCIAL SECURITY	141.70
			MEDICARE	31.25
			MEDICARE	<u>33.14</u>
			TOTAL:	1,377.28
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	71.03
			MONTHLY CONTRIBUTIONS	71.03
		ADVANCE AUTO PARTS	VACUUM CONN ASST	4.34
			BUTT TERMINAL	2.79
			NITRILE BLK X 100	55.41
		OREILLY AUTOMOTIVE INC	5) 5GAL MOTOR OIL	300.00
			5) 5 GAL MOTOR OIL	300.00
			CONNECTOR	10.99
			VALVE TOOL	1.89
			REGULATOR	9.99
			WHEEL WEIGHT	46.32
			HAND CLEANER	14.99
			GROMMET ASST	9.16
		FASTENAL COMPANY	3/8-16X3/4 HCS 316 S/S	14.94
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	149.50
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
		SUMMIT TRUCK GROUP	FLUID DIESEL	218.56
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	55.22
			SOCIAL SECURITY	55.75
			MEDICARE	12.92
			MEDICARE	13.04
			TOTAL:	902.58
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	55.11
			PD C85162119	150.88
			PD 85162124	5.19
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,737.12
			EMPLOYER CONTRIBUTIONS	4,072.13
			MONTHLY CONTRIBUTIONS	268.49
			MONTHLY CONTRIBUTIONS	266.02
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATE	23.54
			FLAT PLATE	23.54
		PETTY CASH	KITCHEL SUPPLIES	12.57
			DOG FOOD	52.12
		COBAN TECHNOLOGIES INC	2) KIT 2020 FORD INTERCEPT	200.00
		ADVANCE AUTO PARTS	OIL FILTER	14.70
		OFFICE DEPOT	AWARD FRAMES	33.71
			OFFICER PICTURES	24.00
			HIGHLIGHTER/INK/LABELS/ENV	187.66
			TAPE/LETTER OPENER/PAPER	44.43
			LABELS	25.14
			INK	65.01
		RECOGNITION PLUS	PLAQUES	98.00
		OREILLY AUTOMOTIVE INC	O-RINGS/ ULTRA STAT	31.17-
			INT MAIF ST	83.56
			BATTERY	171.41
			103 OZ SILION	9.49
			ROCKER SWTCH	10.99
			1-PC ROTOR/ DISC PAD SET	380.23
			GARNISH CLIP	7.98
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,191.82
			BULK GASOHOL/DIESEL	97.42
			BULK GASOHOL/DIESEL	1,467.89
			BULK GASOHOL/DIESEL	252.75
		PLOWBOYS BBQ	LUNCHEON	74.94
		LEXISNEXIS RISK DATA MGMT INC	NOVEMBER 2020 MINIMUM COMM	150.00
		MIDWEST PUBLIC RISK	DENTAL	126.00
			DENTAL	488.60
			VAUGHAN	36.00-
			VAUGHAN	8.00-
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,970.80
			HSA	2,093.00
			HSA	3,888.30
			VAUGHAN	598.00-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	525.00
			HSA - GRAIN VALLEY, MO	1,000.00
		METRO FORD	TANK	106.26
		TOTALLYPROMOTIONAL.COM	TRUTH ABOUT DRUGS WATER BO	140.20
		4 WHEEL PARTS	WEATHERTECH DIGITAL FIT FL	170.00
		WHOLESALE CLOTHING STORE	SHIRTS FOR VIPS APPRECIATI	175.45
		HY-VEE ACCOUNTS RECEIVABLE	CAKE FOR VAUGHAN	30.61
		FACTORY MOTOR PARTS CO	KIT - TPMS SENSOR	118.42
		ROYAL SIGNS & GRAPHICS INC	4) VEHICLE GRAPHICS	240.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,815.70
			SOCIAL SECURITY	3,243.64
			MEDICARE	658.49
			MEDICARE	758.60
		REJIS COMMISSION	TROUBLESHOT PRINTER	90.00
			DEC 20 LEWEB SUBSCRIPTION	305.15
		GEARZONE PRODUCTS	MENS PANTS/AIM SPORTS DUAL	<u>120.34</u>
			TOTAL:	34,877.58
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	98.50
			MONTHLY CONTRIBUTIONS	98.50
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	78.00
		ADVANCE AUTO PARTS	22" XTRACLEAR	24.10
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	91.93
			BULK GASOHOL/DIESEL	101.83
		GOODYEAR COMMERCIAL TIRE	4) GY 265/70R17 WRL TRAILR	419.28
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	77.30
			SOCIAL SECURITY	77.30
			MEDICARE	18.08
			MEDICARE	<u>18.08</u>
			TOTAL:	1,480.90
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	514.02
			MONTHLY CONTRIBUTIONS	514.02
		PETTY CASH	POSTAGE	8.70
		ADVANCE AUTO PARTS	20" XTRACLEAR	24.10
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	64.56
			BULK GASOHOL/DIESEL	63.25
		MIDWEST PUBLIC RISK	DENTAL	49.36
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	819.99
			HSA	81.24
		HSA BANK	HSA - GRAIN VALLEY, MO	205.68
			HSA - GRAIN VALLEY, MO	14.24
		JACKSON COUNTY RECORDER	RELEASE OF LIEN	43.16
		AMERICAN MICRO CO INC	scanning plans	1,123.00
			SCANNING PLANS	611.25
		THE EXAMINER	BOA: 3 ISSUES	220.50
		KLEINSCHMIDTS WESTERN STORE	RUSSELL BOOTS	150.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	394.38
			SOCIAL SECURITY	403.41
			MEDICARE	92.26
			MEDICARE	<u>94.36</u>
			TOTAL:	5,609.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.36
			KC EARNINGS TAX WH	21.65
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	436.37
			MISSOURI WITHHOLDING	472.49
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
			SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC PRETAX	54.61
			AFLAC-W2 DD PRETAX	71.41
			AFLAC-W2 DD PRETAX	71.62
		MIDWEST PUBLIC RISK	DENTAL	21.84
			HSA	219.03
			HSA	37.60
			VISION	8.00
			VISION	16.40
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
			HSA - GRAIN VALLEY, MO	70.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.57
		ICMA RC	ICMA 457 %	169.15
			ICMA 457 %	169.15
			ICMA 457	593.95
			ICMA 457	595.00
			ICMA ROTH IRA	46.88
			ICMA ROTH IRA	46.88
			ICMA ROTH IRA	4.00
			ICMA ROTH IRA	4.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,123.67
			FEDERAL WH	1,209.49
			SOCIAL SECURITY	864.73
			SOCIAL SECURITY	892.88
			MEDICARE	202.25
			MEDICARE	<u>208.80</u>
			TOTAL:	8,217.59
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	529.30
			MONTHLY CONTRIBUTIONS	529.30
		AT&T	U-VERSE PARK MAINTENANCE	69.55
		OFFICE DEPOT	TAPE/LETTER OPENER/PAPER	78.31
		COMCAST - HIERARCY ACCT	CITY HALL	4.45
			CITY HALL	36.33
			TYER	124.85
		AMAZON.COM	50 UNIQUE BIRTHDAY CARDS A	25.99
			MONTHLY PLANNER	22.26
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	119.72
			BULK GASOHOL/DIESEL	248.45
		WEX BANK	FINANCE CHARGES	82.50
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	83.76
			HSA	1,034.67
			HSA	88.13
			HSA	129.62
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	230.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CANVA.COM	CANVA SUBSCRIPTION	12.95
		COMCAST	DEC 2020 FIBER	74.28
		SWALLOW TAIL D/B INC	BBC Trail Repair	5,168.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	378.67
			SOCIAL SECURITY	413.92
			MEDICARE	88.56
			MEDICARE	96.79
			TOTAL:	9,688.48
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	RETROFIT LIGHTS IN OFFICE	9.56
		AAA DISPOSAL SERVICE INC	NOVEMBER SERVICE	77.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	375.92
			MONTHLY CONTRIBUTIONS	375.92
		ADVANCE AUTO PARTS	EXTENDED LIFE 50/50 1 GAL	24.68
			EXTENDED LIFE 50/50 1 GAL	24.68
		KNAPHEIDE TRUCK EQ CENTER	CABLE ASSY PLOW	90.00
			GLAND NUT ASSY/ONE GAL HIG	102.68
		AMAZON.COM	PARKING LOT LIGHTS	179.99
		RECOGNITION PLUS	ALUMINUM CASTING	122.21
		OREILLY AUTOMOTIVE INC	BATTERY	153.41
			BATT CABLE/COPPER LUGS	53.09
			HYD HOSE/MEGACRIMP	144.00
		SITEONE LANDSCAPE SUPPLY LLC	Seed & Fertilizer	2,891.04
		KORNIS ELECTRIC SUPPLY INC	PARKING LOT LIGHT BULBS	5.06
		WEST CENTRAL ELECTRIC COOP INC	10/28-11/27 BALLPARK COMPL	56.60
		HOME DEPOT CREDIT SERVICES	LADDER	172.96
			SALES TAX RETURN	13.00-
			CABLE & POST	134.46
			PLYWOOD	40.70
			RIGID IMPACT	265.58
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	600 BUCKNER TARSNEY	75.13
			624 JAMES ROLLO CT	9.39
		REGAL PLASTIC SUPPLY CO	POCKET PARK SIGNS	247.50
		NAPA	BATT CABLE TERMINAL	18.98
		METRO FORD	TANK/HOSE	389.72
			BRACKET/HOSE	142.75
			HOSE	83.88
			HOSE	81.30-
			HOSE	134.73-
		EVERGY	701 SW EAGLES PKWY	117.02
			ARMSTRONG PARK 041503	93.62
			ARMSTRONG PARK DR	32.39
			ARMSTRONG PARK 098095	25.91
			ARMSTRONG PARK 017576	109.96
			28605 E HWY AA	25.04
			JAMES ROLLO SHELTER #2	75.92
			MAIN-ARMSTRONG SHELTER 1	24.38
			618 JAMES ROLLO CT	51.28
			ARMSTRONG PARK	91.28
			6100 S BUCKNER TARSNEY	89.23
			28605 E HWY AA	204.01
			618 JAMES ROLLO CT	11.04
		LAWN & LEISURE	TEMPERATURE	51.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	286.39
			SOCIAL SECURITY	288.69
			MEDICARE	66.99
			MEDICARE	<u>67.51</u>
			TOTAL:	8,925.99
RECREATION	PARK FUND	INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1.32
			MEDICARE	<u>0.31</u>
			TOTAL:	1.63
COMMUNITY CENTER	PARK FUND	A&A ELECTRICAL INC	REPAIR POLE LIGHT BEHIND C	135.35
		AAA DISPOSAL SERVICE INC	NOVEMBER SERVICE	65.00
		MELODY TAYLOR	11/30-12/11 SILVERSNEAKERS	150.00
			12/14-12/25 SILVERSNEAKERS	125.00
		RICOH USA INC	COMM CTR C85162114	21.76
			COMM CTR C85162123	8.26
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	138.38
			MONTHLY CONTRIBUTIONS	138.38
		COMCAST - HIERARCY ACCT	COMM CENTER	242.74
		AMAZON.COM	VOLLEYBALL NET ATTENNAS	76.99
		AUTHORIZE.NET	NOV SIGNUPS	38.00
		HASTY AWARDS	PRESCHOOL BASKETBALL TROPH	79.21
		ACCO BRANDS DIRECT	MONTHLY PLANNERS	89.90
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		KORNIS ELECTRIC SUPPLY INC	PARKING LOT LIGHT BULBS	17.95
			COMM CENTER OUTSIDE LIGHTS	49.98
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		SPIRE	713 S MAIN ST	131.71
			713 S MAIN ST A	36.63
		ALL STATE FIRE EQUIPMENT	COMMERCIAL KITCHEN HOOD AN	495.00
		EWING IRRIGATION	ICE MELT	181.49
		MERCHANT SERVICES	MONTHLY FEES	147.58
			MONTHLY FEES	4.08
		EVERGY	713 MAIN ST	990.54
			713 MAIN #A	157.50
		MARY ALLGRUNN	12/01-12/10 LINE DANCING	72.00
			12/15-12/24 LINE DANCING	50.40
		LINDA HOMBS	12/01-12/10 LINE DANCING	72.00
			12/15-12/24 LINE DANCING	50.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	199.67
			SOCIAL SECURITY	188.95
			MEDICARE	46.70
			MEDICARE	<u>44.19</u>
			TOTAL:	4,898.64
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	157.40
			MISSOURI WITHHOLDING	186.15
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
			DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
			AFLAC-W2 DD PRETAX	8.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	15.41
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	83.44
			HSA	75.18
			HSA	79.35
			VISION	3.20
			VISION	2.40
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.96
			HSA - GRAIN VALLEY, MO	75.81
		ICMA RC	ICMA 457 %	26.87
			ICMA 457 %	28.30
			ICMA 457	16.50
			ICMA 457	16.50
			ICMA ROTH IRA	30.00
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	425.91
			FEDERAL WH	505.42
			SOCIAL SECURITY	300.41
			SOCIAL SECURITY	334.47
			MEDICARE	70.28
			MEDICARE	78.24
			TOTAL:	2,695.63
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	SIGN SHOP WIRING	650.00
			RETROFIT LIGHTS IN OFFICE	5.74
		NETSTANDARD INC	NOV DATASAFE BACKUPS	200.00
			DEC OFFICE 365	152.00
		CARTER WATERS	WWR WIRE MES ROLL 6X6	535.00
		RICOH USA INC	PW C85162113	3.13
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	415.22
			MONTHLY CONTRIBUTIONS	426.72
		PETTY CASH	CITY WIDE CLEANUP	5.20
			FUEL SMALL EQUIPMENT	4.00
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	17.72
		SHOW ME READY MIX LLC	KCMMB 4K 4000 A/E	3,613.76
		COMCAST - HIERARCY ACCT	CITY HALL	1.00
			CITY HALL	20.02
			PW	22.67
			PW	24.79
			PW	52.15
		ORKIN	12/18/2017 SERVICE	5.95
			DEC 2020 SERVICE	11.63
		LOWES	TRAFFIC CIRCLE SUPPLIES	93.04
			BTU HEAT/COOL / 163.39-SQ	308.25
			SALES TAX REFUND	37.09-
			TRAFFIC CIRCLE SUPPLIES	450.34
		VANCE BROTHERS INC	VIRGIN SURFACE	184.50
			VIRGIN SRUFACE	123.00
		RICOH USA INC	PW C85162113	45.68
		HOLLIDAY SAND AND GRAVEL CO.	TYPE 5 BASE	635.87
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	107.85
			BULK GASOHOL/DIESEL	136.75
		FASTENAL COMPANY	3/8"-16 FHN YZ/SAE F/W 3/8	14.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			XL BLCK DG HL GD GLV	10.15
		HOME DEPOT CREDIT SERVICES	GLID PREM INT SG PURE WHIT	140.87
			TORCH HEAD	6.99
			TORCH HEAD	5.99-
			QUIKRETE/TORCH HEAD	47.88
			QUIKRETE/TORCH HEAD	12.79
			SALES TAX REFUND	22.77-
			SCREWDRIVER/VENTEV ALLOY L	40.74
			SCREWDRIVER/VENTEV ALLOY L	5.71
			GREAT STUFF GAPS & CRACKS	3.56
			4"X50' FOAM EXPANSION JOIN	195.76
			5X150 REMESH	312.77
			2X4-96 PRIME KD-HT WHITEWO	13.02
			BEACH PEBBLES	19.96
			REBAR	118.80
			UNDERLAYMENT/FOAMULAR	107.01
			TRAFFIC CIRCLE SUPPLIES RE	6.78-
		WEX BANK	FINANCE CHARGES	16.50
		MENARDS - INDEPENDENCE	HARDBOARD	1.37
			SHOVELS	5.98
		HD GRAPHICS & APPAREL	PW SHIRTS	22.00
		MIDWEST PUBLIC RISK	DENTAL	17.86
			DENTAL	59.07
			OPEN ACCESS	124.61
			OPEN ACCESS	75.60
			OPEN ACCESS	108.18
			HSA	394.16
			HSA	117.34
			HSA	259.22
			HSA	309.53
		HSA BANK	HSA - GRAIN VALLEY, MO	29.43
			HSA - GRAIN VALLEY, MO	174.24
		SPIRE	405 JAMES ROLLO DR	31.05
			624 JAMES ROLLO CT	18.81
			711 S MAIN ST	3.02
			618 JAMES ROLLO CT	16.82
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	31.32
			PW/WOLTZ UNIFORMS	31.32
			PW/WOLTZ UNIFORMS	31.32
		QUALITY CUSTOM CONCEPTS INC	CIP CONCRETE PROJECT	8,976.80
			CIP CONCRETE PROJECT	26,780.54
			RAMPS AND SIDEWALK REPLACE	24,805.79
		EVERGY	655 SW EAGLES PKWY	37.77
			618 JAMES ROLLO CT	102.58
			AA HWY & SNI-A-BAR BLVD	33.24
			702 SW EAGLES PKWY	40.07
			GRAIN VALLEY ST LIGHTS	13,035.53
			618 JAMES ROLLO CT	22.08
			711 MMAIN ST CITY HALL	70.65
		AMERICAN MICRO CO INC	scanning plans	224.60
			SCANNING PLANS	122.25
		STANGER INDUSTRIES INC	WATER HEATER	260.60
		COMCAST	DEC 2020 FIBER	44.57
		IDEKER INC	2020 CIP ASPHALT PROGRAM	750,246.54
		INDEPENDENT SALT COMPANY	STREET SALT	9,566.20
			STREET SALT	250.09

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KLEINSCHMIDTS WESTERN STORE	ELLEDGE BOOTS	51.98
			GENTRY BOOTS	24.99
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL MINI EXCAVATO	38.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	300.39
			SOCIAL SECURITY	334.47
			MEDICARE	70.28
			MEDICARE	<u>78.24</u>
			TOTAL:	846,626.36
PUBLIC HEALTH	PUBLIC HEALTH	OATS	2020 OCT OATS	235.08
			2020 SEPT OATS	<u>232.73</u>
			TOTAL:	467.81
TIF-OLD TOWN MKT PLACE	OLD TOWNE TIF	OLD TOWNE MARKETPLACE LLC	CJC 2ND QTR	3,639.49
			CTY 2ND QTR	5,459.24
			3RD QTR CITY	22,187.82
			PROPERTY TAX RECEIVED	43,453.46
			PROPERTYT AX APPEAL	<u>1,724.22-</u>
			TOTAL:	73,015.79
NON-DEPARTMENTAL	MKT PLACE TIF-PR#2	LAUBER MUNICIPAL LAW LLC	MRKTPLC TIF PROJ 2	<u>599.00</u>
			TOTAL:	599.00
NON-DEPARTMENTAL	MKTPL TIF-PR#2	SPE UMB BANK	CITY SALES	<u>65,270.85</u>
			TOTAL:	65,270.85
NON-DEPARTMENTAL	MKT PL CID-PR2	SAL UMB BANK	CID/USE	26,727.31
			CID/USE UNCAPTURED	<u>25,925.49</u>
			TOTAL:	52,652.80
NON-DEPARTMENTAL	MKT PL CID-PROJECT	LAUBER MUNICIPAL LAW LLC	MERCADO PROJECT	<u>962.50</u>
			TOTAL:	962.50
NON DEPARTMENTAL	TIF PROJECT #3	LAUBER MUNICIPAL LAW LLC	INTERCHNG TIF PROJ 3	<u>330.00</u>
			TOTAL:	330.00
DEBT SERVICE	DEBT SERVICE FUND	GILMORE & BELL PC	GO REFUNDING BOND SERIES 2	26,000.00
		STANDARD & POORS	ANALYTICAL SERVICES REFUND	13,500.00
		BAKER TILLY MUNICIPAL ADVISORS, LLC	SERVICES PRELIMINARY GOBON	19,690.00
		UMB BANK NA	GVSRS 2011 RFDG ESC ADMIN	500.00
			GVRFDG BDS SRS 2020A	<u>300.00</u>
			TOTAL:	59,990.00
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.70
			KC EARNINGS TAX WH	9.08
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,069.03
			MISSOURI WITHHOLDING	1,478.16
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
			DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	DEC 20 SALES TAX	3,157.31
			DEC 20 SALES TAX	63.15-
		AFLAC	AFLAC PRETAX	36.54
			AFLAC PRETAX	36.84
			AFLAC-W2 DD PRETAX	88.33
			AFLAC-W2 DD PRETAX	89.17
		MISCELLANEOUS STEWART, CAROL	10-217100-11	79.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		DENHAM, FLOYD	10-220700-03	13.09
		LITTRELL, RHONDA	10-229500-01	7.50
		RUSSELL, DANIELLE	10-243300-13	40.40
		SALOMON, MICHAEL	10-248500-08	65.54
		HARTMAN, PAM	10-351500-08	33.38
		EDWARDS, TYLER	10-371440-10	65.54
		BIBLER, FRED L	10-474640-03	29.60
		MEEK, CARRIE	10-484290-04	21.50
		DAVID L. ARNOLD CONS	10-487436-00	6.28
		MARLOWE, EDWIN	10-509700-00	33.67
		RANDY SPALDING EXCAV	10-801101-08	696.02
		LOMBARDI, MARTHA	10-820330-03	58.02
		WIESE, WENDY	10-851300-01	45.62
		WOODBURY HAVEN, LLC	20-702300-08	50.00
		MUNGER, SHARON	20-152390-01	3.56
		EDWARDS, MARK	20-199430-07	26.62
		BROWN, STEVEN	20-199460-08	10.32
		GARCIA, MATT	20-199810-08	65.54
		COLLUM, LORETA	20-567960-01	45.62
		DURHAM, JUSTIN	20-589302-02	65.54
		BURTON, RYAN	20-589309-02	31.08
		BC RESIDENTIAL HOMES	20-623674-00	6.93
		SORENSEN, BRETT	20-626100-02	13.24
		UNREIN, JASON	20-700080-07	19.84
		GROOM, MICHELLE	20-701630-11	1.57
		LANEY, SHELLY	20-702250-06	11.43
		HESS, LETRICIA	20-711210-01	15.54
		MIDWEST PUBLIC RISK	DENTAL	100.75
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	375.48
			HSA	630.76
			HSA	485.03
			VISION	12.80
			VISION	14.00
			VISION	22.00
			VISION	28.12
		HSA BANK	HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	467.88
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.29
		TYLER TECHNOLOGIES INC	INCODE SAAS FEES	18,847.10
			MYCIVIC SAAS ANNUAL FEES	2,428.75
		ICMA RC	ICMA 457 %	188.31
			ICMA 457 %	194.95
			ICMA 457	216.37
			ICMA 457	221.00
			ICMA ROTH IRA	145.56
			ICMA ROTH IRA	146.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,084.94
			FEDERAL WH	4,627.92
			SOCIAL SECURITY	2,011.41
			SOCIAL SECURITY	2,532.31
			MEDICARE	470.39
			MEDICARE	592.27
			TOTAL:	46,025.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	SIGN SHOP WIRING	1,300.00
			RETROFIT LIGHTS IN OFFICE	11.47
		AAA DISPOSAL SERVICE INC	NOVEMBER SERVICE	38.75
		NETSTANDARD INC	NOV DATASAFE BACKUPS	400.00
			DEC OFFICE 365	304.00
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	437.30
			20 BILL PRINT & MAIL	84.28
			DEC 19 BILL PRINT	584.21
			DEC 19 BILL PRINT	112.63
		RICOH USA INC	PW C85162113	6.24
			CD C85162115	36.55
		CITY OF INDEPENDENCE UTILITIES	20138CCF 10/19-11/18	31,283.90
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,374.54
			MONTHLY CONTRIBUTIONS	1,412.78
		PETTY CASH	CITY WIDE CLEANUP	10.39
			FUEL SMALL EQUIPMENT	8.00
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	35.44
		ADVANCE AUTO PARTS	TRAILER CONNECTOR	5.22
		SCHWAAB INC	EXCELMARK A2359 SI PADS/BL	19.37
		COMCAST - HIERARCY ACCT	CITY HALL	7.70
			CITY HALL	44.49
			PW	45.34
			PW	39.51
			PW	89.50
		OREILLY AUTOMOTIVE INC	BALANCE BEAD	16.04
			BACKUP ALARM	20.01
			BINDER STRAP	32.26
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	26,881.32
			DEBT	63,231.27
		ORKIN	12/18/2017 SERVICE	11.91
			DEC 2020 SERVICE	23.26
		MISSOURI ONE CALL SYSTEM INC	NOVEMBER 277 LOCATES	318.55
		LOWES	BTU HEAT/COOL / 163.39-SQ	616.49
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	215.69
			BULK GASOHOL/DIESEL	273.48
		FASTENAL COMPANY	XL BLCK DG HL GD GLV	20.28
		USABLUEBOOK	CARTRIDGE	88.69
		HOME DEPOT CREDIT SERVICES	GLID PREM INT SG PURE WHIT	281.74
			TORCH HEAD	13.99
			TORCH HEAD	11.99-
			QUIKRETE/TORCH HEAD	25.56
			SCREWDRIVER/VENTEV ALLOY L	81.47
			SCREWDRIVER/VENTEV ALLOY L	11.40
			GREAT STUFF GAPS & CRACKS	7.13
			2X4-96 PRIME KD-HT WHITEWO	26.26
			UNDERLAYMENT/FOAMULAR	214.00
			TRAFFIC CIRCLE SUPPLIES RE	13.58-
		GOODYEAR COMMERCIAL TIRE	2) GY 225/70R19	235.47
		TURNER & MICHAEL CONSTRUCTION	R&R S.F DRIVEWAY / SIDEWAL	2,523.00
			R&R S.F DRIVEWAY / SIDEWAL	5,441.00
		WEX BANK	FINANCE CHARGES	33.00
		MENARDS - INDEPENDENCE	HARDBOARD	2.74
			SHOVELS	11.98
		HD GRAPHICS & APPAREL	PW SHIRTS	44.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	51.69
			DENTAL	193.20
			MALLETT	36.00
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	886.86
			HSA	634.45
			HSA	1,087.43
			HSA	946.00
			MALLETT	598.00
		HSA BANK	HSA - GRAIN VALLEY, MO	144.14
			HSA - GRAIN VALLEY, MO	513.57
		SC REALTY SERVICES	Janitorial Services	95.70
		SPIRE	405 JAMES ROLLO DR	62.06
			624 JAMES ROLLO CT	23.49
			711 S MAIN ST	6.03
			618 JAMES ROLLO CT	33.67
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
		MERCHANT SERVICES	MONTHLY FEES	690.02
			MONTHLY FEES	1,405.27
		EVERGY	825 STONEBROOK DR	78.62
			1301 TYER RD UNIT A	143.85
			618 JAMES ROLLO CT	128.22
			110 SNI-A-BAR BLVD	67.60
			1301 TYER RD UNIT B	238.66
			618 JAMES ROLLO CT UNIT B	1,865.54
			618 JAMES ROLLO CT	27.61
			711 MMAIN ST CITY HALL	141.29
			1012 STONEBROOK LN	88.47
		AMERICAN MICRO CO INC	scanning plans	449.20
			SCANNING PLANS	244.50
		STANGER INDUSTRIES INC	WATER HEATER	521.20
		COMCAST	DEC 2020 FIBER	89.14
		VIKING-CIVES MIDWEST INC	VCM LOGO 24 X 36 X 1/2 ANT	21.00
		TYLER TECHNOLOGIES INC	INCODE SAAS FEES	4,641.45
			INCODE FIN SUITE 09/01/20-	1,178.27
			MYCIVIC SAAS ANNUAL FEES	598.13
		NEPTUNE TECHNOLOGY GROUP INC	WATER METERS/ANTENNAS	394.00
			WATER METERS/ANTENNAS	5,824.82
			WATER METER ANTENNAS	947.87
			GATEWAY SYSTEM	17,408.50
		KLEINSCHMIDTS WESTERN STORE	ELLEDDGE BOOTS	103.96
			GENTRY BOOTS	49.98
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL MINI EXCAVATO	76.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,005.72
			SOCIAL SECURITY	1,266.14
			MEDICARE	235.21
			MEDICARE	296.15
		FORCE AMERICA DISTRIBUTING LLC	SWITCH, ROCKER CHERRY/LAMB	11.54
			TOTAL:	182,607.88
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	SIGN SHOP WIRING	1,300.00
			RETROFIT LIGHTS IN OFFICE	11.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AAA DISPOSAL SERVICE INC	NOVEMBER SERVICE	38.75
		NETSTANDARD INC	NOV DATASAFE BACKUPS	400.00
			DEC OFFICE 365	304.00
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	437.30
			20 BILL PRINT & MAIL	84.28
			DEC 19 BILL PRINT	584.22
			DEC 19 BILL PRINT	112.63
		RICOH USA INC	PW C85162113	6.24
			CD C85162115	36.54
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,374.51
			MONTHLY CONTRIBUTIONS	1,412.74
		PETTY CASH	CITY WIDE CLEANUP	10.39
			FUEL SMALL EQUIPMENT	8.00
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	35.44
		ADVANCE AUTO PARTS	TRAILER CONNECTOR	5.22
		SCHWAAB INC	EXCELMARK A2359 SI PADS/BL	19.37
		COMCAST - HIERARCY ACCT	CITY HALL	7.70
			CITY HALL	44.49
			PW	45.34
			PW	39.51
			PW	89.50
		OREILLY AUTOMOTIVE INC	BALANCE BEAD	16.04
			BACKUP ALARM	20.02
			RV ANTIFREEZE	11.98
			BINDER STRAP	32.26
		ORKIN	12/18/2017 SERVICE	11.91
			DEC 2020 SERVICE	23.27
		LOWES	BTU HEAT/COOL / 163.39-SQ	616.49
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	215.69
			BULK GASOHOL/DIESEL	273.48
		FASTENAL COMPANY	XL BLCK DG HL GD GLV	20.28
		ACE PIPE CLEANING INC	SEWER MAIN REPAIR	29,330.00
		HOME DEPOT CREDIT SERVICES	GLID PREM INT SG PURE WHIT	281.74
			TORCH HEAD	13.99
			TORCH HEAD	11.99-
			QUIKRETE/TORCH HEAD	25.56
			SCREWDRIVER/VENTEV ALLOY L	81.47
			SCREWDRIVER/VENTEV ALLOY L	11.40
			GREAT STUFF GAPS & CRACKS	7.13
			2X4-96 PRIME KD-HT WHITEWO	26.26
			UNDERLAYMENT/FOAMULAR	214.00
			TRAFFIC CIRCLE SUPPLIES RE	13.58-
		GOODYEAR COMMERCIAL TIRE	2) GY 225/70R19	235.47
		WEX BANK	FINANCE CHARGES	33.00
		MENARDS - INDEPENDENCE	HARDBOARD	2.74
			SHOVELS	11.98
		HD GRAPHICS & APPAREL	PW SHIRTS	44.00
		MIDWEST PUBLIC RISK	DENTAL	51.70
			DENTAL	193.17
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	886.86
			HSA	634.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	1,087.41
			HSA	946.03
		HSA BANK	HSA - GRAIN VALLEY, MO	144.15
			HSA - GRAIN VALLEY, MO	513.55
		SC REALTY SERVICES	Janitorial Services	95.70
		SPIRE	405 JAMES ROLLO DR	62.09
			624 JAMES ROLLO CT	23.51
			711 S MAIN ST	6.04
			618 JAMES ROLLO CT	33.67
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
		MERCHANT SERVICES	MONTHLY FEES	690.03
			MONTHLY FEES	1,405.27
		EVERGY	925 STONE BROOK DR	23.14
			WOODLAND DR	261.90
			405 JAMES ROLLO DR	288.76
			1326 GOLFFVIEW DR	120.39
			618 JAMES ROLLO CT	128.22
			WINDING CREEK SEWER	23.16
			618 JAMES ROLLO CT	27.61
			711 MMAIN ST CITY HALL	141.29
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		AMERICAN MICRO CO INC	scanning plans	449.20
			SCANNING PLANS	244.50
		STANGER INDUSTRIES INC	WATER HEATER	521.20
		COMCAST	DEC 2020 FIBER	89.14
		VIKING-CIVES MIDWEST INC	VCM LOGO 24 X 36 X 1/2 ANT	21.00
			HYDRAULIC SPINNER	356.00
			CYLINDER	458.00
			O RING CONN	16.98
		TYLER TECHNOLOGIES INC	INCODE SAAS FEES	4,641.45
			INCODE FIN SUITE 09/01/20-	1,178.27-
			MYCIVIC SAAS ANNUAL FEES	598.13
		KLEINSCHMIDTS WESTERN STORE	ELLEDGE BOOTS	103.96
			GENTRY BOOTS	49.98
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL MINI EXCAVATO	76.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,005.71
			SOCIAL SECURITY	1,266.14
			MEDICARE	235.14
			MEDICARE	296.06
		FORCE AMERICA DISTRIBUTING LLC	SWITCH, ROCKER CHERRY/LAMB	11.54
			TOTAL:	56,107.80
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	74.38
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	571.36
		VISA-CARD SERVICES 1663	VISA-CARD SERVICES 1663	57.71
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	238.26
		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	70.00
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	446.08
			TOTAL:	1,457.79

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
	100	GENERAL FUND		150,381.86
	200	PARK FUND		31,732.33
	210	TRANSPORTATION		849,321.99
	230	PUBLIC HEALTH		467.81
	250	OLD TOWNE TIF		73,015.79
	300	MKT PLACE TIF-PR#2		599.00
	302	MKTPL TIF-PR#2 SPEC ALLOC		65,270.85
	321	MKT PL CID-PR2 SALES/USE		52,652.80
	323	MKT PL CID-PROJECT #3		962.50
	330	TIF PROJECT #3		330.00
	400	DEBT SERVICE FUND		59,990.00
	600	WATER/SEWER FUND		284,740.93
	999	POOLED CASH FUND		1,457.79

		GRAND TOTAL:		1,570,923.65

TOTAL PAGES: 18

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 12/05/2020 THRU 12/31/2020
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

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

INTENTIONALLY LEFT BLANK

Resolutions

INTENTIONALLY LEFT BLANK

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

MEETING DATE	01/11/2021	
BILL NUMBER	R21-01	
AGENDA TITLE	A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT AS RELATED TO GRAIN VALLEY'S PARTICIPATION IN THE 2021 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	\$15,276.39
	Budget Line Item:	230-33-74210
	Balance Available:	\$16,000
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To provide a Household Hazardous Waste collection service to the residents of the City of Grain Valley	
BACKGROUND	This is a renewal to the 22-year-old program that services 51 regional counties and communities in the MARC Solid Waste Management District.	
SPECIAL NOTES	This agreement is for Fiscal Year 2021. As in previous years, this program has been appropriated funding from the Public Health Fund.	
ANALYSIS	The contract amount for each program participant is calculated on a per capita rate (\$1.07) applied to 2018 U.S. Census Population estimate.	

PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution & 2021 Agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

January 11, 2021

RESOLUTION NUMBER

R21-01

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT AS RELATED TO GRAIN VALLEY'S PARTICIPATION IN THE 2021 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM

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

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

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

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

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

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

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

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

SECTION 1: The City Administrator is authorized to enter into the attached Intergovernmental Agreement and agrees to participate in the Regional HHW Collection Program for the calendar year 2021.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

2021

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

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

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

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

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

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

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

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

I *Definitions*

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

II *Effective Date*

Grain Valley, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2021.

III *Termination*

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

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

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

IV *Duties of Participating Member*

- A. *Fees.* **Grain Valley, Missouri** agrees to pay the sum of **\$15,276.39** to participate in the 2021 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.07 applied to 2018 U.S. Census Population Estimate figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.
- B. *Payment.* The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2021. No pro ration of fees is applicable under this agreement:

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

V *Services Provided by the SWMD*

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

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

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

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

VI *Reports*

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

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

VII *Insurance*

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

VIII *Legal Jurisdiction*

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

MARC Solid Waste Management District:

Participating Member:

_____ Date: _____

_____ Date : _____

Doug Wylie, Chair

Print Name

Print Title

2021 Regional Household Hazardous Waste Collection Program			
	Attachment 1	2018	\$1.07
	Community	Population Estimates	per capita
1	Archie	1,207	\$ 1,291.49
2	Belton	23,598	\$ 25,249.86
3	Blue Springs	55,104	\$ 58,961.28
4	Buckner	3,031	\$ 3,243.17
5	Camden Point	546	\$ 584.22
6	Claycomo Village	1,494	\$ 1,598.58
7	Cleveland	663	\$ 709.41
8	Dearborn	526	\$ 562.82
9	Drexel	949	\$ 1,015.43
10	Edgerton	606	\$ 648.42
11	Excelsior Springs	11,646	\$ 12,461.22
12	Ferrelview	801	\$ 857.07
13	Garden City	1,635	\$ 1,749.45
14	Gladstone	27,317	\$ 29,229.19
15	Glenaire	581	\$ 621.67
16	Grain Valley	14,277	\$ 15,276.39
17	Grandview	24,962	\$ 26,709.34
18	Greenwood	5,781	\$ 6,185.67
19	Hardin	537	\$ 574.59
20	Harrisonville	10,088	\$ 10,794.16
21	Kearney	10,457	\$ 11,188.99
22	Lake Lotawana	2,107	\$ 2,254.49
23	Lake Tapawingo	721	\$ 771.47
24	Lake Waukomis	927	\$ 991.89
25	Lake Winnebago	1,187	\$ 1,270.09
26	Lawson	2,399	\$ 2,566.93
27	Liberty	31,779	\$ 34,003.53
28	Loch Lloyd	768	\$ 821.76
29	Lone Jack	1,306	\$ 1,397.42
30	North Kansas City	4,529	\$ 4,846.03
31	Oak Grove	8,182	\$ 8,754.74
32	Orrick	803	\$ 859.21
33	Parkville	6,949	\$ 7,435.43
34	Peculiar	5,323	\$ 5,695.61
35	Platte City	4,668	\$ 4,994.76
36	Pleasant Hill	8,639	\$ 9,243.73
37	Pleasant Valley	3,057	\$ 3,270.99
38	Raymore	21,784	\$ 23,308.88
39	Raytown	28,993	\$ 31,022.51
40	Richmond	5,634	\$ 6,028.38
41	Riverside	3,453	\$ 3,694.71
42	Smithville	10,249	\$ 10,966.43
43	Sugar Creek	3,277	\$ 3,506.39
44	Weatherby Lake	2,037	\$ 2,179.59
45	Weston	1,808	\$ 1,934.56
46	Wood Heights	685	\$ 732.95
47	Unincorporated Cass County	25,166	\$ 26,927.62
48	Unincorporated Clay County	16,157	\$ 17,287.99
49	Unincorporated Jackson Co.	23,018	\$ 24,629.26
50	Unincorporated Platte County	29,159	\$ 31,200.13
51	Unincorporated Ray County	11,440	\$ 12,240.80

Source: marc.org/data&economy/MetroDataLine/Currentpopulationdata

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

MEETING DATE	1/11/2021	
BILL NUMBER	R21-02	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A COOPERATIVE AGREEMENT WITH JACKSON COUNTY, MISSOURI FOR STORM WATER PROJECT FUNDING	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To enable the City to receive from the County the funding from Missouri Department of Natural Resources (MDNR) for a Storm Water Grant	
BACKGROUND	MDNR requires the County to be a sponsor of all funding grant projects. The reimbursable grant funding is sent to the County and the County will then send funding to the City. The City was awarded a \$30,000 grant (50% matching) to update the Stormwater Master Plan.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	N/A	

BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution and Cooperative Agreement with Jackson County, Missouri

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

January 11, 2021

RESOLUTION NUMBER

R21-02

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A COOPERATIVE AGREEMENT WITH JACKSON COUNTY, MISSOURI FOR STORM WATER PROJECT FUNDING

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is committed to improving the stormwater system within the city; and

WHEREAS, the Missouri Department of Natural Resources (MDNR) has offered funding for the City to update the Stormwater Master Plan; and

WHEREAS, the Missouri Department of Natural Resources requires Jackson County, Missouri to be the sponsor for each project, with reimbursements sent to the County and then the County sending the funding to the City; and

WHEREAS, the City and County deem it to be in their best interests to enter into this agreement as it will be beneficial to both.

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

SECTION 1: The Board of Aldermen authorizes the City Administrator to sign a cooperative agreement with Jackson County, Missouri for stormwater project funding.

PASSED and APPROVED, via voice vote, (____-____) this ____ Day of ____, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

INTENTIONALLY LEFT BLANK

COOPERATIVE AGREEMENT FOR STORM WATER PROJECT FUNDING

This Agreement is entered into this _____ day of January, 2021 by and between the City of Grain Valley, MO, a municipal corporation (hereinafter “City”), and Jackson County, Missouri, a charter county (hereinafter “County”).

WHEREAS, Sections 70.210 to 70.325 of the Revised Statutes of Missouri (2016) authorize political subdivisions to enter into cooperative agreements to provide services; and

WHEREAS, the City and County deem it to be in their best interests to enter into this agreement as it will be beneficial to both; and

WHEREAS, the Missouri Department of Natural Resources has offered funding for approved storm water projects; and

WHEREAS, the Missouri Department of Natural Resources requires the County to be the sponsor for each project, with reimbursements sent to the County.

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained, it is hereby agreed as follows:

1. The City will complete the application form and submit all other documents, studies, plans, specification bids, etc., to the County for resubmission to the Missouri Department of Natural Resources.
2. The City will manage the design, construction, and inspection of each storm water project, making payments from City funds to the contractors.
3. The City will follow the Missouri Department of Natural Resources rules and regulations throughout the project life.
4. The City will request reimbursement from the Missouri Department of Natural Resources through the County.
5. The County will enter into an agreement with the Missouri Department of Natural Resources on behalf of the storm water project.
6. The County will process all submittals to the Missouri Department of Natural Resources from the City in a timely manner.
7. The County will keep the City informed of letters and other correspondence from the Missouri Department of Natural Resources concerning the storm water project.
8. The County will accept reimbursement from the Missouri Department of Natural Resources on behalf of the storm water project and, within a reasonable time, pass the reimbursement funds through to the City.

9. It is understood by both parties that responsibility for the City storm water project is with the City and County is only responsible for transfer of documents and submittals and pass through on funding.
10. The execution of the Agreement shall be authorized by each entity's governing body.
11. This Agreement shall be in effect upon its execution and hereafter until the project is complete and accepted by the Missouri Department of Natural Resources with all funds released.

CITY OF GRAIN VALLEY, MISSOURI

JACKSON COUNTY, MISSOURI

City Administrator

Director of Public Works

ATTEST:

ATTEST:

City Clerk

County Clerk

Approved As To Form:

Approved As To Form:

City Attorney

County Counselor

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

MEETING DATE	01/11/21	
BILL NUMBER	R21-03	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH RON'S AUTO & TRUCK TOWING, LLC	
REQUESTING DEPARTMENT	POLICE	
PRESENTER	James W. Beale Sr, Chief of Police	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To provide towing service on request by the Grain Valley Police Department for a period of January 16, 2021-January 16, 2024.	
BACKGROUND	The current towing contract with Ron's Auto & Truck Towing Services expires on January 16, 2021. Ron's Auto & Truck Towing, LLC will be used to respond at the request of police officers and tow vehicles from the scene of an incident involving traffic accidents, arrest of the driver, etc. This may also include abandoned or illegally parked vehicles.	
SPECIAL NOTES	None	
ANALYSIS	Ron's Auto & Truck Towing Service has provided quality service over the past four years.	

PUBLIC INFORMATION PROCESS	The Notice of Request for Proposal was advertised in the Examiner Newspaper from October 22 nd 2020 to November 23, 2020. It was also posted on the City of Grain Valley's website during the same time as it was posted in the Examiner Newspaper.
BOARD OR COMMISSION RECOMMENDATION	Not Applicable
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Agreement for Ron's Auto & Truck Towing Service, Memo of results for Request for Proposal

January 11, 2021

RESOLUTION NUMBER
R21-03

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN
AGREEMENT WITH RON'S AUTO & TRUCK TOWING LLC**

WHEREAS, the Board of Aldermen of the City of Grain Valley, must approve all contracts; and

WHEREAS, the current towing service contract will expire on January 16, 2021; and

WHEREAS, the Grain Valley Police Department must investigate or identify vehicles which must be towed for reasons which may include arrests, traffic accidents, abandoned, traffic hazards, and vehicles involved in criminal investigations; and

WHEREAS, a Request for Proposal was distributed via newspaper outlets and City website, and submissions were reviewed to determine the most qualified company; and

WHEREAS, the Grain Valley Police Department finds that Ron's Auto & Truck Towing, LLC has satisfied and fulfilled all requirements of the proposal.

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

SECTION 1: The City Administrator is authorized to sign an agreement for tow service with Ron's Auto & Truck Towing Service of Lone Jack, Missouri.

PASSED and APPROVED, via voice vote, (____-____) this _____ Day of _____, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

INTENTIONALLY LEFT BLANK

**GENERAL SERVICES AGREEMENT
FOR
RON'S AUTO & TRUCK TOWING, LLC.**

THIS AGREEMENT is entered into as of the _____ day of _____, 2021 (the "Effective Date"), by and between Ron's Auto & Truck Towing, LLC., a Missouri corporation, having an office at 33811 E. US Highway 50, Lees Summit, Missouri 64086 (the "Service Provider") and the City of Grain Valley, Missouri (Grain Valley Police Department), a Missouri municipal corporation (the "City").

WHEREAS, the City desires to engage the Service Provider to provide services to the Police Department regarding Towing Service as more fully described in Section 2, entitled "Scope of Services" attached hereto and incorporated herein by reference.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows.

1. Term of Agreement

The term of this agreement is a three (3) year contract commencing on the date of the award. The City of Grain Valley reserves the right to renew the contract automatically for two (2) additional years, provided both parties are in agreement.

2. Scope of Services.

A. Area of Coverage

The entire city, as designated by its corporate boundaries and all adjacent roadways, streets, and alleys, shall be known as the Area of Coverage. Special provision for City ordered tows outside this area are addressed in the Pricing Schedule.

B. Administration

Any and all forms, records, and reports required by this Agreement shall be a form and nature determined by the City and will be maintained or provided in whatever manner dictated by the City. Such records as may be required shall be open to inspection by the City, without notice, at any time during normal business hours. Normal business hours are defined as 8:00 am to 5:00 pm, Monday through Friday, excluding recognized holidays. The Towing Contractor shall keep all records at a central office. The City's administrative agent for overseeing the proper execution of this agreement shall be the City's Chief of Police or a designated representative.

This agreement shall extend to:

1. Police Ordered Tows – Vehicles ordered towed and/or impounded by the Police Department for example; to clear the roadway, protect property rights, and ensure safekeeping.

2. Non-Preference Tows – Vehicles towed at the owner’s request when a request is transmitted through the Police with no preference indicated. The Towing Contract Agreement/Pricing Schedule shall not apply to these requests. This category shall include service calls of any type when the citizen has requested a particular company be contracted or they have made their own arrangements.
3. City-owned and/or operated – Vehicles towed at the request of the City.

3. Required Minimum Services

A. The Towing Contractor shall have a minimum of:

1. Two (2) trucks, 1 Ton or larger, with a minimum GVW of 10,000 pounds.
2. One (1) truck, 2 Ton or larger, with a minimum GVW of 20,000 pounds.

The three (3) vehicles shall be equipped with dollying equipment, winching equipment, lifts or other accouterments as may be necessary for the safe, damage-free tow/recovery of vehicles. Each of these shall be equipped with emergency warning lighting in accordance with applicable law. These three vehicles shall be available on call 24 hours per day, seven days a week, including holidays. The vehicles shall be in good condition, available for inspection by the City. The Towing Contractor within thirty days (30) from the date of the agreement will furnish the City with a list of trucks, serial numbers, and equipment to be used.

B. Radio dispatching/mobile communications shall be maintained by the Towing Contractor between the office and each tow vehicle. This requirement may be met through the use of pagers, cellular telephones, or other two-way AM or FM radio equipment, but not through the use of CB or citizen band equipment. In addition, the Towing Contractor must maintain a 24-hour, seven days per week, including holidays, manned telephone at the office/dispatching center.

C. Capability to tow/recover average tractor trailer This equipment may be met by an existing subcontractor agreement which must be in effect before to entering into this Agreement with the City and shall be maintained for the entire period of this Agreement. The City shall be furnished any such subcontractor agreement and will review same before execution of this agreement.

D. Secure storage facility – The Towing Contractor shall maintain a secure storage area, capable of containing a minimum of 25 full-size sedan type vehicles. This requirement may be met by an enclosed building of at least 10,000 square feet, including office or maintenance areas or an outside storage area of the same size requirements which shall be surrounded by security fencing of at least 8 feet in height and approved with security lighting, adequate to illuminate the entire area. The gates must be secured with a lock.

- E. Tow lot must be located within a 5-mile radius of the Grain Valley City Hall; preferred within the city limits of Grain Valley.

4. **Operating Requirements**

- A. Charges for all services performed under this Agreement shall be as provided for in the Price Schedule approved by the City and included as a binding portion of this Agreement as an addendum hereto. Towing Contractor shall be responsible for collections of all authorized charges from the party or parties owning or entitled to possession of the property towed and stored and shall hold the City and all its employees harmless for payment or collection of said charges. The City will only be responsible for storage charges if the Police Department authorizes the hold of the vehicles in writing. Upon the sale or titling of a police ordered towed vehicle, the Towing Contractor shall notify the Police Department in writing within five (5) working days. Towing Contractor shall comply with all State laws regarding mechanics liens and sales of stored vehicles to recover authorized fees.
- B. Response Times – The Towing Contractor shall be required to arrive at any point within the Area of Coverage (Sec.1) within twenty (20) minutes of notification by the police dispatcher, except that equipment, required by Sec. 4.C. for tractor-trailer shall be one (1) hour. These times assume normal weather conditions.
- C. Secure Storage Lot – The Towing Contractor shall provide for the release of vehicles without any assistance from City personnel. This storage area office shall be open between the hours of 8:00 AM to 5:00 PM, Monday through Friday. In addition, the Towing Contractor shall provide the capability to release vehicles on weekends, holidays, and at times other than normal business hours, by having personnel on call through the central telephone number (Sec. 4.B.). An additional charge (see price schedule) for such service will be authorized. Access to the storage area by City or Police personnel will be on a 24 hour per day, seven days a week, including holidays, basis without charge to the City. Specific rules, forms and reporting requirements associated with the operation of the storage there in accordance with this Agreement shall be as set forth by ordinance and as determined by the Chief of Police or the designated representative.
- D. Accident Scene Clean Up – The Towing Contractor shall be responsible for the complete removal of debris at accident sites and shall equip each tow vehicle with equipment necessary for this task. The Contractor shall also be responsible for the preparation of any vehicles to be towed so that no “littering” shall occur from the towed vehicle. Clean up Shall be completed before removal of towed vehicles from the scene.
- E. Accident Scene Cooperation – The Towing Contractor shall assure complete cooperation of all employees with Police Department personnel to include instructions by officers at the scene. Such orders as to destination or special handling of impounded vehicles, which may be requested by officers at the scene, will be complied with unless a question of safety exists, in which case the Towing Contractor’s employee shall make such safety matters known to the officer for consideration at the scene.

- F. Access to view stored vehicles should be allowed during normal business hours free of charge to owners, insurance adjusters, or their representatives. At other times, access shall be provided, but a fee equivalent to the release charge may be collected.

5. Insurance and Holding Harmless Requirement

- A. General Provisions - The Service Provider shall provide the City evidence of liability insurance and shall maintain, during the life of the Agreement, insurance acceptable to the City which will afford protection and coverage in accordance with the requirements set forth below.
- B. Limits and Coverage - The Towing Contractor shall hold the City and Police Department, and all its employees, totally and completely harmless for any claims, settlements, and judgements which might arise from acts or failures to act in the performance or attempted performance of this Agreement by the Contractor or agent or employees of the Contractor and shall indemnify and hold the same harmless for any action performed as a result of this Agreement.
- C. Certificate of Insurance and coverage shall be maintained by the Towing Contractor in the amounts of \$100,000 / \$500,000 / \$100,000 each occurrence during the entire term of this Agreement which insurance shall provide coverage for all of the acts undertaken in furtherance of this Agreement. Towing Contractor shall designate City as an additional named insured immediately and not later than 24 hours from the date of this contract is approved by the City. Towing Contractor shall also provide a fully executed copy of the insurance agreements which reflects said designation. In addition, Towing Contractor shall provide City with immediate written notification of any changes in or to this insurance coverage, including, but not limited to, cancellations; amendments; changes in coverage amounts; or any material alteration in or to said policies.

6. Terms of Agreement and Termination of Service Agreement

- A. If Towing Contractor violates any of the terms and conditions of this Agreement, fails or refuses for any cause to furnish the service required, fails to maintain required equipment in proper working order, or charges fees more than those authorized, then the City shall have the right to terminate this Agreement. Such termination becomes effective upon delivery of written notice to Towing Contractor or an agent or employee thereof.
- B. Towing Contractor may terminate this Agreement by notifying the City by certified mail 30 days before the desired termination date.
- C. The term of this agreement is a three (3) year contract commencing on the date of the award. The City of Grain Valley reserves the right to renew the contract automatically for two (2) additional years, provided both parties are in agreement.

**7. Pricing Schedule
(Items)**

Charge

A. Normal Tow Recovery \$ 50

Towing of automobiles, station wagon, vans, pickup trucks
¾ ton and under, motorcycles, scooters, car trailers,
Boats on trailers, etc. (When all four wheels on the ground,
Street or right of way that can be backed up to by tow vehicle
and hooked up with minimal rotating of vehicles to be towed.)

B. Special Tow/Recovery

Operation requiring the righting of vehicles, winching from
Off roadway, or special preparation due to extensive damage
(Such as tying shut doors, removal of broken glass and loose parts)
Before vehicles can be towed.

1. Winching Per Vehicle \$ 50

2. Dollies Service Per Call \$ 50

C. Large Vehicle Tow/Recovery

1. Towing of trucks and vehicles 1 ton and over \$ 75

D. Per Mile Charge \$ 3.50

No mileage charge shall be allowed for normal tows,
within the Area of Converge. A mileage charge may
be assessed for tows accomplished in accordance with
the scope of this Agreement for service which commences
or ends outside the Area of Coverage, except that portion of
the service within the Area of Coverage shall not have
mileage charges assessed.

E. Storage Charge Per Day \$ 35

Storage of vehicles described above shall have a
per day rate assessed, beginning 24 hours following
the time tow or recovery was performed, and
re-assessed each day or portion thereof that the vehicle
remains in the secure storage area.

F. Service Calls (Jump Starts, tire changes, vehicle lockouts, etc.) \$ 50

G. Release Charges \$ 50

No charges will be assessed for releasing vehicles during normal business hours for allowing owners/insurance adjusters access to vehicles during normal business hours. A service trip fee may be charged for releasing vehicles outside of normal business hours on weekends, and holidays.

H. Waiting Time

\$ 50

Waiting time charges will be allowed if required by the Police Department, and only if after arrival at the location a standby of more than thirty minutes before starting tow procedures occur. The tow ticket must be so annotated by the Police Officer that in fact the Police Department required the tow to stand by.

8. Disputes.

In the event of a dispute between the City and the Service Provider arising out of or related to this Agreement, the aggrieved party shall notify the other parties of the dispute within a reasonable time after such dispute arises in an effort to resolve the dispute by direct negotiation or mediation. During the pending of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. The parties agree to participate in a minimum of two (2) hours mediation to attempt to resolve any dispute hereunder, and said mediation is a condition precedent to filing any type of lawsuit or claim. The parties will attempt to select a mutually-agreeable mediator, but, if they cannot agree, then each party will submit the name of a mediator, and those two (2) mediators will select a third mediator whose designation shall be binding upon the parties. The parties shall equally pay for the costs of the mediation.

9. Waiver.

A waiver by any party of any breach of this Agreement by any other party shall only be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach or the same kind of breach on another occasion.

10. Severability.

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event which renders any provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. If any particular provision shall be deemed severed from this Agreement, and the balance of this Agreement shall remain enforceable, the particular portion or provision held to be invalid, illegal or unenforceable. The parties further agree that if any particular provision shall be held to be invalid, illegal or unenforceable, the parties shall agree with a valid, legal and enforceable provision that comes as close as possible to the intent of the provision which is held to be invalid, illegal or unenforceable. The parties further agree to prevent this entire Agreement from being invalidated should a provision which is of the essence of the Agreement be held to be unenforceable.

11. Entire Agreement; Governing Law.

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and negotiations with respect thereto. This Agreement may be amended only by a written instrument signed by all parties. This Agreement shall be governed by the laws of the State of Missouri. In the event this Agreement is litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri.

12. Assignment.

Neither the City nor the Service Provider shall assign any rights or duties under this Agreement without the prior written consent of the other party, which consent may be granted or withheld in such other party's absolute discretion. Nothing contained in this Section shall prevent the Service Provider from engaging independent Service Providers, associates, and subcontractors to assist in performance of the Project Services subject to prior approval by the City.

13. Good Faith Efforts and Cooperation.

The parties agree to use good faith efforts in a professional manner in the performance of their services and covenants in this Agreement and to cooperate at all times and coordinate their activities as necessary during the Term of this Agreement to assist in performance of the Project Services and to ensure performance of the Project Services in an efficient and timely manner.

14. Authority.

Each party represents to the other parties that it has the power and authority to enter into this Agreement and that the person(s) executing it on its behalf has the power to do so and to bind it to the terms of this Agreement. The City represents that it has taken all action necessary or appropriate to authorize the City to execute, deliver and perform this Agreement and to cause it to be binding upon the City. The Service Provider represents that it has taken all action necessary or appropriate to authorize it to execute, deliver and perform this Agreement and to cause it to be binding upon the Service Provider.

15. Compliance with Laws.

Service Provider shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the Project Services. Service Provider shall secure all licenses, permits, etc. from public and private sources necessary for the fulfillment of its obligations under this Agreement.

16. Safety.

In the performance of the Project Services, Service Provider shall comply with the applicable provisions of the Federal Occupational Safety and Health Act, as well as any pertinent federal, state and/or local safety or environmental codes.

17. Anti-Discrimination Clause.

Service Provider and its agents, employees, or subcontractors shall not in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.

IN WITNESS WHEREOF, the Service Provider and the City have executed this Agreement as of the Effective Date.

RON'S AUTO & TRUCK TOWING, LLC:

GRAIN VALLEY, MISSOURI:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

GENERAL CONDITIONS

GOVERNING RESPONSES AND SUBSEQUENT CONTRACTS

City of Grain Valley, Missouri

1. **SCOPE:** The following terms and conditions, unless otherwise modified by the City of Grain Valley within this document, shall govern the submission of proposals and subsequent contracts. The City of Grain Valley reserves the right to reject any proposal that takes exception to these conditions.
2. **DEFINITIONS AS USED HEREIN:**
 - a. The term "request for qualification" means a solicitation of formal, sealed qualifications.
 - b. The term "respondent" means the person, firm or corporation who submits formal sealed qualifications.
 - c. The term "City" means the City of Grain Valley, MO.
 - d. The term "Board of Alderman" means the governing body of the City of Grain Valley, MO.
 - e. The term "contractor" means the respondent awarded a contract under this request for qualifications.
3. **COMPLETING SUBMITTAL:** All information must be legible. Any and all corrections and/or erasures must be initialed. Each submittal must be signed in ink by an authorized representative of the respondent and required information must be provided. The contents of the submittal by the successful respondent of this RFQ will become a part of any contract award as a result of this solicitation.
4. **REQUEST FOR INFORMATION:** Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the Purchasing Officer, 711 Main Street, Grain Valley, MO 64029, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above stated deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the City in the form of an addendum addressed to all prospective respondents.
5. **CONFIDENTIALITY OF PROPOSAL INFORMATION:** Each proposal must be submitted in or under cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project.

All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.

6. **SUBMISSION OF PROPOSAL:** Proposals are to be sealed and submitted to the Purchasing Officer, 711 S. Main Street, Grain Valley, MO 64029, prior to the date and time indicated on the cover sheet. At such time, all proposals received will be formally opened. The opening will consist of only the name and address recording of respondents.
7. **ADDENDA:** All changes, additions and/or clarifications in connection with this proposal will be issued by the Purchasing office in the form of a WRITTEN ADDENDUM. SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED. Verbal responses and/or representations shall not be binding on the City.
8. **LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS:** Proposals received after the date and time indicated on the cover sheet shall not be considered.

Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.

9. **BONDS:**

When a Bond is required it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least ___A___ Best's rating and a ___FPR9___ or better financial performance rating per the current A.M. Best Company ratings.)

10. **NEGOTIATION:** The City reserves the right to negotiate any and all elements of this proposal.
11. **TAX EXEMPT:** The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.
12. **RIGHTS RESERVED:** The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make award to the response deemed to be most advantageous to the City.

13. RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting or otherwise disposing of this proposal or any resultant agreement or its rights, title or interest therein or its power to execute such agreement to any other person, company, or corporation without the previous written approval of the City.

14. DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any respondent for any liability whatsoever.

15. HOLD HARMLESS: The contractor shall agree to protect, defend, indemnify and hold the City Council, City of Grain Valley, Missouri, it's officers, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character resulting from the error, omission, or negligent act of the contractor, it's agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from a ward of its proposal.

16. LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.

17. ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in any way, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin or religious creed.

18. CONFLICTS: No salaried officer or employee of the City or no member of the Board of Alderman shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450-105.496 shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

THIS AGREEMENT made this _____ day of _____, 2021, between the CITY OF GRAIN VALLEY, MISSOURI and _____ Towing Contractor.

IN WITNESS WHEREOF: The parties have executed this Agreement as of the day and year first above written.

ATTEST:

CITY OF GRAIN VALLEY, MISSOURI

_____ By: _____

Title: _____

APPROVED AS TO FORM:

(TOW SERVICE)

_____ By: _____

Attorney for City

Title: _____

This Contract will expire on: _____



GRAIN VALLEY

POLICE

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

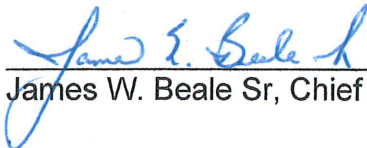
TO: Ken Murphy, City Administrator
FROM: James W. Beale Sr, Chief of Police
SUBJECT: Request for Proposals – Towing Service
Date: December 2nd, 2020

On October 22nd, 2020, a Request for Proposal for Towing Service in the City of Grain Valley was published in the Examiner Newspaper, and it was posted on the City's website. The current contract with Ron's Auto & Truck Towing, LLC, expires January 2021. One (1) packet was submitted prior to the due date of November 23rd, 2020.

Ron's Auto & Truck Towing, LLC submitted a proposal within the allotted time frame.

A review of the bid packet was conducted by a three committee within the Police Department. A scoring process and evaluation form was completed by each member independently.

It is the recommendation of the review committee that the city award the new contract to Ron's Auto & Truck Towing, LLC, who fulfilled all requirements of the bid.



James W. Beale Sr, Chief of Police

INTENTIONALLY LEFT BLANK

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

MEETING DATE	01/11/2021	
BILL NUMBER	R21-04	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH THE GRAIN VALLEY SCHOOL DISTRICT FOR SCHOOL RESOURCE SERVICES	
REQUESTING DEPARTMENT	POLICE	
PRESENTER	James W. Beale Sr, Chief of Police	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To have a working document detailing the expectations and responsibilities of the School Resource Officers and all other parties of interest	
BACKGROUND	This Agreement was drafted with the assistance of both City and School District staff and it was reviewed and agreed upon by both	
SPECIAL NOTES	Section IV, C & D has been added to the agreement to clarify payment	
ANALYSIS	Not Applicable	
PUBLIC INFORMATION PROCESS	Not Applicable	
BOARD OR COMMISSION RECOMMENDATION	Not Applicable	

DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution & MOU Agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

January 11, 2021

RESOLUTION NUMBER
R21-04

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH THE GRAIN VALLEY SCHOOL DISTRICT FOR SCHOOL RESOURCE SERVICES

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to the safety of the students and the employees of the Grain Valley School District; and

WHEREAS, the Board of Aldermen of the City of Grain Valley find it necessary and appropriate to aid the Grain Valley School District in providing qualified commissioned officers as School Resource Officers in district facilities; and

WHEREAS, the City of Grain Valley and the Grain Valley R-V School District mutually desire to enter into an agreement for School Resource Officer services which sets forth the specific terms and conditions performed and provided by School Resource Officers; and

WHEREAS, the Grain Valley Police Department will provide and manage a School Resource Officer program in the district.

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

SECTION 1: The City Administrator is authorized to sign into a cooperative agreement with the Grain Valley R-V School District for School Resource Officer Services.

PASSED and APPROVED, via voice vote, (-) this 11th Day of January, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

[R21-04]

INTENTIONALLY LEFT BLANK

SCHOOL RESOURCE OFFICER COOPERATIVE AGREEMENT

WHEREAS, CITY OF GRAIN VALLEY, MISSOURI (hereinafter “City”) and the **GRAIN VALLEY R-V SCHOOL DISTRICT** (hereinafter “District”) mutually desire to enter into an Agreement whereby the **GRAIN VALLEY POLICE DEPARTMENT** (hereinafter “Police Department”) will provide and manage a School Resource Officer (hereinafter “SRO”) program within the District, and whereas the parties further desire to set forth the specific terms and conditions of the services to be performed and provided:

NOW THEREFORE, the parties hereto agree as follows:

I. Term of Agreement

- A. The term of this Agreement commences on January 1, 2021, and ends on December 31, 2021. The agreement will automatically renew annually. However, the parties recognize the necessity of mutual review of this agreement in order to make any necessary adjustments to the terms and conditions, including the compensation paid by the District to City.

II. Employment and Assignment of SRO

- A. The Police Department agrees to employ three SROs. The SROs shall be an employee of the Police Department and shall be subject to the administration, supervision, and control of the Police Department and City, except as such administration, supervision and control are subject to the terms and conditions of the Agreement.
- B. The Police Department agrees to provide and pay the SROs salary and employment benefits in accordance with the applicable salary schedules and employment practices of the City, including but limited to: sick leave, annual leave, retirement compensation, disability, salary continuation, workers compensation, life insurance, dental insurance, and medical/hospitalization insurance. The SRO shall be subject to all other personnel policies and practices of the City and the Police Department except as such policies or practices may have to be modified to comply with the terms and conditions of this Agreement. Any changes to salary and/or benefits for the SRO shall be at the discretion of the City, after consultation with the District.
- C. The Police Department, in its sole discretion, shall have the power and authority to hire, discharge and discipline the SRO. However, the Police Department will consider any reasonable request of the District to replace the SRO. The District will have input into the selection process to fill an SRO position. See section XVIII: Evaluation for the evaluation of SROs.

- D. The SRO shall be assigned to the District by the Police Department and the duties of the SRO are at the discretion of the Superintendent of Schools or designee.
- E. The Police Department, in the interest of public safety, reserves the right to recall SROs without notice in cases of emergency conditions, to perform other police duties until those conditions are controlled.
- F. The SRO shall be assigned to the District throughout the school year, August 1-June 30. Less SRO time may be needed during summer school as compared to the regular school year. Requests for SRO services in July will be made to the Police Department by the District.
- G. In the event the SRO is absent from work, the SRO shall notify both their supervisor in the Police Department and the principal(s) or designee(s) of the school(s) to which the SRO is assigned. Requests for personal or professional leave should be made at least five (5) days in advance to the Police Department and to the District.
- H. While assigned to the District, the SRO will adhere to its policies, expectations and procedures and will report directly to the principal or designee in the building(s) to which the SRO is assigned.
- I. The SRO may be required to attend meetings and other events by the District not held during regular school hours.

III. Supplies and Equipment

- A. The Police Department agrees to provide the SRO with the following:
 - 1. Standard uniform and uniform accessories;
 - 2. A standard patrol vehicle for which the Police Department agrees to:
 - a. Provide all necessary maintenance;
 - b. Pay for gasoline, oil, replacement tires, and other expenses associated with its operation;
 - c. Purchase and maintain comprehensive general auto liability insurance in an amount not less than the coverage recommended by the Risk Manager for the City; and,
 - 3. Firearm(s) and other standard law enforcement equipment.
- B. The District agrees to provide the SRO with the following:

1. The usual and customary office supplies and forms required in the performance of duties; and,
2. A workspace within one of the schools the SRO serves and a landline phone.

IV. Payment

- A. District agrees to pay the City the yearly amount of \$43,000.00 for the services of two SROs, plus \$72,688.00 for the salary, benefits, cell phone, and data plan for a third SRO; for a total payment of \$115,688.00.
- B. An invoice for total payment of \$115,688.00 for the calendar year shall be issued to the District by the City by November 1 annually. Payment in full by the District shall be made by December 1 for the calendar year.
- C. There shall not be any pro-rata reimbursement of payment for services not used during the calendar year.
- D. The City shall provide a pro-rata reimbursement to the District if an SRO is recalled pursuant to Section II.E and cannot perform the duties as defined in this agreement.

V. Basic Qualifications for a School Resource Officer (SRO)

- A. A commissioned officer with at least two years of law enforcement experience (preferred);
- B. Shall possess a sufficient knowledge of the applicable Federal and State laws, City Ordinances, and Board of Education policies and regulations;
- C. Shall be capable of conducting criminal investigations;
- D. Shall possess even temperament and set a good example for students;
- E. Shall possess communication skills that would enable the officer to function effectively within the school environment;
- F. Shall become state certified by attending and completing a 40-hour Basic SRO course; and
- G. Shall become a certified Drug Abuse Resistance Education (DARE) instructor by attending and completing the required DOT course, if required.

VI. Duties of a School Resource Officer (SRO)

- A. Provide classroom instruction to students in the ***DARE (Keepin' It Real)*** instructional program, if assigned as a DARE instructor;
- B. Engage in regular and proactive interactions with students and to be visible to students during the school day;
- C. To protect lives and property of the citizens and public school students of the District;
- D. To enforce Federal, State, and Local statutes and ordinances, and to assist school officials with the enforcement of Board of Education Policies and Administrative Regulations regarding student conduct;
- E. To investigate criminal activity committed on or adjacent to school property;
- F. To counsel students in special situations, such as students suspected of engaging in criminal misconduct, when requested by school principal or by the parents of a student;
- G. Respond to unauthorized persons on school property;
- H. Serve as liaison between the school and other police agencies, investigative units, or juvenile justice authorities when necessary and consistent with applicable civil rights laws and privacy laws;
- I. Developing and expanding crime prevention efforts for students;
- J. Conduct sobriety checks at the request of school principal;
- K. Respond to reports from school administrators of controlled substances (see "Controlled Substances");
- L. To answer questions and conduct classroom presentations for students in the law-related education field;
- M. Assist other law enforcement officers with outside criminal investigations concerning students attending the school(s) to which the SRO is assigned;
- N. To provide security for special events or functions, such as sporting events, PTA meetings, etc., at the request of the principal or the security specialist (extra-duty compensation may apply);
- O. To provide traffic control during the arrival and departure of students on an as-needed basis, as determined by the Police Department and the District;
- P. The SRO shall obtain approval from the school's principal before making contact with a student regarding any investigation, except in extenuating circumstances;

- Q. The SRO shall ensure that the principal or their designee is present whenever the SRO speaks with a student in the course of an investigation, except in extenuating circumstances;
- R. Notify the appropriate law enforcement agency and call for backup assistance immediately regarding any dangerous incident that is occurring on school property, (shooting, weapon on school campus, serious assaults, fire, etc.), and then contact the District. As a follow-up measure, the school should also call the appropriate law enforcement agency to further describe the situation;
- S. The SRO will use discretion in decisions to intervene in situations involving students with severe special needs. A teacher or other school personnel will typically handle all hands-on interventions with their students. The SRO may be requested to physically intervene by school personnel when the behavior of the student violates the law/and or becomes dangerous to himself or other students or staff;
- T. Conduct residence checks within the District to determine residency or for truant students; and
- U. SROs will share responsibilities in all the District's facilities. Each SRO may be assigned teaching and/or supervision responsibilities in select schools.

VII. Chain of Command and Designation as School Official

- A. As an employee of the Police Department, the SRO shall follow the chain of command as set forth in the Police Department's Policies and Procedures Manual.
- B. In the performance of their duties, the SRO shall report to the principal or the principal's designee of the school to which they are assigned.
- C. The SRO shall serve as a school official with access to student educational records per District policies and procedures. As a school official, the SRO is bound to federal and state privacy regulations.

VIII. Training/Briefing

- A. The SRO shall be required by the Police Department to attend periodic training sessions. These sessions will be held at the direction of the Police Department. The City shall fund yearly training for each individual SRO in regard to their individual job-related duties and responsibilities. Police Department training days during the school year shall be limited to five, unless otherwise approved by the District and Police Department.
- B. Training sessions will be conducted to provide the SRO with appropriate in-service training such as updates in the law and in-service firearm training.

- C. The District shall fund appropriate training for SROs; consistent with District procedures for professional development of staff. The District will also provide training in Board of Education policies, regulations and procedures.

IX. Dress Code/Equipment

- A. SROs will wear the uniform of the day when on duty in their schools. When wearing civilian clothing with Police Department supervisor approval, the officer must wear approved styles of business attire. The SRO will be armed with an approved duty weapon at all times, while on duty, either in plain clothes or uniformed. The SROs badge should always be visible.

X. Transporting Students

- A. The District or parent/guardian is responsible for the transportation of students.
- B. The SRO shall not transport any student, in a police vehicle or otherwise, except when:
 - 1. The student is a victim of a crime, under arrest, or some other emergency circumstances exist; or,
 - 2. The student is suspended and sent home from school pursuant to school disciplinary action AND the student's parent or guardian has refused or is unable to pick up the child within a reasonable time period AND the student is disruptive/disorderly, causing their continued presence on campus to be a threat to the safety and welfare of other students and school personnel, as determined by the SRO or their supervisor.
- C. If circumstances require that the SRO transport a student, then school officials must provide a school official or employee to accompany the officer in the vehicle.
- D. If the student to be transported off campus is not under arrest, a victim of a crime, or violent or disruptive, the school administration shall provide transportation for the student, and the SRO may accompany the school official in transporting the student.
- E. A student shall not be transported to any location unless it is determined that the student's parent, guardian, or custodian is at the destination to which the student is being transported, without specific permission from the parent. The age of the child shall be one consideration when determining whether a child can be left home alone without an adult.
- F. The SRO shall notify the school principal before removing a student from campus.
- G. The SRO shall not transport students in their personal vehicle.

- H. Any transporting of a minor, and/or District personnel, will be called into dispatch prior to departure and upon arrival.

XI. Searches

- A. An SRO may accompany school officials executing a search or may perform searches under the direction of school officials.
- B. The administration will contact an SRO/Police Department to perform a search if the administration reasonably suspects that a student is concealing controlled substances, drug paraphernalia, weapons, stolen goods, or evidence of a crime beneath their clothing and the student refuses to surrender such items. Law enforcement officials may be contacted for assistance in performing a search in any case in which a student refuses to allow a search or in which the search cannot safely be conducted.

XII. Interviewing Students in the Investigation of Alleged Crimes

- A. The SRO or investigating officer shall follow Missouri Statute when interviewing students identified as suspects.
- B. The SRO or investigating officer will inform the principal or designee of the reason(s) to conduct an investigation within the school.
- C. The SRO or investigating officer and the principal shall mutually agree on a convenient time during the school day to conduct the investigation.
- D. Every effort will be made to apprehend or interview the student outside school property.
- E. When law enforcement finds it necessary to question students during the school day or periods of extracurricular activities, the school principal or designee will be present, and the interview will be conducted in private.

XIII. Emergencies/Crisis Management

- A. The SRO shall participate in the Emergency Preparedness Planning Teams at the school and District levels. Such participation may include the attendance of meeting out of District as assigned by the District.

- B. The SRO reports to their designated school administrator in the event of emergencies and for crisis management unless the Police Department recalls the SRO to serve under the direction of the Police Department.

XIV. Controlled Substances

- A. School officials shall notify the SRO/Police Department in all cases involving possession, sales or distribution of controlled substances at school or school activities, or near a school.
- B. Any controlled substances or suspected controlled substances confiscated by school officials shall be turned over to the SRO/Police Department for proper identification and eventual destruction.

XV. Access to Education Records and Police Reports

- A. See Section VII for the designation of the SRO as a school official.
- B. The District will release student records to the Police Department in accordance with District policy and state and federal law.
- C. In the interest of school safety, SROs will share police report information with the District in accordance with the state and federal statutes regarding the dissemination of reports (i.e. Missouri Sunshine Law).

XVI. Evaluation

The District and Police Department shall jointly evaluate annually the SRO Program and the performance of each individual SRO at the end of the calendar year.

If at any time, the District is dissatisfied with the performance of an SRO, the District must direct all dissatisfaction to the Police Department for corrective action, if necessary.

XVII. Termination

The District or City may terminate this Agreement at any time by giving 60 days' notice in writing to the other parties. If the Agreement is terminated by the District under this paragraph, the City will be paid for all services associated with this Agreement, up to and including the date of termination.

XVIII. Modification

This Agreement shall not be amended, modified, or cancelled without the written consent of all parties to this Agreement.

XIX. Assignment

This Agreement, or any part thereof, shall not be assigned without the prior written consent of the parties. Any attempt to assign without such consent shall be void and confer no rights on any third parties.

XX. Force Majeure

Neither party shall be liable for any delay in delivery or nonperformance in whole of its obligations under this Agreement or Statement of Work if prevented from doing so by a cause or causes beyond its control, including, without limitation, acts of God or public enemy, failure of suppliers to perform, fire, floods, storms, earthquakes, riots, strikes, war, public health crisis, and restraints of government. The suspension of performance shall be of no greater scope and no longer duration than is reasonably required and the non-performing party shall use reasonable efforts to remedy its inability to perform.

XXI. Waiver

Waiver of any of the provisions of the Agreement or any breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, or breach by the party, whether new or continuing, of the same or any other covenant, condition or provision of the Agreement. Failure by one of the parties of this agreement to assert its rights for any breach of the Agreement shall not be deemed a waiver of such rights.

XXII. Severability

If any covenant or other provision of this Agreement is invalid, or incapable of being enforced, by reason of any rule or public policy, all other provisions and conditions of the Agreement shall nevertheless remain in full force and effect, and no covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed herein.

XXIII. Incorporation

This Agreement incorporates the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this ____ day of _____.

CITY OF GRAIN VALLEY, MISSOURI

Ken Murphy

Grain Valley City Administrator

James Beale

Grain Valley Chief of Police

GRAIN VALLEY R-V SCHOOL DISTRICT

Dr. Marc Snow

Superintendent of Schools

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

MEETING DATE	1/11/2021	
BILL NUMBER	R21-05	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH OATS, INC FOR TRANSPORTATION SERVICES	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$13,875
	Budget Line Item:	230-33-74300
	Balance Available	\$28,925.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To approve a contract with OATS, Inc to renew the agreement for transportation services	
BACKGROUND	For the last three and a half years, the City has contracted with OATS to provide transportation for seniors and persons with disabilities, three days a week. The Board of Aldermen made the decision to enter into this agreement to ensure seniors and persons with disabilities had an affordable way to get around.	
SPECIAL NOTES	None	

ANALYSIS	2020 was a challenging year from an operational standpoint with travel being limited due to the COVID pandemic. Staff will continue to work with OATS to make sure our schedule works for as many residents as possible. Riders may travel within the City limits of Grain Valley and Blue Springs. Each ride costs \$1 and rides are scheduled by contacting OATS directly. Our costs are minimized by Section 5311 grant funding that OATS receives.
PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, OATS agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

January 11, 2021

RESOLUTION NUMBER

R21-05

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH OATS, INC FOR TRANSPORTATION SERVICES

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri must approve all expenditures and agreements; and

WHEREAS, the Board of Aldermen approved the 2021 budget that appropriated funding for senior and disability transportation services; and

WHEREAS, the Board of Aldermen understands the importance of ensuring citizens have access to affordable transportation options; and

WHEREAS, the City has contracted with OATS, Inc. since 2018; and

WHEREAS, OATS, Inc. has been found to be the most efficient provider for the transportation of seniors and persons with disabilities; and

WHEREAS, the Board of Aldermen find it in the best interest of the City to enter into an agreement with OATS, Inc. for described transportation services.

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

SECTION 1: The City Administrator is authorized to sign an agreement with OATS, Inc. for transportation services.

PASSED and APPROVED, via voice vote, (____-____) this ____ Day of ____, 2021.

Chuck Johnston, Mayor

ATTEST:

Jamie Logan, City Clerk

[R21-05]

INTENTIONALLY LEFT BLANK

Agreement for Services

This agreement is entered into by **City of Grain Valley** located at **711 Main St., Grain Valley, MO**, hereinafter known as the “**Contracting Party**” and OATS, Inc., 2501 Maguire Blvd, Ste 101, Columbia, MO 65201, a general not-for-profit corporation organized under the Laws of the State of Missouri, hereinafter known as “**OATS**”.

The Contracting Party and OATS hereby agree as follows:

1. This Agreement becomes effective on **January 1, 2021** and terminates on **December 31, 2021**.
2. OATS agrees to transport the Contracting Party to and from **Various Locations** for the purpose of **Various Activities/Appointments**. Scheduling of requested services is dependent upon vehicle and driver availability. OATS will strive to fill all requests made, but makes no guarantee of service availability unless service is of a routine and recurring nature and specific commitment has been made by OATS that service will be made available. Note: In rural areas, OATS is a general public transportation provider and therefore routes are published and open to the public.
3. OATS will invoice the Contracting Party for services rendered by the tenth (10th) day of the following month, and the Contracting Party will pay OATS at a rate of **\$30.00 per hour** of which **\$1.00** per hour (as defined above) is depreciation which OATS will deposit in a restricted account for use in cost of replacing vehicles. Payment is due upon receipt of invoice; service cannot be delivered for delinquent accounts.
4. The estimated total amount of compensation for services to be provided under this Agreement is (state specific dollar amount and explanation):

Monday-Wednesday-Friday

Hours of Service 10:00 am to 2:00 pm (6-7 average billable hours per day)

(1) Average 6 hrs/day x 3 days/week x 50 weeks x \$30.00 per hour = \$27,000.00

(2) Average 7 hrs/day x 3 days/week x 50 weeks x \$30.00 per hour = \$31,500.00

Hours are billed from driver key on to key off

Vehicles will be parked at the Grain Valley Community Center Parking Lot or another designated lot assigned by OATS

(1) OATS project having approximately \$13,875.00 Section 5311 funds available

(2) OATS project having approximately \$16,125.00 Section 5311 funds available

5. If service is to be provided by OATS on more than one day, the Contracting Party agrees to schedule OATS Service for any particular date at least twenty-four (24) hours in advance. Scheduling will be done through the appropriate Regional Director.
6. Unless otherwise noted in item 9 below, OATS service will not be provided on the following paid holidays: New Years Day; Martin Luther King, Jr. Day; Presidents Day; Memorial Day; 4th of July; Labor Day; Thanksgiving; the Day After Thanksgiving; and Christmas Day. Should a holiday fall on a Saturday, the preceding Friday is recognized; if a holiday falls on a Sunday, the following Monday is recognized.
7. In cases of inclement weather OATS’s general policy is to use the school bus closings as a guideline; however, the final decision rests with the OATS driver. Should weather, or other unforeseen events, necessitate the cancellation of service, the Contracting Party will be notified.
8. This Agreement may be terminated by either party by providing thirty (30) days written notice to the other party.
9. Special conditions which apply to this Agreement are as follows (*specify “none” if none apply*):
OATS will provide door to door or curb to curb transportation. OATS staff will qualify residents that are 18-64 with a Disability. Appointments must be made within the 10:00 to 2:00 time frame. This transportation is for Grain Valley Residents that reside within the city limits. Appointments/Activities will be within Grain Valley and Blue Springs city limits

Oats® INC.
Agreement for Services

Contracting Party

OATS, Inc.

By: _____
Date: _____

By: _____
Dorothy Yeager, Executive Director
Date: _____ Regional Director's initials: _____

Special Billing Number: **7725**

Check one: Rural
 Urban

Charter Checklist

Does this service support OATS' program purposes(must check one)?:

- YES – Not considered charter; no further action required.
- NO – Is contracting party a Qualified Human Service Org.?
 - Yes - Funding source #: _____ (from FTA List)
 - No – Contact Home Office for instruction

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

MEETING DATE	01/11/2021	
BILL NUMBER	R21-06	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE WATER METERS FOR THE 2021 METER REPLACEMENT PROGRAM	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	\$81,200.00
	Budget Line Item:	600-60-74570
	Balance Available	\$81,200.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To complete the 2021 meter replacements	
BACKGROUND	This is an annual purchase that is required to keep on schedule with the Board of Aldermen adopted Meter Replacement Program.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Resolution, Memorandum, Purchase Quote, & Sole
Source Justification

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

January 11, 2021

RESOLUTION NUMBER

R21-06

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE WATER METERS FOR THE 2021 METER REPLACEMENT PROGRAM

WHEREAS, the Board of Aldermen adopted Resolution 06-28 establishing purchasing procedures for the City of Grain Valley, Missouri; and

WHEREAS, the Board of Aldermen adopted the 2021 budget which appropriated funds for this purchase; and

WHEREAS, the Board of Aldermen had adopted the Meter Replacement Program for replacement of the City's aging water metering infrastructure; and

WHEREAS, upon approval of this quote, Neptune Technology Group, a sole source provider, will order 400 new water meters for the annual meter replacement program.

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

SECTION 1: The City Administrator is authorized to purchase water meters for the 2021 Meter Replacement Program.

PASSED and APPROVED, via voice vote, (-) this 11TH Day of January, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

INTENTIONALLY LEFT BLANK

MEMORANDUM

TO: MARK TROSEN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

SUBJECT: 2021 ANNUAL METER REPLACEMENT PROGRAM

DATE: DECEMBER 29TH, 2020

In order to provide a reliable, high quality water supply system, Public Works continually upgrades and improves our water system and facilities. The Annual Water Meter Replacement Program is an important part of upgrading our water system.

Water meters are the devices used to measure the amount of water delivered to customers. Replacing old water meters helps ensure the City can accurately track both individual water usage for billing purposes and also monitor and evaluate community water demands.

The Board of Aldermen originally adopted this policy in 2010. The program began that year with 335 meters. Public Works has had to increase the numbers of meter per year based on growth. To maintain a balance replacement schedule Public Works replaces 400 meters per year now. Since beginning this program in 2010 Grain Valley has gained over 1000 meters in the system to be now approximately 6000 meters. This currently maintains our original projection to try and keep the City on a 15 year life expectancy for full replacement. The program is funded through a fixed meter fee on the monthly utility bill that amounts to 1.00 per 3/4" meter per month. The fee is based on the size of meter at the address.

The program has many benefits. Accuracy for the customers and the City for reporting purposes to the state are the most evident. Other benefits includes the latest technology available as well. This will help to continue to expand on the fixed base meter reading system that was implemented in 2020. The newest meters in the ground will ensure the least amount of infrastructure is needed to complete the reads. Also maintaining a balanced cycle for replacements will help with budgeting that is maintainable and not threaten a chance of a large failure or budget increase all at one given year.

The Meter Replacement Program is normally scheduled to start in the early spring, and continue through the year. For the Meter Replacement Program Public Works will attempt to contact the resident at the time of installation if nobody is home and we cannot make contact a letter will be hung on the door to each water customer explaining what work was performed at their residence. After receiving their letter, each customer is encouraged to call with any questions to understand the change out process.

SOLE SOURCE PURCHASE JUSTIFICATION

Date: 1/13/2020 Department: PUBLIC WORKS Requested By: PATRICK MARTIN

Vendor Contacted & Address: NEPTUNE TECHNOLOGY GROUP, INC.
PO BOX 93257
ATLANTA, GA 31193-2957
 Phone Number: 1-800-645-1892

Give a brief description of the item or service requested; why you feel it is unique and why no other source will meet the need (attach separate sheet/memo if needed):

PURCHASING (400) METERS FOR OUR 2021 METER REPLACEMENT PROGRAM. GRAIN VALLEY'S METER REPLACEMENT PROGRAM USES NEPTUNE METERS WHICH WE BUY DIRECTLY FROM THE MANUFACTURER. FOR THIS REASON, IT BECOMES A SOLE SOURCE.

Estimated Cost: \$ 81,200.00 Was the request budgeted? Yes No

Term of this sole source is
 All sole source justifications must be re-established every two years. Any exceptions must be approved as designated below.

Other Contacts	Their Responses:
Name: _____	
Address: _____	
Phone #: _____	
Name: _____	
Address: _____	
Phone #: _____	

Was the manufacturer contacted for other distributors? Yes No N/A

Please explain:
 BECAUSE WE BUY DIRECT FROM MANUFACTURER, WE WILL NOT GET A BETTER PRICE GOING THROUGH A DISTRIBUTOR.

I concur with the above explanations and approve this request:

Department Director	Date:	Purchasing Officer	Date:
Director of Parks and Recreation	Date:	City Administrator	Date:
City Clerk as approved by Board	Date:		

APPROVALS REQUIRED:

APPROVALS REQUIRED FOR ALL CITY DEPARTMENTS:
 \$ 500.00 \$ 2500.00 Department Director and City Administrator Approval
 \$ 2501.00 \$ 10,000 Department Director, Purchasing Officer, and City Administrator Approval
 \$ 10,001 & Above Department Director, Purchasing Officer, City Administrator and Board of Aldermen Approval

INTENTIONALLY LEFT BLANK

From: usajdaugherty@sbcglobal.net
To: [Patrick Martin](#)
Subject: Re: Neptune meter quote
Date: Wednesday, December 2, 2020 10:35:32 AM
Attachments: [image002.png](#)
[image003.png](#)

WARNING: Email originates outside the organization. Please stop and think before clicking a link, opening attachments or entering credentials.

Patrick,

On behalf of Neptune Technology Group, Inc., whom we represent, we are pleased to quote the City of Grain Valley on the following meters for 2021:

400 - 5/8 x 3/4 Neptune T-10 meters, No Lead Bronze, poly bottom, E-Coder)R900i (pit), Gallons, with 6' external antenna \$199.00/each.

We appreciate your business and look forward to continuing serving your metering and AMI system needs. Please let us know if we can offer any other assistance.

Thanks,

John

Utility Solutions Associates, Inc.

20324 West 98th Street

Lenexa, KS 66220

Phone: 913-390-4872

USAjdaugherty@sbcglobal.net

Manufacturer's Representative for Neptune Technology Group, Inc.

On Wednesday, December 2, 2020, 10:19:09 AM CST, Patrick Martin <pmartin@cityofgrainvalley.org> wrote:

Hey John, I'm looking at 2021 budget and would like to get a price quote for our annual meter replacement program. The program is for 400 3/4" by 5/8" r900i e coder meters with 6' antenna. Thanks for the help.



Patrick Martin
Public Works Maintenance Superintendent

711 Main Street

Grain Valley, MO 64029

816-847-6273

www.cityofgrainvalley.org



INTENTIONALLY LEFT BLANK

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

MEETING DATE	01/11/2021	
BILL NUMBER	R21-07	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPROVING THE THIRD (3RD) OF THREE (3) ANNUAL PAYMENTS TO THE GRAIN VALLEY PARTNERSHIP PER THE THREE (3) YEAR COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE GRAIN VALLEY PARTNERSHIP	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$25,000
	Budget Line Item:	100-70-72000
	Balance Available	\$25,750
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To provide the budgeted investment support to the Grain Valley Partnership, a 501 (c)(3) corporation of Missouri	
BACKGROUND	None	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	None	
BOARD OR COMMISSION RECOMMENDATION	None	

DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution & Agreement

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

January 11, 2021

RESOLUTION NUMBER

R21-07

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPROVING THE THIRD (3rd) OF THREE (3) ANNUAL PAYMENTS TO THE GRAIN VALLEY PARTNERSHIP PER THE THREE (3) YEAR COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE GRAIN VALLEY PARTNERSHIP

WHEREAS, the Board of Aldermen of Grain Valley, Missouri is dedicated to the constant improvement of the City of Grain Valley (City) by investing in economic development; and

WHEREAS, the Grain Valley Partnership was formed to partner with the City in the promotion of economic development endeavors; and

WHEREAS, the City of Grain Valley is a major financial contributor to the Partnership, and both organizations memorialized their operational and strategic partnership through approval of the 2019 Cooperative Agreement; and

WHEREAS, the City of Grain Valley appropriated funding in the 2021 Fiscal Year budget to fulfill the contractual agreement of funding the Grain Valley Partnership.

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

SECTION 1: The Board of Aldermen of the City of Grain Valley, Missouri agrees that the Grain Valley Partnership shall, in consideration of a three year agreement, receive financial support from the City over the next City fiscal year totaling \$25,000, providing the following services for Grain Valley as set forth hereafter in Exhibit A.

PASSED and APPROVED, via voice vote, (___-___) this _____ Day of January, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

[R21-07]

INTENTIONALLY LEFT BLANK

Exhibit A

COOPERATIVE AGREEMENT BETWEEN THE CITY OF GRAIN VALLEY, MISSOURI AND THE GRAIN VALLEY PARTNERSHIP

This Agreement made and entered into as of the 13th day of May, 2019, by and between the City of Grain Valley Missouri, hereinafter referred to as "Grain Valley" or "City", and the Grain Valley Partnership, hereinafter referred to as the "Partnership".

WHEREAS, the City desired to create an independent, membership-based partnership be formed that would be comprised of Board members; and

WHEREAS, the Mayor of Grain Valley commissioned the Grain Valley Economic Development Task Force to research and create the Grain Valley Economic Development Corporation; and

WHEREAS, on April 11, 2008, the Grain Valley Economic Development Corporation a 501 (c)(3) corporation was created by the filing of the articles of incorporation with the Missouri Secretary of State; and

WHEREAS, the Grain Valley Economic Development Corporation merged with the Grain Valley Chamber of Commerce to form the Grain Valley Partnership; and

WHEREAS, the City of Grain Valley is a major financial contributor to the Grain Valley Partnership, and both organizations desire to memorialize their operational and strategic partnership through the formal adoption of an Agreement for services.

NOW, THEREFORE, BE IT AGREED by the City of Grain Valley, Missouri, hereinafter referred to as "City," and the Grain Valley Partnership, hereinafter referred to as "the Partnership," that the Partnership shall in consideration of a three year agreement of financial support from the City over the next City fiscal year totaling \$25,000, provide the following services for Grain Valley and as set forth hereafter:

1. The Partnership will work with existing businesses to identify and address growth opportunities and work to resolve impediments to growth and retention. Through daily communication with existing businesses, the Partnership will monitor trends and conditions, provide guidance and adjust needed services to maintain and expand Grain Valley' business base.
2. The Partnership shall be responsible for promoting the general economic welfare of the City. It is understood that the purpose of the Partnership is to encourage economic development in the City of Grain Valley with the primary focus of creating and retaining jobs and increasing and retaining capital investment within the City. The function of the Partnership will be to define broad business development objectives, to recommend action plans to fulfill those objectives, and to develop budgets to support the program, all of which will be reviewed and approved by the Partnership's Board of Directors and will be submitted to the Board of Aldermen for consideration and approval each year on or before October 1.
3. Membership of the Partnership will consist of business entities, organizations and individuals who pay an annual membership fee to the Partnership. The Partnership shall also include members who are not under obligation to pay an annual membership fee as follows: the Mayor of Grain Valley and/or designee; the City Administrator or their designee; a designee of the Central Jackson County Fire Protection service; and a Grain Valley School District designee. All of which shall be designated in the organizations by-laws.

Exhibit A

4. The Partnership Board of Directors shall review, approve and recommend the Partnership annual business plan, budget and annual appropriation request, and submit such requests to the City for consideration and final approval by the Board of Aldermen. The budget for the operation of the Partnership shall identify both estimated private sector funding levels and those funds to be requested from the City for various expense items.

5. The Partnership Board of Directors shall have complete responsibility and authority for all budget issues, payroll, personnel, operating accounts, and/or facility and capital needs as identified annually and as funded through financial and/or in-kind contributions to the Partnership. The Partnership will develop policies to govern the day-to-day operations of the organization. The Partnership will provide a copy of its policy manual to the City as it is updated from time to time.

6. The City agrees to provide funding for the Partnership in an amount authorized in the City's annual budget. The budgeted amount from the City for 2019 is \$25,000. The City shall make all funds approved by the Board of Aldermen available for use by the Partnership upon execution of this Agreement and on January 1st in subsequent years. All public and private funds received by the Partnership shall be restricted solely for economic development purposes as determined by the Board of Directors. The Partnership shall submit a detailed line-item annual budget request to the City upon request to meet City budget planning requirements.

7. The Partnership will provide monthly detailed financial report to the Grain Valley Board of Aldermen and will provide comprehensive quarterly written reports documenting business activity related to the overall mission of the Partnership.

8. The Partnership shall make itself available to provide verbal report and presentations to the Board of Aldermen upon request and submit upon request written reports for the City Administrator's use regarding activities, accomplishments and priority issues developed in accordance with the terms of this Agreement and annual Partnership business plan. In addition, frequent verbal and written updates of a confidential nature for projects and organizational matters will be provided to the City Administrator and the Mayor as representatives of the City. The Partnership will formally present an annual report to, the Board of Aldermen, on or by October 1st to update the Board of Aldermen on goals, accomplishments, and future strategic priorities.

9. The City and/or its duly authorized agent shall be entitled to inspect and audit all books and records of the Partnership for compliance with the City's approved budget and the Partnership agrees to make such books and records available to and for the City, upon formal request from the City, and will complete an independent annual audit of the Partnership 's financial records and publicly report such findings.

10. The Partnership will cooperate fully with the City and consult with the City in receiving recommendations concerning operations and management during the presentation and review of the current and proposed annual business plan and proposed budget request of the City, including auditor's recommendations.

11. This Agreement shall run for a period of three years from an initial date of January 1, 2019 and shall be subject to renewal and renegotiation on or before the contract's expiration on December 31, 2021.

Exhibit A

12. In the event that either party should seek to terminate this Agreement, which may be terminated for any reason whatsoever, the party seeking to terminate the Agreement shall give written notice of no less than one hundred eighty (180) days to the other party prior to termination of said Agreement. The foregoing notwithstanding, termination of this Agreement shall occur no earlier than six months following the expiration of the then current annual appropriation. At the expiration or termination of this Agreement the Partnership shall deliver to the City any unexpended City funds, which shall be identified as the pro-rata percentage of the City's overall contribution to the Partnership's budget for the current year of operations. All items of tangible property will be considered purchased by the Partnership from private sector membership and shall be considered Partnership property. The City agrees that if the City terminates this Agreement, it will reimburse the Partnership for any reasonable contractual obligations agreed to or incurred by the Partnership in furtherance of this approved Agreement prior to receiving written notice of the termination.

13. INDEPENDENT CONTRACTOR. It is specifically acknowledged, understood and agreed that the Partnership will be acting as a free and independent contractor under the terms of this Agreement and that no person employed by the Partnership in any capacity whatever shall be considered to be an employee of Grain Valley for any purpose whatever. The parties hereto each agree that they shall not:

a. Represent in any manner the relationship between them to be anything other than an independent contractor relationship, or

b. Represent in any manner that either party has any authority to bind the other in any third party contractual relationships whatsoever or as to any financial incentive that may be made available to a third party.

14. Under this Agreement, Grain Valley shall not be deemed to be the employer, partner, joint venture, an associate or any kind of legal designee of Partnership in connection with or flowing from this Agreement, other than that of an independent contractor.

15. The PARTNERSHIP shall have exclusive control over the methods and the order in which work arising under this Agreement is accomplished.

16. ASSIGNMENT. This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances by the Partnership without the express, written permission of Grain Valley.

17. SUBCONTRACTORS. The Partnership, subject to policies and procedures adopted by the Partnership, may engage the services of any subcontractors or other professional associates in connection with services covered by this Agreement. The City of Grain Valley shall not be liable or responsible for funding any agreements, obligations, or services beyond those which are specifically approved by the City.

18. EXTRAORDINARY BUDGET ISSUES. During the course of this Agreement, the Partnership agrees to comply with any unique request from the City to reduce budget spending. Such requests would be consistent with any other budget reductions or financial amendments imposed on other City departments and/or service areas. The Partnership may, apart from the normal budgeting process, request from the City, additional emergency funding needed because of unforeseen circumstances, soaring costs, or other unique expenses related to a one-time development opportunity not anticipated

Exhibit A

or known at the time the budget was prepared and approved. Such request shall be made in writing to the City Administrator. The City is under no obligation to approve such request.

19. **DEFAULT.** Grain Valley, at its option, may by written notice to the Partnership, declare this Agreement in default if the Partnership defaults in the performance of any of its obligations. In the event the Partnership is given written notice of the default, the Partnership shall have thirty (30) days to cure the default from the date of the written notice requiring a default to be cured. If the default is not cured within the required time period, Grain Valley may immediately terminate the Agreement notwithstanding any provisions herein to the contrary. The Partnership, at its option, may by written notice to Grain Valley, declare this Agreement in default if Grain Valley defaults in the performance of any of its obligations hereunder. If Grain Valley fails to cure said default within thirty (30) days of the date of the written notice requiring default to be cured, the Partnership may immediately terminate the Agreement notwithstanding any provision herein to the contrary.

20. **INDEMNIFICATION.** The Partnership shall indemnify to the extent permitted by law and save harmless and defend Grain Valley, its agents, servants and employees from and against any claim, demand or cause of action of whatsoever kind or nature arising out of error, omission or negligent act of the Partnership, its agents, servants or employees occurring in the performance of activities or services under this Agreement. Grain Valley shall indemnify to the extent permitted by law and save the Partnership harmless and defend the Partnership, its agents, servants, and employees from and against any claim, demand or cause of action whatsoever or whatsoever kind or nature arising out of error, omission or negligent act of Grain Valley, its servants or employees in the performance of services under this Agreement but only to the extent of damages directly resulting from the error, omission or negligent act.

21. **NOTICES.** When either party desires to give notice to the other, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to wit:

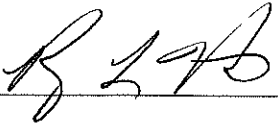
City of Grain Valley:
City Administrator
711 S. Main Street
Grain Valley Missouri 64029

Grain Valley Partnership:
1452 Eagles Parkway
Grain Valley, Missouri 64029

22. **MODIFICATIONS.** No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto.


Exhibit A

Witnessed whereof, the parties have hereunto executed this Agreement this 13th day of May, 2019 after being duly authorized by the Board of Aldermen of the City of Grain Valley and the Board of Directors of the Partnership.



Ryan L. Hunt
City of Grain Valley
City Administrator

5/13/19
Date



Tasha Lindsey
Grain Valley Partnership
Director

Date

Ordinances

INTENTIONALLY LEFT BLANK

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

MEETING DATE	12/21/2020, 1/11/2021	
BILL NUMBER	B20-39	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF EAST KANSAS CITY INDUSTRIAL PARK – 14th PLAT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To gain final plat approval for East Kansas City Industrial Park – 14 th Plat	
BACKGROUND	This is a replat of Tract A and Lot 4 of East Kansas City Industrial Park – 3 rd Plat. The 3 rd Plat was recorded on February 28, 2007. The property owner of Tract A and Lot 4 has filed an application to vacate the right-of-way and the adjacent utility easements along the right-of-way. The property is zoned District M-1 (Light Industrial).	
SPECIAL NOTES	None	
ANALYSIS	The final plat contains one lot. Lot 4 will contain approximately 1.15 acres which includes the vacated right-of-way and vacated utility easements. This plat conforms to the City's regulations and requirements for platting in accordance with Chapter 405 of the City's code.	

PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission recommended approval at the November 18, 2020 meeting.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Final Plat, and Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-39

ORDINANCE NO.
SECOND READING
FIRST READING

December 21, 2020 (6-0)

**AN ORDINANCE APPROVING THE FINAL PLAT OF EAST KANSAS CITY
INDUSTRIAL PARK – 14th PLAT**

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

WHEREAS, a meeting was held on November 18, 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 East Kansas City Industrial Park – 14th Plat is approved.

SECTION 2: The property legally described below as East Kansas City Industrial Park – 14th Plat:

A REPLAT OF TRACT A, LOT 4 AND THE VACATED JEFFERSON STREET ALL IN THE “EAST KANSAS CITY INDUSTRIAL PARK – 3RD PLAT”, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE WEST PLAT LINE OF SAID SUBDIVISION; 285.13 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT A, 174.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EAGLE RIDGE BLVD; THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST ALONG SAID RIGHT OF WAY, 218.39 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 55 SECONDS EAST, 5.00 FEET TO A POINT ON A CURVE; THENCE ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 02 DEGREES, 06 MINUTES, 05 SECONDS WEST, A RADIUS OF 525.00 FEET AND A DISTANCE OF 66.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 87 DEGREES 53 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 183.70 FEET TO THE POINT OF BEGINNING.

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 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

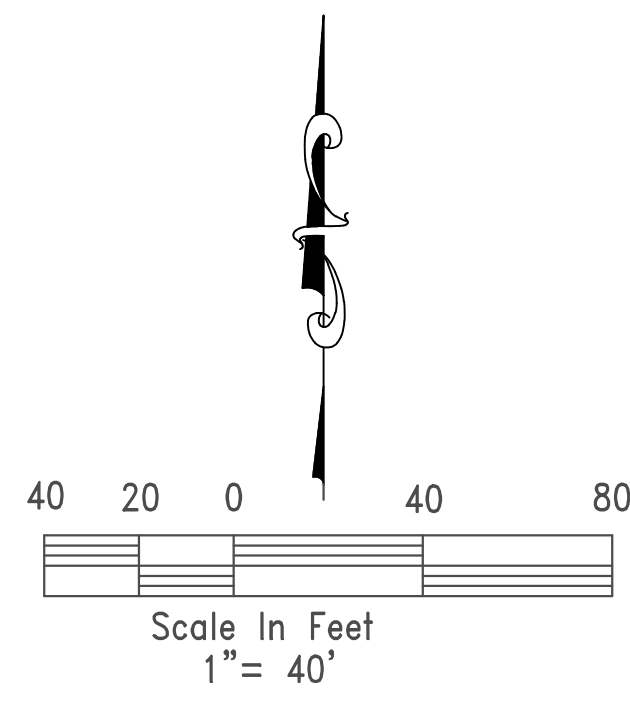
Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

FINAL PLAT EAST KANSAS CITY INDUSTRIAL PARK 14TH PLAT

A REPLAT OF TRACT A AND LOT 4 OF
EAST KANSAS CITY INDUSTRIAL PARK-3RD PLAT
PART OF THE SW 1/4
SECTION 27 TOWNSHIP 49 RANGE 30
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



LEGEND

- M - MEASURED
- R - RECORD
- RAD - RADIUS
- L - ARC LENGTH
- U/E - UTILITY EASEMENT
- L/E - LANDSCAPE EASEMENT
- D/E - DRAINAGE EASEMENT
- W/E - WATER EASEMENT
- S/E - SEWER EASEMENT
- B/L - BUILDING LINE
- C/L - CENTERLINE
- R/W - RIGHT OF WAY
- ITB - INITIAL TANGENT BEARING

MONUMENT LEGEND

- SET 1/2" REBAR AND CAP
- ALL REAR LOT CORNERS
- RLS-2134, MO.
- RLS-1069, KS.

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES.

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

STATE PLANE COORDINATES

- ① 317398.059
 - ② 317484.901
 - ③ 317482.756
 - ④ 317396.006
 - ⑤ 874275.912
- 1 METER = 3.28083333'
- KC METRO CONTROL STATION JA-62 WAS USED TO CREATE THE COORDINATES AS SHOWN AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999140.

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 1.15 ACRES MORE OR LESS.
2. PARENT TRACT AS RECORDED IN DOCUMENT NO. 2011E0104745.

FLOOD STATEMENT:

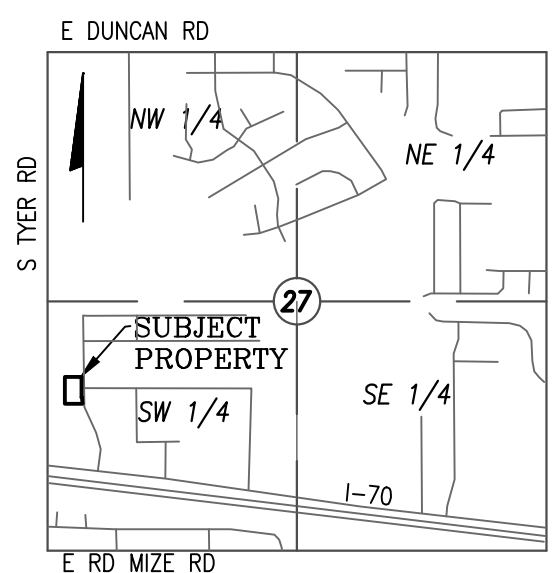
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0338G MAP REVISED DATE JANUARY 20, 2017.

BASIS OF BEARINGS:

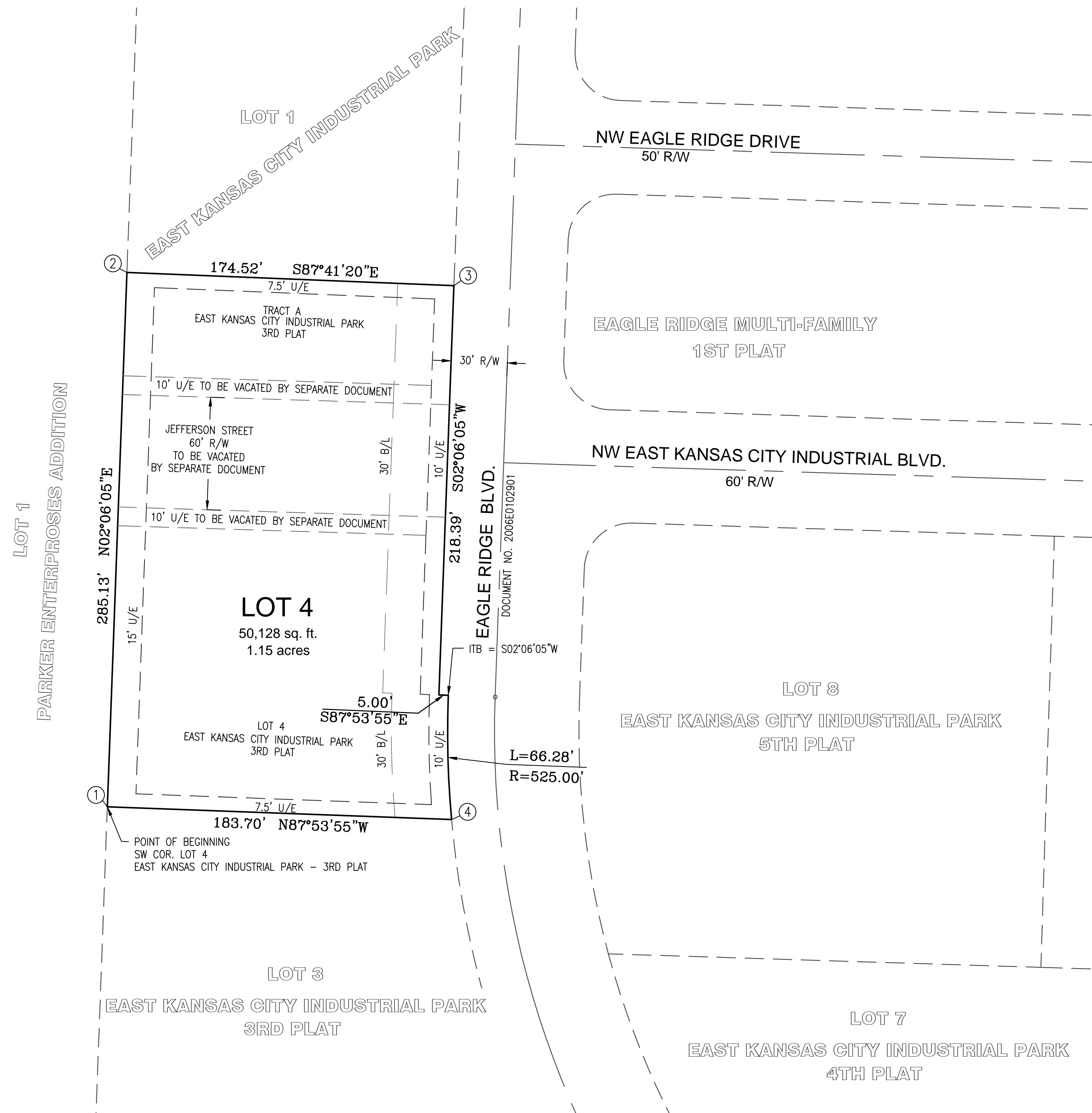
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

I HEREBY CERTIFY: THAT THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK-14TH PLAT" SUBDIVISION 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 ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134



LOCATION MAP
SCALE=1"=2000'
SECTION 27
TOWNSHIP 49 RANGE 30



PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "EAST KANSAS CITY INDUSTRIAL PARK-14TH PLAT".

BUILDING LINES:

BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE 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, 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 SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED 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 GRAIN VALLEY, 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 OF 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.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

LEGAL DESCRIPTION:

A REPLAT OF TRACT A, LOT 4 AND THE VACATED JEFFERSON STREET ALL IN THE "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT", A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE WEST PLAT LINE OF SAID SUBDIVISION, 285.13 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT A, 174.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EAGLE RIDGE BLVD; THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 218.39 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 55 SECONDS EAST, 5.00 FEET TO A POINT ON A CURVE; THENCE ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, A RADIUS OF 525.00 FEET AND A DISTANCE OF 66.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 87 DEGREES 53 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 183.70 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, COUNTRYCLUB HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF _____, 20__.

MEMBER - DAVID L. WARD

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 20__, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF COUNTRYCLUB HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CITY ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK-14TH PLAT", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 202__.

CHAIRMAN - DEBBIE SAFFELL

SECRETARY - KEVIN BROWNING

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS ____ DAY OF _____, 20__.

MAYOR - CHUCK JOHNSTON

CITY CLERK - JAMIE LOGAN

JACKSON COUNTY ASSESSOR APPROVAL:

BY: _____

DATE: _____

	EAST KANSAS CITY INDUSTRIAL PARK-14TH PLAT GRAIN VALLEY, JACKSON COUNTY, MISSOURI
DATE: OCTOBER 1, 2020	BOUNDARY & CONSTRUCTION SURVEYING, INC.
DEVELOPER	821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337
COUNTRYCLUB HOMES LLC 1120 A NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029	PROJECT NO. <u>20-266</u> SHEET 1 OF 1

I HEREBY CERTIFY: THAT THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK-14TH PLAT" SUBDIVISION 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 ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

INTENTIONALLY LEFT BLANK

BOA Staff Report
December 14, 2020
Final Plat – East Kansas City Industrial Park – 14th Plat

PURPOSE:

The purpose of this request is to gain final plat approval for the subdivision. This plat is a replat of Tract A and Lot 4 of East Kansas City Industrial Park – 3rd Plat.

BACKGROUND:

The 3rd Plat of East Kansas City Industrial Park was recorded on February 28, 2007. The 3rd Plat consists of 4 lots, the 60-foot right-of-way for Jefferson Street alignment and Tract A.

The property owner of Tract A and Lot 4 has filed an application to vacate the right-of-way and the adjacent utility easements along the right-of-way. The vacation request is scheduled for a public hearing before the Planning and Zoning Commission on November 18, 2020.

ANALYSIS:

The property is zoned District M-1 (Light Industrial).

This plat consists of one lot. Lot 4 will contain approximately 1.15 acres. This plat conforms to the City's regulations and requirements for platting in accordance with Chapter 405 of the City's municipal code.

PLANNING AND ZONING COMMISSION:

The Commission, at the November 18, 2020, recommended approval.

STAFF RECOMMENDATION:

Staff recommends approval.

INTENTIONALLY LEFT BLANK

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

MEETING DATE	12/21/2020, 1/11/2021	
BILL NUMBER	B20-40	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF EAGLE RIDGE ESTATES – 4th PLAT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To gain final plat approval for Eagle Ridge Estates 4 th Plat.	
BACKGROUND	The property is located on the west side of where Eagle Ridge Blvd. ends and east of Tyer Road and north of the Water Tower and Water Storage Tank. The Planning and Zoning Commission approved the preliminary plat on September 9, 2020. The property is zoned District R-1 (Single Family Residential).	
SPECIAL NOTES	None	
ANALYSIS	The final plat contains 12 lots and a tract for stormwater detention purposes. This plat conforms to the City's regulations and requirements for platting in accordance with Chapter 405 of the City's code. The City Engineer has approved the engineering civil plans.	
PUBLIC INFORMATION PROCESS	N/A	

BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission recommended approval at the November 18, 2020 meeting.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Final Plat, and Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-40

ORDINANCE NO.
SECOND READING
FIRST READING

December 21, 2020 (6-0)

**AN ORDINANCE APPROVING THE FINAL PLAT OF EAGLE RIDGE ESTATES – 4th
PLAT**

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

WHEREAS, a meeting was held on November 18, 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 Eagle Ridge Estates 4th Plat is approved.

SECTION 2: The property legally described below as Eagle Ridge Estates – 4th Plat:

TRACT A, EAGLES RIDGE ESTATES, 1ST PLAT, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 28, BOTH IN TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 87°50'32" EAST, 347.93 FEET, TO THE NORTHEAST CORNER OF SAID TRACT A, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST EAGLE RIDGE BOULEVARD, AS NOW ESTABLISHED; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14°27'08" EAST, A RADIUS OF 270.00 FEET AND A CURVE LENGTH OF 77.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 02°04'42" WEST, 245.87 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT A; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT A, NORTH 87°37'12" WEST, 483.86 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT A, AND BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF TYER ROAD, AS NOW

ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 02°50'00" EAST, A RADIUS OF 660.00 FEET AND A CURVE LENGTH OF 265.93 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°55'10" EAST, 68.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, AND BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 88°05'51" EAST, 40.93, FEET TO THE POINT OF BEGINNING AND CONTAINS 3.35 ACRES, MORE OR LESS.

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:

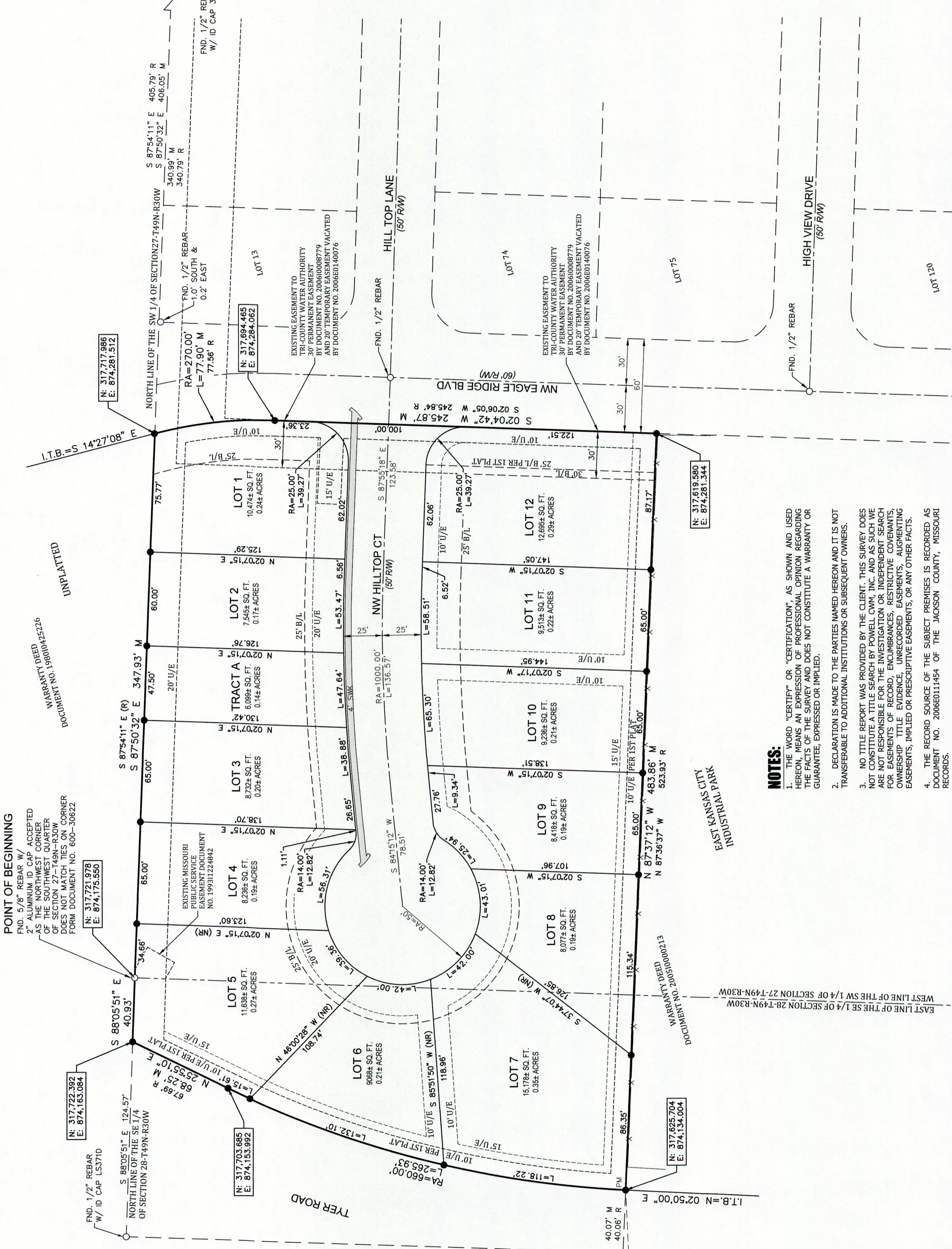
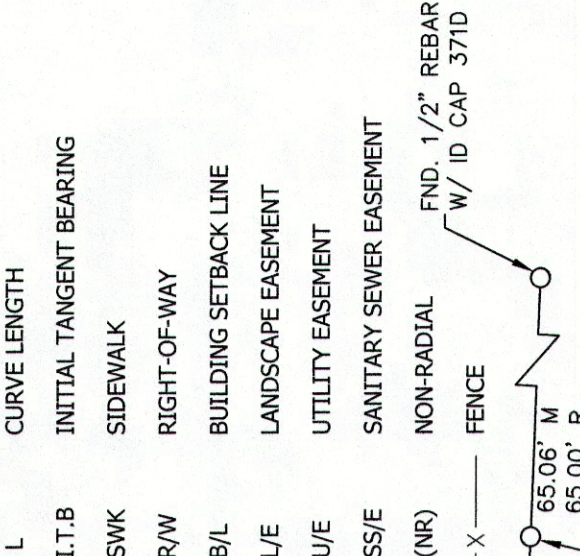
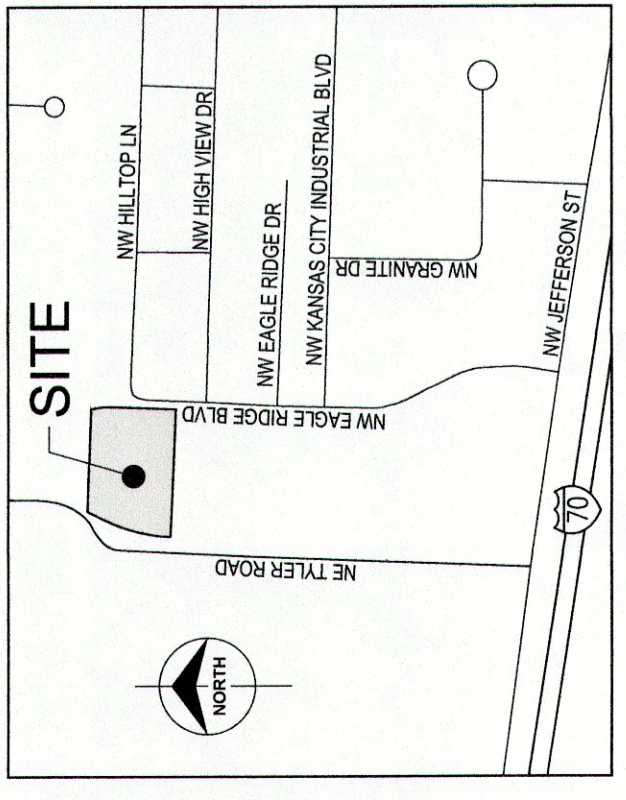
Lauber Municipal Law
City Attorney

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

FINAL PLAT
EAGLE RIDGE ESTATES - 4TH PLAT
 PART OF SECTION 27 & 28, BOTH IN TOWNSHIP 49 NORTH, RANGE 30 WEST
 CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



EASEMENTS:
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS 'UTILITY EASEMENT' OR BY ABBREVIATION 'U/E' ON THE ACCOMPANYING PLAT. AREAS DESIGNATED AS 'GRADING EASEMENTS' END PURPOSES ARE FOR STORM WATER DRAINAGE, IRRIGATION, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF GRAIN VALLEY. THE EASEMENTS ARE HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY OF GRAIN VALLEY.

STREETS:
 THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:
 BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

MAINTENANCE OF TRACTS:
 TRACT "A" IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DEDICATION:
 THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE DEDICATED TO THE CITY OF GRAIN VALLEY, MISSOURI, AS SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREBY BE KNOWN AS EAGLE RIDGE ESTATES - 4TH PLAT.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THIS DAY OF JANUARY 20, 2020, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF JANUARY 20, 2020.

DAVID L. WARD, MEMBER
 STATE OF MISSOURI)
 COUNTY OF JACKSON) SS:
 ON THIS DAY OF JANUARY, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF EAGLE RIDGE HOMES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

- NOTES:**
- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
 - NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, ALLEGED EASEMENTS, IMPLIED OR PRESUMPTIVE EASEMENTS, OR ANY OTHER FACTS.
 - THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 20060611454 OF THE JACKSON COUNTY, MISSOURI RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
 - THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SOURCES.
 - ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.
 - PLAT CONTAINS A TOTAL AREA OF 3.355 ACRES.

ACKNOWLEDGMENTS:
 THIS PLAT OF "EAGLE RIDGE ESTATES - PHASE 4" HAS BEEN SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

DAVID L. WARD, MEMBER) CHAIRMAN
 STATE OF MISSOURI)
 COUNTY OF JACKSON)
 KEVIN BROWNING) SECRETARY
 STATE OF MISSOURI)
 COUNTY OF JACKSON)

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _____ DAY OF _____, 2020.

CHUCK JOHNSTON) MAYOR
 STATE OF MISSOURI)
 COUNTY OF JACKSON)
 JAMIE LOGAN) CITY CLERK
 STATE OF MISSOURI)
 COUNTY OF JACKSON)

APPROVED BY THE JACKSON COUNTY GIS DEPARTMENT DATE _____

PREPARED FOR:
 WARD DEVELOPMENT & INVESTMENTS CO.
 1000 W. HILLTOP LN.
 GRAIN VALLEY, MO 64020

POWELL
 ARCHITECTURE/ENGINEERING/SURVEYING
 CWM

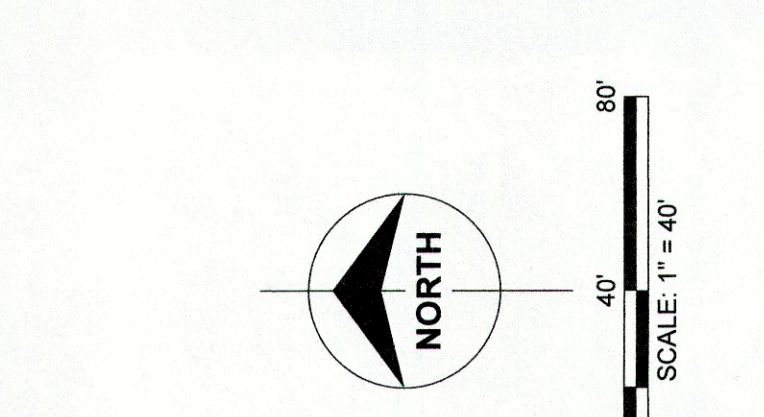
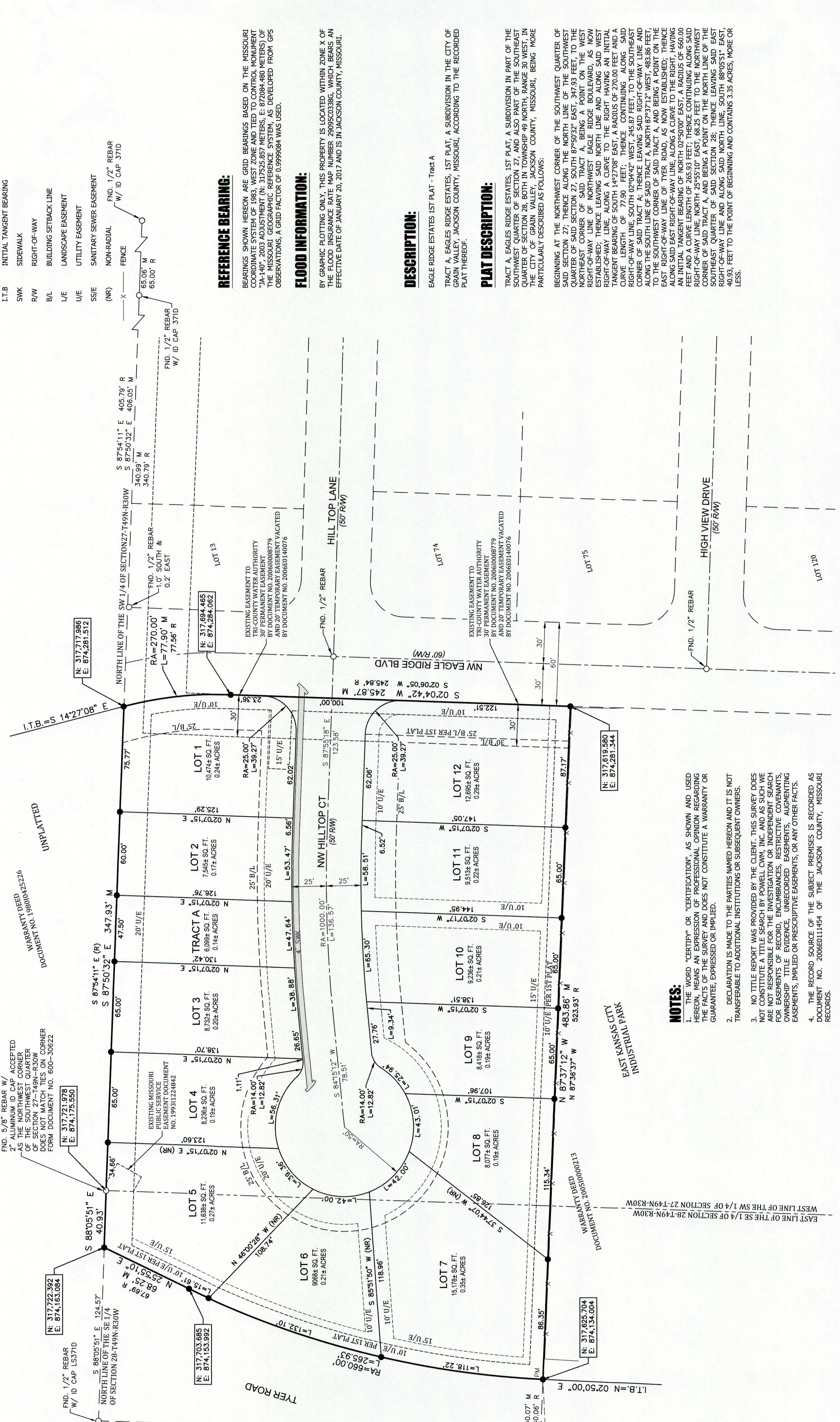
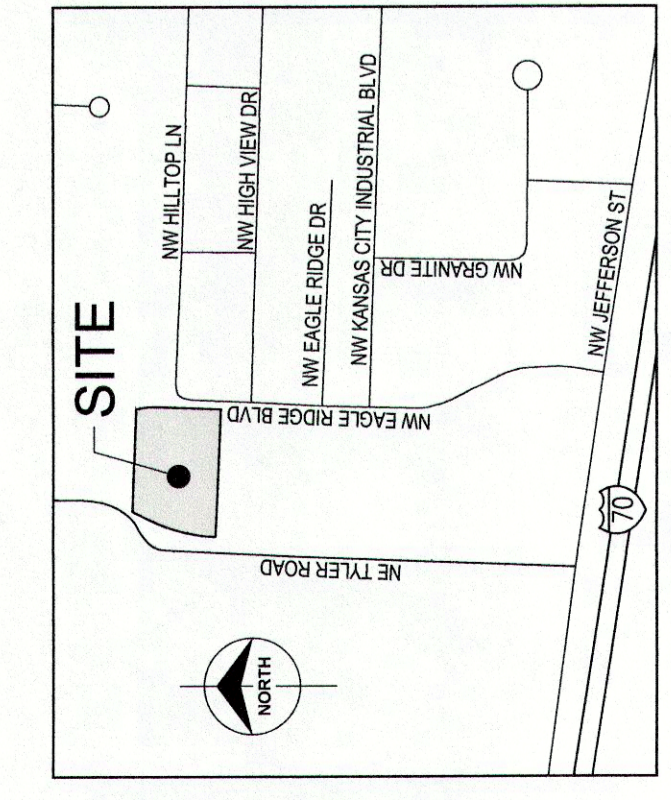
3100 S. Glen Ave., Ste. 101
 Independence, MO 64050
 816.322.4881 | powell@cwm.com
 Missouri Professional Engineer
 License No. 19010 | Exp. 12/31/2021
 Land Surveyor
 License No. 10123 | Exp. 12/31/2020

FINAL PLAT
EAGLE RIDGE ESTATES - 4TH PLAT
 PART OF SECTION 27 & 28, BOTH IN TOWNSHIP 49 NORTH, RANGE 30 WEST
 CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR MY ASSISTANT. I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

DATE: 10/27/2020
IDB NO.: 3497-20-1770
DRAWN BY: WJW
CHECKED BY: JWP
CLASSIFICATION: URBAN
SHEET NO.: 1 OF 1

FINAL PLAT
EAGLE RIDGE ESTATES - 4TH PLAT
PART OF SECTION 27 & 28, BOTH IN TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



LEGEND:
○ FOUND MONUMENT, AS NOTED
● SET 1/2" REBAR WITH ID CAP
● SET 5/8" REBAR WITH 27 ALUMINUM CAP
● STAMPED POWELL CWM NO-123 KS-36"
○ FOUND
R RECORD DIMENSION
M MEASURED DIMENSION
RA RADIUS
L CURVE LENGTH
I.T.B. INITIAL TANGENT BEARING
SWK SIDEWALK
R/W RIGHT-OF-WAY
B/L BUILDING SETBACK LINE
L/E LANDSCAPE EASEMENT
U/E UTILITY EASEMENT
S/S/E SANITARY SEWER EASEMENT
(NR) NON-RADIAL FENCE
○ 1/2" REBAR W/ ID CAP 3710

REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLAT SURVEY OF 1892, WHICH IS A SUBDIVISION OF THE 3A-140' 2003 ADJUSTMENT (N: 17252.857 METERS, E: 872084.480 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. A GRID FACTOR OF 0.9999884 WAS USED.

FLOOD INFORMATION:
BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C03386, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

DESCRIPTION:
EAGLE RIDGE ESTATES 1ST PLAT - Tract A
TRACT A, EAGLES RIDGE ESTATES, 1ST PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PLAT DESCRIPTION:
TRACT A, EAGLES RIDGE ESTATES, 1ST PLAT, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 28, BOTH IN TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG THE NORTH LINE 105.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 87°54'11" EAST, 347.93 FEET, TO THE NORTHWEST CORNER OF SAID TRACT A, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST EAGLE RIDGE BOULEVARD, AS NOW EXTENDED TO THE INTERSECTION OF SAID TRACT A WITH SAID BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14°27'08" EAST, A RADIUS OF 270.00 FEET AND A CURVE LENGTH OF 77.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 02°04'42" WEST, 245.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, NORTH 87°37'12" WEST, 483.86 FEET TO THE SOUTH LINE OF SAID TRACT A, NORTH 87°37'12" WEST, 483.86 FEET AND A CURVE LENGTH OF 265.93 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 25°55'10" EAST, 68.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, AND BEING A POINT ON THE NORTH LINE OF THE RIGHT-OF-WAY LINE ALONG SAID BOULEVARD; THENCE SOUTH 88°05'51" EAST 40.93 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.35 ACRES, MORE OR LESS.

NOTES:
1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, ALLEGED EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2006011454 OF THE JACKSON COUNTY, MISSOURI RECORDS.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
8. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.
9. PLAT CONTAINS A TOTAL AREA OF 3.35+ ACRES.

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED AS "GRADING EASEMENTS" END USE PURPOSES ARE TO PREPARE, CONSTRUCT AND MAINTAIN "GRADING EASEMENTS" FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF GRAIN VALLEY. THESE EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THEY ARE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY OF GRAIN VALLEY.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL BE CONSIDERED VALID AND ENFORCEABLE IN THE CITY OF GRAIN VALLEY, MISSOURI, FROM THE STREET RIGHT-OF-WAY.

MAINTENANCE OF TRACTS:
TRACT "A" IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE DEDICATED TO THE CITY OF GRAIN VALLEY, MISSOURI, AS SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREBY BE KNOWN AS EAGLE RIDGE ESTATES - 4TH PLAT.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2020.

DAVID L. WARD, MEMBER
STATE OF MISSOURI)
COUNTY OF JACKSON)
ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF EAGLE RIDGE HOMES, L.L.C. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
ACKNOWLEDGMENTS:
THIS PLAT OF "EAGLE RIDGE ESTATES - PHASE 4" HAS BEEN SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

DEBBIE SIFFELL, CHAIRMAN
KEVIN BROWNING, SECRETARY
THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _____ DAY OF _____, 2020.
CHUCK JOHNSTON, MAYOR
JAMIE LOGAN, CITY CLERK

APPROVED BY THE JACKSON COUNTY GIS DEPARTMENT _____ DATE _____
JOB NO: 3497-20-170

PREPARED FOR
WARD DEVELOPMENT & INVESTMENTS CO.
11714 W. HILLTOP LN
GRAIN VALLEY, MO 64020

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING

JEREMY M. POWELL, P.E., CFE-dS
LS 2007000884

DATE: 10/27/2020
JOB NO.: 3497-20-1770
DRAWN BY: WJD
CHECKED BY: JWP
CLASSIFICATION: URBAN
SHEET NO.: 1 OF 1

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

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

MEETING DATE	12/21/2020, 1/11/2021	
BILL NUMBER	B20-41	
AGENDA TITLE	AN ORDINANCE VACATING 60-FOOT RIGHT-OF-WAY FOR JEFFERSON STREET AND ADJOINING UTILITY EASEMENTS	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To vacate the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the East Kansas City Industrial Park 3 rd Plat.	
BACKGROUND	There is no constructed street within the right-of-way. The right-of-way was platted in 2007 when Jefferson Street was planned to be re-aligned from Buckner-Tarsney to Tyer Road. This plan changed with development occurring and the construction of East Kansas City Industrial Blvd. There is also a developed property between the platted ROW and Tyer Road.	
SPECIAL NOTES	None	

ANALYSIS	If the right-of-way and utility easements are vacated, the property will go back to CountryClub Homes LLC since they own property on both sides. CountryClub Homes has filed a final plat for this area that creates one lot that includes the proposed vacation areas. No private rights will be unreasonably injured or endangered. The public will suffer no unreasonable loss or inconvenience. The proposed vacation does not adversely affect properties in the general vicinity.
PUBLIC INFORMATION PROCESS	The Planning and Zoning Commission held a public hearing on this request on Wednesday, November 18, 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.
BOARD OR COMMISSION RECOMMENDATION	At the November 18, 2020 meeting, the Planning and Zoning Commission voted unanimously to recommend approval to the BOA.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Vacation Exhibit, Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-41

ORDINANCE NO.
SECOND READING
FIRST READING

December 21, 2020 (6-0)

**AN ORDINANCE VACATING THE 60-FOOT RIGHT-OF-WAY FOR JEFFERSON
STREET AND ADJOINING UTILITY EASEMENTS**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has deemed that the 60-foot right-of-way and adjoining utility easements as recorded on the East Kansas City Industrial Park – 3rd Plat is no longer necessary or useful as a city public right-of-way, and there appropriate for vacation by the City.

WHEREAS, the Board of Aldermen has determined that the vacation of the right-of-way and utility easements do not adversely affect properties in the general vicinity, no longer serves a public purpose and is in the best interest of the City.

WHEREAS, the Planning and Zoning Commission held a public hearing on November 18, 2020 and voted unanimously to recommend to the Board of Alderman that the right-of-way and utility easements be vacated.

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 the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way, as shown in Attachment “A”.

SECTION 2: The legal descriptions are as follows:

60-foot Right-of Way:

ALL OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.

Utility Easements:

THE WEST 164.58 FEET OF A 10.00 FEET UTILITY EASEMENT LYING ADJACENT TO THE NORTH RIGHT OF WAY LINE OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI; AND
THE WEST 164.47 FEET OF A 10.00 FEET UTILITY EASEMENT LYING ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY

INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY,
JACKSON COUNTY, MISSOURI.

SECTION 3: 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_____, _____, 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

STREET VACATION DESCRIPTION:

ALL OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.

UTILITY EASEMENT VACATION

DESCRIPTION:

THE WEST 164.58 FEET OF A 10.00 FEET UTILITY EASEMENT LYING ADJACENT TO THE NORTH RIGHT OF WAY LINE OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.

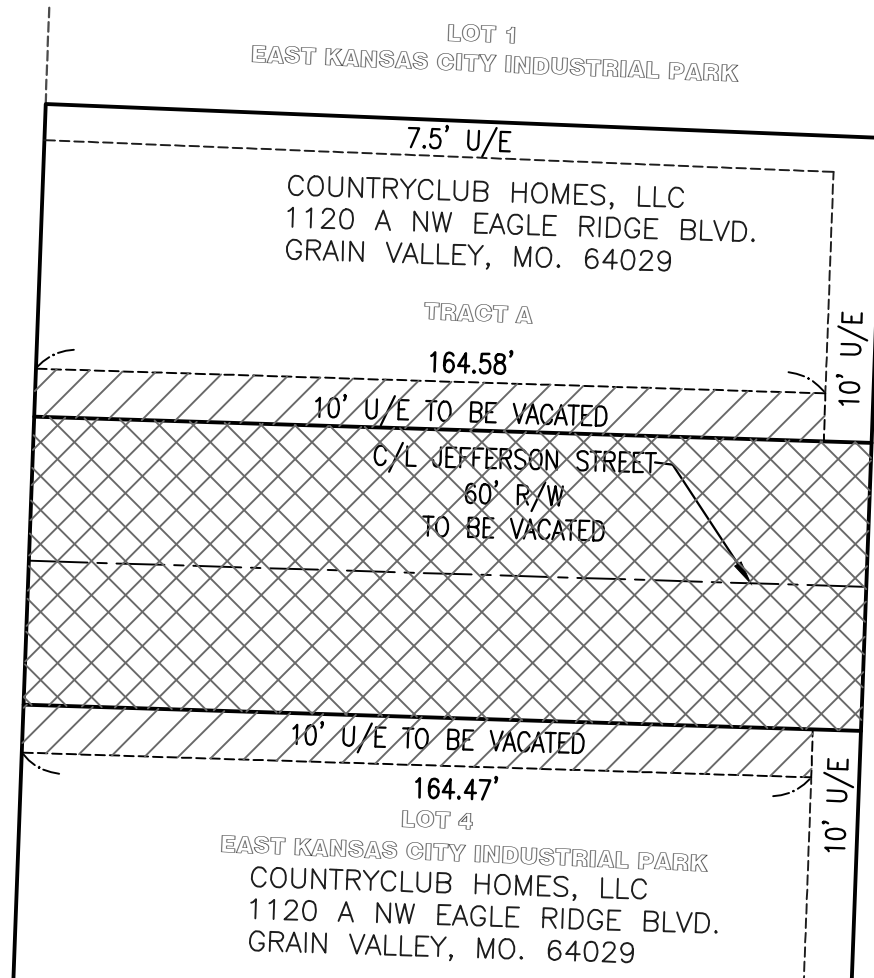
AND

THE WEST 164.47 FEET OF A 10.00 FEET UTILITY EASEMENT LYING ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF JEFFERSON STREET AS SHOWN ON THE PLAT OF "EAST KANSAS CITY INDUSTRIAL PARK - 3RD PLAT, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.

NATIONAL RETAIL PROPERTIES, LP
450 S. ORANGE AVE., SUITE 900
ORLANDO, FL. 32801

LOT 1

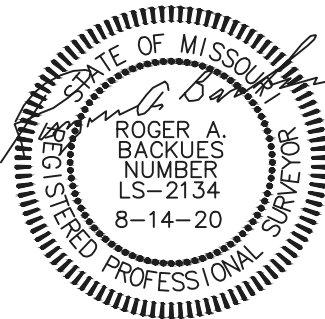
PARKER ENTERPRISES ADDITION



EAGLE RIDGE BLVD.

EAGLE RIDGE MULTI-FAMILY
1ST PLAT

NW EAST KANSAS CITY INDUSTRIAL BLVD
60' R/W



VACATE RIGHT OF WAY



VACATE UTILITY EASEMENT



DATE: AUGUST 14, 2020

CLIENT:

QUIST ENGINEERING
821 NE COLUMBUS ST., STE 100
LEE'S SUMMIT, MISSOURI 64063
PH.# 816-550-5675

VACATION OF RIGHT OF WAY & UTILITY EASEMENT EXHIBIT

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 20-266

SHEET 1 OF 1

VACATING JEFFERSON STREET, GRAIN VALLEY, MO.

INTENTIONALLY LEFT BLANK

**BOA Staff Report
December 14, 2020**

ACTION:

CountryClub Homes, LLC is requesting the vacation of the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the East Kansas City Industrial Park-3rd Plat.

PURPOSE:

If the ROW and utility easements are vacated, the property will go back to CountryClub Homes LLC since they own the property on both sides. CountryClub Homes has filed a final plat for this area that creates one lot that includes the street ROW and utility easements.

ANALYSIS:

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

- Evergy (Electric)
- Comcast (Cable TV)
- City of Grain Valley (Water/Sewer) - requested a 15-foot utility easement running north and south along the west property line for existing water main. This easement is shown on the proposed final plat for East Kansas City Industrial Park – 14th plat.

Spire was sent notification requesting consent form. Spire has a 4-inch gas line on the west side of Eagle Ridge Blvd. Spire wants to ensure that an easement will be provided for that line. The final plat of East Kansas City Industrial Park – 14th plat was sent to Spire. The proposed final plat, which is also on the agenda for approval, illustrates a platted 10-foot utility easement along the west right-of-way line for Eagle Ridge Blvd.

No private rights will be unreasonably injured or endangered. The public will suffer no unreasonable loss or inconvenience. The proposed vacation does not adversely affect properties in the general vicinity.

PUBLIC INFORMATION AND PROCESS:

Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed vacation.

PLANNING AND ZONING COMMISSION:

The Commission held a public hearing on November 18, 2020. At the conclusion of the hearing, the Commission voted unanimous to recommend to the Board of Aldermen that ROW and utility easements be vacated.

STAFF RECOMMENDATION:

Staff has no objection to the request to vacate the right-of-way and utility easements.

INTENTIONALLY LEFT BLANK

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

MEETING DATE	12/21/2020, 1/11/2021	
BILL NUMBER	B20-42	
AGENDA TITLE	AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014 COMPREHENSIVE PLAN	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To amend the City's Comprehensive Plan Future Land Use Map	
BACKGROUND	The City's Comprehensive Plan was approved in 2014. This change is pertaining to a 60 acre parcel that would allow the north 16.6 acres of this parcel to be single-family, the 8.4 acres in the middle of parcel to be multi-family and the south 35 acres remain Business Park.	
SPECIAL NOTES	None	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed future land use map amendment.	

BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on November 18, 2020. The Commission voted 5 in favor, 0 against and 1 abstention to recommend approval to the BOA.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Staff Report, Application, Property Owner Consent, Future Land Use Map Exhibit, Comprehensive Plan Preferred Land Use Plan

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-42

ORDINANCE NO.
SECOND READING
FIRST READING

December 21, 2020 (6-0)

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014
COMPREHENSIVE PLAN**

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

WHEREAS, the City adopted the Comprehensive Plan in 2014; and

WHEREAS, the Future Land Use Map, commonly referred to as the Preferred Land Use Plan, is within the 2014 Comprehensive Plan; and

WHEREAS, Section 400.335 of the City's Code of Ordinances provides the process to amend the Comprehensive Plan Future Land Use Map; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the request from Blue Springs Safety Storage South LLC on November 18, 2020 and voted 5 in favor, 0 against and 1 abstention to approve the map amendment.

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 approves the Amendment to the Comprehensive Plan Future Land Use Map as shown in Attachment A.

SECTION 2: The Board of Aldermen instructs the Director of Community Development to prepare an updated Future Land Use Map reflecting such changes with a note in legend describing the date of the change and the previous land use classification.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

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 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
December 14, 2020
Amendment to Comprehensive Plan Future Land Use Map**

PURPOSE:

The purpose of this request is to amend the future land use map titled “Preferred Land Use Plan” that is in the City’s Comprehensive Plan. The Comprehensive Plan was last updated in August 2014. Section 400.335 (Amendments to Comprehensive Plan Future Land Use Map) in Chapter 400 (Zoning Regulations) of the City’s Municipal Code outlines the process and criteria for review by the Planning and Zoning Commission.

BACKGROUND:

The City’s Comprehensive Plan contains a “Preferred Land Use Plan”. The land use plan presents a vision of how the community will grow in the future and where future land uses will be located. This plan illustrates land use types such as single family, multi-family, and business park.

The Preferred Land Use Plan illustrates the approximate 60 acres referenced in the application as Business Park. This land use designation would comprise primarily with the zoning classifications associated with Industrial or Research and Development.

The City’s Zoning Regulations includes a section that addresses the process and review criteria to amend the Comprehensive Plan Future Land Use Map.

After an application is filed with the required supporting documentation, the Planning and Zoning Commission must hold a public hearing to consider the proposed change. In determining whether the proposed amendment shall be approved, the Commission shall consider the following factors:

- 1) Whether events after the Comprehensive Plan adoption have change the character and/or condition of the area to make the application acceptable; and
- 2) Whether the change is consistent with the goals and policies of the plan; and
- 3) Whether the public services and utilities are adequate to serve the proposed land use in the map amendment; and
- 4) The impacts of the potential costs and benefits derived by the community or area by the proposed change.

After the public hearing, the Commission shall approve or deny the application. The Commission’s decision is forwarded to the Board of Aldermen as a recommendation for their review.

ANAYLSIS:

The proposed future land use map amendment illustrates the northern part of the tract, adjacent to Woodbury Estates, to be Single Family Residential. This area will be approximately 17 acres and contain 73 lots.

**Page 2, Staff Report
Comprehensive Plan Future Land Use Map Amendment**

The proposed land use map illustrates the middle section of the property to be Multi-family (Duplex) residential. This area will be approximately 8.5 acres and contain 32 duplex lots.

The southern section of the tract, adjacent to Jefferson Street, will remain Business Park. This area will be approximately 35 acres and contain 19 lots for industrial use.

Regarding the four factors above, Staff finds the following:

- 1) Since the adoption of the Comprehensive Plan, single family and duplex development has occurred from west to east, in accordance with the Preferred Land Use Plan. This pattern of land use should continue through this tract as proposed in the map amendment. The proposed land uses in the map amendment would be more compatible to the adjacent development that has occurred within the last years.
- 2) The proposed land use map amendment is consistent with public policy for the locations of the proposed land uses.
- 3) The public services and utilities are available on-site and are adequate to serve the proposed land uses in the map amendment.

PUBLIC INFORMATION AND PROCESS:

Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed future land use map amendment.

STAFF RECOMMENDATION:

Staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan.

PLANNING AND ZONING COMMISSION:

At the November 18, 2020 meeting, the Planning and Zoning Commission vote 5 in favor, 0 against and one abstention to recommend approval.



711 Main Street
 Grain Valley, MO 64029
 816.847.6220
 816.847.6206 fax
 www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 53.9 +/- acres of vacant land east of Pamela Blvd., west of NW Valley Ridge Drive and abutting NW Jefferson St on the south

Subdivision: East KC Industrial Park **Lot #:** 1 -123 **Zoning District:** M-1

Description of Request: A Preliminary Plat, Rezoning, and Future Land Use Amendment are sought for for the development of approximately 53.9 acres of vacant land consisting of 73 R-1 lots, 32 R-2 lots, 18 M-1 lots and a Detention Tract.

APPLICANT INFORMATION

Name: Clayton Ward

Company: Blue Springs Safety Storage South LLC

Address: 1120 NW Eagle Ridge Blvd., Grain Valley, MO 64029

Telephone: 816-229-8115 **Fax:** **E-mail:** clayton@safetyminstorage.com

Property Owner: James and Gordon Chrisman, 31904 E. Jefferson Blvd., Grain Valley, MO

Additional Contact(s): Toby Williams, Powell CWM - Civil Engineer 816-642-2445, twilliams@powellcwm.com
 James C. Thomas III - Owner's Counsel 816-584-9393 James@jct3law.com

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input checked="" type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14 \$500	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
<input checked="" type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14 \$1,015	5 Preliminary Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
<input checked="" type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7 Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8 Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9 Building Elevations (6 copies)
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10 Written description of the proposal
<input checked="" type="checkbox"/> Future Land Use Map (Refer to page 9) \$500	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

Applicant's Signature: Date: 9/14/2020

Applicant's Signature: _____ Date: _____

City of Grain Valley

To Whom it May Concern:

We are the owners of the property commonly known as 31904 E. Jefferson Street, Grain Valley, Missouri 64029 (the "Property"). We currently have a contract for the sale of the Property to Blue Springs Safety Storage South, LLC (the "Buyer"). We acknowledge and grant permission to the Buyer to file applications with the City of Grain Valley requesting an amendment to the City's Comprehensive Plan Future Land Use Map, Rezoning of property from District M-1 (Light Industrial) to Districts R-1 (Single Family Residential) and R-2 (Duplex Residential) and preliminary plat for the subdivision of said Property.

Signatures of all owners to the Property.

Gordon Christman

James R. Christman

9/24/20

INTENTIONALLY LEFT BLANK



LOCATION MAP

ZONING INFORMATION

EXISTING: LIGHT INDUSTRIAL (M-1) (60.06 ac)
 PROPOSED: LIGHT INDUSTRIAL (M-1) - LOTS 1-19 (35.05 ac)
 DUPLEX RESIDENTIAL (R-2) - LOTS 20-51 (8.44 ac)
 SINGLE-FAMILY RESIDENTIAL (R-1) - LOTS 52-124 (6.51 ac)

LAND USE INFORMATION

EXISTING LAND USE: AG HOMESITE - UNPLATTED
 EXISTING FUTURE LAND USE MAP CLASSIFICATION: BUSINESS PARK
 SURROUNDING PROPERTY FUTURE LAND USE CLASSIFICATION: AS HATCHED
 SURROUNDING PROPERTY EXISTING LAND USE: AS LABELED

EXISTING SITE INFORMATION

NO EXISTING STREETS ARE LOCATED ON THE PROPERTY. THE EXISTING STREETS FUTURE DEVELOPMENT WILL CONNECT TO ARE NW WOODBURY DR TO THE NORTH, NW HILLTOP LN, NW HIGHVIEW DR, AND NW E KC INDUSTRIAL DR TO THE WEST, AND NW JEFFERSON TO THE SOUTH.

EXISTING SANITARY AND WATER LINES ARE LOCATED ON THE SOUTHERN PROPERTY LINE ALONG NW JEFFERSON RD. ADDITIONAL EXISTING UTILITIES AVAILABLE FOR CONNECTION ARE WATERLINES AT ALL CONNECTING STREETS, SANITARY ON THE WEST PROPERTY LINE AND NW WOODBURY DR, AND STORM VIA TRACT B OF WOODBURY 6TH PLAT AND DRAINAGE DITCH LOCATED IN EASEMENT ON EAST PROPERTY LINE.

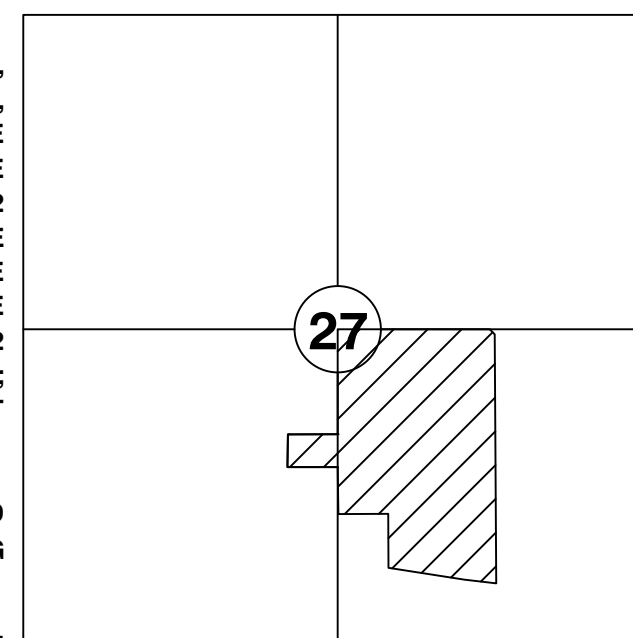
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 N, RANGE 30, LYING NORTH OF INTERSTATE ROUTE 70, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49, RANGE 30; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 719.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (190 FEET AT RIGHT ANGLES FROM THE CENTER LINE THEREOF) SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 384.24 FEET; THENCE NORTH 89 DEGREES 44 1/2 MINUTES EAST 417.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.65 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

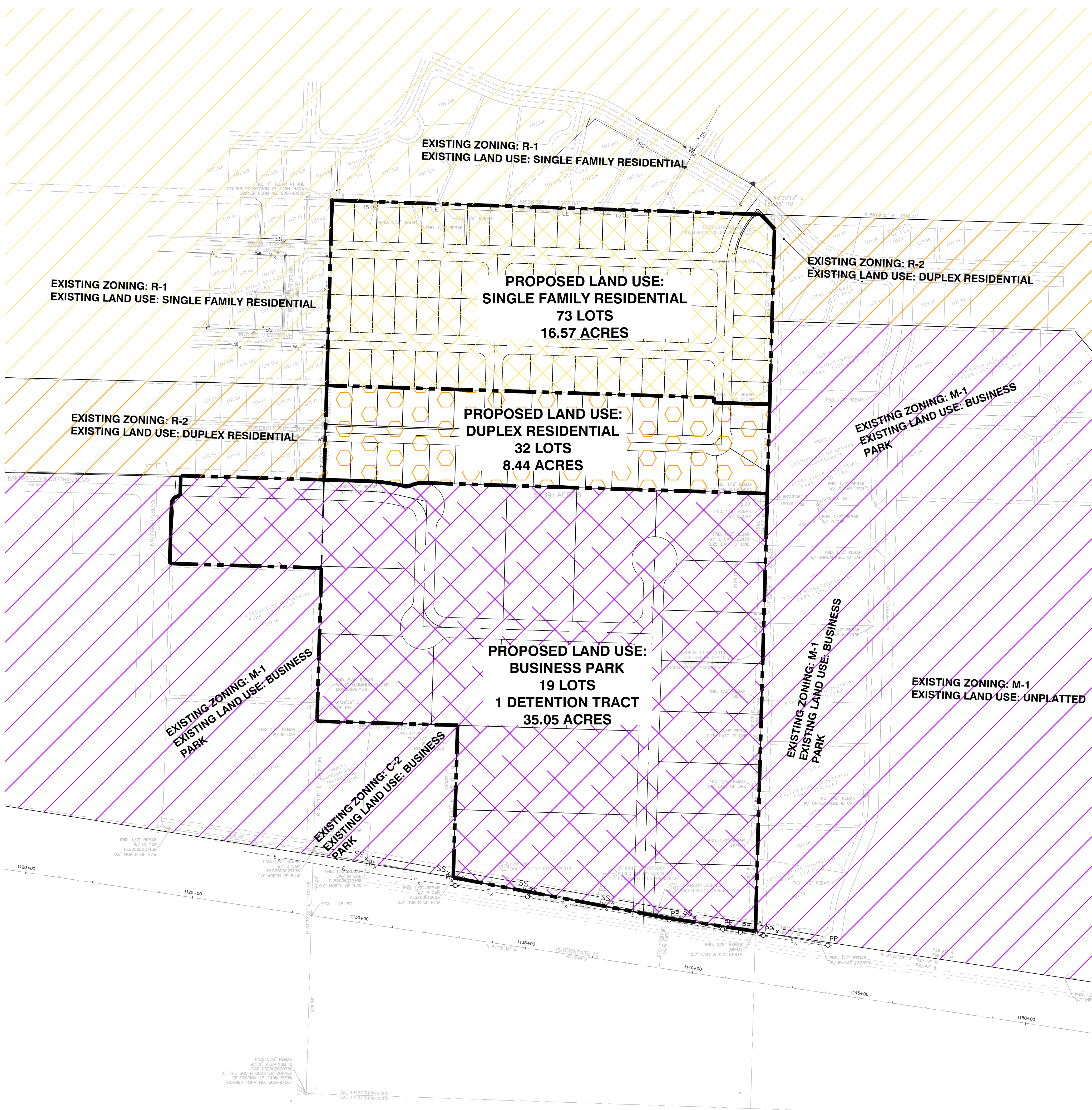
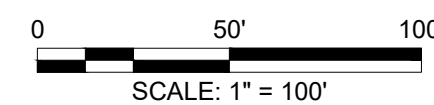
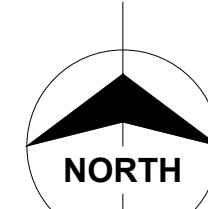
COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01°39'30" WEST, 829.48 FEET, TO THE SOUTHWEST CORNER OF EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 88°12'23" WEST, 425.00 FEET, TO A POINT ON THE EASTERLY END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'37" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°12'23" WEST, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°06'18" AND AN ARC LENGTH OF 39.32 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°41'09" WEST, 177.60 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 13TH PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 88°18'41" EAST, 450.28 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°39'30" EAST, 261.82 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.67 ACRES, MORE OR LESS.



VICINITY MAP
SECTION 27 TOWNSHIP 49N RANGE 30W

OWNER INFORMATION
 James K. & Gordon Chrisman
 31904 E Jefferson Road
 Grain Valley, MO 64029
 contact: James C. Thomas III
 (816) 584-9393
 James@jct3law.com



POWELL
 C W M
 ARCHITECTURE/ENGINEERING/SURVEYING
 3200 S. State Route 291, Bldg. 1, Independence, MO 64057
 816.373.4800 | powellcwm.com

© 2019 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form arrangement and composition of spaces and elements appearing herein, constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

TOBY L. WILLIAMS
 NUMBER: PE-2019038948
 EXPIRES: 03-28-2025
 PROFESSIONAL ENGINEER

Toby L. Williams, PE
 2019-038948

Preliminary Plat & Development Plan for
EAST KC INDUSTRIAL PARK
 LOTS 1-123, AND TRACT A
 GRAIN VALLEY, JACKSON COUNTY, MO 64029

PREPARED FOR:
 Tony Ward
 Ward Development
 1120 Eagle Ridge Blvd.
 Grain Valley, MO 64029
 816-229-5012

REVISIONS	NO.	DATE / DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

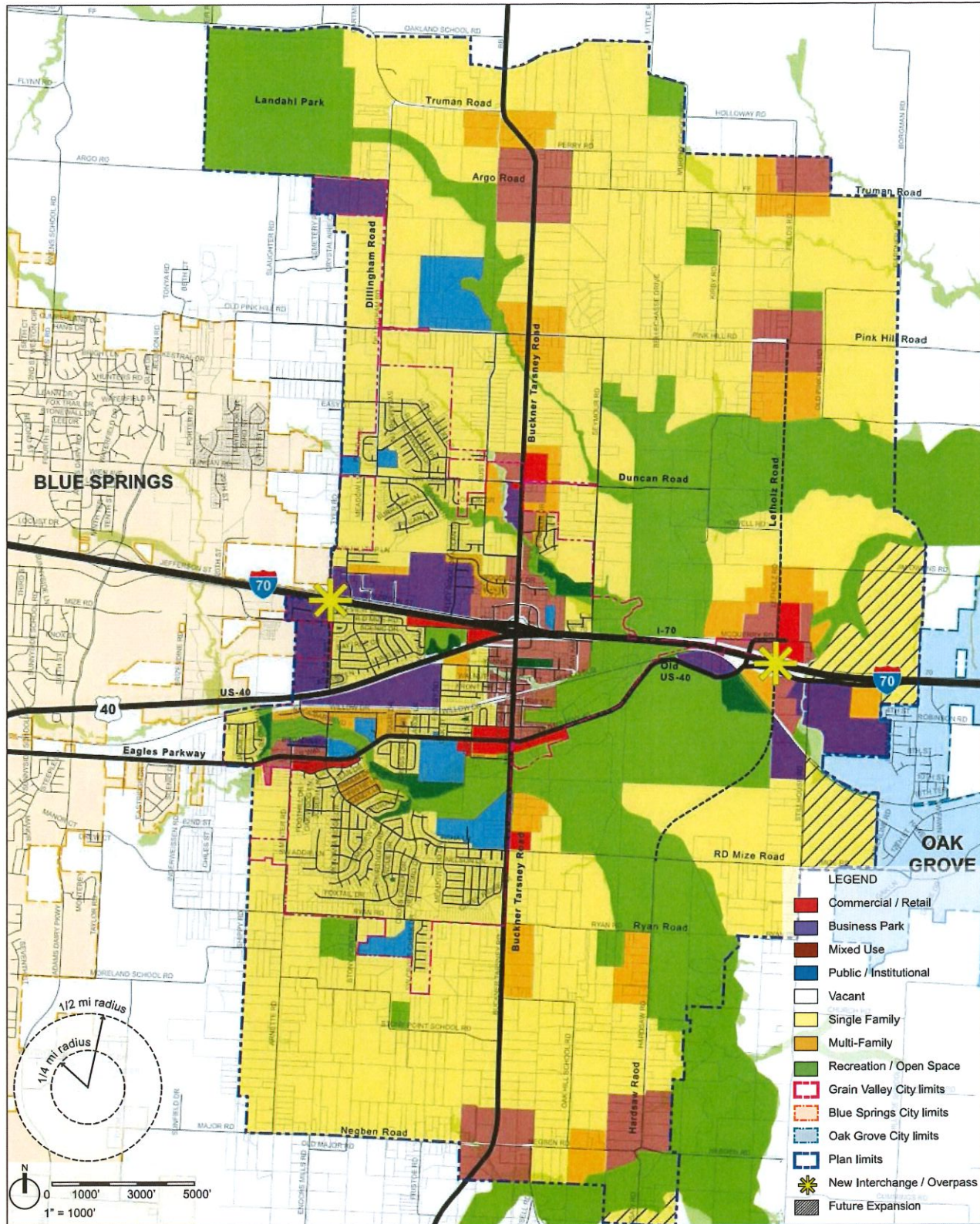
PROJECT #:
 ISSUE DATE:
NOT FOR CONSTRUCTION
 FUTURE LAND USE MAP EXHIBIT
C-0.30

INTENTIONALLY LEFT BLANK

Preferred Land Use Plan

The Preferred Land Use Plan, presented to the public at the Third Public Open House on April 3, 2014, retained the vast majority of the components outlined in the Land Use Alternative Three.

Figure 17: Preferred Land Use Plan



Source: Design Workshop

INTENTIONALLY LEFT BLANK

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

MEETING DATE	12/21/2020, 1/11/2021	
BILL NUMBER	B20-43	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 16.6 ACRES FROM DISTRICT M-1 (LIGHT INDUSTRIAL) TO DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL) AND APPROXIMATELY 8.4 ACRES FROM DISTRICT M-1 (LIGHT INDUSTRIAL) TO DISTRICT R-2 (DUPLEX RESIDENTIAL)	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	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
PURPOSE	To allow the continued development of single family from Eagle Ridge Estates and the duplex development from Eagle Ridge multi-family that are west of this area.	
BACKGROUND	The property owners are Gordon and James Chrisman. They have granted permission in writing to Blue Springs Safety Storage South to file development applications.	
SPECIAL NOTES	Blue Springs Safety Storage South has also filed an application to amend the Comprehensive Plan's Future Land Use Map. The proposed rezoning and land uses are compatible to the development west and north of these areas.	
ANALYSIS	Please refer to Staff Report	

PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, November 18, 2020. The Commission voted 5 in favor, 0 against and 1 abstention to recommend approval on the change of zoning.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval.
REFERENCE DOCUMENTS ATTACHED	Ordinance, Staff Report, Application, Rezoning Exhibit

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-43

ORDINANCE NO.
SECOND READING
FIRST READING

December 21, 2020 (6-0)

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 16.6 ACRES FROM DISTRICT M-1 (LIGHT INDUSTRIAL) TO DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL) AND APPROXIMATELY 8.4 ACRES FROM DISTRICT M-1 (LIGHT INDUSTRIAL) TO DISTRICT R-2 (DUPLEX RESIDENTIAL)

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

WHEREAS, a public hearing was held on November 18, 2020 in which the Planning and Zoning Commission voted 5 in favor, 0 against and 1 abstention to recommend approval of the zoning change to District R-1 on approximately 16.6 acres and to District R-2 on approximately 8.4 acres generally located east of NW Pamela Blvd., south of NW Woodbury Drive, west of NW Valley Ridge Drive and north of NW Jefferson Street; and

WHEREAS, a public hearing concerning said matter was held by the Board of Aldermen at the hour of 7:00 p.m. on December 14, 2020; and

WHEREAS, if Blue Springs Safety Storage South LLC request to amend the Comprehensive Plan's Future Land Use Map is approved then this rezoning request would be consistent with the character and intent of the long-range land use plan; and

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

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

SECTION 1: The zoning for the property generally described below is hereby established as District R-1 (Single Family Residential):

Legal Description:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 88°06'39" EAST, 1272.03 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODBURY DRIVE, AS

ESTABLISHED BY THE CONVEYANCE OF RIGHT-OF-WAY, RECORDED UNDER DOCUMENT NUMBER 2018E0096650 OF THE JACKSON COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 43°30'13" EAST, 59.85 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, SOUTH 01°33'24" WEST, 520.26 FEET, THENCE LEAVING SAID EAST LINE, NORTH 88°12'23" WEST, 165.42 FEET; THENCE NORTH 01°47'37" EAST, 15.00 FEET; THENCE NORTH 88°12'23" WEST, 1150.00 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID WEST LINE, NORTH 01°39'30" EAST, 549.48 FEET, TO THE POINT OF BEGINNING AND CONTAINS 16.59 ACRES, MORE OR LESS.

SECTION 2: The zoning for the property generally described below is hereby established as District R-2 (Duplex Residential):

Legal Description:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 01°39'30" WEST, 549.48 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 88°12'23" EAST, 1150.00 FEET; THENCE SOUTH 01°47'37" WEST, 15.00 FEET; THENCE SOUTH 88°12'23" EAST, 165.42 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE SOUTH 01°33'24" WEST, 265.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°12'23" WEST, 1023.29 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET, A DELTA ANGLE OF 27°16'20", AND A CURVE LENGTH OF 31.89 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 38.00 FEET, A DELTA ANGLE OF 38°54'25", AND A CURVE LENGTH OF 25.80 FEET; THENCE ALONG A COMPOUND CURVE, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 11°38'07", AND A CURVE LENGTH OF 107.63 FEET; THENCE NORTH 88°12'23" WEST, 129.90 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID WEST LINE, NORTH 01°39'30" EAST, 280.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 8.42 ACRES, MORE OR LESS.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ___ day of _____, 2021, 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

INTENTIONALLY LEFT BLANK

BOA Staff Report
Blue Springs Safety Storage South LLC
December 14, 2020

ACTION:

Blue Springs Safety Storage South LLC is requesting a change of zoning from District M-1 (Light Industrial) to District R-1 (Single Family) on 16.57 acres and from District M-1 (Light Industrial) to District R-2 (Duplex Residential) on 8.44 acres.

The two tracts of land described by acres above is generally east of NW Pamela Blvd., south of NW Woodbury Drive, west of NW Valley Ridge Drive and north of NW Jefferson Street.

The property owners are Gordon and James Chrisman. They have granted permission in writing to Blue Springs Safety Storage South to file development applications.

PURPOSE:

Blue Springs Safety Storage South has filed a preliminary plat, East Kansas City Industrial Park, that contains the entire 58 acres.

The proposed R-1 zoning area will contain 73 single family lots. The proposed R-2 zoning area will contain 32 duplex lots. The remaining tract, 35 acres, will maintain current zoning designation of District M-1 (Light Industrial). The proposed preliminary plat illustrates 19 light industrial lots.

ANAYLSIS:

The property to the north is zoned District R-1 (Single Family). The property east of the proposed zoning areas is zoned District M-1 (Light Industrial). The area to the west is zoned the same designations and aligns with the proposed areas to be rezoned.

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

COMPREHENSIVE PLAN:

Blue Springs Safety Storage South has also filed an application to amend the Comprehensive Plan's Future Land Use Map. The proposed land uses illustrated in the map amendment match the geographical areas in the requested rezoning of these two areas.

PUBLIC INFORMATION AND PROCESS:

Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed change of zoning area.

STAFF RECOMMENDATION: Staff recommends approval.

PLANNING AND ZONING COMMISSION: At the November 18, 2020, the Commission voted 5 in favor, 0 against and 1 abstention to recommend approval for the request in the changes to zoning.

INTENTIONALLY LEFT BLANK



711 Main Street
 Grain Valley, MO 64029
 816.847.6220
 816.847.6206 fax
 www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 53.9 +/- acres of vacant land east of Pamela Blvd., west of NW Valley Ridge Drive and abutting NW Jefferson St on the south

Subdivision: East KC Industrial Park **Lot #:** 1-123 **Zoning District:** M-1

Description of Request: A Preliminary Plat, Rezoning, and Future Land Use Amendment are sought for for the development of approximately 53.9 acres of vacant land consisting of 73 R-1 lots, 32 R-2 lots, 18 M-1 lots and a Detention Tract.

APPLICANT INFORMATION

Name: Clayton Ward

Company: Blue Springs Safety Storage South LLC

Address: 1120 NW Eagle Ridge Blvd., Grain Valley, MO 64029

Telephone: 816-229-8115 **Fax:** **E-mail:** clayton@safetyminstorage.com

Property Owner: James and Gordon Chrisman, 31904 E. Jefferson Blvd., Grain Valley, MO

Additional Contact(s): Toby Williams, Powell CWM - Civil Engineer 816-642-2445, twilliams@powellcwm.com
 James C. Thomas III - Owner's Counsel 816-584-9393 James@jct3law.com

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
X Rezoning 1 • 2 • 5 • 10 • 11 • 14 \$500	1 Legal description of subject property
Ordinance Amendment 10	2 Map depicting general location of site
Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
X Preliminary Plat 1 • 3 • 4 • 14 \$1,075	5 Preliminary Development/ Site Plan (6 copies)
Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
X Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7 Final Development/ Site Plan (6 copies)
Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8 Landscaping Plan (6 copies)
Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9 Building Elevations (6 copies)
Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10 Written description of the proposal
X Future Land Use Map (Refer to page 9) \$500	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City
 Code: [Signature]

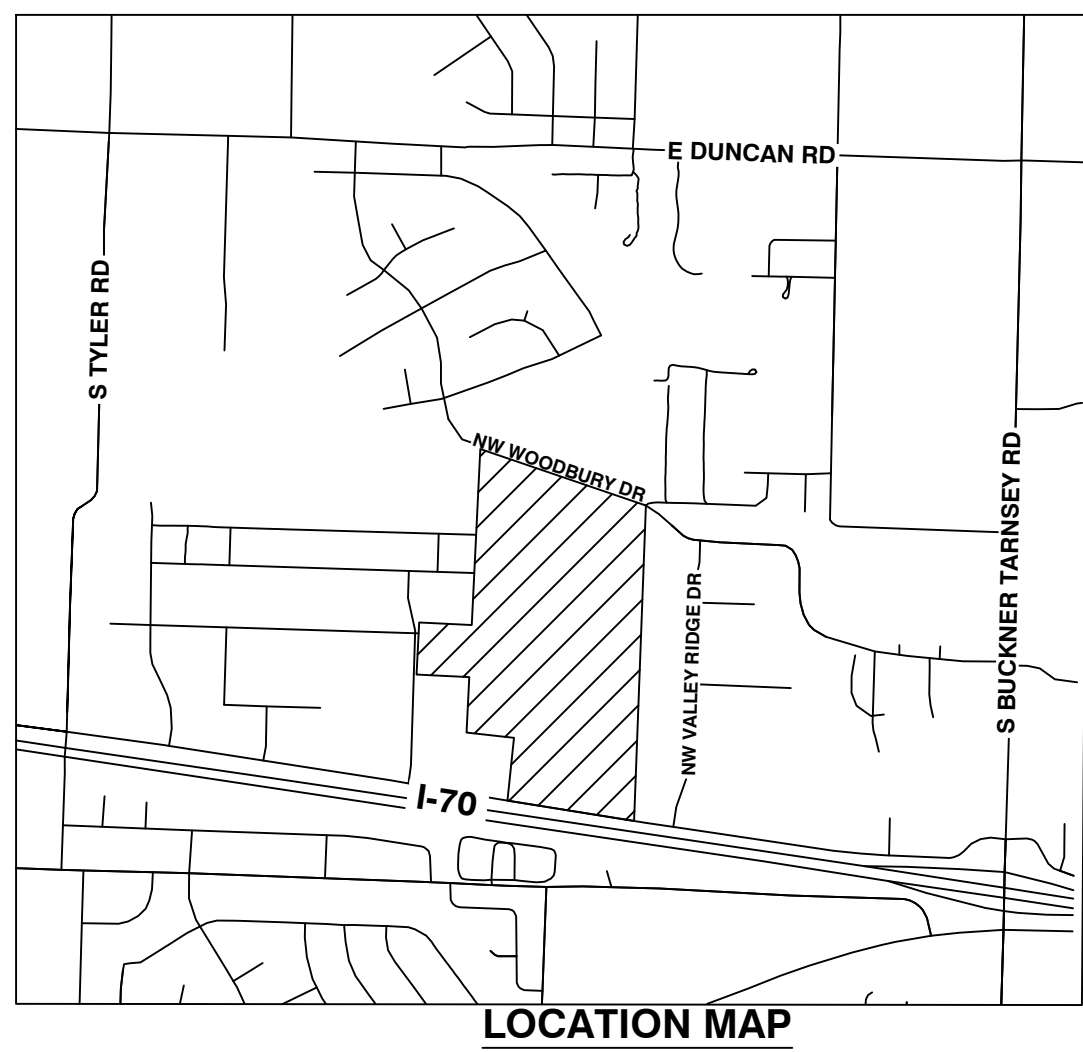
Applicant's Signature

9/14/2020

Date

Applicant's Signature

Date



ZONING INFORMATION

EXISTING: LIGHT INDUSTRIAL (M-1) - (60.06 ac)
 PROPOSED: LIGHT INDUSTRIAL (M-1) - LOTS 1-19 (35.05 ac)
 DUPLEX RESIDENTIAL (R-2) - LOTS 20-51 (8.44 ac)
 SINGLE-FAMILY RESIDENTIAL (R-1) - LOTS 52-124 (6.51 ac)

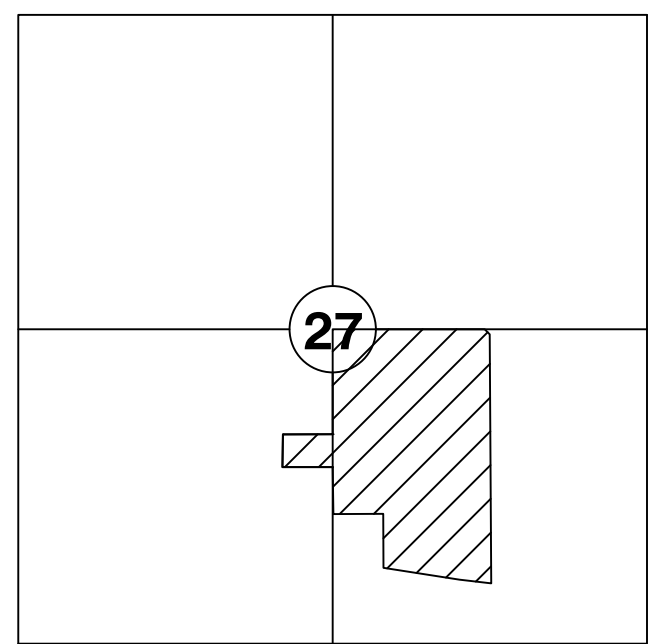
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 RANGE 30, LYING NORTH OF INTERSTATE ROUTE 70, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49, RANGE 30; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 719.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (190 FEET AT RIGHT ANGLES FROM THE CENTER LINE THEREOF) SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 384.24 FEET; THENCE NORTH 89 DEGREES 44 1/2 MINUTES EAST 417.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.65 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

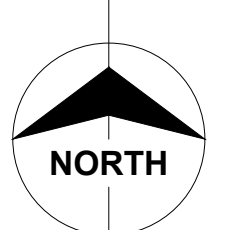
COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01°39'30" WEST, 829.48 FEET, TO THE SOUTHEAST CORNER OF EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 88°12'23" WEST, 425.00 FEET, TO A POINT ON THE EASTERLY END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'37" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°12'23" WEST, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°06'18" AND AN ARC LENGTH OF 39.32 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°41'09" WEST, 177.60 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 13TH PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 88°18'41" EAST, 450.28 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°39'30" EAST, 261.82 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.67 ACRES, MORE OR LESS.

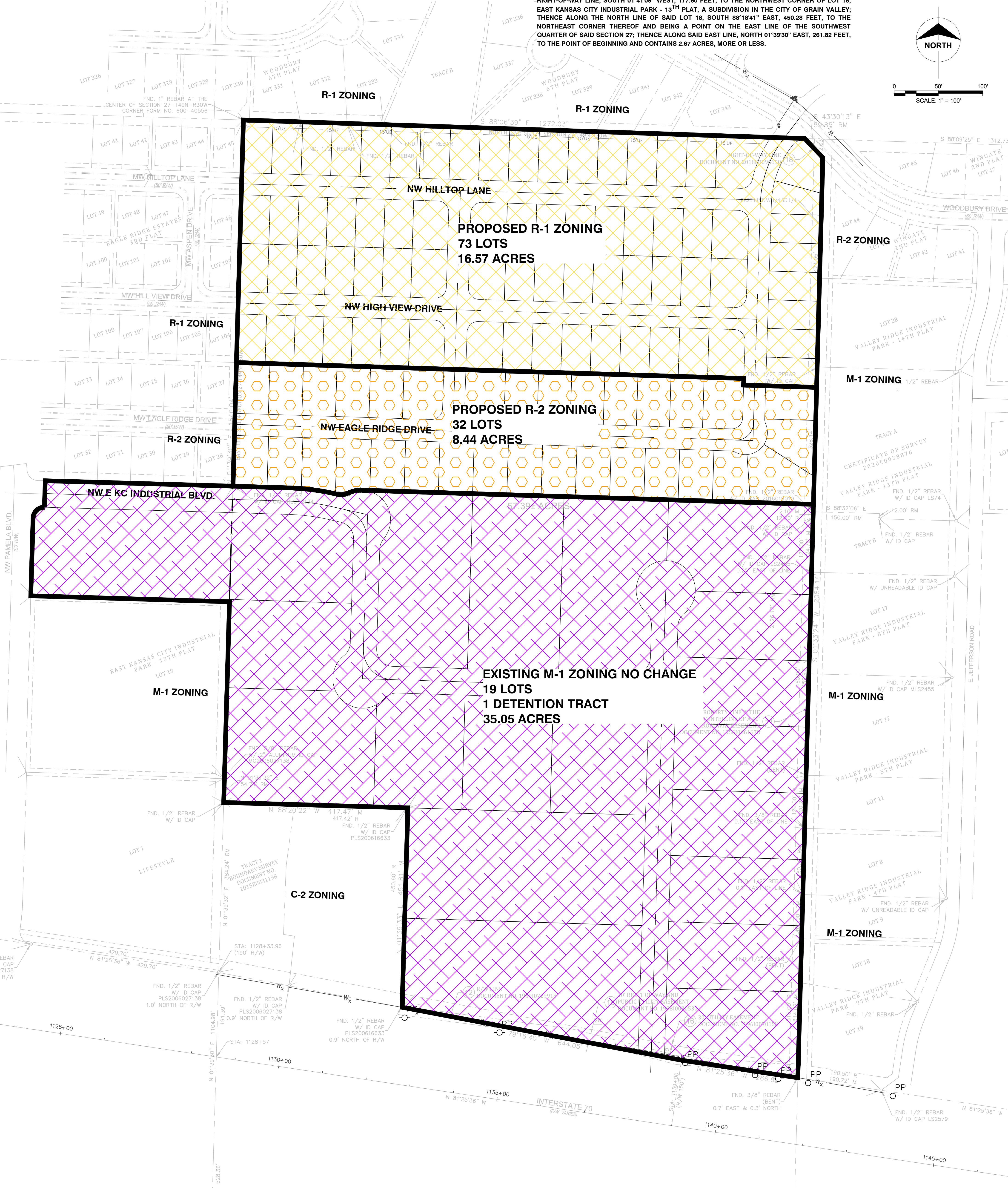


VICINITY MAP
SECTION 27 TOWNSHIP 49N RANGE 30W

OWNER INFORMATION
 James K. & Gordon Chrisman
 31904 E Jefferson Road
 Grain Valley, MO 64029
 contact: James C. Thomas III
 (816) 584-9393
 James@jct3law.com



SCALE: 1" = 100'



POWELL
 C W M
 ARCHITECTURE/ENGINEERING/SURVEYING
 3200 S. State Route 291, Bldg. 1, Independence, MO 64057
 816.373.4800 | powellcwm.com

© 2019 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on the project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form arrangement and composition of spaces and elements appearing herein, constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

TOBY L. WILLIAMS
 NUMBER PE-2019038948
 PROFESSIONAL ENGINEER
 2019-038948

Toby L. Williams, PE
 2019-038948

Preliminary Plat & Development Plan for
EAST KC INDUSTRIAL PARK
 LOTS 1-123, AND TRACT A
 GRAIN VALLEY, JACKSON COUNTY, MO 64029

PREPARED FOR:
 Tony Ward
 Ward Development
 1120 Eagle Ridge Blvd.
 Grain Valley, MO 64029
 816-229-5012

REVISIONS	NO.	DATE / DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

PROJECT #:
 ISSUE DATE:
NOT FOR CONSTRUCTION
ZONING EXHIBIT
 C-0.20

INTENTIONALLY LEFT BLANK

*Staff/
Committee
Reports*

INTENTIONALLY LEFT BLANK

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity

I. COURT INFORMATION		Contact information same as last report <input type="checkbox"/>	
Municipality: GRAIN VALLEY		Reporting Period: December, 2020	
Mailing Address: 711 MAIN	Software Vendor: Tyler Technologies		
Physical Address: 711 MAIN	County JACKSON	Circuit: 16	
Telephone Number: (816) 847-6240	Fax Number: (816) 847-6209		
Prepared By: Kari Boardman	E-mail Address: kboardman@cityofgrainvalley.org	iNotes <input type="checkbox"/>	
Municipal Judge(s): SUSAN WATKINS	Prosecuting Attorney: JEREMY COVER		

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month	133	1,804	350
B. Cases (citations / informations) filed	1	3	20
C. Cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	8	6	9
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	0	4	0
6. dismissed by court	4	3	8
7. nolle prosequi	0	0	0
8. certified for jury trial(not heard in the Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	12	13	17
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	122	1,794	353
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period	23	# Issued during period	1
2. # Served/withdrawn during reporting period	14	<input type="checkbox"/> Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	448		

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: December, 2020
-----------------------------	-----------------------------------	---

V. DISBURSEMENTS			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 3,198.52		\$
Clerk Fee - Excess Revenue	\$ 228.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$ 7.03		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 3,433.55		\$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			\$
Fines - Other	\$ 3,331.18		\$
Clerk Fee - Other	\$ 276.00		\$
Judicial Education Fund (JEF) <input checked="" type="checkbox"/> Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 46.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$ 327.98		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$ 8.51		\$
Law Enforcement Training (LET) Fund surcharge	\$ 84.00		\$
Domestic Violence Shelter surcharge	\$ 168.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 0.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 127.28		\$
Restitution	\$ 0.00		\$
Parking ticket revenue(including penalties)	\$ 0.00		\$
Bond forfeitures (paid to city) - Other	\$ 0.00		\$
Total Other Revenue	\$ 4,368.95	Total Other Disbursements	\$ 329.50
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$ 8,132.00
OFFICER REIMBURSEMENT DWI	\$ 211.00	Bond Refunds	\$ 150.00
EQUIPMENT REIMB DWI	\$ 118.50	Total Disbursements	\$ 8,282.00

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110

GRAIN VALLEY PARK BOARD MINUTES

November 17, 2020

Meeting called to order at 7:00 P.M. by President Brad Welle.

ROLL CALL:

PRESENT: Brad Welle (President), Norm Combs, Don Caslavka, Jared English, Terry Hill, Chuck Harris, Alderman Jayci Stratton, Shannon Davies (Director)

ABSENT: Brian Bray (Vice President), Becky Gray (Secretary), Nathan Hays

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** Motion by Norm Combs, and seconded by Jared English to approve the September Minutes. Motion carried.

TREASURER'S REPORT:

- a. **REVIEW OF ACCOUNTS PAYABLE/EXPENDITURES/REVENUES:** Shannon highlighted and explained the more notable expenditures. Although Revenues are down in many of the line items (in large part due to closures/cancellations from the pandemic), we have also seen this balance out with a reduction in Expenditures.

CITIZEN COMMENTS: none

COMMITTEE REPORTS:

- a. **Veteran's Tribute** – Norm Combs and Mike Switzer
 - i. Norm stated that he would like to see a statue of a Soaring Eagle erected at the site. He has been doing some research on potential sculptors and costs.
 - ii. Now with the Tribute complete, the POH Committee would like to see some information about the site in the next edition of the City View.
 - iii. Some fundraising efforts for upkeep of the site will continue.

OLD BUSINESS:

- a. **2021 Budget Prep** – Shannon Davies
 - a. Shannon again distributed a copy of the proposed 2021 Budget for discussion. Shannon asked if there were any additional questions before it goes before the Board of Aldermen for approval.
 - b. Steven Craig (Finance Director) and Jack Ryan-Feldman (Financial Advisor with Baker Tilly) presented on the Park Reserve Fund. They explained the minimum amount that must be kept in that fund, a historical perspective of how the fund has grown each year, and how these funds can be used for projects in the Capital Improvements Fund (CIP) over the next 5 years.

b. Christina “Kiki” Claphan Memorial – Shannon Davies

- i. Shannon has reached out to 4 playground manufacturers regarding the installation of a new, all-inclusive playground that would be constructed in memory of Kiki. They included Miracle Recreation, GameTime, Playworld Systems and Park and Play Structures. This will replace the existing playgrounds in Armstrong Park.
- ii. Shannon provided photos and a video on some recent all-inclusive playgrounds that have been constructed in other towns and explained the various play components and surfacing material.
- iii. Shannon will be coordinating site visits with these playground manufacturers to start looking at the existing site, arrive at preliminary costs, and see about designing some renderings to start promoting the playground.
- iv. Shannon stated that he would like to put together a steering committee of local stakeholders to help guide the design of the playground.

c. Blue Branch Creek Trail (Phase 2) Project Update – Shannon Davies

- i. Shannon stated that they received 6 bids for the construction and installation of the bridge. References were checked on the 2 low bidders, which was Dondlinger & Sons Construction and TASC0 (Shannon provided the Bid Tab reflecting the 6 bids that were submitted for the project).
- ii. The City decided to move forward with Dondlinger & Sons Construction (low bidder) whose bid came in at \$222,580.50. Last week, the City and Dondlinger had the Pre-construction Meeting.
- iii. Shannon provided the board with the Construction Timeline that was submitted by Dondlinger. The Notice to Proceed is scheduled for November 30th. Assuming everything goes smoothly and there are no big weather delays, they are proposing to be done with the bridge installation by the 3rd week in March.

NEW BUSINESS:

- a. Football Facility Improvements – Chuck Harris
 - i. Chuck requested that this be tabled to our December Park Board Meeting when Nilesh Patel (GVSL President) can attend to discuss.

DIRECTOR’S REPORT**1. Operational Updates**

- a. **Fall, Youth Baseball/Softball** – Shannon stated that the Fall Season completed last month with no major issues due to COVID-19. A little over 350 kids participated.
- b. **2020 Park Board Photo** – Shannon stated that we will be having the annual Park Board photo at our December meeting and reminded everyone to wear their light blue Park Board shirts.

2. City Updates

- a. The City is finalizing their Strategic Plan. Shannon will present this information at the December Park Board meeting.
- b. Due to the pandemic, the Mayor's Tree Lighting & Holiday Festival will be Virtual – Live through the City's Facebook. This is scheduled for November 23rd at 6:30pm.

3. Past/Current Programs/Special Events

- a. Fall Karate
- b. Preschool Player's Basketball
- c. Mini Munchkins (Preschool Pumpkins & Tiny Turkeys)

4. Upcoming Programs/Special Events

- a. Holiday Fitness Membership Special – starts 12/1
- b. Mini Munchkins (Santa's Little Helpers) – 12/17
- c. Candy Cane Hunt – 12/19

TOPICS FOR NEXT MEETING:

- a. Blue Branch Creek Trail (Phase 2) Project
- b. Christina "Kiki" Claphan Memorial
- c. Strategic Plan
- d. Football Facility Improvements

ADJOURNMENT:

Motion by Norm Combs, seconded by Jared English, to adjourn. Motion carried.

Meeting adjourned at 8:21 P.M.

Next regular meeting will be December 15, 2020.

INTENTIONALLY LEFT BLANK