

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

**FEBRUARY 22, 2021
7:00 P.M.**

**OPEN TO THE PUBLIC VIA DIAL IN CONFERENCE CALL LINE
DIAL IN (312) 626-6799 | MEETING ID 847 3949 9965 | ACCESS CODE 290917**

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

- February 8, 2021 – Board of Aldermen Regular Meeting Minutes
- February 22, 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 Purchase a Coldplaner Attachment for Road Maintenance and Repair**
R21-14

*Introduced by
Alderman Bob
Headley*

To provide reliable equipment for infrastructure maintenance and repair

ITEM X (B) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute Task Agreement No. 2 with Lamp Rynearson for Engineering Design of the Old 40 Water Main Replacement**
R21-15

*Introduced by
Alderman Rick
Knox*

To provide design and engineering services for the replacement of the water main on Old Highway 40 from Main Street to Sni-A-Bar Creek

ITEM X (C) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase a Ten-Foot Stainless Steel Salt Spreader for use by Public Works to Maintain Clear Roadways**
R21-16

*Introduced by
Alderman Jayci
Stratton*

To maintain reliable snow and ice control measures

ITEM X (D) **A Resolution by the Board of Aldermen of the City of Grain Valley to Enter into a Lease Agreement Amendment with the Grain Valley Assistance Council**
R21-17

*Introduced by
Alderman Nancy
Totton*

To provide a premises for the Grain Valley Assistance Council to provide services to the community

ITEM X (E) **A Resolution by the Board of Aldermen of the City of Grain Valley Establishing the Need to Amend the 2021 Budget**
R21-18

*Introduced by
Alderman Shea
Bass*

To amend the current budget (2021) to allow for the completion of 2020 capital projects

ITEM XI: ORDINANCES

ITEM XI(A) **An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard**
B21-02

2ND READ
*Introduced by
Alderman Shea
Bass*

The applicant is requesting a conditional use permit to operate a vehicle tow impound yard on approximately 1.4 acres

ITEM XI(B) **An Ordinance Amending the Conditional Use Permit Approved in Ordinance 2448 for the Eagle Convenient Storage, LLC**
B21-03

2ND READ
*Introduced by
Alderman Tom
Cleaver*

To amend the approved conditional use permit in Ordinance 2448 for Eagle Convenient Storage to change the exterior building materials, roof pitch and roof color on unit storage buildings in phase 2



ITEM XI(C)
B21-04
1ST READ
*Introduced by
Alderman Bob
Headley*

**An Ordinance by the Board of Aldermen of the City of Grain Valley,
Missouri Authorizing the City Administrator to Amend the 2021 Budget to
Allocate Funding from General Fund, Park Fund, and
Water/Sewer/Transportation Fund Reserves for the Completion of 2020
Capital Projects**

To allow for the completion of 2020 capital projects

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 MARCH 8, 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

*PLEASE NOTE DUE TO COVID-19, THE MEETING MAY TAKE PLACE VIA VIDEO CONFERENCE USING ZOOM MEETING SOFTWARE. THE MEETING FORMAT WILL BE POSTED AT LEAST 24 HOURS IN ADVANCE OF THE MEETING TO CITYOFGRAINVALLEY.ORG & ON THE NOTICE BOARD OUTSIDE OF CITY HALL.



Consent

Agenda

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

02/08/2021
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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on February 8, 2021 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

- No Changes

ITEM IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- January 25, 2021 – Board of Aldermen Regular Meeting Minutes
- February 8, 2021 – 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

ITEM VII: NEW 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
 City Clerk Jamie Logan
 City Attorney Sarah Carnes



ITEM VIII: PRESENTATIONS

- None

ITEM IX: PUBLIC HEARING

*-Mayor Johnston Opened the Public Hearing for a **Vehicle Tow Yard Conditional Use Permit** - at 7:08 p.m.-*

- *Mr. Trosen shared the applicant is Kustom Cruzers at 350 NW Jefferson Street; requesting a CUP for a tow yard for 1.4 acres; Ordinance 1648 in 2004 was a CUP for a salvage/tow yard for block 2 of Squire Court and around 15 years ago the business moved to Jefferson Street under the assumption the CUP would transfer; the property owner would like to continue to operate in this manner at the Jefferson Street address; the Planning and Zoning commission recommends approval of a CUP at the Jefferson Street address with conditions for up to one year; one of the conditions*
- *Alderman Totton asked if they would be coming in off the freeway; Mr. Trosen showed on the map where the gated existing entrance is*
- *Mayor Johnston asked why this permit is only for one year; the Planning Commission focused on the type of use and considered the future retail development around it before making a long term decision; there was also an environmental concern and what leaking fluids might have on the surrounding area*
- *Alderman Cleaver clarified if the permit is for 1 year; yes, 1 year per the recommendation by the Planning Commission*
- *Alderman Headley asked what happens if the permit is not reapproved at one year; they couldn't use as a tow lot, but could be used as their primary business which is a collision repair business*
- *Mayor Johnston asked if the lot is already zoned properly for this business; Mr. Trosen said the code requires CUP for tow yard or salvage yards a CUP is required*

-Mayor Johnston opened the floor to citizens for comment at 7:16 pm:-

- No Comments

*-Mayor Johnston Closed the **Public Hearing for a Vehicle Tow Yard Conditional Use Permit** - at 7:17p.m.-*

*-Mayor Johnston Opened the Public Hearing to **Amend Eagle Convenient Storage Conditional Use Permit** - at 7:17 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
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 Finance Director Steven Craig
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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- *Mr. Trosen stated the applicant is requesting an amendment to their current approved CUP; they would like to change the roof pitch, roof color and siding construction materials with the purpose to reduce the construction costs in Phase II; requested changes to the construction materials for buildings 9 & 10; Phase II has not been built yet; requesting a pitch roof instead of a gable roof which is a flat top and all those with the pitch roof could have a galvanized finish vs. a brown color as it was approved in the past; prior development has a stone stack on the lower part of the building and siding on the upper half; asking for full metal paneling for buildings 9 & 10; the commission recommended approval to amend the CUP and would approve the roof pitch and color changes; the plan commission requested stone stack on the lower half and metal panel on the upper half of the side of building; the staff would like to see the sides remain as originally approved by the initial conditional use permit*
- *Alderman Headley asked if these buildings would be hidden from a fence; there is no fence currently proposed*
- *Mayor Johnston asked if the buildings are currently exposed to Eagles Parkway; if the two houses removed, will they be exposed; Mr. Risinger said there is a potential that the property would be more valuable to a future development if the houses were torn down; he said they are producing income at this point and he has no plans to tear them down now until there are plans for development; Mayor Johnston asked what is the cost to brick the front; Mr. Risinger said tens of thousands and he didn't have an exact figure right now; construction costs have gone up significantly and a ballpark is around \$50,000-\$60,000 if the construction was to stay the same as the first phase*
- *Alderman Cleaver asked if they were off the road; they are set back 200 feet from the road; there will be development in front of them eventually; Mr. Risinger stated he initially met with Mr. Trosen to discuss the roofs; if looking at a flat roof, why must they be brown if you cannot see them and the original CUP states they must be; and that is where this discussion began*
- *Mayor Johnston asked if the Board can go against the original request and against the Planning and Zoning Commission; Mr. Trosen shared the Board of Aldermen can modify any recommendation by P&Z regarding the CUP; Mr. Murphy stated the code states 300 feet visibility of the road and the City has not broken that in the past; there is a lot of development in that area and if we went to metal paneling it might not match the new construction in that area and the board does not need to grant the request*
- *Alderman Headley asked if Stucco could be used and provide a similar aesthetic; yes it would be cheaper*
- *Mayor Johnston asked if it was exposed to Eagles Parkway with the houses there; Mr. Murphy said if standing in front of the houses no, but any other angle it is exposed*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
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 Finance Director Steven Craig
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CITY OF GRAIN VALLEY
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- *Alderman Bass asked if the construction has begun on the new Phase; not yet per Mr. Risinger and the buildings have not been ordered yet*
- *Alderman Knox asked if the brick façade would only be on the buildings facing Eagles Parkway; Mr. Risinger stated all other buildings in Phase II would be the same as Phase I construction; Alderman Knox asked if other buildings are flat roofed in the complex; Mr. Risinger said all others are proposed flat roofs*
- *Alderman Bass asked what the next cost-effective option past metal would be considered; Mr. Risinger stated stucco would be \$5 a sq ft and the stone is \$5 sq ft to install only plus cost of the stone*
- *Mr. Trosen stated the ordinance in front of them is as recommended by the Planning and Zoning commission*
- *Mr. Risinger asked if this is a variance; Mr. Trosen stated this is an amendment*
- *Alderman Cleaver asked if the Planning and Zoning commission recommended approval; they recommended approval on roof pitch and color of roof; and requested stone on the lower half and metal on the upper half of the wall versus the prior construction materials used; there would be an aesthetic difference in what was used initially*
-Mayor Johnston opened the floor to citizens for comment at 7:34 pm:-
- No Comments

*-Mayor Johnston Closed the Public Hearing to **Amend Eagle Convenient Storage Conditional Use Permit** - at 7:34 p.m.-*

ITEM X: RESOLUTIONS

Resolution No. R21-09: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Sign an Extension Agreement with Lamp Rynearson, Inc., to Extend the Term of the On-call Professional Services Agreement for Engineering Services

- *Alderman Knox moved to approve Resolution No. R21-09*
- *The Motion was Seconded by Alderman Headley*
 - *Lamp Rynearson is our on-call engineer since 2019 and Mr. Trosen and City Engineer Dick Tuttle have been happy with the work they have done; the agreement allowed for one - 2 year extension to the agreement*
- *Resolution No. R21-09 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
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-Resolution No. R21-09 Approved: 6-0-

Resolution No. R21-10: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing an Application for Grant Funding Through the Land & Water Conservation Fund for an All-Inclusive Playground in Armstrong Park

- *Alderman Stratton moved to approve Resolution No. R21-10*
- *The Motion was Seconded by Alderman Totton*
 - Mr. Davies stated this is a grant application and part of the process includes authorization from the city's board to be able to apply; the City has received these grant funds in the past; the City is familiar of this LCWF grant; the Armstrong Park equipment has almost reached its useful life; the grant funds could help offset the costs to update the equipment in 2021
- *Resolution No. R21-10 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-10 Approved: 6-0-

Resolution No. R21-11: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase Two New Patrol Cars and Equipment for Two New Patrol Cars

- *Alderman Totton moved to approve Resolution No. R21-11*
- *The Motion was Seconded by Alderman Headley*
 - To replace two police patrol vehicles and these would be rolled to the SROs
 - Alderman Totton asked if these are in the budget; yes they are
 - Alderman Knox asked why the vehicles are being purchased from Shawnee Mission Ford instead of someone local or on the Missouri side; Mr. Murphy shared MARC goes out to bid for these types of bids and they had the best deal
- *Resolution No. R21-11 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-11 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
City Clerk Jamie Logan
City Attorney Sarah Carnes



Resolution No. R21-12: A Resolution by the Board of Aldermen Authorizing the City Administrator to Enter into an Agreement with Jackson County, Missouri for an Addendum to the Distribution Agreement of Coronavirus Relief Funds

- *Alderman Bass moved to approve Resolution No. R21-12*
- *The Motion was Seconded by Alderman Knox*
 - This is an addendum to our previous agreement; the federal rulings changed the date to use the funds using the same money allocated previously, but with an extended deadline
- *Resolution No. R21-12 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-12 Approved: 6-0-

Resolution No. R21-13: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Mike Switzer to the Grain Valley Park Board for a Three-Year Term

- *Alderman Cleaver moved to approve Resolution No. R21-13*
- *The Motion was Seconded by Alderman Totton*
 - This will fill the empty seat on the park board
- *Resolution No. R21-13 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-13 Approved: 6-0-

ITEM XI: ORDINANCES

Bill No. B21-01: An Ordinance Approving a Petition to Establish the Grain Valley Mercado Community Improvement District

Bill No. B21-01 was read by City Clerk Jamie Logan for the second reading by title only

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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



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- *Alderman Totton moved to accept the second reading of Bill Number B21-01 and approve it as Ordinance #2537*
- *The Motion was Seconded by Alderman Knox*
 - No Discussion
- *Motion to accept the second reading of Bill No. B21-01 and approve it as Ordinance number #2537 was voted on by roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B21-01 BECAME ORDINANCE #2537: 6-0-

Bill No. B21-02: An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

City Clerk Jamie Logan read **Bill No. B21-02** for its first reading by title only

- *Alderman Bass moved to accept the first reading of Bill No. B21-02 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
 - Mr. Murphy stated this is the ordinance than goes along with the public hearing we just
 - Alderman Stratton asked if this approves the Ordinance with the stipulations as set forth and recommended by staff and the planning commission
 - Laura Pearce, the applicant clarified what the 3 stipulations of the CUP were; asked if the price of the permit can be discussed at the next meeting and realized she didn't speak up during the public hearing
 - Mr. Trosen stated the application fee is \$500 and when this expires, this application will need to be reapplied for and Mrs. Pearce asking if the fee can be waived
 - Alderman Stratton asked how long this current CUP has been expired; Mr. Trosen said there has not been a valid CUP at the existing location for the last 15 years as she states she was given incorrect information from a prior city employee; and operated as if her prior permit was still valid and transferred with their business
 - Laura Pearce stated they just use as a tow lot and the GV Police have the vehicles towed there and this would keep the vehicles local
 - Alderman Cleaver asked if these are typically purchased annually; Mr. Murphy shared these are case by case and the time frames can vary and is part of this process; these conditional uses are not by right and differ Mr. Cleaver stated a new permit has not been purchased for the past 15 years

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
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CITY OF GRAIN VALLEY
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- Alderman Totton confirmed this was because of an employee mistake; Mrs. Pearce shared multiple tow lot issues in the past
- Mayor Johnston was unaware of the fee of a CUP and asked if an alderman would be willing to amend to a longer permit; Mr. Murphy stated the planning and zoning commission's concerns with the development around that area and that was the reason for a 1 year timeframe; Alderman Stratton stated she'd be leery about giving more than a year due to the development in that area; Alderman Cleaver agreed
- Alderman Cleaver stated after this year timeframe it would be revisited after seeing some of the development in that area; this was the planning commission's intent behind a 1 year permit and then look at that point if they want a tow lot to continue there depending on what is in the area at that time
- Mayor Johnston stated he didn't see that much changing in a year and didn't see why it was being put on the business if it serves no purpose; he said with or without a permit the business would look the same
- Alderman Cleaver asked if they would have had a CUP 15 years ago, would they be doing this right now
- Mr. Bill Pearce said with or without a permit the lot would look the same; he said the permit is for impounds for the Grain Valley Police Department
- Alderman Totton asked if it could be extended to 3 years and see if is okay then; Laura Pearce stated she was good with that
- Alderman Cleaver asked if this changes what our original vote was for
- Alderman Headley asked if this had to go back through the planning and zoning; no it does not; the Board can take the recommendation and change it
- Alderman Cleaver stated this should have taken place during the public hearing & not in the middle of an ordinance
- Alderman Knox said the operations wouldn't change so he didn't feel like the aesthetics or development back there shouldn't matter since it will be the same with or without impound
- Alderman Bass asked if there is a charge; Laura Pearce stated she pays a fee for the permit and the tow company charges for tow; Mayor Johnston stated there is a storage fee; Laura Pearce stated she does this because they've done this for 15 years and she says it is easier for the citizens as well as there are accidents that get towed in and they can get business from it
- Alderman Cleaver asked if there are any requirements for a tow lot regarding surfaces to store vehicles on such as asphalt, gravel, hard surfaced, etc.; Mrs. Pearce said according to the old recommendations; Mr. Murphy said per code it should be an improved surface (asphalt or concrete)
- To amend this, there would need to be a motion to amend the ordinance and then if

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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accepted, there would need to be another motion to accept the amended ordinance

- *Alderman Knox motioned to amend the ordinance to update the timeframe to 3 years instead of 1 year*
- *The Motion was Seconded by Alderman Knox*
 - No Discussion
- *Motion to amend the Bill No. B21-02 to reflect 3-year time frame instead of one was voted on by roll call vote:*
 - *Aye: Bass, Headley, Knox, Stratton, Totton*
 - *Nay: Cleaver*
 - *Abstain: None*

-Motion to amend Approved 5-1-

- *Alderman Headley motioned to accept amended Bill No. B21-02 and bring back for a second reading at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
 - No Discussion
- *Amended Bill No. B21-02 was voted upon with the following voice vote:*
 - *Aye: Bass, Headley, Knox, Stratton, Totton*
 - *Nay: Cleaver*
 - *Abstain: None*

-Motion Approved 5-1-

Bill No. B21-03: An Ordinance Amending the Conditional Use Permit Approved in Ordinance 2448 for the Eagle Convenient Storage, LLC

City Clerk Jamie Logan read **Bill No. B21-03** for its first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B21-03 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Totton*
 - This is the ordinance that goes along with prior public hearing tonight
 - Alderman Stratton asked if approving as recommended by planning and zoning commission; yes, this would follow their recommendation
- *Bill No. B21-03 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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



-Motion Approved 6-0-

ITEM XII: CITY ATTORNEY REPORT

- None

ITEM XIII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - The City Administrator and Deputy City Administrator are attending the MML Legislative Conference tomorrow in Jefferson City
- Deputy City Administrator Theresa Osenbaugh
 - None
- Chief James Beale
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Mark Trosen
 - Written report in the packet
- City Clerk Jamie Logan
 - None

ITEM XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - None
- Alderman Rick Knox
 - None
- Alderman Jayci Stratton
 - None
- Alderman Nancy Totton
 - 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
City Clerk Jamie Logan
City Attorney Sarah Carnes



ITEM XV: MAYOR REPORT

- Mayor Chuck Johnston
 - He questioned the entrance to Valley Hills where there are joints that narrow to two lanes and asked if there is a warranty on that work; Mr. Murphy asked if this is entering from Meadow onto 40 hwy; Mr. Trosen stated the contractor will be coming back to redo the whole section and it was too late in the season to do this year as the asphalt plants were closed; the remaining amount on the contract has not been paid and will not be until they come back and complete the work
 - Mr. Murphy stated the road maintenance bid will be handled differently this year to catch items like that sooner and before they run out of good weather

ITEM XVI: EXECUTIVE SESSION

- *None*

ITEM XX: ADJOURNMENT

- The meeting adjourned at 8:14 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
 City Clerk Jamie Logan
 City Attorney Sarah Carnes



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

02/08/2021
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12

Minutes approved by:

 Chuck Johnston
 Mayor

 Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
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ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
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 City Clerk Jamie Logan
 City Attorney Sarah Carnes

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	51.06
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,367.04
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00
		HAMPEL OIL INC	CJC FUEL	354.86
			CJC FUEL	302.38
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	281.47
			AFLAC-W2 DD PRETAX	200.13
		MISCELLANEOUS JACKSON COUNTY COLLECT	OIDA 2019 & 2020 PILOT DI	458,512.83
			ANTHONY TOTTA:	1.00
			ANTHONY TOTTA:	4.00
			ANTHONY TOTTA:	3.00
			ANTHONY TOTTA:	7.13
			ANTHONY TOTTA:	50.50
			ANTHONY TOTTA:	12.00
			ANTHONY TOTTA:	0.37
			ANTHONY TOTTA:	2.00
		MIDWEST PUBLIC RISK	DENTAL	171.54
			OPEN ACCESS	131.95
			OPEN ACCESS	476.00
			OPEN ACCESS	212.52
			HSA	366.40
			HSA	1,512.25
			HSA	20.85
			VISION	16.00
			VISION	39.33
			VISION	126.59
			VISION	14.47
		HSA BANK	HSA - GRAIN VALLEY, MO	345.62
			HSA - GRAIN VALLEY, MO	435.66
			ELGIN HSA	75.00-
		SHERIFFS RETIREMENT SYSTEM	JAN 2021 SHERIFF RETIREMEN	106.95
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	216.51
			FLEX PLAN	25.00
		HOPE HOUSE	JAN 21 DOMESTIC VIOLENCE	144.00
		MO DEPT OF REVENUE	JAN 2021 CVC FUNDS	263.81
		MO DEPT OF PUBLIC SAFETY	JAN 2021 TRAINING FUND	37.00
		ICMA RC	ICMA 457 %	577.04
			ICMA 457	285.99
			ICMA ROTH IRA	53.63
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,703.37
			SOCIAL SECURITY	4,486.02
			MEDICARE	1,049.15
			TOTAL:	480,316.97
HR/CITY CLERK	GENERAL FUND	IPMA-HR GREATER KC CHAPTER	HOLLAND: 2021 IPMA-HR CENT	100.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.49
		GENERAL CODE LLC	SUPPLEMENT #28	948.55
		ARC PHYSICAL THERAPY PLUS LP	SCREENING: THOMPSON/BREEDL	450.00
		OFFICE DEPOT	ENVELOPES/FILES/DRIVES	14.59
		COMPLIANCE ASSISTANCE	21 MO STATE AND FED ALL IN	29.69
		BROWN INDUSTRIES INC	PINS FOR RECOGNITION	111.39
		MIDWEST PUBLIC RISK	DENTAL	35.02
			HSA	239.96
			HSA	334.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	100.32
		CONCENTRA MEDICAL CENTERS	SCREENING: SEARCY	89.50
		THE EXAMINER	STATEMENT OF REV/EXPEND &	360.15
		MSU	2021 MOCCFOA MASTER ACADEM	330.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	113.43
			MEDICARE	<u>26.52</u>
			TOTAL:	3,464.09
INFORMATION TECH	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	5.17
		MIDWEST PUBLIC RISK	DENTAL	0.57
			HSA	9.39
		HSA BANK	HSA - GRAIN VALLEY, MO	2.35
		CDW GOVERNMENT	4) DELL DOCKS	1,256.00
			OPTIPLEX DESKTOP	1,099.00
			4) DELL LATITUDE	5,700.00
			DELL POWEREDGE SERVER	7,770.00
			AGOV AUTOCAD	5,040.00
		TYLER TECHNOLOGIES INC	LICENSE FEE	69.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3.46
			MEDICARE	<u>0.81</u>
			TOTAL:	20,955.75
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	JANUARY SERVICE	77.50
		DAVES LOCK SERVICE	REKEY CYLINDERS: EVIDENCE	79.00
		SAMS CLUB/GEGRB	BATH TISSUE	83.92
		COMCAST - HIERARCY ACCT	CITY HALL	99.52
			CITY HALL	247.39
		ROBERT W ODELL	SERVICE	53.53
		AMAZON.COM	BOOT SCRUBBER	39.98
		ORKIN	12/18/2017 SERVICE	69.48
		GENERAL ELEVATOR	FEBRUARY SERVICE	147.00
		SPIRE	517 GREGG ST	38.45
			624 JAMES ROLLO CT	35.13
			711 S MAIN ST	<u>93.48</u>
			TOTAL:	1,064.38
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	166.08
			ADMIN C85162117	38.88
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	387.69
		OFFICE DEPOT	TAPE/PAPER/POCKET/CLIPBOAR	29.99
			ENVELOPES/FILES/DRIVES	29.99
		AMAZON.COM	TOASTER	34.88
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		EASTERN JACKSON CO YOUTH CRT	EJCYC ANNUAL PAYMENT	1,500.00
		MISSOURI ECONOMIC	ACCESS TO THE ISSUES	21.00
			PROFESSIONAL MEMBERSHIP	175.00
		MIDWEST PUBLIC RISK	DENTAL	24.32
			DENTAL	0.90
			HSA	12.77
			HSA	404.19
		HSA BANK	HSA - GRAIN VALLEY, MO	62.78
			HSA - GRAIN VALLEY, MO	2.59
		JOHNNYS TAVERN	MURPHY/OSENBAUGH: LUNCH	35.00
		CONSTANT CONTACT	ONLINE SOFTWARE FOR CITY C	204.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	271.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	<u>63.49</u>
			TOTAL:	3,921.58
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	1,382.50
			PARKER LITIGATION	<u>472.50</u>
			TOTAL:	1,855.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
			MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.89
		OFFICE DEPOT	PENCILS/PAPER/PADS	121.10
			PAPER CLIPS	17.39
		GOVERNMENT FINANCE OFFICERS ASSOCIATIO	CRAIG: FUNDAMENTALS PREPAR	420.00
		MIDWEST PUBLIC RISK	DENTAL	34.69
			HSA	145.40
			HSA	329.06
		HSA BANK	HSA - GRAIN VALLEY, MO	36.47
			HSA - GRAIN VALLEY, MO	50.77
		TYLER TECHNOLOGIES INC	CRAIG: TYLER CONNECT VIRTU	595.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.99
			MEDICARE	<u>40.22</u>
			TOTAL:	2,226.98
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	170.21
		AMAZON.COM	PREMIUM REPLACEMENT INK	6.25
		STEVEN SMITH	1000) ENVELOPES	75.00
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	0.77
			HSA	299.00
			HSA	14.33
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	2.21
		MERCHANT SERVICES	MONTHLY FEES	20.56
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	3,500.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	175.29
			MEDICARE	<u>40.99</u>
			TOTAL:	4,397.61
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	145.18
			MEDICARE	<u>33.95</u>
			TOTAL:	1,108.38
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	84.20
		ADVANCE AUTO PARTS	JUMP STARTER	46.89
		OREILLY AUTOMOTIVE INC	TPMS SRVC KT	14.70
			14.1OZ MAP	29.98
			5.6OZ BUTANE	10.58
			14.1OZ MAP	29.98-
			WYPALL X80	133.17
			WIRE TERM	15.20
			GLASS CLEANER/XTREME RVM	15.97
			SCOTCHMATE	70.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OIL FILTER	13.58
			CABLE	138.50
			MOLY GREASE	42.90
		FASTENAL COMPANY	1/8 X 1 X 6 ALUM ANGLE	63.13
		UNDERPRESSURE CLEANING SYSTEMS	UPC SALT BOMB 5 GAL/INJECT	173.26
		SAFETY-KLEEN	USED OIL RECYCLE	239.55
		MIDWEST PUBLIC RISK	DENTAL	18.01
			HSA	154.23
		HSA BANK	HSA - GRAIN VALLEY, MO	38.69
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
		MATHESON TRI GAS INC	PINNACLE 70S-6 035 44 LB S	170.23
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	58.12
			MEDICARE	<u>13.59</u>
			TOTAL:	1,554.62
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	28.48
			PD C85162119	181.69
			PD C85162124	1.50
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,270.13
			MONTHLY CONTRIBUTIONS	309.64
		ADVANCE AUTO PARTS	RELAY	27.86
			RELAY	9.84
			HLDRMIN ININE CLRBDY	33.68
			RELAY - ACCESSORY	57.76
			RELAY - ACCESSORY	57.76
			RELAY - ACCESSORY	21.44
		STATE BANK OF MISSOURI	03/01/21 PD LEASE VEHICLES	3,542.35
			03/01/21 PD LEASE VEHICLES	196.96
		OFFICE DEPOT	TAPE/PAPER/POCKET/CLIPBOAR	105.93
			TAPE	11.71
			DESKPAD/PAD	4.79
			ENVELOPES/FILES/DRIVES	227.40
		MICHAEL DON ODEN	INSTRUMENT CLUSTER REPAIR	175.00
		AMAZON.COM	GEL BALL PENS	38.97
			VERBATIM DVD-R LIFE SERIES	72.87
		OREILLY AUTOMOTIVE INC	REPL CARPET	10.99
			A/T FILTER	32.29
			CABLE/PRIMARY WIRE/WIRE TE	52.55
			FUSE HOLDER/MINI FUSEHOL	10.97
		JOHN E REID AND ASSOCIATES	THOMPSON: THE REID TECHNIQ	480.00
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C8516124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,017.37
			BULK GASOHOL/DIESEL	112.08
			BULK GASOHAL/DIESEL	821.70
			BULK GASOHAL/DIESEL	110.65
		LEXISNEXIS RISK DATA MGMT INC	JAN 2021 MINIMUM COMMITMEN	150.00
		GOODYEAR COMMERCIAL TIRE	3) GY 245/55R18 EAG RSA VS	406.50
			2) GY 255/60R18 EAG ENFORC	279.00
		JACKSON COUNTY DRUG TASK FORCE	JAG INVESTMENT 2021	100.00
		MCADSV	2021 DUES	312.00
		MIDWEST PUBLIC RISK	DENTAL	144.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DENTAL	523.50
			OPEN ACCESS	623.05
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,478.10
			HSA	2,392.00
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	900.00
			ELGIN HSA	75.00-
		MO DEPT OF REVENUE	LICENSE RENEWAL	40.50
		INTL ASSN OF CHIEFS OF POLICE	HEDGER 2021 MEMBERSHIP	190.00
		AXON ENTERPRISE INC	TECH ASSURANCE PLAN CEW AN	1,311.24
		METRO FORD	CONTROL	232.89
		CHEWY.COM	PURINA PRO PLAN SPORT	64.60
		ED ROEHR SAFETY PRODUCTS	TRAY JD CARGO BARRIER	295.00
		PACKTRACK K9	WISE: YEARLY SUBSCRIPTION	100.00
		GO CAR WASH MANAGEMENT CORP	JAN VEHICLE WASHES	24.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,066.21
			MEDICARE	717.11
		REJIS COMMISSION	JAN 2021 LEWEB SUBSCRIPTIO	287.95
			JAN 2021 SUPPORT	270.00
		GEARZONE PRODUCTS	THOMPSON: CONDOR LONG SLEE	113.85
			FLASHLIGHT HOLDER/MAG POU	85.78
			SINGLE HANDCUFF CASE	14.95
			BREEDLOVE SHIRTS/PATCHES	96.90
			THOMPSON: TACTICAL DOUBLE	<u>133.99</u>
			TOTAL:	33,903.61
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	113.18
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	42.40
			BULK GASOHAL/DIESEL	58.98
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		INTERNATIONAL IDENTIFICATION	1000) ANIMAL TAGS	142.76
		OAK GROVE ANIMAL CLINIC	JAN 2021 SERVICE	72.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	78.84
			MEDICARE	<u>18.44</u>
			TOTAL:	905.10
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	589.67
		OFFICE DEPOT	PAPER/PEN/MANILA	56.77
		STEVEN SMITH	INSPECTION STICKERS	190.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	62.03
			BULK GASOHAL/DIESEL	28.58
		INTERNATIONAL CODE COUNCIL INC	RUSSELL MEMBERSHIP	145.00
		MIDWEST PUBLIC RISK	DENTAL	49.28
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	818.52
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.32
			HSA - GRAIN VALLEY, MO	14.25
		JACKSON COUNTY RECORDER	ORDINANCE	27.74
		NATIONAL PRODUCTS INC	RAM-VB-116-SW1	295.40
		THE EXAMINER	BOA: 2 PERMIT ISSUES	149.94

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BID: PAVEMENT MAINTENANCE	55.86
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	401.92
			MEDICARE	<u>94.00</u>
			TOTAL:	3,383.99
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	451.01
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.44
			AFLAC-W2 DD PRETAX	71.29
		MIDWEST PUBLIC RISK	DENTAL	21.76
			HSA	218.76
			HSA	36.69
			VISION	8.00
			VISION	16.39
			VISION	1.08
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	69.64
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.03
		ICMA RC	ICMA 457 %	193.66
			ICMA 457	574.85
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.12
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,167.97
			SOCIAL SECURITY	888.28
			MEDICARE	<u>207.74</u>
			TOTAL:	4,493.43
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	605.12
		OFFICE DEPOT	USB	29.99
		COMCAST - HIERARCY ACCT	CITY HALL	8.78
			CITY HALL	40.56
			TYER	124.85
		FACEBOOK INC	SEASONAL EMPLOYMENT AD	3.03
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	116.28
			BULK GASOHAL/DIESEL	183.61
		MIDWEST PUBLIC RISK	DENTAL	3.44
			DENTAL	83.41
			HSA	1,033.39
			HSA	86.11
			HSA	126.51
		HSA BANK	HSA - GRAIN VALLEY, MO	14.32
			HSA - GRAIN VALLEY, MO	229.27
		MOBILE TEXT ALERTS	TEXT ALERTS	228.00
		BSN SPORTS INC	7-1/2' SCORER'S TABLE ALUM	1,090.82
		CANVA.COM	MONTHLY SUBSCRIPTION	119.40
		ADVANCED CHUTE SYSTEM	MOWER DISCHARGE UPGRADES	1,145.00
		COOK FLATT & STROBEL ENGINEERS PA	CONSTRUCTION MANGMT PED BR	6,680.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	384.96
			MEDICARE	<u>90.03</u>
			TOTAL:	12,427.38
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	OUTLETS IN WEST GARAGE BAY	156.40
		FELDMANS FARM & HOME	BAILING WIRE & PAINT FOR G	38.45
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	444.28

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ROBERT W ODELL	SERVICE	8.92
		AMAZON.COM	PICNIC TABLE SHELTER LIGHT	47.02
		FASTENAL COMPANY	HAND SANITIZER/ 4-1/2 WHEE	83.05
		WEST CENTRAL ELECTRIC COOP INC	12/28 - 01/27 BALLPARK COM	63.90
		HOME DEPOT CREDIT SERVICES	PIPE FOR CLAMPS	29.56
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	600 BUCKNER TARSNEY RD	146.60
			624 JAMES ROLLO CT	17.54
		T & W STEEL CO	3/16" RECT TUBE	211.05
		MEYER LABORATORY INC	TOILET TISSUE	418.00
		TUFF FLAGS	SOLAR LIGHT FOR PATHWAYS	394.21
		BALLARD INC	HANDLES FOR WEEDEATERS	136.49
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	300.87
			MEDICARE	70.36
		DOG WASTE DEPOT	DOG WASTE BAGS	<u>217.78</u>
			TOTAL:	3,960.48
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	JANUARY SERVICE	25.00
		MELODY TAYLOR	01/25-02/05 SILVERSNEAKERS	125.00
		RICOH USA INC	COMM CTR C85162114	32.37
			COMM CTR C85162123	7.10
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00
		SAMS CLUB/GECRB	AIRFRESHNERS/PAPER TOWELS	48.94
		WALMART COMMUNITY	JANITORIAL SUPPLIES	23.93
		COMCAST - HIERARCY ACCT	COMM CENTER	242.88
		AUTHORIZE.NET	JAN SIGNUPS	43.50
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		KORNIS ELECTRIC SUPPLY INC	T8 LAMP 41K	59.70
		EPIC SPORTS	TANDEM SPORT VOLLEYBALL NE	105.32
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		PICKLEBALL CENTRAL	PERFORMANCE INDOOR PICKLEB	71.22
		SPIRE	713 S MAIN ST	257.57
			713 S MAIN ST A	36.82
		MERCHANT SERVICES	MONTHLY FEES	136.13
			MONTHLY FEES	4.08
		MARY ALLGRUNN	01/26-02/04 LINE DANCING	72.60
		LINDA HOMBS	01/26-02/04 LINE DANCING	72.60
		ANTHEM SPORTS LLC	COMPETITION VOLLEYBALL NET	292.82
		ALS SPORTING GOODS	GYM BASKETBALL	54.95
		GRAIN VALLEY RENTAL INC	LIFT RENTAL	110.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	202.45
			MEDICARE	<u>47.35</u>
			TOTAL:	2,884.23
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	3.00
			MISSOURI WITHHOLDING	173.06
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	15.76
			OPEN ACCESS	26.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OPEN ACCESS	27.72
			HSA	83.44
			HSA	82.38
			HSA	79.37
			VISION	3.20
			VISION	0.80
			VISION	2.40
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.95
			HSA - GRAIN VALLEY, MO	75.84
		ICMA RC	ICMA 457 %	27.04
			ICMA 457	16.88
			ICMA ROTH IRA	30.38
		INTERNAL REVENUE SERVICE	FEDERAL WH	8.38
			FEDERAL WH	470.78
			SOCIAL SECURITY	11.11
			SOCIAL SECURITY	322.17
			MEDICARE	2.60
			MEDICARE	<u>75.34</u>
			TOTAL:	1,595.62
TRANSPORTATION	TRANSPORTATION	CARTER WATERS	SATUROCK PREMIUM W/ KEVLAR	268.50
			K SATUROCK PREMIUM W/ KEVL	268.50
		RICOH USA INC	PW C85162113	3.13
		FELDMANS FARM & HOME	3) HEATERS	13.79
			REPAIR CALCIUM HOSE	7.78
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	11.44
			MONTHLY CONTRIBUTIONS	499.60
		ADVANCE AUTO PARTS	FILTERS/ROTT4T 15W40 GAL	26.07
			FULE FILTER	4.19
		COMCAST - HIERARCY ACCT	CITY HALL	2.27
			CITY HALL	24.28
			PW	22.67
			PW	33.99
			PW	61.32
		ROBERT W ODELL	SERVICE	5.35
		OREILLY AUTOMOTIVE INC	HEX KEY SET	3.39
		COSENTINOS PRICE CHOPPER	SNOW TEAM DINNER	5.55
			SNOW TEAM DINNER	14.00
			SNOW TEAM DINNER	7.69
		ORKIN	12/18/2017 SERVICE	5.95
			FEBRUARY 2021 SERVICE	11.63
		RICOH USA INC	PW C85162113	45.68
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	181.85
			BULK GASOHAL/DIESEL	83.30
			BULK GASOHAL/DIESEL	161.75
		KORNIS ELECTRIC SUPPLY INC	15A GR FAULT BKR	10.08
		HOME DEPOT CREDIT SERVICES	REPAIR CALCIUM HOSE	25.78
			LN EXTREME HEAVY DUTY 100Z	6.78
		KC WHOLESALE	FITTING	3.17
		MIDWEST PUBLIC RISK	DENTAL	3.60
			DENTAL	17.83
			DENTAL	60.41
			OPEN ACCESS	124.61
			OPEN ACCESS	75.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OPEN ACCESS	75.60
			OPEN ACCESS	108.18
			HSA	394.16
			HSA	116.76
			HSA	284.06
			HSA	309.60
		HSA BANK	HSA - GRAIN VALLEY, MO	29.29
			HSA - GRAIN VALLEY, MO	178.11
		G W VAN KEPPEL CO	NIPPLE/SLEEVE	70.84
		KRANZ OF KANSAS CITY	MEYER KIT: RAM 1.5X10	227.12
		SPIRE	405 JAMES ROLLO DR	77.21
			624 JAMES ROLLO CT	35.13
			711 S MAIN ST	8.02
			618 JAMES ROLLO CT	48.74
		JOHN DEERE FINANCIAL	HEATER	3.19
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	32.94
			PW/WOLTZ UNIFORMS	31.32
			PW/WOLTZ UNIFORMS	31.32
			PW/WOLTZ UNIFORMS	31.32
		INDEPENDENT SALT COMPANY	STREET SALT	8,654.68
		SUMMIT TRUCK GROUP	ELBOW/CONNECTOR	15.81
			ELBOW	10.06
			TEE QC 3/8 FX 1/4 F / ELBO	18.79
			TEE QC 3/8 FX 1/4 F	6.23
		MATHESON TRI GAS INC	ACETYLENE IND SZ 75	24.59
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	11.11
			SOCIAL SECURITY	322.18
			MEDICARE	2.60
			MEDICARE	<u>75.35</u>
			TOTAL:	13,335.84
PUBLIC HEALTH	PUBLIC HEALTH	MID-AMERICA REGIONAL COUNCIL	2021 HHW	<u>15,276.39</u>
			TOTAL:	15,276.39
NON-DEPARTMENTAL	MKT PLACE NID- PR#	UMB BANK NA	GVM6 NID SRS 2016	43,109.37
			GVM6 NID SRS 2016	<u>130,000.00</u>
			TOTAL:	173,109.37
NON-DEPARTMENTAL	MKT PL CID-PROJECT	THE EXAMINER	MERCADO CID ADVERTISEMENT	1,073.10
		LAUBER MUNICIPAL LAW LLC	MERCADO PROJECT	<u>8,837.50</u>
			TOTAL:	9,910.60
NON-DEPARTMENTAL	INTRCHG TIF- PR #1	LAUBER MUNICIPAL LAW LLC	MTKPL TIF PRO #1	<u>205.50</u>
			TOTAL:	205.50
DEBT SERVICE	DEBT SERVICE FUND	UMB BANK NA	GVMO GO BDS SRS 2011A	566,165.60
			GVMO GO BDS SRS 2011A	203,834.79
			GVM8 GO REF BDS SRS 2018A	51,725.00
			GVM8 GO REF BDS SRS 2018A	300,000.00
			GVMA SRS 2020A	34,339.16
			GVMA SRS 2020A	<u>555,000.00</u>
			TOTAL:	1,711,064.55
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.60
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	12.00
			MISSOURI WITHHOLDING	1,114.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.16
			AFLAC-W2 DD PRETAX	57.67
		MISCELLANEOUS BEST, RON	10-244600-09	65.54
		DOMINICK, MICHAEL	10-249000-11	83.03
		AMUNDSON, DONNA	10-313700-01	15.54
		COX, JOE	10-348900-11	15.54
		JACKMAN, WILLIAM	10-420600-11	65.54
		KIHLBERG, ERIN	10-435521-01	15.54
		HAHN, DAVID	10-471660-02	33.26
		CRONIN, JIM	10-809480-02	15.54
		EDSON, RICHARD	10-820039-02	83.67
		MIDWEST PUBLIC RISK	DENTAL	91.24
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	374.40
			HSA	624.08
			HSA	338.68
			VISION	12.80
			VISION	3.20
			VISION	13.88
			VISION	21.93
			VISION	27.99
		HSA BANK	HSA - GRAIN VALLEY, MO	69.76
			HSA - GRAIN VALLEY, MO	416.36
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	160.12
		ICMA RC	ICMA 457 %	275.76
			ICMA 457	114.78
			ICMA ROTH IRA	162.87
		INTERNAL REVENUE SERVICE	FEDERAL WH	33.52
			FEDERAL WH	3,260.21
			SOCIAL SECURITY	44.42
			SOCIAL SECURITY	2,102.49
			MEDICARE	10.39
			MEDICARE	<u>491.73</u>
			TOTAL:	10,627.55
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	JANUARY SERVICE	38.75
		PEREGRINE CORPORATION	FEB 21 BILL PRINT	458.26
			FEB 21 BILL PRINT	85.60
		RICOH USA INC	PW C85162113	6.28
			CD C85162115	45.25
		FELDMANS FARM & HOME	3) HEATERS	27.59
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	22.88
			MONTHLY CONTRIBUTIONS	1,601.38
		ADVANCE AUTO PARTS	FILTERS/ROTT4T 15W40 GAL	52.12
			FULE FILTER	8.40
		VANCO SERVICES LLC	JAN 2021 GATEWAY ES20605	71.28
		OFFICE DEPOT	3) PACK BOXES	36.74
			TAPE/PAPER/POCKET/CLIPBOAR	12.74
			DESKPAD/PAD	0.68
			ENVELOPES/FILES/DRIVES	18.83
			25PCS SPARE EAR TIP	9.65
		COMCAST - HIERARCY ACCT	CITY HALL	12.05
			CITY HALL	49.72
			PW	45.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW	48.71
			PW	98.70
		ROBERT W ODELL	SERVICE	10.70
		AMAZON.COM	WIRELESS KEYBOARD	16.50
		OREILLY AUTOMOTIVE INC	HEX KEY SET	6.80
		COSENTINOS PRICE CHOPPER	SNOW TEAM DINNER	11.11
			SNOW TEAM DINNER	28.02
			SNOW TEAM DINNER	15.36
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	30,732.98
			DEBT	63,482.85
		ORKIN	12/18/2017 SERVICE	11.91
			FEBRUARY 2021 SERVICE	23.26
		MISSOURI ONE CALL SYSTEM INC	JAN 171 LOCATES	213.75
		BLUE SPRINGS WINWATER CO	400) RUBBER METER GSK	76.00
		STEVEN SMITH	2500) WINDOW ENVELOPES	87.50
		RICOH USA INC	PW C85162113	91.27
			PW C85162115	114.11
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	363.69
			BULK GASOHAL/DIESEL	166.59
			BULK GASOHAL/DIESEL	323.50
		HOME DEPOT CREDIT SERVICES	LN EXTREME HEAVY DUTY 100Z	13.55
		KC WHOLESALE	FITTING	6.32
		MIDWEST PUBLIC RISK	DENTAL	7.20
			DENTAL	60.27
			DENTAL	174.94
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	884.31
			HSA	777.21
			HSA	1,075.90
			HSA	660.58
		HSA BANK	HSA - GRAIN VALLEY, MO	180.41
			HSA - GRAIN VALLEY, MO	461.27
		G W VAN KEPPEL CO	NIPPLE/SLEEVE	141.66
		SPIRE	405 JAMES ROLLO DR	154.33
			624 JAMES ROLLO CT	43.88
			711 S MAIN ST	16.01
			618 JAMES ROLLO CT	97.59
		JOHN DEERE FINANCIAL	HEATER	6.40
		MO DEPT OF NATURAL RESOURCES	MARTIN 2021 RENEWAL	22.50
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	65.89
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
		MERCHANT SERVICES	MONTHLY FEES	471.73
			MONTHLY FEES	1,366.15
		TYLER TECHNOLOGIES INC	LICENSE FEE	34.50
		SUMMIT TRUCK GROUP	ELBOW/CONNECTOR	31.64
			ELBOW	20.12
			TEE QC 3/8 FX 1/4 F / ELBO	37.59
			TEE QC 3/8 FX 1/4 F	12.46
		MATHESON TRI GAS INC	ACETYLENE IND SZ 75	49.17
		NEPTUNE TECHNOLOGY GROUP INC	REG-ECODER R900I V4 GAL	1,022.55
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	22.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SOCIAL SECURITY	1,051.22
			MEDICARE	5.20
			MEDICARE	<u>245.84</u>
			TOTAL:	108,739.44
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	JANUARY SERVICE	78.75
		PEREGRINE CORPORATION	FEB 21 BILL PRINT	458.26
			FEB 21 BILL PRINT	85.61
		RICOH USA INC	PW C85162113	6.28
			CD C85162115	45.26
		FELDMANS FARM & HOME	3) HEATERS	27.59
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	22.87
			MONTHLY CONTRIBUTIONS	1,601.27
		ADVANCE AUTO PARTS	FILTERS/ROTT4T 15W40 GAL	52.12
			FULE FILTER	8.40
		VANCO SERVICES LLC	JAN 2021 GATEWAY ES20605	71.28
		OFFICE DEPOT	3) PACK BOXES	36.73
			TAPE/PAPER/POCKET/CLIPBOAR	12.74
			DESKPAD/PAD	0.68
			ENVELOPES/FILES/DRIVES	18.84
			25PCS SPARE EAR TIP	9.64
		COMCAST - HIERARCY ACCT	CITY HALL	12.05
			CITY HALL	49.72
			PW	45.34
			PW	48.71
			PW	98.70
		ROBERT W ODELL	SERVICE	10.70
		AMAZON.COM	WIRELESS KEYBOARD	16.50
		OREILLY AUTOMOTIVE INC	HEX KEY SET	6.80
		COSENTINOS PRICE CHOPPER	SNOW TEAM DINNER	11.11
			SNOW TEAM DINNER	28.02
			SNOW TEAM DINNER	15.36
		ORKIN	12/18/2017 SERVICE	11.91
			FEBRUARY 2021 SERVICE	23.27
		STEVEN SMITH	2500) WINDOW ENVELOPES	87.50
		RICOH USA INC	PW C85162113	91.27
			PW C85162115	114.11
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	363.69
			BULK GASOHAL/DIESEL	166.59
			BULK GASOHAL/DIESEL	323.50
		KORNIS ELECTRIC SUPPLY INC	15A GR FAULT BKR	30.24
		ALLIANCE PUMP & MECHANICAL	LABOR AND MATERIALS FOR SE	6,890.85
		HOME DEPOT CREDIT SERVICES	LN EXTREME HEAVY DUTY 10OZ	13.55
		KC WHOLESALE	FITTING	6.32
		MIDWEST PUBLIC RISK	DENTAL	7.20
			DENTAL	60.29
			DENTAL	174.94
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	884.31
			HSA	777.19
			HSA	1,075.91
			HSA	660.60
		HSA BANK	HSA - GRAIN VALLEY, MO	180.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	461.21
		G W VAN KEPPEL CO	NIPPLE/SLEEVE	141.66
		SPIRE	405 JAMES ROLLO DR	154.44
			624 JAMES ROLLO CT	43.94
			711 S MAIN ST	16.04
			618 JAMES ROLLO CT	97.59
		JOHN DEERE FINANCIAL	HEATER	6.40
		MO DEPT OF NATURAL RESOURCES	MARTIN 2021 RENEWAL	22.50
		UNITED LABORATORIES INC	GRUNGE GRIPPERS/CREW BUDDY	850.85
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	65.89
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
			PW/WOLTZ UNIFORMS	62.65
		MERCHANT SERVICES	MONTHLY FEES	471.73
			MONTHLY FEES	1,366.16
		TYLER TECHNOLOGIES INC	LICENSE FEE	34.50
		SUMMIT TRUCK GROUP	ELBOW/CONNECTOR	31.64
			ELBOW	20.12
			TEE QC 3/8 FX 1/4 F / ELBO	37.59
			TEE QC 3/8 FX 1/4 F	12.46
		MATHESON TRI GAS INC	ACETYLENE IND SZ 75	49.17
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	22.21
			SOCIAL SECURITY	1,051.25
			MEDICARE	5.19
			MEDICARE	<u>245.91</u>
			TOTAL:	21,023.38
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	265.88
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	997.10
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	432.15
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	534.00
		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	1,015.00
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	1,495.96
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	<u>468.14</u>
			TOTAL:	5,208.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====
100 GENERAL FUND                559,058.06
200 PARK FUND                    23,765.52
210 TRANSPORTATION              14,931.46
230 PUBLIC HEALTH               15,276.39
310 MKT PLACE NID- PR#2        173,109.37
323 MKT PL CID-PROJECT #3       9,910.60
325 INTRCHG TIF- PR #1A         205.50
400 DEBT SERVICE FUND          1,711,064.55
600 WATER/SEWER FUND           140,390.37
999 POOLED CASH FUND           5,208.23
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                                GRAND TOTAL: 2,652,920.05
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TOTAL PAGES: 14

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 1/30/2021 THRU 2/12/2021
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

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Resolutions

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

MEETING DATE	02/22/2021	
BILL NUMBER	R21-14	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A COLDPLANER ATTACHMENT FOR ROAD MAINTENANCE AND REPAIR	
REQUESTING DEPARTMENT	Community Development & Public Works	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$17,234.07
	Budget Line Item:	210-55-78500 \$3,446.81 600-60-78500 \$6,893.63 600-65-78500 \$6,893.63
	Balance Available	\$18,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To provide reliable equipment for infrastructure maintenance and repair	
BACKGROUND	This is a Budgeted Capital item approved in the 2021 Fiscal Year Budget	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	The Board of Aldermen held work sessions on 10/06/2020, and 10/20/2020 to discuss the 2021 Fiscal Year Budget; and the budget was approved on 12/09/2020 via Ordinance #2528.	

BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Quote, Memo

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

February 22, 2021

RESOLUTION NUMBER

R21-14

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A COLDPLANER
ATTACHMENT FOR ROAD MAINTENANCE AND REPAIR**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to employee and public safety; and

WHEREAS, the replacement of this attachment is a scheduled replacement per the Vehicle and Equipment Replacement Program (VERP); and

WHEREAS, the Board of Alderman has set the funds aside for this purchase in the 2021 Fiscal Year Budget via Ordinance #2528; and

WHEREAS, the purchase of this coldplaner attachment via MoDOT Contract falls within the specified guidelines of the City's Purchasing Policy.

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 hereby authorized to purchase a coldplaner attachment as quoted from Bobcat Company via MoDOT contract.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

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Bobcat

Product Quotation

Quotation Number: HMM-24989

Date: 2021-01-18 11:30:11

Customer Name/Address:	Bobcat Delivering Dealer	ORDER TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF GRAIN VALLEY 713 S. MAIN STREET GRAIN VALLEY, MO 64029 Phone: (816) 847-7982	K.C. Bobcat, Blue Springs, MO 1450 SE US 40 Hwy BLUE SPRINGS MO 64014 Phone: (816) 229-4006 Fax: (816) 229-7631	Clark Equipment Co dba Bobcat Company 250 E Beaton Dr, PO Box 6000 West Fargo, ND 58078 Phone: 701-241-8719 Fax: 855-608-0681 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
24" Planer, High Flow	M7017	1	\$12,785.48	\$12,785.48
--- Drum 24 Fastcut	M7017-R01-C04	1	\$3,394.92	\$3,394.92
--- 14-Pin T-Harness Kit - Graders, Box Blades, Planers	7164095	1	\$367.20	\$367.20
--- Attachments Plus Attachment Control Kit	7214742	1	\$621.47	\$621.47

Total of Items Quoted	\$17,169.07
Dealer Assembly Charges	\$65.00
Other Charges: Bobcat Material Surcharge	\$0.00
Quote Total - US dollars	\$17,234.07

Notes:

**Prices per the Missouri Loaders – 6052CO00123*

**Terms Net 30 Days. Credit cards accepted.*

**FOB Destination within the 48 Contiguous States.*

**Delivery: 60 to 90 days from ARO.*

****State Sales Taxes apply. Must include a Tax Exempt Certificate with order placed.***

**TID# 38-0425350*

****Orders Must be Placed With: Clark Equipment dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078.***

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____



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Memorandum

To: Mark Trosen, Director of Community Development; Ken Murphy City Administrator
From: Andrew Woltz, Mechanic
Date: 02/01/2021
Re: Coldplaner Attachment

The current coldplaner attachment has exceeded the replacement target of eighty-four months and is now going on ninety-six months in service. The replacement was extended due to low maintenance and repair costs. Replacement is needed before any major expense is incurred.

The current eighteen-inch coldplaner attachment is a Bobcat brand, and the proposed replacement is another Bobcat brand. The new coldplaner is twenty-four inches wide, six inches wider than the current one, allowing quicker repairs to the roads throughout the City. MODOT contract is being utilized to procure the new coldplaner.

A coldplaner attachment is used with the skid steer to remove sections of roadway for new material to be put in place of broken roadway material.

Respectfully Submitted,

Andrew Woltz, Mechanic

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

MEETING DATE	02/22/2021	
BILL NUMBER	R21-15	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 2 WITH LAMP RYNEARSON FOR ENGINEERING DESIGN OF THE OLD 40 WATER MAIN REPLACEMENT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$27,190.28
	Budget Line Item:	600-60-72010
	Balance Available	\$35,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To provide design and engineering services for the replacement of the water main on Old Highway 40 from Main Street to Sni-A-Bar Creek.	
BACKGROUND	The existing water main has had numerous breaks, so this resolution is to design a new PVC main to prevent future breaks. The Old Highway 40 Water Main Replacement was approved and funds appropriated in the 2021 budget for design and construction of the project.	
SPECIAL NOTES	None	
ANALYSIS	The City has an On-Call Professional Engineering Services Agreement with Lamp Ryneerson, Inc. and staff wishes to utilize that agreement to design the proposed water main replacement on Old Highway 40.	

PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution and Task Order #2 from Lamp Rynearson

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

February 22, 2021

RESOLUTION NUMBER

R21-15

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 2 WITH LAMP RYNEARSON FOR ENGINEERING DESIGN OF THE OLD 40 WATER MAIN REPLACEMENT

WHEREAS, the Board of Alderman approved an agreement with Lamp Ryneerson for professional engineering services on March 25, 2019 with Resolution R19-20; and

WHEREAS, the Board of Aldermen approved a two-year extension to the agreement on February 8, 2021 with Resolution R21-09; and

WHEREAS, the funds for the engineering design and construction replacement of the water main on Old Highway 40 were approved in the 2021 budget.

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 hereby authorized to execute Task Order No. 2 with Lamp Ryneerson, Inc. for professional engineering services to design the replacement of the water main on Old Highway 40.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

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City of Grain Valley, Missouri – Project Task Order

Contract: On Call Contract Project Number 0321006.01

Ordinance or Resolution:

Task Agreement No: 2

Funding Amount: \$27,190.00

Purchase Order No:

Project Title: Old 40 Highway Waterline Replacement

Contractor/Consultant:
Lamp Rynearson, Inc.
9001 State Line Road, Suite 200
Kansas City, MO 64114

Division and Staff Project Manager:
Civil Design Group
Daniel G. Miller, P.E. – Civil Design Group Leader

Project Management Manual reviewed:

Attachments (Gantt Chart, etc.):

PROJECT Scope: Provide services to design a new waterline extension, including:

1. Topographic survey of proposed waterline route along Old Highway 40.
2. Hydraulic analysis and waterline design as described herein:
 - a. Perform hydraulic of 12-inch waterline options and provide recommendation.
 - b. Prepare Preliminary Design Plans for review with Owner personnel on the following improvements:
 - i. Install new waterline along old Highway 40 starting east of S. Buckner-Tarsney Road and continuing northeast approximately 2,370 feet.
 - c. Prepare final Design Plans based upon comments received.
 - d. Prepare Specifications to City standards.
 - e. Prepare all required permits (MoDOT, City, MDNR, etc).
 - f. Submit Plans, Specifications, and hydraulics for approval to City and MDNR.
 - g. Engineer to be present during bid opening and to prepare contract award recommendation letter for City.
 - h. Prepare Contract Documents, any necessary Change Orders, and review Pay Estimates on the City's behalf.
 - i. Prepare Record Drawings from contractor's mark-ups.

Additional services that are not included in the engineering scope of services but could be required later include but are not limited to: Construction Administration and Construction Observation. The services in this task order will be provided for a hourly rate not to exceed \$27,190.00.

City Signatures

Partner Signatures

City Administrator:

Ken Murphy

Signature: _____

Date: _____

Project Manager:

Daniel G. Miller, P.E.

Signature: 

Date: 2/2/2021

Company Principal (if different):

Tony O'Malley, P.E.

Signature: _____

Date: _____

Project Type: Design Construction Property Acquisition Conceptual/Problem Solving Surveying

Project Discipline(s): Transportation Facilities Water Wastewater Stormwater

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement by and between the City of Grain Valley, MO and Lamp Rynearson, Inc. (Professional), **dated 03/25/2019.**

Attach scope of work, budget, and other supporting material



14710 W. Dodge Rd., Ste. 100
 Omaha, NE 68154
 [P] 402.496.2498
 [F] 402.496.2730
 LampRynearson.com

PROJECT TITLE: Old 40 Hwy Water Line
 LOCATION: Grain Valley, MO
 DATE: 2/2/2021

Proj. No.: 0321006.01
 By: Dan Miller

Classification:	Senior Group Leader III	Group Leader I	Project Engineer III	Engineering Technician III	Sr. Survey Project Manager I	Party Chief I	Survey Field Technician II	Admin. Assistant Sr. II	Subtotal of hrs per item	Subtotal of fee per item
Associate:	O'Malley	Harrington	Peterson	Adams	Gregory	Sexton	Webb	Nichols		
Hourly Rate:	\$253.00	\$161.00	\$110.00	\$92.00	\$147.00	\$87.00	\$76.00	\$81.00		

Survey										
Boundary Survey					8	8	8		24	\$2,480.00
Topo Survey				8	4	36	36		84	\$7,192.00
Utility Survey									0	\$0.00
Office Calculations									0	\$0.00
									0	\$0.00
Subtotal of hours per associate	0	0	0	8	12	44	44	0	108	
Subtotal of fee per associate	\$0.00	\$0.00	\$0.00	\$736.00	\$1,764.00	\$3,828.00	\$3,344.00	\$0.00		
								Labor		\$9,672.00
								Reimbursable Expenses	5.00%	\$483.60
								Contingency	0.00%	\$0.00
								Task Total		\$10,155.60

Water Design										
Meetings		4	2						6	\$864.00
Field Review		3	3						6	\$813.00
Incorporate Survey			1						1	\$110.00
Plans		10	10	50					70	\$7,310.00
Specs									0	\$0.00
Hydraulics		2	2						4	\$542.00
QA/QC	3								3	\$759.00
Permitting		1	2						3	\$381.00
Plan Review Meeting		1							1	\$161.00
Revise Plans based upon Owner/DNR Com		1	3	5					9	\$951.00
Project Manual		0.5	10					4	14.5	\$1,504.50
Bidding		3		2				5	10	\$1,072.00
Construction Administration		6	3	5					14	\$1,756.00
									0	\$0.00
Subtotal of hours per associate	3	31.5	36	62	0	0	0	9	141.5	
Subtotal of fee per associate	\$759.00	\$5,071.50	\$3,960.00	\$5,704.00	\$0.00	\$0.00	\$0.00	\$729.00		
								Labor		\$16,223.50
								Reimbursable Expenses	5.00%	\$811.18
								Contingency	0.00%	\$0.00
								Task Total		\$17,034.68

Summary										
Total Of Hours Per Associate	3	31.5	36	70	12	44	44	9	249.5	
Total Of Fee Per Associate	\$759.00	\$5,071.50	\$3,960.00	\$6,440.00	\$1,764.00	\$3,828.00	\$3,344.00	\$729.00		
								Labor		\$25,895.50
								Reimbursable Expenses	5.00%	\$1,294.78
								Contingency	N/A	\$0.00
								Task Total		\$27,190.28

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

MEETING DATE	02/22/2021	
BILL NUMBER	R21-16	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A TEN-FOOT STAINLESS STEEL SALT SPREADER FOR USE BY PUBLIC WORKS TO MAINTAIN CLEAR ROADWAYS	
REQUESTING DEPARTMENT	Community Development & Public Works	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$18,290.00
	Budget Line Item:	210-55-78500
	Balance Available	\$19,500.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To maintain reliable snow and ice control measures	
BACKGROUND	This is a Budgeted Capital Equipment item approved in the 2021 Fiscal Year Budget	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	The Board of Aldermen held work sessions on 10/06/2020, and 10/20/2020 to discuss the 2021 Fiscal Year Budget; and the budget was approved on 12/09/2020 via Ordinance #2528.	
BOARD OR COMMISSION RECOMMENDATION	None	

DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Quotes, Memo

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

February 22, 2021

RESOLUTION NUMBER

R21-16

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINSTRATOR TO PURCHASE A TEN-FOOT STAINLESS STEEL SALT SPREADER FOR USE BY PUBLIC WORKS TO MAINTAIN CLEAR ROADWAYS

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to maintaining safe roadways throughout the City; and

WHEREAS, the replacement of this piece of equipment is a scheduled replacement per the Vehicle and Equipment Replacement Program (VERP); and

WHEREAS, the Board of Alderman has set the funds aside for this purchase in the 2021 Fiscal Year Budget via Ordinance #2528; and

WHEREAS, the purchase of this piece of equipment through MODOT contract falls within the specified guidelines of the City's Purchasing Policy.

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 hereby authorized to purchase a ten-foot stainless steel salt spreader as quoted from Viking-Cives via MODOT contract.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

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22956 Hwy 61
 PO Box 295
 Morley, MO 63767
 Phone: 573-262-3545
 Fax: 573-262-3369

Quote

Quote #	Date
166873	01/18/21

Customer		
CITY OF GRAIN VALLEY		
*****email invoices*****		
711 MAIN STREET		
GRAIN VALLEY	MO	64029

Ship To		
CITY OF GRAIN VALLEY		
405 JAMES ROLLO DR		
GRAIN VALLEY	MO	64029

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	DALE	01/18/21			

Item	Description	Ordered	UOM	Price Per	Total Price
MSRP4000	SPREADER AND SPREADER OPTIONS (MoDOT ITEM PRICES PER CONTRACT 3-160824RW ARE RELECTED IN DISCOUNT BELOW)	1.00	EA	0.00	0.00
MO18SCSPR100	10' Swenson EVA-100-10-84-48 201SS single auger spreader	1.00	EA	13,930.00	13,930.00
MO18SCOPT108	10' galvanized steel spreader stand	1.00	EA	3,052.00	3,052.00
MSRP4340	Spreader install kit (includes tie down straps and hose kit) - pricing included in spreader price	1.00	EA	0.00	0.00
MSRP4350	Rubber flaps on spreader sides - 10'	1.00	EA	1,236.00	1,236.00
MSRP4405	Tailgate latch bar	1.00	EA	72.00	72.00
SALES	OPTION: Stainless Steel Spreader Stand ILO Galvanized - add \$2,098	1.00	EA	0.00	0.00

Prepared By: dewheeler@vikingcivesmidwest.c
 Memo:

Sub-Total	18,290.00
Shipping	0.000
Discount	0.00
Taxes	0.00
Total	18,290.00

Customer must fill out the information below before the order can be processed.

Accepted by: _____ Date: _____ P.O.#: _____

*Quoted price does not include anv applicable taxes.

*Terms are Due Upon Receipt unless prior credit

*Terms for established accounts. NET 30 days

*Please note if chassis is furnished. it is as a convenience and terms are Net Due on Receipt of Chassis

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HENDERSON

PRODUCTS, INC.

1085 SOUTH THIRD STREET
MANCHESTER, IA 52057-0040
PHONE: 563-927-2828
FAX: 563-927-6328

CUSTOMER QUOTE

Page 1
Quote #144659
Rev #39

To: City of Grain Valley Public Works
Attn: Andrew Woltz
Quote Date: 2/3/2021
Valid Until: 3/5/2021

Quoted By: Timothy Bruemmer
Phone:
Cell: 573-590-1467
Fax:
Email: tbruemmer@hendersonproducts.com

Quoted:
Grain Valley

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

FSH salt / sand spreader

Spreader Model: **FSH-II Salt/Sand Spreader**
Hopper length: **10'**
Hopper material: **201SS - 10 GA sides/ends, 7 GA sills/floor**
Capacity: **FSH-II 50" (5.6 CY) w/ formed chain shields standard**
Conveyor: **Single 7" dia. auger**
Gearcase: **3.6:1 planetary gearcase**
Chute type: **Standard Dump Over Chute Same Material as Hopper**
Spinner disk: **Standard disk with Stainless Vanes**
Inverted vee: **Inverted vee, 201ss**
Install inverted vee: **Install at factory**
Screen type: **Std. top grate screens**
Install top grate screens: **Install at factory**
Rubber side shields: **Rubber side shields (loose "SL")**
Trunnion latch for tailgate: **Trunnion latch, Mild Channel (loose "SL")**
Install Henderson pre-wet system: **Install Henderson pre-wet system**
Option 1 Description: **ADD 146982.GAV MODOT SPREADER STAND INSTALLED**
Option 2 Description: **USE PART NUMBER 171666.201 MODOT**
Option 3 Description: **ADJUSTMENT TO GET TO MODOT PRICING**

PWS liquid pre-wetting system

Power Source: **None-No power unit**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Control Box Tanks only**
Pump: **No Pump**
Console: **None-Deduct PWSE Console**
Tank Size: **(2) 100 Gal Poly Tanks w/plumb & HW Requires 24" Bracing**
Spray Assembly: **No Nozzles**
Mounting Hardware: **Std Powder Coated Carbon Steel Mount Hardware**
Option 1 Description: **INSTALL PRICED WITH SPREADER**
Option 2 Description: **USE PART NUMBER 138289.201 MODOT**
Option 3 Description: **ADJUSTMENT TO GET TO MODOT PRICING**





HENDERSON

PRODUCTS, INC.

1085 SOUTH THIRD STREET
MANCHESTER, IA 52057-0040

PHONE: 563-927-2828

FAX: 563-927-6328

CUSTOMER QUOTE

Page 2

Quote #144659

Rev #39

Facility: **CASH AND CARRY**

C&C Facility: **IDC-MO**

Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**

Completed Truck Delivery Method: **Customer Pick-Up**

Chassis Make: **Unknown**

Single Package: \$17,305.00

Package(s) : 1

Total: \$17,305.00

Sales tax may apply to this order but is not included in the package total. If you are tax exempt, please submit your exemption certificate to finance@hendersonproducts.com.

Signed: _____ Date: _____

Quote notes:

ITEM 86 MODOT CONTRACT IFB605CO19001978 MSRP PRICE LIST

Contract Price above is City of Grain Valley Pick up from
Henderson Installation Distribution Center
400 W Saint Eunice Rd
Fulton MO 65251

ADD \$650 Freight for Delivery to
City of Grain Valley
405 James Rollo Drive
Grain Valley MO 64029



Memorandum

To: Mark Trosen, Director of Community Development; Ken Murphy, City Administrator
From: Andrew Woltz, Mechanic
Date: 02/08/2021
Re: Replacement Salt/Material Spreader

A salt/material spreader has reached the target replacement of ninety-six months. This spreader is being replaced on schedule to maintain reliable equipment for maintaining roadways in inclement weather. The materials used to maintain roadways in inclement weather cause this type of equipment to deteriorate at a faster rate than other types of equipment used in inclement weather.

Prices are from MODOT contract from two different vendors for the same spreader. Henderson Products came in at \$17,955.00 shipped to the City. Viking-Cives came in at \$18,290.00 shipped to the City. Per the purchasing policy, Viking-Cives is within the 5% local vendor section of the purchasing policy.

Respectfully Submitted,

Andrew Woltz, Mechanic

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

MEETING DATE	02/22/2021	
BILL NUMBER	R21-17	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY TO ENTER INTO A LEASE AGREEMENT AMENDMENT WITH THE GRAIN VALLEY ASSISTANCE COUNCIL	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
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 provide premises for the Grain Valley Assistance Council to provide services to the community	
BACKGROUND	The City entered into a lease agreement with Grain Valley Assistance Council (GVAC) on April 1, 2019 to occupy 513 A&B Gregg Street in Grain Valley. This property is owned by the City and is currently is being leased to GVAC on an annual renewal. Per advice of legal counsel, the agreement is being amended to add in a requirement that GVAC obtain personal property insurance coverage to cover any loss of tenant possession.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	None	

BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Original Lease Agreement & Lease Agreement Amendment

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

February 22, 2021

RESOLUTION NUMBER

R21-17

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY TO ENTER INTO A LEASE AGREEMENT AMENDMENT WITH THE
GRAIN VALLEY ASSISTANCE COUNCIL**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri own the properties of 513 A&B Gregg Street in Grain Valley, Missouri

WHEREAS, the Board of Aldermen recognize the importance of partnering with Grain Valley Assistance Council to assist those in need with resources such as food, clothing, utility assistance and more within our community;

WHEREAS, an lease agreement which has an annual renewal clause was entered into on April 1, 2019 with the Grain Valley Assistance Council was deemed to be lacking a requirement for the tenant to hold personal property insurance in case of loss.

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 hereby authorized to enter into a lease agreement amendment with Grain Valley Assistance Council.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

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LEASE AGREEMENT

THIS AGREEMENT (the "Lease Agreement") is made on the 1st day of April, 2019, (the "Effective Date"), by and between the City of Grain Valley, Missouri, a municipal corporation, (hereinafter referred to as "Landlord"), and the Grain Valley Assistance Council, a Missouri non-profit corporation (hereinafter referred to as "Tenant").

WHEREAS, the parties hereto are desirous of entering into a lease (the "Lease") of the premises described hereinafter subject to all of the terms and conditions contained herein;

NOW, THEREFORE, the parties agree as follows:

Article I. Basic Terms and Definitions

1.01 Premises. Subject to all of the terms, conditions and provisions of this Lease Agreement, Landlord hereby demises and leases to Tenant, and Tenant hereby leases from Landlord, the following described property (hereinafter referred to as the "Premises"), to wit:

The premises commonly known as 513 A & B Greg Street, Grain Valley MO, consisting of 4300 square feet, located in the Building hereinafter defined in Section 1.02 below and the Facility hereinafter defined in Section 1.03 below, together with the right of ingress and egress.

1.02 Building. The term "Building" means that certain building located at and consisting of approximately 2280 square feet of rentable space.

1.03 Commencement Date. The shall commence on the Effective Date of this Lease Agreement (the "Commencement Date").

Article II. Condition of Premises and Construction of Improvements

2.01 Landlord's Work. Landlord shall not be obligated to provide or pay for any improvements to the Premises or any work or services related to the Premises, or the Building, and Landlord has made no representation or warranty regarding the condition of the Premises, or the Building, Tenant has inspected and knows the condition of the Premises and the Building improvements and accepts them in their present condition on the Commencement Date in their AS IS condition and with all faults.

2.02 Tenant's Work. Other than the Landlord's Work, Tenant shall make all other improvements to the Premises in order for Tenant to use and conduct its business on the Premises ("Tenant's Work"). Tenant's Work shall comply with all applicable statutes, ordinances, regulations and codes. Tenant may not puncture the roof or interfere with the sprinkler system (where applicable) without specific written permission from Landlord.

Article III. Term

3.01 Initial Term. The term of this Lease (the "Term") shall be six (2) years commencing on the Commencement Date and ending on March 31, 2021 (the "Termination Date").

3.02 Renewal Term. At the end of the Term, this Lease shall automatically renew under the same terms and conditions for an additional one (1) year term, until terminated by Landlord or Tenant. Upon 90 days written notice to the Tenant, Landlord may terminate this Lease Agreement at the expiration of any one (1) year renewal term.

Article IV. Rent

4.01 Base Rent. During the term of this Lease Agreement, Landlord agrees to provide the Premises rent free to Tenant.

Article V. Use

5.01 Use. Tenant agrees that the Premises shall be used as Service Center for GVAC and for no other purpose without the prior written consent of Landlord.

5.02 Waste and Nuisance. Tenant further agrees that it will conduct its business so as not to constitute a public or private nuisance to other occupants and shall not burn trash or garbage within the Premises, overload any floor or facility, throw foreign substances in plumbing facilities or use the same for any purpose other than that for which it was constructed. Tenant further agrees that the Premises shall be used and occupied in a careful and proper manner, and that no waste will be committed or permitted upon or damage done to the Premises.

5.03 Government and Insurance Requirements. Tenant shall, at Tenant's sole cost and expense, promptly comply with all laws, statutes, ordinances, rules, orders, regulations and requirements of all county, municipal, state, federal or other applicable governmental authorities now in force, or which may hereinafter be in force, pertaining to the Premises (including without limitation ADA, OSHA and like requirements) and shall faithfully observe in the use of the Premises all municipal and county ordinances and state and federal statutes now in force or which may hereinafter be in force and will not conduct or permit to be conducted any business or commit or permit any act on the Premises that is or may be contrary to or in violation of any law or any ordinance of the city, county or state in which the Premises are located. Tenant shall, at Tenant's sole cost and expense, also comply with all rules, orders and regulations of the Board of Fire Underwriters or any similar body in lieu thereof for the prevention of fire.

Article VI. Services and Utilities.

6.01 Utilities. It is understood and agreed that at all times during the Term of this Lease Agreement, Tenant shall furnish, contract and pay for all utility service for the Premises, including, but not limited to, gas, electricity, water, telephone, heat and air-conditioning, and trash removal.

Article VII. Signage

7.01 Signage. Tenant shall not put upon or permit to be put upon any part of the Premises, any signs, billboards, awnings, canopy or advertisements whatsoever, without the prior written consent of Landlord. Tenant shall pay all costs associated with the installation and maintenance of any such sign, billboard, awnings canopy or advertisements.

Article VIII. Transfer of Premises

8.01 Assignment and Subletting by Tenant. Tenant shall not, either voluntarily or by operation of law, assign, transfer, mortgage, pledge or otherwise encumber this Lease or any interest therein and shall not sublet the Premises or any part thereof or allow any other person to be in possession thereof without the prior written consent of Landlord in each instance. Any transfer or assignment of the Lease without the consent of the Landlord shall be void and shall, at the option of the Landlord, terminate the Lease Agreement.

Article IX. Alteration of Premises

9.01 Alteration of Premises. Tenant shall not make any changes, alterations, improvements or additions in and to the Premises without the prior written consent of Landlord. The construction of any such changes, alterations or additions shall be undertaken subject to any conditions and requirements that Landlord may specify in its written consent. Any alterations approved by Landlord shall be made by Tenant at its sole cost and expense. Tenant shall secure any and all governmental permits, approvals or authorizations required in connection with any such work and shall hold Landlord harmless from any and all liability, costs, damages, expenses (including attorney's fees) and liens resulting therefrom.

9.02 Ownership of Alterations. Any changes, alterations, additions, repairs, improvements, fixtures, or equipment by whomsoever installed in or on the Premises shall become a part of the realty and belong to Landlord and shall remain and be surrendered with the Premises as a part thereof, at the expiration of this Lease Agreement or any extension thereof.

9.03 Manner of Construction. In performing the work of any such alterations, Tenant shall have the work performed in such manner as not to obstruct access to the Building or the Common Areas, and as not to obstruct the business of Landlord or other tenants in the Building, or interfere with any other labor force working in the Building.

9.04 Mechanic's and Materialmen's Liens. Notwithstanding anything contained in this Lease Agreement to the contrary, no contractor, sub-contractor, mechanic, laborer or materialman or any other person or concern shall have the right or be entitled to assert any lien or claim against the Landlord's estate, or the right, title or interest of the Landlord in and to the Premises, on account of any work, services or materials furnished to or on the Premises, and they shall look only to the Tenant's leasehold estate, and each such contractor, sub-contractor, mechanic, laborer and materialman or other person or concern shall be bound to the terms and provisions of this Section 9.03 and, in furnishing any work, services or materials to or on the Premises shall be deemed to have assented to the

provisions of this section.

Tenant shall promptly pay its contractors and materialmen for all work done by Tenant and shall keep the Premises free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant. Tenant shall indemnify, defend against and keep Landlord free and harmless from all liability, loss, damage, costs, attorneys' fees and any other expense incurred on account of claims by any person performing work or furnishing materials or supplies for Tenant or any person claiming under Tenant.

Article X. Maintenance of Premises

10.01 Maintenance and Repair by Tenant. Tenant shall, at Tenant's own expense, make all necessary repairs and replacements to the Premises, including, without limitation, all buildings and improvements thereon, and all utilities servicing the Premises (i.e., water, gas, steam heat, electricity, sewers, storm and sanitary, and all other utilities whatsoever). Tenant shall further maintain the grounds around the Premises. Such repairs and replacements to the Premises and improvements thereon and the utilities servicing the Premises, ordinary as well as extraordinary and structural as well as non-structural, shall be promptly made and shall be made in full and strict compliance with this Lease Agreement. All repairs and replacements shall be of a quality and class at least equal to the original work. At the expiration this Lease, Tenant shall surrender the Premises broom clean, in as good condition as the reasonable use thereof will permit. In addition to the foregoing, Tenant will keep the driveways, approaches, sidewalks, parking areas and adjacent alleys that are a part of the Premises clean, orderly, sightly, unobstructed and free from ice and snow. Tenant will prevent water pipes in the Premises from freezing. With respect to the HVAC system, Tenant shall be obligated, at its cost and expense, to have the system checked and serviced by a reputable service company twice a year in the fall before heating season and in the spring before air conditioning season. Failure to service the HVAC system shall constitute a default under this Lease Agreement.

10.02 Parking Lot Maintenance. Tenant shall be responsible for maintenance and cleaning of the parking areas, driveways, sidewalks and approaches, including ice, snow, debris and trash removal. Tenant understands and agrees that no personal property shall be stored in the parking area or any place outside of the building without the prior written consent of Landlord.

10.03 Maintenance and Repair by Landlord. Landlord has no obligation to make any repair to the Building or Premises. Except as otherwise expressly provided in this Lease Agreement, Landlord shall have no liability to Tenant nor shall Tenant's obligations under this Lease be reduced or abated in any manner whatsoever by reason of any inconvenience, annoyance, interruption or injury to business arising from Landlord's making any repairs or changes which Landlord is required or permitted by this Lease or by any other tenant's lease or required by law to make in or to any portion of the Project, the Building or the Premises. Landlord shall nevertheless use reasonable efforts to minimize any interference with Tenant's business in the Premises.

Article XI. Indemnity and Public Liability

11.01 Indemnification by Tenant. Tenant shall indemnify and hold Landlord, and its members, principals, partners, officers, employees, Mortgagee, and agents, harmless from any and all claims, obligations, damages, penalties, actions, losses, liability or costs of any kind (including any claims for loss or damage to property or any injury or death) that arise out of or relate to (a) Tenant's use and occupancy of the Premises, or any work, activity or other things allowed or suffered by Tenant to be done on or about the Premises; (b) from any act done or omission by or through Tenant, its agents, employees, invitees, or any person on the Premises by reason of Tenant's use or occupancy or from Tenant's non-use or possession of the property; (c) any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease Agreement, or (d) any negligent act or omission of Tenant, or any officer, agent, employee, guest or invitee of Tenant. Tenant's indemnification obligation hereunder shall also include all costs, attorneys' fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought thereon.

11.02 Liability Insurance. Tenant covenants and agrees to maintain at all times, during the term of this Lease, comprehensive public liability insurance in a responsible insurance company, licensed to do business in Missouri and satisfactory to Landlord, properly protecting and indemnifying Landlord in amount of not less than One Million Dollars for injury to or death of any one person, One Million Dollars for injury death of any two or more persons arising out of any one occurrence, and not less than One Million Dollars for property damage. Tenant shall furnish Landlord with a certificate or certificates of insurance, covering such insurance so maintained by Lessee, and naming Landlord as an additional insured. Tenant shall be responsible for insuring Tenant's personal property on the Premises.

Article XII. Taking or Destruction of Premises

12.01 Eminent Domain. In the event any part of the Premises shall be taken by any authority under the power of eminent domain or be acquired for any public purpose, then the Term of this Lease Agreement shall cease on the part so taken on the day that possession of that part shall be required for such use or purpose and the rent shall be paid to that day, and from that day the monthly rental herein reserved shall be reduced in proportion to the amount of the Premises taken and Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease Agreement. In the event less than the whole of the Premises is so taken and by virtue of such taking the remaining portion of the Premises shall in fact no longer be practicably useful for purposes for which the same had been used by Tenant, then, Tenant shall have the option, upon written notice given within sixty (60) days after such taking, to cancel this Lease Agreement and declare the same null and void. If any condemnation proceeding shall be instituted in which it is sought to take or damage any part of the Premises or the building of which the Premises are a part or the land under it, or if the grade of any street or alley adjacent to the Premises is changed by any legal authority and such change of grade makes it necessary or desirable to remodel the Premises to conform to the changed grade, Landlord shall have the right to cancel this Lease Agreement after having given written notice of cancellation to Tenant not less than ninety (90) days prior to the date of cancellation designated in the notice. In either of said events, rent at the then current rate shall be apportioned as of the date of the termination. No money or other consideration shall be payable by Landlord to Tenant for the right of cancellation and Tenant shall

have no right to share in the condemnation award or in any judgment for damages caused by the taking or the change of grade. The damages awarded as compensation for the diminution in value of Landlord's interest shall be awarded to Landlord. Nothing in this Section 12.01 shall preclude an award being made to Tenant for loss of business, loss to Tenant of its leasehold interest for the remainder of the existing Term (only) or depreciation to and the cost of the removal of equipment and fixtures.

12.02 Damage by Casualty. In case, during the Term created or previous thereto, the Premises, or the building or improvements of which the Premises are a part, shall be destroyed or shall be so damaged by fire or other casualty, as to become untenable, then, at the option of Landlord, the term hereby created shall cease, and this Lease shall become null and void from the date of such damage or destruction and Tenant shall immediately surrender the Premises and all interest therein to Landlord. Landlord shall not have any obligation whatsoever to repair, reconstruct or restore the Premises in the event of fire or other casualty.

Article XIII. Real Estate Taxes, Special Assessments and Use Taxes

13.01 Landlord's Obligation. Landlord shall pay all real estate taxes, both general and special, assessed against the Premises and all installments of special assessments.

Article XIV. Default and Remedies

14.01 Default or Desertion by Tenant. Tenant shall be in default under this Lease Agreement upon the occurrence of any of the following events or conditions:

- (i) abandonment or desertion of the Premises by Tenant during the Term hereof;
- (ii) assignment of this Agreement by Tenant or a subletting of the Premises by Tenant;
- (iii) failure of Tenant to observe or perform any other term, covenant or condition of this Lease Agreement which Tenant fails to cure within ten (10) days after written notice of such nonperformance;

14.02 Remedies upon Default. Upon the occurrence of any of the events constituting a default under Section 14.01 above, Landlord may expel, remove and put out Tenant or any other persons who might be thereon, together with all personal property found therein, and Landlord may terminate this Lease.

Article XV. Miscellaneous Provisions

15.01 Quiet Enjoyment. Tenant, upon paying the Rent and performing all of its obligations under the Lease Agreement, shall peaceably and quietly enjoy the Premises, subject to the terms and conditions of this Lease Agreement and to any mortgage, lease or other agreement to whom this Lease may be subordinate.

15.02 Personal Property. All property, fixtures and inventory kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of Tenant and Landlord shall not be liable for any loss or damage to any such property regardless of the cause of such loss or damage. Tenant hereby releases Landlord from any liability that Landlord would otherwise have therefor, even if such loss or damage is caused by the negligent act of Landlord, its agents, employees or servants.

15.03 Surrender of Premises. It is understood and agreed that Tenant will, at the termination of this Lease Agreement, or any extension thereof, if any, peacefully quit, surrender and deliver up to Landlord, its successors or assigns, the Premises.

15.04 Subrogation. As part of the consideration for this Lease, each of the parties hereto does hereby release the other party hereto from all liability for damage due to any act, accident, casualty or neglect of the other party (except as hereinafter provided) occasioned to property owned by said parties which is or might be incident to or the result of a fire or any other casualty against loss for which either of the parties is now carrying or hereafter may carry insurance; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by the willful, wanton, or premeditated negligence or intentional acts of either of the parties hereto, and the parties hereto further covenant that any insurance that they obtain on their respective properties shall contain an appropriate provision whereby the insurance company, or companies, consent to the mutual release of liability contained in this paragraph.

15.05 Notices. All notices required or desired to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, postage prepaid, and if given by Tenant to Landlord shall be addressed to Landlord at Grain Valley City Hall, and if given by Landlord to Tenant, shall be addressed to Tenant at its offices in the Premises, or at such other place or places as Landlord or Tenant may from time to time designate.

15.06 Waiver. The rights and remedies of Landlord under this Lease Agreement, as well as those provided or accorded by law, shall be cumulative, and none shall be exclusive of any other rights or remedies hereunder or allowed by law. A waiver by Landlord of any breach or breaches, default or defaults, of Tenant hereunder shall not be deemed or construed to be a continuing waiver of such breach or default or as a waiver of or permission, expressed or implied, for any subsequent breach or default, and it is agreed that the acceptance by Landlord of any installment of rent subsequent to the date the same should have been paid hereunder shall in no manner alter or affect the covenant and obligation of Tenant to pay subsequent installments of rent promptly upon the due date thereof.

15.07 One-Year-Term. In the event Tenant remains in possession of the Premises after the expiration of this Lease Agreement and without the execution of a new agreement, Tenant shall be deemed to be occupying the Premises as a tenant for an additional one (1) year term, subject to all of the conditions, provisions and obligations of this Agreement.

15.08 Right of Entry. Landlord, its agents and employees shall have the right to enter the Premises at reasonable hours to examine the same, to show the same to prospective lenders and purchasers and to do anything Landlord may be required to do hereunder, or which Landlord may deem necessary for the

good of the Premises or any improvements which are a part of the Premises; and during the last ninety (90) days of this Lease Agreement, Landlord may display a "For Rent" sign on the Premises and show the Premises to prospective tenants. The foregoing shall not be deemed to impose on Landlord an obligation for maintenance except as elsewhere herein expressly provided.

15.09 Entire Agreement. This Lease Agreement contains the entire agreement between the parties, and no modification of this Lease Agreement shall be binding upon the parties unless evidenced by an agreement in writing signed by Landlord and Tenant after the date hereof. If there is more than one Tenant named herein, the provisions of this Lease shall be applicable to and binding upon such Tenants, jointly and severally.

15.10 Sale of Premises by Landlord. Landlord shall have the right to sell, convey, transfer or assign all or any part of its interest in the Premises or any portion thereof or its interest in this Lease Agreement. In the event of any sale of the Premises by Landlord, Landlord shall thereupon be entirely relieved of all obligations of the Landlord under this Lease Agreement and shall not be subject to any liability resulting from any act, occurrence, or omission occurring after the consummation of such sale.

15.11 Relationship of Parties. Nothing contained in the Lease Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent, partnership, joint venture or any association between Landlord and Tenant, it being expressly understood and agreed that neither the method of computation of Rent nor any act of the parties hereto shall be deemed to create any relationship between Landlord and Tenant other than the relationship of landlord and tenant.

15.12 Governing Law. This Lease Agreement shall be governed by, and construed in accordance with, the laws of the State of Missouri.

15.13 Severability. In the event any provisions of this Lease Agreement be officially found to be contrary to law, or void as against public policy or otherwise, such provisions shall be either modified to conform to the law or considered severable with the remaining provisions hereof continuing in full force and effect.

15.14 Counterparts. This Lease Agreement may be executed in multiple counterparts, all of which shall constitute one and the same Lease Agreement.

15.15 Attorneys' Fees. If any action or proceeding is brought by either party against the other party to or arising out of this Lease Agreement, the finally prevailing party shall be entitled to recover all costs and expenses, including reasonable attorneys' fees incurred on account of such action or proceeding, and executing such judgment.

IN WITNESS WHEREOF, the parties have caused this Lease Agreement to be duly executed as of the day and year first above written.

LANDLORD:

City of Grain Valley, MO

Date: 2-6-19

By [Signature] / City Administrator

TENANT:

Grain Valley Asset Council

Date: 2-4-19

By [Signature]
Its President

January 23, 2019

Attachment to lease agreement with Grain Valley Assistance Council and City of Grain Valley. We reserve the right to take with us at the end of the lease agreement: all shelving, cabinets, office furniture, deep freezers, refrigerators, tables, chairs and all unattached property of the Grain Valley Assistance Council.

Signed on this date 2-4-19, 2019 by:

Grain Valley Assistance Council

Jane R. Henson

President.

Title

City of Grain Valley

R. L. [Signature]

City of Grain Valley, MO

Title

Lease Agreement Amendment

In addition to all other terms of the Lease Agreement, City of Grain Valley (“Landlord”) and Grain Valley Assistance Council (“Tenant”), hereby agree to the following amended terms. In the event of any conflict, these terms shall prevail over all others.

Article XV. Miscellaneous Provisions

Section 15.02. Personal Property. All property, fixtures and inventory kept, stored, or maintained in the Premises shall be so kept, stored or maintained at the sole risk of Tenant and Landlord shall not be liable for any loss or damage to any such property regardless of the cause of such loss or damage. Tenant hereby releases Landlord from any liability that Landlord would otherwise have therefor, eve if such loss or damage is caused by the negligent at of Landlord, its agents, employees, or servants.

Tenant, at its sole cost and expense, shall maintain in full force and effect on all its fixtures and equipment on the Premises, a policy or policies of fire and extended coverage insurance with standard coverage endorsement to the extent of the full replacement cost thereof. Landlord shall have no interest in the insurance upon Tenant's equipment and fixtures and will sign all documents reasonably necessary in connection with the settlement of any claim or loss by Tenant. Landlord will not carry insurance on Tenant's possessions. Tenant shall furnish Landlord with a certificate evidencing to Landlord's reasonable satisfaction that such insurance is in effect, and whenever required, shall satisfy Landlord that such policy is in full force and effect.

Grain Valley Assistance Council

City of Grain Valley

By _____

By _____

Name:

Name:

Title:

Title:

Effective Date:

Effective Date:

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

MEETING DATE	2/22/2021	
BILL NUMBER	R21-18	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY ESTABLISHING THE NEED TO AMEND THE 2021 BUDGET	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	See Ordinance
	Budget Line Item:	See Ordinance
	Balance Available:	N/A
	New Appropriation Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PURPOSE	To amend the current budget (2021) to allow for the completion of 2020 capital projects.	
BACKGROUND	N/A	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Resolution	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

February 22, 2021

RESOLUTION NUMBER
R21-18

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY, MISSOURI ESTABLISHING THE NEED TO AMEND THE 2021 BUDGET**

WHEREAS, the Board of Aldermen of the City of Grain Valley adopted the Fiscal Year 2020 budget on November 23, 2020; and

WHEREAS, the Fiscal Year 2021 budget estimates the year's revenues and expenditures; and

WHEREAS, several projects that were scheduled for completion in 2020 were delayed by circumstances beyond the City's control; and

WHEREAS, the 2021 budget needs to be amended to properly reallocate and reassign the funding for the projects, from FY 2020 to FY 2021 in order to complete said projects

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 recognize the need to amend the 2021 budget to more accurately reflect the actual revenues and expenditures.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

Ordinances

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

MEETING DATE	2/8/2021, 2/22/2021	
BILL NUMBER	B21-02	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
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	The applicant is requesting a conditional use permit to operate a vehicle tow impound yard on approximately 1.4 acres. The property is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street, aka 350 NW Jefferson Street.	
BACKGROUND	The 1.4 acres is comprised of two parcels. Both parcels are zoned Downtown/Transition Overlay District. According to applicant, they have been operating as tow lot for 15 years at this location. According to applicant, they were told by city that their conditional use permit issued at previous location, 704 Squire Court, was transferable to the Jefferson Street property. City Code Section 400.240 A.4 states "A [conditional use] permit cannot be assigned or transferred to a different parcel of land".	
SPECIAL NOTES	None	
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 applicant's property were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, January 13, 2021. The Commission recommends approval of the conditional use permit by a vote of 4 to 1 for a period of one year subject to: 1) the property shall not be used for salvage and only a tow yard; and 2) no driveway will be allowed to access the property on the north side when NW Bush Street is extended.
DEPARTMENT RECOMMENDATION	Staff recommends approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, application, applicant's statement, deed of trust, aerial map, Ordinance 1648, Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

Amended

BILL NO. B21-02

ORDINANCE NO.
SECOND READING
FIRST READING

February 8, 2021 (5-1)

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE
TOW YARD**

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

WHEREAS, a public hearing was held on January 13, 2021 in which the Planning and Zoning Commission recommended approval of a conditional use permit by a vote of 4 to 1 subject to three conditions for a vehicle tow yard on approximately 1.4 acres generally located 250 feet west of Jefferson Court on the north side of Jefferson Street in the City of Grain Valley, Missouri aka 350 NW Jefferson Street; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on February 8, 2021; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

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

SECTION 1: The Conditional Use Permit to operate a vehicle tow yard is hereby approved subject to the following conditions:

- 1) The Conditional Use Permit will expire in 3 years from the date of the Board of Aldermen ordinance.
- 2) The property shall not be used for salvage and only a tow yard.
- 3) No driveway shall be allowed to access the property on the north side when NW Bush Street is extended.

SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

[B21-02]

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 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



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 350 NW Jefferson
 Subdivision: Interstat Dev. Park Lot # Replat of Lot 4 Zoning District: C2 (Transition Overlay)
 Description of Request: Salvage/tow yard

APPLICANT INFORMATION

Name: Homer (Bill) & Laura Pearce
 Company: Kustom Cruzers
 Address: 350 NW Jefferson St
 Telephone: 847-2311 Fax: 847-2620 E-mail: kustomcruzers@sbcglobal.net
 Property Owner: Homer (Bill) Pearce & Laura Pearce
 Additional Contact(s): Laura Pearce

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input checked="" 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 type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	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 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 type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans with 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: [Signature]

Date: 11/5/2020

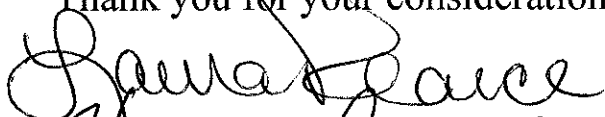

Applicant's Signature: [Signature]

Date: 11/5/2020

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We own a collision center & have a large back lot that we use to store wrecked vehicles, salvage vehicles & towed vehicles. We have been using our lot as stated for 15 years under the assumption that our prior received permit was still active. We are looking to continue using our property as a salvage/tow lot therefore we need to update/renew our special/conditional use permit. Per ordinance we have an eight foot fence, 6 feet being privacy with a 2 foot barb wire section at top totaling 8 feet.

Thank you for your consideration



Laura & Homer (Bill) Pearce
Kustom Cruzers Collision Center

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#14



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/01/2012 09:57:28 AM
DT FEE: \$ 45.00 9 Pages

INSTRUMENT NUMBER:
2012E0082431

When recorded return to:
Homestead Title Company
14111 S Mur Len Road
Olathe, KS 66062
913-390-8880
File #12-10629JAC

DEED OF TRUST
(Participation)

THIS DEED OF TRUST, made this 31st day of July, 2012, by and between Homer W Pearce, Jr & Laura J Pearce, husband and wife and Kustom Cruzers Auto Body, LLC, a Missouri Limited Liability Company, co borrowers, hereinafter referred to as "Grantor," whose address is 350 W Jefferson, Grain Valley, MO 64029

Nachman Law, hereinafter referred to as "Trustee," whose address is 4550 Belleview, Kansas City, Missouri, 6411, and

Heartland Business Capital, Inc., a Kansas certified development corporation certified by the United States Small Business Administration, Grantee, hereinafter referred to as "Beneficiary," who maintains an office and place of business at 8900 Indian Creek Parkway, Suite 150, Overland Park, KS 66210, Grantee.

WITNESSETH, that for and consideration of \$0.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successor and assigns, all of the following described property situated and being in the County of Jackson, State of Missouri.

See Exhibit A

Together with all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditions, apparatus, and elevators (the Grantor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property.

To have and to hold the same unto the Trustee, and the successor in interest of the Trustee, forever, in fee simple or such other estate, if any, as is stated herein in trust, to secure the payment of a promissory note dated July 31, 2012 in the principal sum of \$171,000.00

Homestead Title 12-10629 JAC

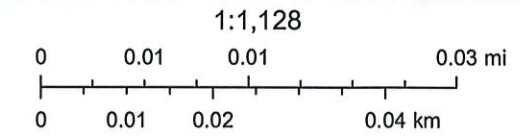
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December 28, 2020

Tax Parcels
 Addresses
Nearmap
Green: Band_2

● Addresses
 Red: Band_1
Blue: Band_3



Copyright nearmap 2015, Jackson County, MO, Missouri Dept. of

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CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

BILL NO. 04-31

ORDINANCE NO. 1648
FIRST READING 5.24.04 (5-0)
SECOND READING 5.24.04

INTRODUCED BY: Olivarez
Emergency (Agenda amended)

**AN ORDINANCE APPROVING A CONDITION USE PERMIT FOR
KUSTOM KRUZERS AUTO BODY FOR A SALVAGE/TOW YARD**

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

WHEREAS, the Board of Aldermen has considered this Conditional Use Permit and deemed it to be within to be in the best interest of the City, and.

WHEREAS, a public hearing was held on May 12 and May 24, 2004 for citizens' for input.

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

A Conditional Use Permit is granted for a Salvage/Tow yard at the parcel described below.

704 Squire Court,
Lot 2 of Squire Center Industrial Park

Read two times and PASSED by the Board of Aldermen this 24th day of MAY, 2004, the aye and nay votes being recorded as follows:

ALDERMAN PIOTROWSKI YES
ALDERMAN WHITTON YES
ALDERMAN TODD YES

ALDERMAN SCULLY YES
ALDERMAN OLIVAREZ YES
ALDERMAN HALPHIN ABSENT

Mayor (in the event of a tie only)

Approved as to form:

James Cook
James Cook, City Attorney

Brad Knight
Brad Knight, Mayor

ATTEST:

Carol Branson
Carol Branson, City Clerk

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BOA Staff Report
Kustom Cruzers
February 8, 2021

ACTION: Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street, 350 NW Jefferson Street.

PURPOSE: To use the lot in the rear of the property to store wrecked vehicles, salvage vehicles and towed vehicles.

ANALYSIS: The applicant/property owner owns and operates an auto body and collision center. In 2004, the Board of Alderman approved Ordinance 1648 that issued a Conditional Use Permit to the applicant to operate a salvage/tow yard at 704 Squire Court which is legally described as lot 2 of Squire Center Industrial Park Subdivision.

Around 15 years ago, the applicant moved their business to 350 NW Jefferson and continued to operate the salvage/tow yard under the assumption that the prior conditional use permit was still active.

However, the City Code Section 400.240 A.4.b states “A [conditional use] permit cannot be assigned or transferred to a different parcel of land”.

The applicant/property owner wants to continue using their property as a salvage/tow lot and therefore, is requesting a conditional use permit for this location.

This location does have a privacy fence.

PUBLIC INFORMATION AND PROCESS: Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant’s property.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission held a public hearing on Wednesday, January 13, 2021. The Commission recommends approval of the conditional use permit by a vote of 4 to 1 subject to the following conditions:



*Community Development
Mark Trosen, Director*

Page 2, Kustom Cruzers

- 1) The Conditional Use Permit will expire in 1 year.
- 2) The property shall not be used for salvage and only a tow yard.
- 3) No driveway shall be allowed to access the property on the north side when NW Bush Street is extended.

Staff recommends approval.

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

MEETING DATE	2/8/2021, 2/22/2021	
BILL NUMBER	B21-03	
AGENDA TITLE	AN ORDINANCE AMENDING THE CONDITIONAL USE PERMIT APPROVED IN ORDINANCE 2448 FOR THE EAGLE CONVENIENT STORAGE, LLC	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
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 approved conditional use permit in Ordinance 2448 for Eagle Convenient Storage to change the exterior building materials, roof pitch and roof color on unit storage buildings in phase 2.	
BACKGROUND	The BOA approved Ordinance 2448 on November 26, 2018 for a CUP for a convenience storage facility that specified conditions regarding roof pitch, roof color and exterior building materials. The applicant constructed phase 1 according to those conditions. The applicant is now wanting to change the conditions for buildings in phase 2 because of the cost.	
SPECIAL NOTES	None	
ANALYSIS	Please refer to Staff Report	

<p>PUBLIC INFORMATION PROCESS</p>	<p>Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the applicant's property were notified by letter.</p>
<p>BOARD OR COMMISSION RECOMMENDATION</p>	<p>The Planning and Zoning Commission held a public hearing on January 13, 2021. The Commission voted 5 to 0 to recommend approval to amend the CUP in Ordinance 2448 as follows: 1) the roof pitch on buildings 9 and 10 will be ½ /12; 2) All buildings with ½ /12 pitched roof will have a galvalume finish; and 3) Buildings 9 and 10 will have the painted metal exterior siding on the upper wall section and the lower wall section will be the Choctaw Tumbled Stacked Stone.</p>
<p>DEPARTMENT RECOMMENDATION</p>	<p>Staff has no objection to the requested changes to roof pitches and color of the roof. However, Staff does not recommend the request to change the exterior building materials for buildings 9 and 10. As constructed in phase 1 and what is proposed in phase 2, there is a distinct difference aesthetically between the lap siding and stone and the metal paneling. This is also the design that the applicant presented and agreed to when the Conditional Use Permit was originally approved, and no substantial evidence has been given other than financially, why there should be a change to the exterior building material.</p>
<p>REFERENCE DOCUMENTS ATTACHED</p>	<p>Ordinance, application, applicant's changes to approved CUP, site plan, photographs of exterior building materials, Risinger Hills Plat, Ordinance 2448, Approved Conditions, Staff Report</p>

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B21-03

ORDINANCE NO.
SECOND READING
FIRST READING

February 8, 2021 (6-0)

**AN ORDINANCE AMENDING THE CONDITIONAL USE PERMIT APPROVED IN
ORDINANCE 2448 FOR THE EAGLE CONVENIENT STORAGE, LLC**

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

WHEREAS, a public hearing was held on January 13, 2021 by the Planning and Zoning Commission on a request by Eagle Convenient Storage, LLC to amend the Conditional Use Permit approved by Ordinance 2448 for a storage facility located on a 3.13-acre lot described as lot 1 in Risinger Hills, aka 114 SW Eagles Parkway; and

WHEREAS, the Planning and Zoning Commission recommends approval to amend the conditional use permit in Ordinance 2448 to allow the requested changes to the roof pitches, roof colors and metal paneling on the upper wall section of buildings 9 and 10 but the lower wall section must remain the stacked stone; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on February 8, 2021; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

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

SECTION 1: The Conditional Use Permit approved in Ordinance 2448 is amended to allow the following:

- 1) The roof pitch on buildings 9 and 10 will be ½ /12.
- 2) All buildings with ½ /12 pitched roof will have a galvalume finish.
- 3) Buildings 9 and 10 will have the painted metal exterior siding on the upper wall section and the lower wall section will be the Choctaw Tumbled Stacked Stone.

SECTION 2: 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



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

PLANNING & ZONING APPLICATION

2020-0892

PROJECT INFORMATION

Location: 114 SW EAGLE'S PARKWAY GRAIN VALLEY, MO 64029

Subdivision: RISINGAR HILLS Lot #: 1 Zoning District: _____

Description of Request: REQUEST TO CHANGE SPECIAL USE PERMIT DETAILS

APPLICANT INFORMATION

Name: CHAD RISINGAR

Company: KC METRO RENOVATIONS

Address: 58 T STREET LEE'S SUMMIT, MO 64086

Telephone: 816-739-4796 Fax: _____ E-mail: KCMETRORENOVATIONS@GMAIL.COM

Property Owner: EAGLE CONVENIENT STORAGE

Additional Contact(s): _____

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input checked="" 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 type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	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 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 type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans with 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: [Signature]

Date: 12/4/20

Applicant's Signature: _____

Date: _____

PAID
PAID

DEC 10 2020

INTENTIONALLY LEFT BLANK

Eagle Convenient Storage, LLC

114 SW Eagle's Parkway

Grain Valley, MO 64029

Eagle Convenient Storage (Developer Chad Risinger) would like ask the Grain Valley Board of Alderman for a few changes to the previously approved Special Use Permit. The changes are as follows:

- Building 9 and 10 to have ½/12 pitched roofs instead of 4/12 pitched roof.
- Building 9 and 10 to have painted metal exterior siding instead of Stone and stucco exterior
- All buildings with ½ /12 pitched roofs may have a galvalume finish instead of a brown painted finish

Best regards, Chad Risinger

Eagle Convenient Storage

Special/Conditional Use Permit Details

Hours of Operation: 6am to 10pm, 7 days a week. Gated Entrance. Key Code Access Only. Onsite Office.

- Lighting: LED wall pack lighting will be installed on all exterior walls located on the interior of the development. (37 Watt, 3000 Lumens) Directional LED lighting pointed inwards at the development will be installed at the end of the buildings that back up to residential areas. (15 Watt, 3000 Lumens) In addition, there will be evergreen landscaping at each of those locations to significantly reduce any possible light pollution from the development. A privacy fence will be installed from building to building near the northwest corner of the property, which directly borders the residents at 124 SW Eagle's Parkway. (as discussed at the meet and greet with neighbors)
- Security: 2K IP Outdoor Security Camera System 4MP HD IP Night Vision Cameras. Cameras will be installed throughout the development. Recordings will be kept for 7 days and will be available to law enforcement if needed.
- Landscaping: Trees and shrubs along the back and sides of the development will be strategically placed. Both to reduce visibility in to the development and to reduce any potential light pollution from leaving the development. Landscaping along Eagle's Parkway will provide an aesthetically pleasing combination of trees, shrubs and plants to complement all of the seasons. 2" Autumn Blaze Maple, 1.5" Royal Raindrop Ornamental Tree,
- Signage: Back Lit Monument Sign. Located near the entrance.
- Timing: Construction for the entire project will begin as soon as the permit is approved. The property known as Charley's Roadhouse will continue to do business under the current liquor license. Charley's Roadhouse **WILL NOT** be seeking a June 2019 Liquor License Renewal. The Charley's Roadhouse property will be developed per the developer's future construction schedule.
- Exterior Elevations: The exterior walls on the south, west and east elevations of buildings 1 and 14 will consist of; LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The west elevation of building 2 will consist of LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The covered porch will have 6x6 Cedar Posts, 4x4 cedar cross post and 4x4 cedar wagon wheel at the end of the gable. The south, west and east elevations of building 13 will consist of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. All other metal surfaces will consist of 26 gauge PBR screw down metal siding. Wall color will be Sage Brush (tan). The roof color will be Burnish Slate (dark brown)
- Interior Columns, Girts, and Purlins will be galvanized cold form double C channel.
- Roof pitch on building 1,2,3 and 14 will be 4/12.
- The roof pitch on all other buildings will be 1/2 /12
- The building height for all buildings will be 9'6" from finish grade to the top of the wall section.
- Garage doors will be 9'x8'

CITY NOTES:
 *THE CONTRACTOR SHALL HAVE ONE (1) REPRODUCED COPY OF THE PLANS APPROVED BY THE CITY OF GRAIN VALLEY AND ONE COPY OF THE APPROVED GRAIN VALLEY PERMITS AND DETAIL SHEETS ON SITE AT ALL TIMES.
 *CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF GRAIN VALLEY PERMITS AND DETAIL SHEETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DETAIL SHEETS FROM THE CITY OF GRAIN VALLEY.
 *THIS CITY OF GRAIN VALLEY PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE CITY OF GRAIN VALLEY ORDINANCES AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, CALCULATIONS AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DETAIL SHEETS FROM THE CITY OF GRAIN VALLEY.
 *THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL MEASUREMENTS FROM THE COMMENCEMENT OF ANY CONSTRUCTION TO THE COMPLETION THEREOF.
 *ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF GRAIN VALLEY. THE CITY OF GRAIN VALLEY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY'S MUNICIPAL CODE, APPLICABLE ORDINANCES OR STANDARDS DETAIL SHEETS.
 *THE CONTRACTOR SHALL SAFELY REMEASURE AS TO THE ACCURACY OF ALL MEASUREMENTS FROM THE COMMENCEMENT OF ANY PERMANENT STRUCTURE.
 *THE CONTRACTOR SHALL NOTIFY THE CITY OF GRAIN VALLEY'S ENGINEERING AND INSPECTION SERVICES DEPARTMENT (40) HOURS BEFORE BEGINNING CONSTRUCTION.
 *IF THE LINE OF THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND THE PUBLIC.
 *EXCAVATION AND THE REMOVAL OF EXISTING PAVEMENT AND CURBS MAY NOT BE WAITED ON UNTIL IT IS TO BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF EXCESS MATERIALS.
 *NO WORK SHALL BE DONE AFTER HOURS ON HOLIDAYS OR ON WEEKENDS WITHOUT PRIOR APPROVAL FROM THE CITY OF GRAIN VALLEY. AFTER HOURS PERMITS ARE REQUIRED FOR ANY WORK BEYOND 7 A.M. ON OTHER DAYS.
 *IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL TRAFFIC AND MAINTAIN CLEARANCE ALL AROUND THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 *RELOCATION OF ANY WATER LINES, SEWER LINES OR SERVICE LINES THEREBY REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE AND WITH PERMITS FROM THE CITY.
 *THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR TEMPORARY DIVERSION AND REPAIRMENT OF ALL EXISTING UTILITY MARKERS, FIRE BARRIERS, SPEED LIMITS AND OTHER TRAFFIC CONTROL DEVICES AFFECTED BY CONSTRUCTION WITH PERMITS FROM THE CITY.
 *PERMITS THAT ARE TO BE INCURRED AND OR AGREED WITH CONSENT, THE DESIGN LINE IS TO REMAIN ON THE CONTRACTOR'S RISK UNLESS OTHERWISE STATED.
STREETS & STORM SEWER

1. Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department of the City of Grain Valley and as amended by the adoption of certain parts of the Kansas City Metropolitan Chapter APWA for Street and Storm Sewer Specifications and Standards.
2. High Density Plastic Pipe (HDPE) shall conform to A.A.S.H.T.O. M-294.
3. Reinforced Concrete Pipe (RCP) shall conform to ASTM Designation C-78-87 (Class II).
4. Curb Return Radius, 15' minimum unless otherwise noted.
5. The top 6" of roadway subgrade shall be undercut and compacted to minimum 95% of maximum density at moisture content as determined by AASHTO T99, Method B. Contractor shall provide for moisture-density and relative density tests on roadway subgrade by an accepted testing firm. Contractor shall provide for in-place density test on compacted subgrade by an accepted testing firm. In-place density test shall be conducted every 50-foot along the proposed roadway. Contractor shall provide testing results to Engineer.
6. All Final End Sections shall be installed with Top Soil. (See Top Soil Detail on Storm Sewer Detail Sheet).

SANITARY SEWER

1. Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department of Grain Valley, Missouri, and as amended by adopting the "Design Criteria for Sanitary Sewers and Appurtenances" and "Sanitary Sewer Specifications and Standards covering Materials and Construction Specifications" prepared by the Kansas City Metropolitan Chapter of American Public Works Association.
2. All sewer lines shall be Poly Vinyl Chloride pipe (PVC) SDR-35 or Ductile Iron pipe (DIP), Class 50, unless otherwise noted.
3. Sewer laterals shall be 4" PVC, SDR-35. Laterals shall be located at points shown on the plans, or designated by the Engineer, and shall be constructed from the property to the manhole at least to the Right-of-Way or Easement the adjacent to the property to be served prior to construction of the street.
4. Only those fittings specifically noted for PVC pipe and DIP shall be used.
5. All sanitary sewers with slope greater than 20% shall have concrete collars (3" min. distance between collars).
6. For min. clearance of water line over and adjacent to sewer line. 10' Horizontal Separation. 18" Vertical Separation.
7. PVC sewer lines shall be installed by a manual or right hand. The maximum allowable deflection shall not exceed 5% of the pipe internal diameter. Tests shall be performed without restricted pulling devices.
8. Low pressure air tests shall be conducted for sewer lines. Air testing shall conform to ASTM C-828-76T. The test allowed for a drop in air pressure from 3 psi to 2 psi shall not be less than 230 seconds for 6 inch pipe.
9. Low pressure vacuum tests shall be conducted for each manhole. The vacuum tests shall include testing of the seal between the manhole ring and concrete curb or slab. A vacuum of at least 10 inches shall be drawn on the manhole. The valve shall be shut on the vacuum line and the vacuum line disconnected. Vacuum shall then be re-applied to 10 inches of mercury. The time allowed for a drop in vacuum from 10 inches to 8 inches shall not be less than 2 minutes for manholes 10 feet or less in depth.
10. All testing shall be conducted by Contractor in the presence of Inspector.
11. All building slabs shall be a minimum of schedule 40 pipe.

CIVIL PLANS COVER SHEET FOR FINAL SITE PLAN FOR CONVENIENT STORAGE ON LOT 1 OF "RISINGER HILLS" GRAIN VALLEY, JACKSON COUNTY, MISSOURI

DEVELOPER :
 CONVENIENT STORAGE LLC
 GRAIN VALLEY, MISSOURI 64029
 Ph.# 816-739-4788



UTILITY NOTE:
 FOR ALL STREETS, STORM WATER LINES, AND SANITARY SEWERS SHALL BE FOR THE CITY OF GRAIN VALLEY COMMUNITY DEVELOPMENT DEPARTMENT CONSTRUCTION STANDARDS AND STANDARDS DETAIL SPECIFICATIONS.

GENERAL

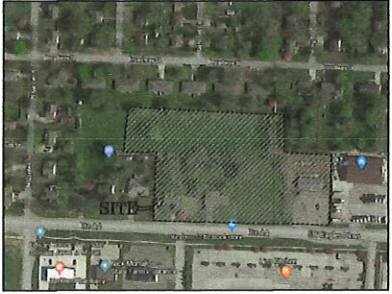
1. Used foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
2. No geological information is shown on these plans.
3. The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
4. The contractor shall adhere to the provisions of the Senate Bill Number 583, 79th General Assembly of the State of Missouri. The bill requires that any person or firm doing excavation on public right-of-way do so only after giving notice to, and obtaining information from, utility companies. Sites for required 48 hours advance notice, the names and telephone numbers of utility companies, even if only verbally notified with this project are provided. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
5. Clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all local codes and ordinances.
6. All waste material resulting from the project shall be disposed of off-site by the contractor.
7. All excavation shall be undisturbed. No separate payment will be made for rock excavation.
8. The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
9. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
10. Subgrade soil for all concrete structures, regardless of the type or location, shall be free, dense and thoroughly compacted and consolidated shall be free from rock and mud and shall be adequately stable to support form and bracing under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subject to rock or water the mud or rock during such operations, a soil course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
11. The contractor is responsible for providing all surveying that may be required.
12. Easements indicated on these drawings will be provided for on the final plot and property dimensions. Easements outside the plotted area will be provided for by separate documents prior to issuance of a construction permit.



LOCATION MAP

WATER

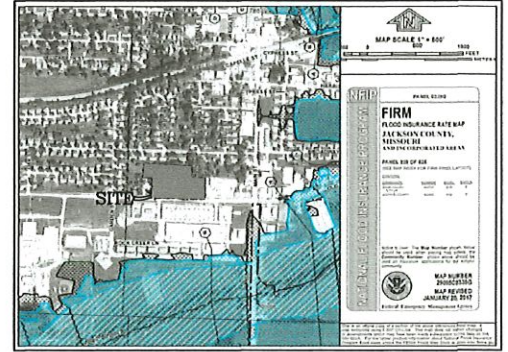
1. All construction shall be in accordance with the specifications to the City of Grain Valley, Missouri, and with all the requirements of the Missouri Department of Health and Missouri Clean Water Commission.
2. Class 52 Ductile Iron Pipe shall be complete with all accessories conforming to A.S.A. Specifications, a 21.8 or a 21.8, the joint shall be of the bellows gasketed joint type. "A.S.A. Pipe and Fittings" type or "American Cast Iron Pipe Co. Fittings", or equal as approved by the City Engineers Office. The pipe shall be constant diameter from continuity to A.S.A. Specifications, a 21.8, except that the fitting thickness shall be one half that specified thereon.
3. All fittings shall be field made and cut with an expander base or bituminous coating, and shall be malleable.
4. Fire Hydrants shall be Waterway Power 100-57 with non-rising stems or approved equal by the City Engineer. Hydrants shall have 1 1/4" valve with 4 1/2" pumpers nozzle and 2-2 1/2" hose nozzle (both hand opening).
5. Gate Valves to be A.P. Smith series 1000 or Model No. A.230-4 hub and 7" ring and non-rising stem, valves 12 inches and larger shall be Butterfly valves manufactured by the Henry Pratt Company or City Engineer Approved equal Left hand opening minimum 200g testing AWWA.
6. Valve boxes shall be Gray & Bailey # p-108 or approved equal. All boxes to be installed out of ground or curb.
7. Water lines are to be constructed to a depth of 4 feet below and back of street curbs. Street grading is to be complete prior to waterline placement.
8. Easements for water lines located outside the plotted area will be provided for by separate documents after the Final Plot is recorded.
9. All fans, tanks, pumps, valves and hydrants shall be provided with reaction loading. Pre-cast blocks shall not be used.
10. After water mains have been laid and partially backfilled, they shall be subject to a hydrostatic pressure test of not less than 150 psi, in accordance with AWWA C900. The test shall be maintained to test pressure and closed for two hours. At the end of the two-hour period, the water shall be represented and the volume of water required to restore pressure shall be measured. The maximum amount of water to restore pressure shall be 0.5 gallons per 1000 feet of tested main. Testing shall be done by Contractor in presence of Engineer.
11. Before connecting to City water mains and prior to wet lay, the new main shall be distributed in accordance with AWWA C600. A 1 percent solution of chlorine shall be pumped into the water main, such that the water in the line will not have less than 25 mg/L of free chlorine. At the end of a 24 hour period, the water shall be tested to ensure that at least 10 mg/L of free chlorine. After satisfactory testing of chlorine, the main shall be tested. Disinfection testing and flushing shall be done by Contractor in presence of Engineer.
12. After final flushing and before the pipeline is placed in service, two samples shall be collected and sent for bacteriological quality in accordance with the State Department of Health or other regulatory agency. Satisfactory results for both samples is required to accomplish completion of backfilled testing. Contractor shall conduct all testing and provide testing results to Engineer.
13. Sample Taps shall be included in the see box, no less than two (2) feet no more than ten (10) feet from where the new water line connects to the existing lines of each end.
14. A representative of the city water department must be present for:
 - I. Disinfection
 - II. Pressure Testing
 - III. Backflow Testing (a minimum of three required at parabolic locations to be determined by the water dept.)



SHEET INDEX

C100	CIVIL PLANS COVER SHEET
C200	SITE LAYOUT
C210	SITE DETAIL SHEET
C300	SITE GRADING
C301	ESC PHASE 1 AND PHASE 2 PLAN
C400	SITE STORM DRAINAGE PLAN
C401	SITE STORM LINES 1 THRU 5
C402	SITE STORM LINES 6, 7 & DETAILS
C403	PUBLIC STORM LINE 8 & DETAILS
C404	SITE BMP PLAN
C700	SITE UTILITY PLAN

LEGAL DESCRIPTION
 LOT 1 OF "RISINGER HILLS 1ST PLAT" A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.



FLOODPLAIN NOTE
 ENTIRE SITE LIES OUTSIDE OF FLOOD PLAN

UTILITIES

- CITY OF GRAIN VALLEY
 PUBLIC WORKS DEPARTMENT
 (816) 847-6200
- COMCAST (CABLE)
 (816) 358-5444
- MISSOURI GAS ENERGY
 (816) 758-5252
- MISSOURI ONE-CALL
 1-800-344-7483
- CITY FIRE DEPARTMENT
 (816)
- CENTURY LINK (PHONE)
 (800) 788-3500
- KANSAS CITY
 POWER & LIGHT CO.
 (816) 471-5275
- AT&T (PHONE)
 (800) 788-3500

BEFORE YOU
 DIG - DRILL - BLAST



Call
 1-800-344-7483 (MISSOURI)
 1-800-344-7233 (KANSAS)

PROJECT CONTACT: ROBERT WALQUIST, P.E.
 616 E. SUMMIT, GRAIN VALLEY, MO 64029
 PH: (816) 358-5275

CIVIL PLANS COVER SHEET

CONSULTANTS
 M.E.P.:
 CIVIL:
 Quest Engineering, Inc.
 Civil Engineering for Residential
 Commercial Site Development
 22116 Oldhammer St.
 Lees Summit, Missouri 64081
 Phone: (816) 535-5978

PROJECT
 CONVENIENT STORAGE

CONSTRUCTION OF:
 CONVENIENT STORAGE
 ON
 LOT 1 OF
 "RISINGER HILLS
 1ST PLAT"

GRAIN VALLEY MO
 JACKSON COUNTY

DATE: 6-6-19
 REVISION DATE:
 PER CITY COMMENTS: 8-1-19
 PER CITY COMMENTS: 8-20-19
 APPROVED SET: 8-26-19

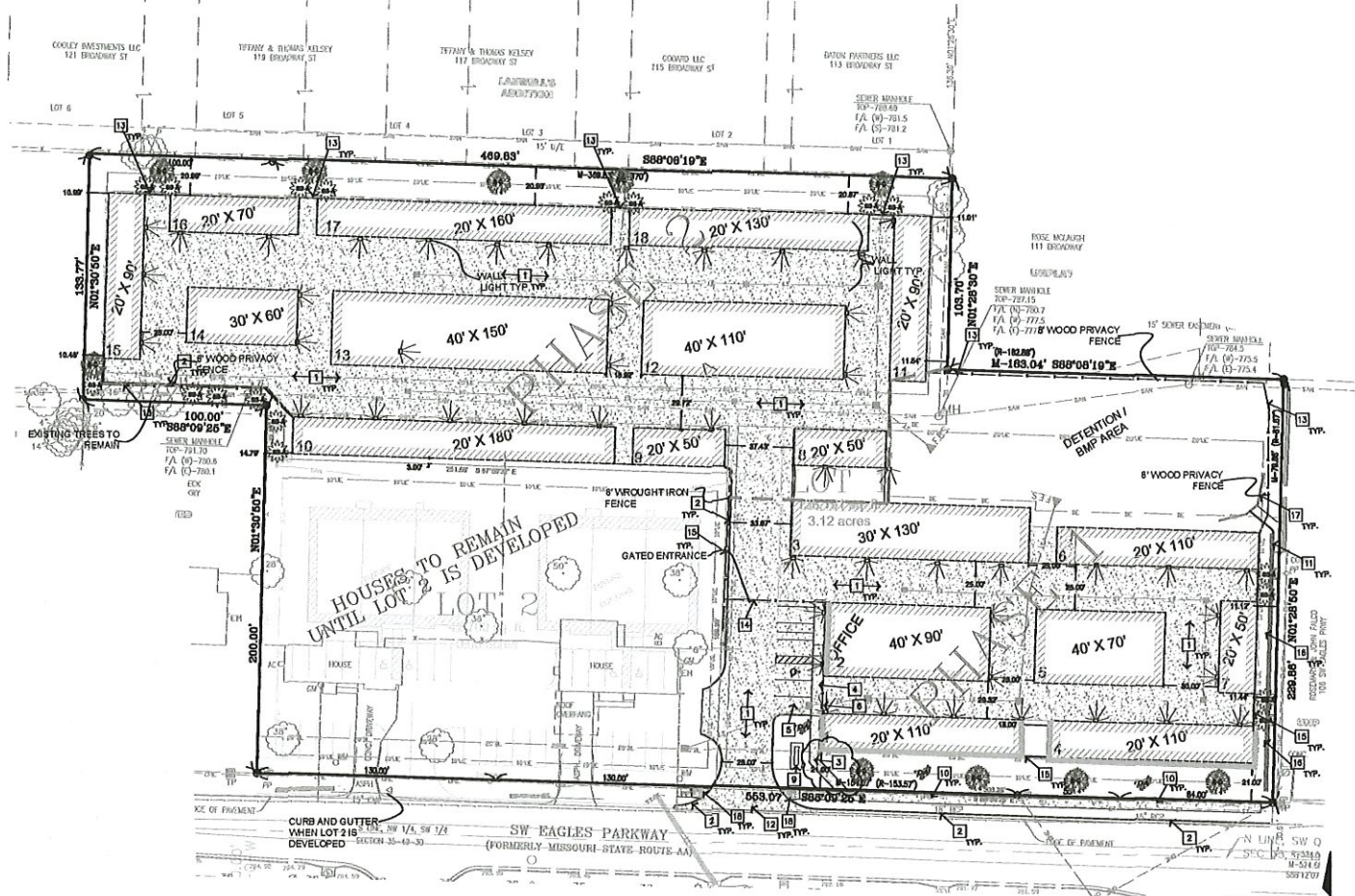
DESIGN
 DRAWING

APPROVED:

SHEET TITLE:
 CIVIL PLANS COVER SHEET

SHEET NUMBER:
 C100

PROJECT NO.: E18-322



- PLAN NOTES:**
- CONCRETE PAVEMENT RE: SHEET C210
 - CS-1 CURB (NET OR CITY) RE: SHEET C210
 - 4" THICK x 8'-0" WIDE CONC. WALK. PROVIDE ED. SPACED CONTROL JOINTS @ 8'-0" O.C. BETWEEN EXPANSION JOINTS (E.J.). PROVIDE CURB HEIGHT 8" HIGHER THAN DIMENSIONED CURBS.
 - ACCESSIBILITY RAMP RE: SHEET C210
 - PAINT ACCESSIBLE PARKING SPACES ACCORDING TO APRA PAVEMENT MARKING STANDARDS. RE: SHEET C210
 - INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE: SHEET C210
 - STRIP PAVING WITH 4" WIDE STRIPS & PAINT ACCORDING TO APRA PAVEMENT MARKING STANDARDS.
 - CURB WALK RE: SHEET C210
 - SITE MONUMENT SIGN RE: SEE SHOP DRAWINGS
 - 8" CITY SIDEWALK RE: SEE CITY DETAILS
 - CONCRETE FLANK RE: SHEET C210
 - CONCRETE COMMERCIAL ENTRANCE RE: SHEET CITY DETAIL
 - WOOD FENCE RE: SEE SHOP DRAWINGS
 - GATE RE: SEE SHOP DRAWINGS
 - DECORATIVE FENCE RE: SEE SHOP DRAWINGS
 - MODULAR BLOCK RETAINING WALL RE: SHEET C210
 - CONCRETE RETAINING WALL RE: SHEET C210
 - CITY ADA RAMP RE: SHEET CITY DETAIL

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
 - ALL PARKING SPACES SHALL BE MARKED BY 4" X 8" SIDE STRIPS. PARKING STRIPS TO BE PAINTED ACCORDING TO APRA STANDARDS.
 - CONTRACTOR SHALL SIGNATURE WITH 3/8" MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
 - PLACE EXPANSION JOINTS IN SIDEWALKS AT 30' MAX. SPACING. AT ALL DIRECTION CHANGES AND BEHIND ADJACENT TO BUILDINGS.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - LAYOUT ALL DIMENSIONS AND PAVEMENT APPROX. TO LINES SHOWN. FINAL APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

- SITE NOTES:**
- TOTAL ACRES OF SITE = LOT 1 = 3.12 ac.
 - EXISTING ZONING = C-3, WITH A CONDITION USED PERMIT FOR A STORAGE FACILITY

LEGAL DESCRIPTION:
 LOT 1 OF RISINGER HILLS 81ST PLAT
 A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PLANTING SYMBOL	COMMON NAME	SCIENTIFIC NAME	CHARACTER	PLANT MATERIAL	TOTAL REQUIRED (L.M.)
EC	COYOTE BUSH	BYRSONIA ACUTIFOLIA	SHRUB	1" CAL.	TOTAL PROVIDED - TOTAL REQUIRED -
DA	ROYAL PINEAPPLE CACTUS	SCAPULARIA SP.	SP. CAL.	1" CAL.	TOTAL PROVIDED - TOTAL REQUIRED -
BA	BOX WOOD	BUXUS SEMPERVIRENS	SHRUB	1" CAL.	TOTAL PROVIDED - TOTAL REQUIRED -

FLOODPLAIN NOTE
 ENTIRE SITE LIES OUTSIDE OF FLOOD PLAIN

- NOTE:**
- PHASE 1**
- BUILDINGS 1 THRU 7 AND THE STORM WATER DETENTION BASIN WILL BE BUILT IN PHASE ONE.
- PHASE 2**
- BUILDINGS 8 THRU 17

PROJECT CONTACT: ROBERT WALDOUF, P.E.
 8514E COLLEGE ST.
 LEAS VALLEY, MISSOURI 64083
 Phone: (816) 550-8279

CONSULTANTS:
 M.E.P.:
 CIVIL:
Qulst Engineering, Inc.
 Civil Engineering for Residential
 Commercial & Site Development
 2114E Colaborer St.
 Leas Valley, Missouri 64083
 Phone: (816) 550-8279

PROJECT:
 CONVENIENT STORAGE
 CONSTRUCTION OF:
 CONVENIENT STORAGE
 ON
 LOT 1 OF
 "RISINGER HILLS
 1ST PLAT"

GRAIN VALLEY MO
 JACKSON COUNTY

DATE: 6-6-19
 REVISION DATE:
 PER CITY COMMENTS: 8-20-19
 APPROVED SET: 8-26-19

DESIGN:
 DRAWN:
 APPROVED:
 SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C200

PROJECT NO. E16-322

Eagle Storage

Current

Building

Material

Standards



Proposed

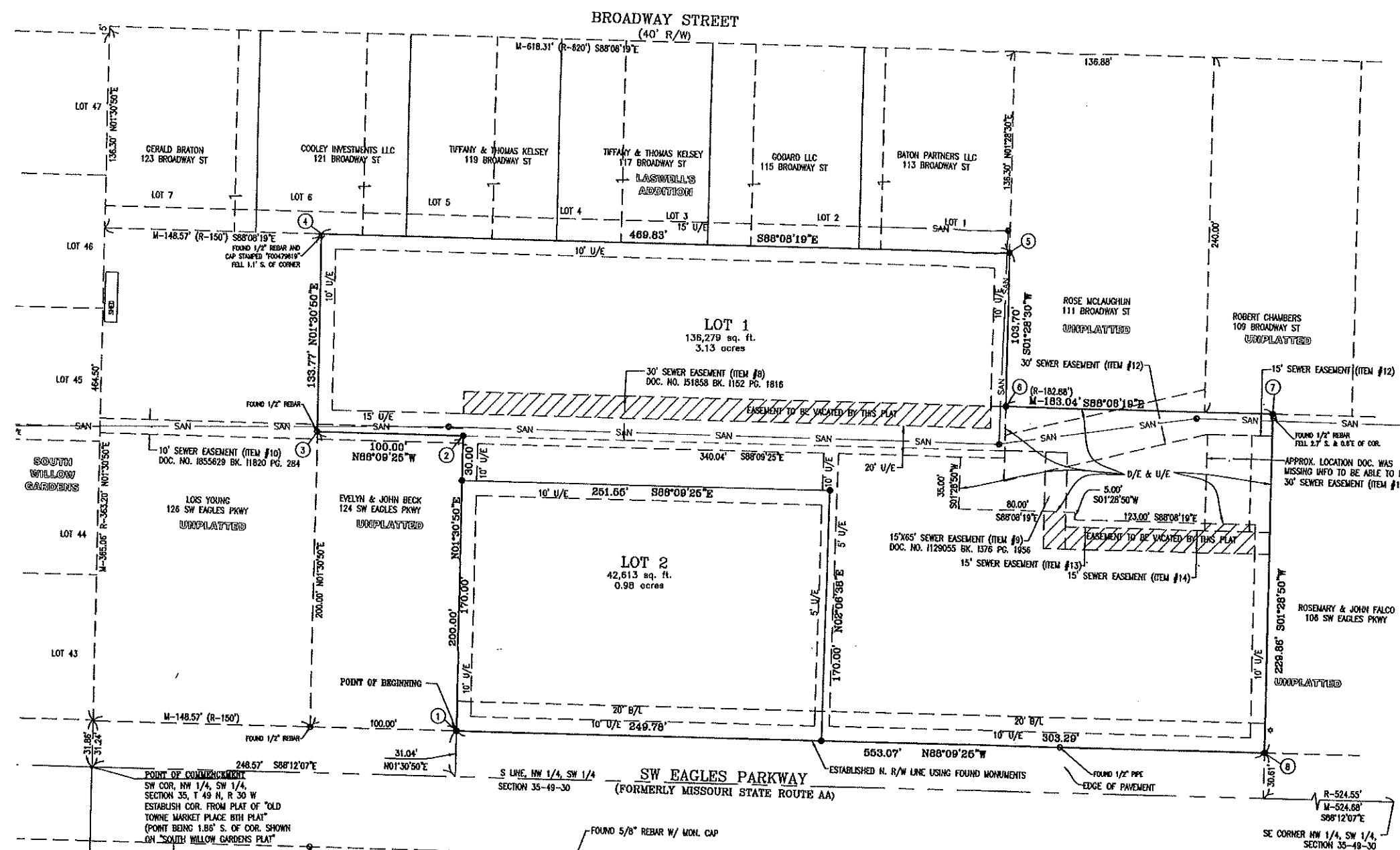


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RISINGER HILLS

A PART OF THE NW 1/4, SW 1/4 SECTION 35, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI

Filed for Record this day of October 7, 2019 At 1:00 PM... Instrument Number 19E0086940



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...

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...

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

ACKNOWLEDGEMENT: IN WITNESS WHEREOF, EAGLE CONVENIENT STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 29th DAY OF August, 2019.

MEMBER - CHAD RISINGER

STATE OF MISSOURI))SS COUNTY OF JACKSON)

ON THIS 29th DAY OF August, 2019, BEFORE ME APPEARED CHAD RISINGER, MEMBER OF EAGLE CONVENIENT STORAGE, LLC...

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Grain Valley, Missouri...

Notary Public section with seal and signature of Kelli Boardman, My Term Expires 2/01/2023

CITY ACKNOWLEDGEMENT: THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "RISINGER HILLS", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS ... DAY OF ... 2019.

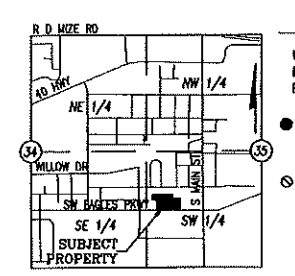
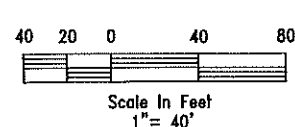
Chairman - Debbie Saffell, Secretary - Kevin Browning

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

Mayor - Mike Todd, City Clerk - Jamie Logan

JACKSON COUNTY ASSESSOR APPROVAL:

BY: D. B. D. G. S. Dwyer Bramsted DATE: 10/3/19



LEGEND table with symbols for utility easement, building line, right of way, and rebar locations.

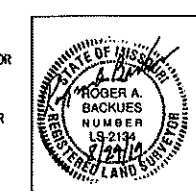
STATE PLANE COORDINATES table with grid coordinates for various points on the survey.

NOTES: 1. THE SUBJECT PROPERTY CONTAINS 4.11 ACRES, MORE OR LESS. 2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY...

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS. LEGAL DESCRIPTION: A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35...

SURVEY REFERENCE: TITLE COMMITMENT FILE NUMBER: 1482511 EFFECTIVE DATE: NOVEMBER 13, 2018 AT 7:30 AM (REVISED DECEMBER 5, 2018) FIRST AMERICAN TITLE INSURANCE COMPANY

ITEMS 1-7, 15-16 ARE NON-SURVEY ITEMS. ITEM 8. STANDARD SEWER EASEMENT GRANTED TO THE CITY OF GRAIN VALLEY, A MUNICIPAL CORPORATION BY THE INSTRUMENT FILED AS DOCUMENT NO. 151858 IN BOOK 1152 AT PAGE 1816. (SHOWN)



Final Plat title block containing developer information (Eagle Convenient Storage, LLC), surveying company details (Boundary & Construction Surveying, Inc.), date (August 29, 2019), and project/sheet numbers.

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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-19

ORDINANCE NO.
SECOND READING
FIRST READING

2448
November 26, 2018 (5-0)
November 13, 2018 (5-0)

INTRODUCED BY:
ALDERMAN HEADLEY

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A
CONVENIENCE STORAGE FACILITY FOR CHAD RISINGER**

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

WHEREAS, a public hearing was held on October 10, 2018 in which the Planning and Zoning Commission recommended approval of a conditional use permit for convenience storage; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on November 13, 2018; and

WHEREAS, the Board of Aldermen feel this development will provide a needed service to the City of Grain Valley; 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 conditional use permit for convenience storage is hereby approved as outlined in the attachment "Eagle Convenient Storage – Special/Conditional Use Permit Details".

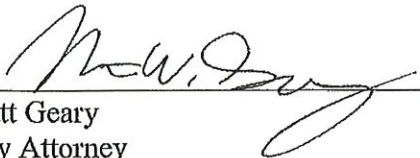
SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 26th day of November, 2018 the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN	<u>AYE</u>	ALDERMAN COLEMAN	<u>ABSENT</u>
ALDERMAN HEADLEY	<u>AYE</u>	ALDERMAN STRATTON	<u>AYE</u>
ALDERMAN TOTTON	<u>AYE</u>	ALDERMAN WEST	<u>AYE</u>

MAYOR _____ (in the event of a tie only)

Approved as to form:

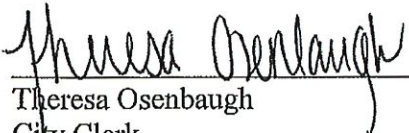


Matt Geary
City Attorney



Mike Todd
Mayor

ATTEST:



Theresa Osenbaugh
City Clerk



Eagle Convenient Storage

Special/Conditional Use Permit Details

Hours of Operation: 6am to 10pm, 7 days a week. Gated Entrance. Key Code Access Only. Onsite Office.

- **Lighting:** LED wall pack lighting will be installed on all exterior walls located on the interior of the development. (37 Watt, 3000 Lumens) Directional LED lighting pointed inwards at the development will be installed at the end of the buildings that back up to residential areas. (15 Watt, 3000 Lumens) In addition, there will be evergreen landscaping at each of those locations to significantly reduce any possible light pollution from the development. A privacy fence will be installed from building to building near the northwest corner of the property, which directly borders the residents at 124 SW Eagle's Parkway. (as discussed at the meet and greet with neighbors)
- **Security:** 2K IP Outdoor Security Camera System 4MP HD IP Night Vision Cameras. Cameras will be installed throughout the development. Recordings will be kept for 7 days and will be available to law enforcement if needed.
- **Landscaping:** Trees and shrubs along the back and sides of the development will be strategically placed. Both to reduce visibility in to the development and to reduce any potential light pollution from leaving the development. Landscaping along Eagle's Parkway will provide an aesthetically pleasing combination of trees, shrubs and plants to complement all of the seasons. 2" Autumn Blaze Maple, 1.5" Royal Raindrop Ornamental Tree,
- **Signage:** Back Lit Monument Sign. Located near the entrance.
- **Timing:** Construction for the entire project will begin as soon as the permit is approved. The property known as Charley's Roadhouse will continue to do business under the current liquor license. Charley's Roadhouse **WILL NOT** be seeking a June 2019 Liquor License Renewal. The Charley's Roadhouse property will be developed per the developer's future construction schedule.
- **Exterior Elevations:** The exterior walls on the south, west and east elevations of buildings 1 and 14 will consist of; LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The west elevation of building 2 will consist of LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The covered porch will have 6x6 Cedar Posts, 4x4 cedar cross post and 4x4 cedar wagon wheel at the end of the gable. The south, west and east elevations of building 13 will consist of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. All other metal surfaces will consist of 26 gauge PBR screw down metal siding. Wall color will be Sage Brush (tan). The roof color will be Burnish Slate (dark brown)
- Interior Columns, Girts, and Purlins will be galvanized cold form double C channel.
- Roof pitch on building 1,2,3 and 14 will be 4/12.
- The roof pitch on all other buildings will be ½ /12
- The building height for all buildings will be 9'6" from finish grade to the top of the wall section.
- Garage doors will be 9'x8'

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BOA Staff Report
Eagle Convenient Storage, LLC
February 8, 2021

ACTION: Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in phase 2. The convenience storage facility is located on a 3.13-acre lot described as lot 1 in Risinger Hills, aka 114 SW Eagles Parkway.

PURPOSE: To reduce construction costs.

ANALYSIS: The applicant has completed phase 1 of the project. In phase 2, the applicant is requesting the following changes that were previously approved as conditions to the Conditional Use Permit:

- 1) Buildings 9 and 10 – requesting a pitch roof of ½ /12 instead of 4/12.
- 2) All buildings with ½ /12 pitched roofs may have a galvalume finish instead of a burnish slate (dark brown).
- 3) Buildings 9 and 10 can be painted metal exterior siding instead of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be the Choctaw Tumbled Stacked Stone.

Section 400.220 (Additional Controls) of the City Code provides building construction standards along major roadways. If an exterior wall is visible and within three hundred (300) feet of the right-of-way of SW Eagles Parkway than 100% coverage of all visible walls shall consist of masonry materials such as stone, brick, or stucco; glass walls; or wood. A precast concrete panel or metal panels cannot be used. Buildings 9 and 10 are approximately 200 feet from the right of way line for SW Eagles Parkway.

PUBLIC INFORMATION AND PROCESS: Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission held a public hearing on Wednesday, January 13, 2021. The Commission recommends approval to amend the conditional use permit that was approved in Ordinance 2448 as follows: 1) the roof pitch on buildings 9 and 10 will be ½ /12; 2) All buildings with ½ /12 pitched roof will have a galvalume finish; and 3) Buildings 9 and 10 will have the painted metal exterior siding on the upper wall section and the lower wall section will be the Choctaw Tumbled Stacked Stone.



*Community Development
Mark Trosen, Director*

Page 2; Eagle Convenient Storage

STAFF RECOMMENDATION: Staff has no objection to the requested changes to roof pitches and color of the roof.

However, Staff does not recommend the request to change the exterior building materials for buildings 9 and 10. As illustrated in the two pictures there is a distinct difference aesthetically between the lap siding and stone and the metal paneling. This is also the design that the applicant presented and agreed to when the Conditional Use Permit was originally approved, and no substantial evidence has been given other than financially, why there should be a change to the exterior building material.

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

MEETING DATE	2/22/2021	
BILL NUMBER	B21-04	
AGENDA TITLE	AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE 2021 BUDGET TO ALLOCATE FUNDING FROM GENERAL FUND, PARK FUND, AND WATER/SEWER/TRANSPORTATION FUND RESERVES FOR THE COMPLETION OF 2020 CAPITAL PROJECTS	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	See Attached Ordinance
	Budget Line Item:	See Attached Ordinance
	Balance Available:	-
	New Appropriation Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PURPOSE	To allow for the completion of 2020 capital projects	
BACKGROUND	See Attached Memorandum	
SPECIAL NOTES	See Attached Memorandum	
ANALYSIS	See Attached Memorandum	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Ordinance, Department Memos, and Project Information	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B21-04

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE 2020 BUDGET TO ALLOCATE FUNDING FROM GENERAL FUND, PARK FUND, AND WATER/SEWER/TRANSPORTATION FUND RESERVES FOR THE COMPLETION OF 2021 CAPITAL PROJECTS

WHEREAS, the Board of Aldermen of the City of Grain Valley recognize the importance of providing a safe, reliable and efficient environment for the City, It's residents and assets; and

WHEREAS, the projects that were scheduled for completion in 2020 were delayed by circumstances beyond the City's control; and

WHEREAS, the Board of Aldermen and City staff recognize the critically important task of keeping an accurate accounting of finances, year by year; and

WHEREAS, the 2021 budget needs to be amended to properly reallocate and reassign the funding for the projects, from FY 2020 to FY 2021 in order to complete said projects.

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

SECTION 1: The City Administrator is hereby authorized to execute additional documentation that may be required to complete the projects in FY 2021. This includes the extension of previous agreements, specifically related to the following projects that were budgeted and approved for completion in FY 2020:

- Incode Software Upgrades
- Board of Aldermen Chamber Upgrades
- Ford F550 Truck and Equipment
- Parks Trails Projects

SECTION 2: The City Administrator is hereby authorized to amend the 2021 budget to allocate funding from reserves to complete the projects referenced in Section 1. Those amounts are as follows:

Project	Line Item	Allocation from Reserves
Ford F550 Dump Truck and Equipment	210-55-78500	\$29,760
	600-60-78500	\$59,518
	600-60-78500	\$59,518
Parks Trail Projects	200-22-78780	\$272,000
Incode Community Development (building, license, codes)	100-08-78530	\$18,900

Tyler Content Manager	100-08-78530	\$17,747
Board Chamber A/V Upgrades	100-10-74450	\$30,912

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

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Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
816-847-6284
Fax: 816-847-6209
www.cityofgrainvalley.org

To: Ken Murphy, City Administrator
From: Steven Craig, Finance Director
Date: 2/10/2021
Re: Budget Amendment for Technology Upgrades

In 2020, a portion of the CARES Act funding the City received from Jackson County was allocated for software and audio/video upgrades. However, the technology improvements were not able to be completed last year because of equipment backorder and consultant workload capacity. Included with this memo is a scope of work from Mission Electronics that gives detail on the A/V improvements to the Board of Aldermen chamber. Further information is also included that summarizes the software enhancements from Tyler Technologies. The funding for these projects will come from the unspent 2020 allocations that went to the fund reserves at the end of the last fiscal year. The following is the financial breakdown:

Project	Line Item	Allocation from Reserves
Incode Community Development (license, permits, codes)	100-08-78530	\$18,900.00
Tyler Content Manager	100-08-78530	\$17,747.00
Board Chamber Upgrades	100-10-74450	\$30,912.62

SCOPE OF WORK

Mission Electronics Inc., is a premier communications and collaboration technology firm. As a full service firm, we can design, build and manage all of your technology needs. We advise on the best technologies to help your organization transform itself, making us a partner you can trust. Our strategists, designers, engineers, programmers and integrators specialize in creating customized technology and service solutions, to help you reach your goals. MEI is proud to be certified with a number of leading technology manufacturers as well as industry leadership groups.

MEI will upgrading the camera, audio functionality and quality as well as adding new microphones to the council chambers.

A new USB camera will be installed in the Council Chambers for use in streaming the proceedings. The camera will be connected directly to the OFE PC. Control of the camera will be by manufactures supplied remote only.

Each of the two counsel tables will receive (3) 15" wireless gooseneck microphones with a desktop base with muting capabilities. A wireless hand held microphone will be located at the OFE microphone stand for the lectern or audience response. (9) wired 15" gooseneck microphones with a desktop base with muting capabilities will be installed at the dais. MEI will provide (2) wireless microphone charging stations.

The (9) currently installed OFE speakers will remain in place. A new two-channel amplifier will replace the current amplifier.

A digital network recorder will be installed to record the council meetings and can be stored on the network of the City.

A wired 8" touch screen controller will provide both record and stop buttons for the digital network recorder as well as control system volume and microphone muting. The touch screen will be located at the dais.

The network recorder, amplifier, DSP, network switch and network interface will be rack mounted in a new equipment rack located in the closet adjacent to the council chambers. The microphone transceiver will be installed in the room.

* Budget does not include any applicable sales tax

* Proposed budget is subject to change following a site survey to verify all structural requirements.

* All Shipping and Handling will be prepaid by MEI and added to your final bill.

Invoice

MISSION ELECTRONICS, INC.
11450 W. 79TH STREET
LENEXA, KS 66214
PHONE: (913)894-8480
FAX: (913)894-8485
www.missionelectronics.com



Invoice Number: 0049005-IN
Invoice Date: 12/18/2020
Order Number: 0052463
Order Date: 12/18/2020
Salesperson: 1013
Customer Number: 0178000

Sold To:
City of Grain Valley
711 Main St.
Attn: Accts Payable
Grain Valley, MO 64029

Install Address:
Grain Valley City Hall
711 Main St.
Grain Valley, MO 64029

Confirm To:

Ken Murphy

Customer P.O.	Ship VIA	Terms
20-0325	INSTALL	NET 20 DAYS

*****System Project*****

A/V System Upgrade for Council Chambers

30,912.62

**PLEASE REMIT PAYMENT TO ADDRESS ABOVE.
FOR QUESTIONS CONTACT AR@MISSIONELECTRONICS.COM**

Net Invoice:	30,912.62
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	30,912.62



Incode Permits

Tyler Technologies' Incode Permits™ module streamlines and tracks the permit management process from initial permit submission and document storage to inspection and permit approval. This module interfaces with Tyler's Incode Contact and Property Management™, Incode Licenses™, and Incode Code Enforcement™ modules, while integration with Incode Financial Management™ applications allows for easy payment processing, refund transfers, and seamless updates to the general ledger.

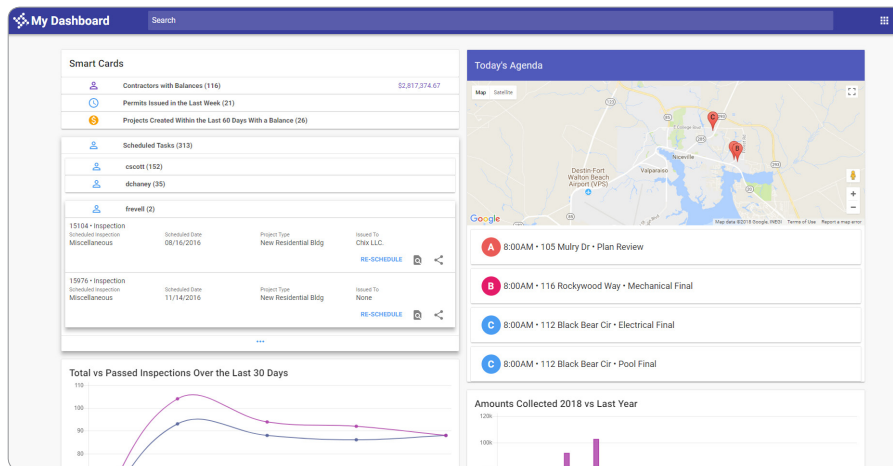
Improve Office Efficiency

This offering from Tyler increases office efficiency by automating processes, reducing foot traffic and paperwork, and putting more power into the hands of citizens and contractors.

- Electronically store plan documents
- Accept permit submissions and online payments
- Schedule inspections through a web portal
- Pull council reports with ease
- View important information at a glance with interactive charts and graphs

Highlights of Incode Permits

- HTML5 technology allows the module to be accessed from any device
- Integrates fully with Incode® software
- Provides real-time information with automated data sync
- Reduces inspector travel to and from the office
- Decreases inspection completion time
- Streamlines workflow between the office and field
- Actively alerts users to items requiring their attention (i.e., projects with outstanding balances, permits issued, inspector assignments, etc.)



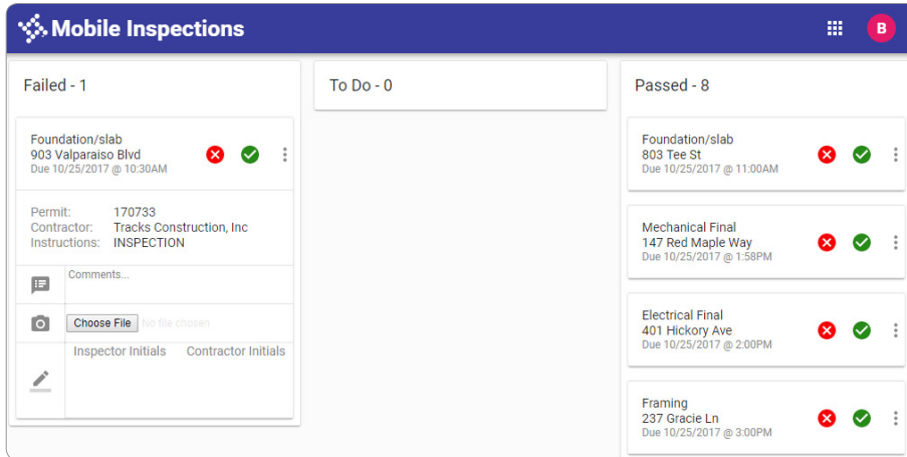
My Dashboard

For more information, visit

www.tylertech.com

or email info@tylertech.com

Boost Field Productivity



Mobile Inspections

The features and functionality available in Incode Permits gives inspectors the power to complete their assignments from the field, keeping everyone updated in real time without having to return to the back office.

- Snap and attach inspection photos
- Dictate and store inspection notes
- Record contractor signatures
- Map and route inspections with Google Maps™ integration

Ask your Tyler representative about Incode Permits to see how you can streamline your organization's permit management process.

Contact us today for more information:

800.646.2633 | incodesales@tylertech.com | www.tylertech.com

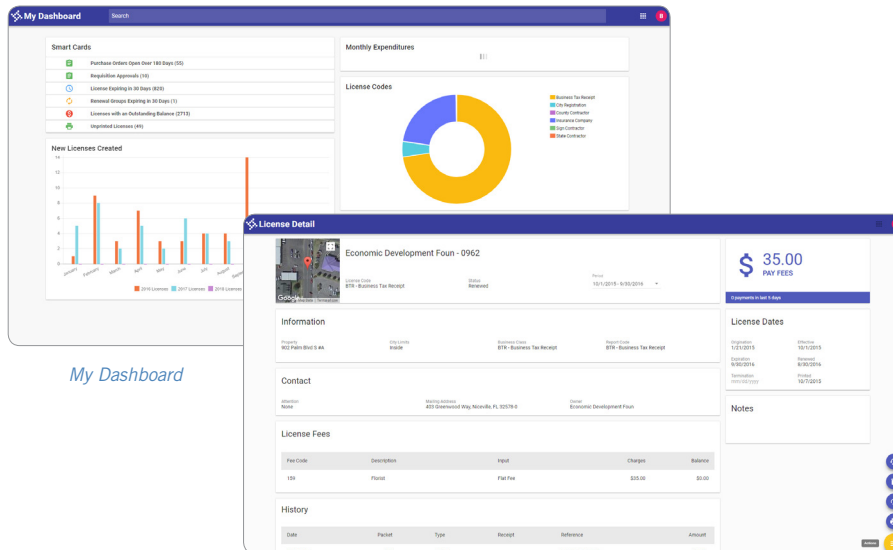


Incode Licenses

Tyler Technologies' Incode Licenses™ module automates the issuing and tracking of various licenses handled by agencies. It provides flexible searching for easy information retrieval and allows multiple license types to be defined. Additional flexibility allows for user-defined data attributes per license type, allowing your organization to handle miscellaneous registrations, as well as licenses, and flat fee and parameter-driven fee calculations.

This module interfaces with Tyler's Incode Contact and Property Management™, Incode Permits™, and Incode Code Enforcement™ modules, while integration with Incode Financial Management™ applications allows for easy payment processing, refund transfers, and seamless updates to the general ledger.

Automate and Simplify Licensing Processes



My Dashboard

License Detail

Highlights of Incode Licenses

- HTML5 technology allows the module to be accessed from any device
- Integrates fully with Incode® software
- Role-based dashboards streamline workflow
- Provides real-time information with automated data sync
- Simplifies reporting
- Actively alerts users to items requiring their attention (i.e., expiring licenses, licenses with an outstanding balance, requisition approvals, etc.)

For more information, visit
www.tylertech.com
or email info@tylertech.com

continued on reverse

The features and functionality available in Incode Licenses help automate and streamline your organization's licensing processes, from creation and renewal to reporting.

- Mass renew licenses
- Easily view location information with Google Maps™ integration
- Simplify census and council reporting with role-based dashboards
- Search by license number, name, status, type, secondary contact information, user-defined data, and more
- View in-depth details of a property, including violations, permits, utilities, liens, and contact notes
- Empower code enforcement officers with licensed property details at their fingertips

Ask your Tyler representative about Incode Licenses to see how you can streamline your organization's licensing processes.

Contact us today for more information:

800.646.2633 | incodesales@tylertech.com | www.tylertech.com

Tyler Content Manager

Standard Edition • Enterprise Edition



Integrated Content Management Promotes Efficiency and Transparency

Your time and office space are valuable. That's why you need innovative solutions to maximize your document storage and meet your management needs. Whether you're ready to lessen the paper shuffle or eliminate paper storage altogether, Tyler Content Manager™ (TCM) is an industry-leading solution that helps bring your physical document storage system into the digital age. Now you can electronically capture, manage, and retrieve all of your documents with Tyler's TCM. Flexibly built with options to meet any agency's needs, TCM handles all of your document management challenges with ease, precision, and an eye on your bottom line.

Standard Edition

TCM Standard Edition (TCM SE) is ideal for clients wishing to store, manage, protect, and retrieve a wide range of documents. TCM SE includes features such as our invoice processing automation, barcode recognition, full-text searching, mass scanning/importing functions, and much more.

- Captures and stores content and underlying metadata associated with each record to make advanced searches possible. In addition, the automatic document indexing feature recognizes standard forms and collects preselected data, while private information is kept private with automatic redaction.
- Manages your documents with much less effort with its advanced functionality. Its integrated document retention schedules help you manage document inventory while meeting local mandates. It also creates an audit history of images and document related data.
- Provides exceptional search capabilities which gives you direct, broad-based access to all of your documentation, rather than having to access documents one by one.

Enterprise Edition

TCM Enterprise Edition (TCM EE) provides the same features as TCM SE; however, this platform expands TCM's useful functions outside of the Tyler solution and into your agency's complete daily workflow. TCM EE gives you the ability to capture, deliver, manage, and archive all of your documentation on a broader basis, integrate third-party systems, and boost your return on investment.

Tyler offers two versions of Tyler Content Manager to meet your agency's unique document storage needs:

TCM Standard Edition (TCM SE) is an easy-to-deploy content management solution for your Tyler applications. Through the easy capture, storage, and retrieval of documents, it electronically manages and incorporates paper documents into your processes.

TCM Enterprise Edition (TCM EE) includes all the TCM SE features and further expands TCM functions outside of the Tyler solution and throughout the agency.

For more information, visit

tylertech.com

or email info@tylertech.com

Capture

FEATURE	DETAIL	SE	EE
Batch or mass capture	Batch capture multiple records and pages with the option for barcode recognition, automatic indexing, and automatic redaction. Also facilitates the scanning of historical documents.	●	●
Barcode recognition	Recognize TCM or third-party barcodes for automatic indexing and document grouping within the content capture feature.	●	●
Single record scan (TWAIN/WIA)	Scan documents directly to the TCM record from document explorer or the document viewer.	●	●
Invoice capture and processing	Capture multiple invoices for processing.	●	
Capture and store documents in their native format	TIFF, PDF, text, image, MS Office®, etc.	●	●
TCM print driver	Select TCM print driver (or right click) to print directly from any Windows® application to create a TCM record.	●	●
Web service API	Create intricate content management integrations between multiple applications and TCM.		●
Automated import utility	Mass import document data and electronic images.	●	●

Retrieve

FEATURE	DETAIL	SE	EE
TCM document explorer and document viewer	View and explore content, related documents, and manipulate record data and images through our standard viewer interfaces.	●	●
Document viewing	Zoom in/out, rotate image, and view side by side with indexed data.	●	●
Advanced searching	Search by keyword(s) and phrases or by brief descriptions. Customize search criteria for better results using TCM filters.	●	●
TCM self-service	Provide restricted access to specific content through TCM's public web interface.	○	○
Full-text search	Search for content via the full text of attachments (flat image files, MS Office documents, or text-based PDFs) through the TCM application and self-service interface.	●	●
Web service API	Utilize the web service API to connect and extract data from external applications.	○	○
Document type creator	Create custom document types, look ups, and search bins.		●
Document extract utility	Mass export documents and images from TCM.	●	●

- Standard
- Optional
- Not Available

Manage

FEATURE	DETAIL	SE	EE
Document types and mappings	Preconfigured document types and mappings.	●	●
Document type creation wizard	Utilize existing document types to easily create additional customized documents.	●	●
Security sync	Synchronize security roles from the application to TCM.	●	
Automatic date stamps	Select a date/time stamp to be added to images and documents stored in TCM.	●	●
Automatic text stamps	Customize text stamps to be added to images within TCM. The stamps can be added manually or automatically through workflow.	◐	◐
Email from TCM	Email document data and attachments directly from TCM.	●	●
Audit/version history	Store, view, and revert data and images from the audit history interface.	●	●
TCM annotations	Manually apply highlights, text stamps, sticky notes, and redactions to images stored in TCM.	●	●
Active directory integration	Integrate TCM security with active directory.	◐	◐
Single sign-on integration	Avoid having to log into TCM (after logging into your network) through the use of single sign-on.	●	●
Record management and disposition	Provide document version control, full audit trail, restore options, comprehensive purge management, and set custom purge and retention schedules.	●	●
PDF-TIFF conversion utility	Convert PDF documents to TIFF images as content is imported into TCM.	●	●
OCR-basic	Capture text from attachments so users can search over all content stored in TCM. The OCR data will also provide quick indexing with extensive data, such as long addresses or names.	●	●
Auto indexing and redaction	Auto indexing can be configured to recognize forms and automatically index data from the image. Based on the form configuration, portions of the image can be redacted to hide SSNs, bank account numbers, etc. This feature is beneficial with standard forms and written data.	◐	◐
Workflow	Allows content stored in TCM to flow through specific business processes.		◐
TCM forms	Customized overlay of data stored within TCM can be printed onto document forms.		◐
Disaster Recovery™	TCM Disaster Recovery services will restore your latest data and images, and in most cases will have you up and running within hours of reporting a disaster.	◐	◐
Security	Control access to documents based on the document type, indexed field value, individual document level, and more.	●	●
Storage	Documents and images can be stored in the database or in the file system.	●	●
Software updates	Easily patch and update management alongside other Tyler products through Tyler Deploy™	●	●
Conversion services	Work with a consultant to convert data and images to TCM. Output reports provide balancing tools to ensure a complete and accurate conversion.	◐	◐

- Standard
- ◐ Optional
- Not Available



Quoted By: Lori Dudley
 Quote Expiration: 8/28/2020
 Quote Name: City of Grain Valley - LGD - Migration to ICD & Add Online Components
 Quote Number: 2020-110562
 Quote Description:

Sales Quotation For

Mark Trosen
 City of Grain Valley
 711 S Main St
 Grain Valley , MO 64029-9777
 Phone: +1 (816) 847-6220
 Email: mtrosen@cityofgrainvalley.org

Tyler Software and Related Services - Annual

Description	One Time Fees			Annual Fee
	Impl. Hours	Impl. Cost	Data Conversion	
Community Development				
Permitting	40	\$5,200	\$0	\$0
Code Enforcement	24	\$3,120	\$0	\$0
License	32	\$4,160	\$0	\$0
Permitting Online Component	0	\$0	\$0	\$1,200
Licensing Online Component	0	\$0	\$0	\$1,200
Code Enforcement Online Component	0	\$0	\$0	\$1,200
Mobile Permits Inspection App	4	\$520	\$0	\$1,500
	<i>Sub-Total:</i>	<i>\$13,000</i>	<i>\$0</i>	<i>\$5,100</i>
	TOTAL:	100	\$13,000	\$0

Other Services

Description	Quantity	Unit Price	Extended Price	Maintenance
Online Application -Set up fee	1	\$800	\$800	\$0
	TOTAL:		\$800	\$0

Summary	One Time Fees	Recurring Fees
Total Tyler Annual	\$0	\$5,100
Total Tyler Services	\$13,800	\$0
Total Third Party Hardware, Software and Services	\$0	\$0
Summary Total	\$13,800	\$5,100
Contract Total	\$18,900	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held



Quoted By: Lori Dudley
 Quote Expiration: 10/19/2020
 Quote Name: City of Grain Valley - LGD - TCM
 Quote Number: 2020-115141-2
 Quote Description: TCM - Standard Edition - SaaS

Sales Quotation For

Steven Craig
 City of Grain Valley
 711 S Main St
 Grain Valley, MO 64029-9777
 Phone: +1 (816) 847-6281
 Email: sraig@cityofgrainvalley.org

Tyler Software and Related Services

Description	License	Impl Hours	Impl Cost	Data Conversion	Module Total	Maintenance
Tyler Content Manager						
Tyler Content Manager Standard Edition (TCM SE)	\$8,805	40	\$5,200	\$0	\$14,005	\$0
	<i>Sub-Total:</i>		<i>\$5,200</i>	<i>\$0</i>	<i>\$14,005</i>	<i>\$0</i>
	TOTAL:	40	\$5,200	\$0	\$14,005	\$0

Tyler Software and Related Services - Annual

Description	One Time Fees		Net Annual Fee
	Impl. Hours	Impl. Cost	
Financial Management Suite			
Tyler Content Manager Standard Edition -TCM SE - Annual SaaS Fee		\$0	\$3,742
	<i>Sub-Total:</i>	<i>\$0</i>	<i>\$3,742</i>
	TOTAL:	0	\$3,742

Summary

	One Time Fees	Recurring Fees
Total Tyler Software	\$8,805	\$0
Total Tyler Annual	\$0	\$3,742
Total Tyler Services	\$5,200	\$0
Total Third Party Hardware, Software and Services	\$0	\$0
Summary Total	\$14,005	\$3,742
Contract Total	\$17,747	

Optional Third Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Maintenance	Maintenance Discount	Total Maintenance
Fujitsu FI-7160 Color Scanner	1	\$1,150	\$0	\$1,150	\$0	\$0	\$0
	TOTAL:			\$1,150			\$0



MEMORANDUM

To: Mayor & Board of Aldermen
Cc: Ken Murphy, City Administrator
Steven Craig, Finance Director
From: Shannon Davies, Director of Parks and Recreation
Date: February 11, 2021
Subject: Budget Amendment (Blue Branch Creek Trail Project, Phase 2)

Phase 2 of the Blue Branch Creek Trail Project was scheduled to begin in the 2020 Fiscal Year. This project includes not only the pedestrian bridge installation over Blue Branch Creek, but also the pedestrian trails connecting either end of the bridge to the existing trail north, and the Sni-A-Bar Farm neighborhoods to the south. Also included with this project is a small parking lot at the south trailhead located at the dead end of Cross Creek Drive, just north of the traffic circle.

In 2020, we budgeted \$464,622.00 for trail projects and this particular project did start construction late last year. Approximately \$192,715.00 of this project (which also included the Dillingham Road Connector Trail and design/engineering/construction management fees) was expended in 2020.

We would like to carry-over the remaining \$271,907.00 in to the 2021 Budget to complete this project. The project is still currently under construction with a tentative completion date of early this summer.

Thank you for your consideration.

Shannon Davies

Director of Parks and Recreation

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MEMORANDUM

To: Ken Murphy
From: Mark Trosen
Date: February 10, 2021
Re: Budget Adjustment – Viking Cives Midwest

In 2020, \$179,000.00 was budgeted for a new Ford F550 dump truck with spreader and plow, a salt spreader replacement, and a snowplow for the end loader. Staff obtained bids for each item using the Cooperative Purchasing Programs as authorized by the City's Purchasing Policy.

A resolution (R20-19) was submitted to the Board of Aldermen in February of 2020 for \$164,082.00. The resolution passed as presented.

A Purchase Order (20-0027) was issued to Viking Cives Midwest for the equipment.

Because of the pandemic and manufacturer shutdowns and delays, Public Works has only received and paid for the end loader snowplow in the amount of \$15,286.00.

Viking Cives Midwest has given a tentative delivery date for both the truck and spreader of March 2021.

The funds encumbered for the equipment purchase were absorbed into the 2021 Transportation, Water and Sewer Reserves. This ordinance is a request to transfer within the 2021 budget as follows to cover the purchase of the remaining truck and equipment:

From:
Transportation Reserve - \$29,760.00
Water Reserve - \$59,518.00
Sewer Reserve - \$59,518.00

To:
210-55-78500 - \$29,760.00
600-60-78500 - \$59,518.00
600-65-78500 - \$59,518.00



22956 Hwy 61
 PO Box 295
 Morley, MO 63767
 Phone: 573-262-3545
 Fax: 573-262-3369

Quote

Quote #	Date
165983	02/05/20

Customer			
CITY OF GRAIN VALLEY			
*****email invoices*****			
711 MAIN STREET			
GRAIN VALLEY	MO	64029	

Ship To			
CITY OF GRAIN VALLEY			
405 JAMES ROLLO DR			
GRAIN VALLEY	MO	64029	

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	DALE	02/05/20			

Item	Description	Ordered	UOM	Price Per	Total Price
SOURCEWELL	Sourcewell Contract # 080818-VCM Customer member # (21179) Item sold (SW-TK0105, SW-TK0554, SW-CH0400, NJ2500)	1.00	EA	82,522.00	82,522.00
MSRP1165	Flink quick link receiver hitch with cheekplates and bumper	1.00	EA	0.00	0.00
MSRP1230	Flink quick link swivel	1.00	EA	0.00	0.00
MSRP1235	MWSL30R10 Plow assembly with push frame, A-frame, two-chain lift, deflector and plow markers (no swivel or cutting edge)	1.00	EA	0.00	0.00
MSRP1310	3/4" x 8" x 120" Carbide blade 16 hole top punch with 1/2" backer or cover blade for 10' plow	1.00	EA	0.00	0.00
SALES	36" flexible cable plow markers with hardware	1.00	EA	0.00	0.00
SALES	High pressure disconnects	1.00	EA	0.00	0.00
SALES	Winter Equipment 89" curb guards	1.00	EA	0.00	0.00
MSRP7150	Viking 10' Stainless Western Style Platform with drop sides and AR450 floor - less hoist, load cover, LED warning lights and installation - 1/4" AR450 floor - Half cab shield with 45 degree corners - Warning lighs mounted on cab shield - Stake pockets with 3" rub rail - Trunion-mounted SA hoist	1.00	EA	0.00	0.00
MSRP2260	Mailhot CS 90 Series hoist package for Viking platform or single axle dump body for installation on clean frame	1.00	EA	0.00	0.00
MSRP3010	Hydraulic system for the City of Grain Valley, which includes a Force America 5100ex PTO system for Ford F550	1.00	EA	0.00	0.00
MSRP3190	Snow and ice hydraulic install kit (includes hoses, fittings and hardware)	1.00	EA	0.00	0.00



22956 Hwy 61
 PO Box 295
 Morley, MO 63767
 Phone: 573-262-3545
 Fax: 573-262-3369

Quote

Quote #	Date
165983	02/05/20

Customer			
CITY OF GRAIN VALLEY			
*****email invoices*****			
711 MAIN STREET			
GRAIN VALLEY	MO	64029	

Ship To			
CITY OF GRAIN VALLEY			
405 JAMES ROLLO DR			
GRAIN VALLEY	MO	64029	

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	DALE	02/05/20			

Item	Description	Ordered	UOM	Price Per	Total Price
SALES	Swenson 9' MDV hydraulic auger spreader with two (2) 30-gallon pre-wet tanks and 44" light box	1.00	EA	0.00	0.00
SALES	Spreader to platform stabilizers	1.00	EA	0.00	0.00
SALES	Rubber flaps for spreader	1.00	EA	0.00	0.00
MSRP5193	LED heated plow light- Mirror Mounted Brkts	1.00	EA	0.00	0.00
SALES	Pintle plate/ICC bumper kit with 10-ton combination hitch and 7-wire trailer plug	1.00	EA	0.00	0.00
SALES	White, powder-coated steel tool box (85"x55"x24") to be mounted between body and cab (includes mounting kit and hardware)	1.00	EA	0.00	0.00
MSRP9100	Single axle install kit (includes miscellaneous electrical components and hardware)	1.00	EA	0.00	0.00
MSRP9140	Mud flap kit (includes front anti-sails and rear removable pin brackets)	1.00	EA	0.00	0.00
SALES	2020 Ford F550 4x4 chassis	1.00	EA	48,467.00	48,467.00
NJ2500	Option to modify package with 25% off MSRP	1.00	EA	0.00	0.00

Prepared By: Chris
 Memo: SOURCEWELL

Sub-Total	130,989.00
Shipping	0.000
Discount	0.00
Taxes	0.00
Total	130,989.00

Customer must fill out the information below before the order can be processed.

Accepted by: _____ Date: _____ P.O.#: _____

*Quoted price does not include any applicable taxes.
 *Terms are Due Upon Receipt unless prior credit
 *Terms for established accounts, NET 30 days
 *Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis



22956 Hwy 61
 PO Box 295
 Morley, MO 63767
 Phone: 573-262-3545
 Fax: 573-262-3369

Quote

Quote #	Date
165423	02/10/20

Customer		
CITY OF GRAIN VALLEY		
*****email invoices*****		
711 MAIN STREET		
GRAIN VALLEY	MO	64029

Ship To		
CITY OF GRAIN VALLEY		
405 JAMES ROLLO DR		
GRAIN VALLEY	MO	64029

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	DALE	02/10/20			

Item	Description	Ordered	UOM	Price Per	Total Price
MSRP4000	SPREADER AND SPREADER OPTIONS (MoDOT ITEM PRICES PER CONTRACT 3-160824RW ARE RELECTED IN DISCOUNT BELOW)	1.00	EA	0.00	0.00
MO18SCSPR100	10' Swenson EVA-100-10-84-48 201SS single auger spreader (includes tanks and screens)	1.00	EA	18,573.00	18,573.00
MO18SCOPT108	10' galvanized steel spreader stand	1.00	EA	4,069.00	4,069.00
MSRP4340	Spreader install kit	1.00	EA	685.00	685.00
MSRP4350	Rubber flaps on spreader sides - 10'	1.00	EA	1,648.00	1,648.00
MSRP4405	Tailgate latch bar	1.00	EA	96.00	96.00

Prepared By: dewheeler@vikingcivesmidwest.c

Memo:

DISCOUNT APPLIED HERE IS 25% OFF MSRP
 PER MoDOT CONTRACT IFB605CO18000696 -->

Customer must fill out the information below before the order can be processed.

Sub-Total	25,071.00
Shipping	0.000
Discount	7,264.00
Taxes	0.00
Total	17,807.00

Accepted by: _____ Date: _____ P.O.#: _____

*Quoted price does not include any applicable taxes.

*Terms are Due Upon Receipt unless prior credit

*Terms for established accounts, NET 30 days

*Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis