

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

**MAY 10, 2021**

**7:00 P.M.**

**OPEN TO THE PUBLIC**

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

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**ITEM I: CALL TO ORDER**

- Mayor Chuck Johnston

**ITEM II: ROLL CALL**

- Deputy City Clerk Khalilah Holland

**ITEM III: PLEDGE OF ALLEGIANCE**

- Alderman Bob Headley

**ITEM IV: APPROVAL OF AGENDA**

- City Administrator Ken Murphy

**ITEM V: PROCLAMATIONS**

- None

**ITEM VI: CITIZEN PARTICIPATION**

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

**ITEM VII: CONSENT AGENDA**

- April 26, 2021 – Board of Aldermen Regular Meeting Minutes
- May 10, 2021 – Accounts Payable

**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- Mayor Pro-Tem and Board Liaison Appointments

**ITEM X: PRESENTATIONS**

- Place Branding; Theresa Osenbaugh



**ITEM XI: PUBLIC HEARING**

- Zoning Change Request Creekside Villas
- Request to Amend the City’s Comprehensive Plan Future Land Use Map
- Zoning Change Request Creekside Commons

**ITEM XII: RESOLUTIONS**

**ITEM XII (A) R21-31**      **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Lease a Skid Steer for the Public Works Division to Complete Routine Tasks and Projects**

*Introduced by Alderman Rick Knox*

To have equipment available to perform routine tasks in the Public Works Division for public services

**ITEM XIII: ORDINANCES**

**ITEM XIII (A) B21-11**      **An Ordinance Changing the Zoning on Approximately 3.15 Acres from District C-1 (Central Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Villas**

*1<sup>ST</sup> READ  
Introduced by Alderman Jayci Stratton*

To allow the development of a multi-family residential development for 26 units

**ITEM XIII (B) B21-12**      **An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan**

*1<sup>ST</sup> READ  
Introduced by Alderman Shea Bass*

To amend the City’s Comprehensive Plan Future Land Use Map pertaining to a 5.5-acre parcel from Open Space/Recreation to Multi-Family

**ITEM XIII (C) B21-13**      **An Ordinance Changing the Zoning on Approximately 5.5 Acres from District A (Agricultural District) to R-3P (Multi-Family Residential District- Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Commons**

*1<sup>ST</sup> READ  
Introduced by Alderman Tom Cleaver*

To allow the development of a multi-family residential development for 35 units

**ITEM XIV: CITY ATTORNEY REPORT**

- City Attorney

**ITEM XV: 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
- Deputy City Clerk Khalilah Holland

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

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Jayci Stratton

**ITEM XVII: MAYOR REPORT**

- Mayor Chuck Johnston

**ITEM XVIII: 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 XIX: ADJOURNMENT**

**PLEASE NOTE**

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON MAY 24, 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



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*Consent*

*Agenda*

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

**04/26/2021**  
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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 April 26, 2021 at 7:00 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Chuck Johnston

**ITEM II: ROLL CALL**

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

**-QUORUM PRESENT-**

**ITEM III: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Headley

**ITEM IV: APPROVAL OF AGENDA**

- No Changes

**ITEM V: PROCLAMATIONS**

- None

**ITEM VI: CITIZEN PARTICIPATION**

- None

**ITEM VII: PREVIOUS CONSENT AGENDA**

- April 12, 2021 – Board of Aldermen Regular Meeting Minutes
- April 26, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - No Discussion
- *Motion to Approve 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-**

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: PRESENTATIONS**

- None

**ITEM X: RESOLUTIONS**

- None

**ITEM XI: ORDINANCES**

**Bill No. B21-10:** An Ordinance Declaring the Results of the General Election Held in the City of Grain Valley, Missouri on April 6, 2021

City Clerk Jamie Logan read **Bill No. B21-10** for its first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. B21-10 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Stratton*
  - None
- *Bill No. B21-10 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved 6-0-**

**Bill No. B21-10:** An Ordinance Declaring the Results of the General Election Held in the City of Grain Valley, Missouri on April 6, 2021

City Clerk Jamie Logan read **Bill No. B21-10** for its second reading by title only

- *Alderman Knox moved to accept the second reading of Bill Number B21-10 and approve it as Ordinance #2544*
- *The Motion was Seconded by Alderman Cleaver*
  - None

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**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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





**CITY OF GRAIN VALLEY**  
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- *Motion to accept the second reading of Bill No. B21-10 and approve it as Ordinance number #2544 was voted on by roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-10 BECAME ORDINANCE #2544: 6-0-**

Mayor Johnston presented Alderman Totton with a plaque thanking her for her years of service on the Board of Alderman.

-A recess was taken at 7:04 PM-

*The meeting was called to order at 7:08 PM*

**ITEM XII: ELECTED OFFICIAL OATH OF OFFICE**

- City Clerk Jamie Logan administered the Oath of Office to the following elected officials:
  - Tom Cleaver, Alderman Ward I
  - Darren Mills, Alderman Ward II
  - Shea Bass, Alderman Ward III

**ITEM: ROLL CALL**

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

**-QUORUM PRESENT-**

**ITEM XIII: NEW BUSINESS**

- None

**ITEM XIV: RESOLUTIONS**

- None

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
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**ITEM XV: ORDINANCES**

- None

**ITEM XVI: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ken Murphy
  - Congratulations to Alderman Mills and Alderman Cleaver and Alderman Bass on their re-elections
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - Discussed the Pathways of Honor project and the dedication next Wednesday, May 5<sup>th</sup> at 4PM at Butterfly Trail Park
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Welcome to Alderman Mills
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - Thanked the Grain Valley VIPS for their attendance tonight

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
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- Alderman Jayci Stratton
  - She asked if it is possible to bring the invocation back into consideration; Asked if there was any follow up to the two Planning and Zoning Seats that are open; Mayor Johnston hoped to make the appointments at the next meeting

**ITEM XIX: MAYOR REPORT**

- Mayor Chuck Johnston
  - None

**ITEM XX: EXECUTIVE SESSION**

- Mr. Murphy stated an executive session was needed for Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- *Alderman Headley moved to close the Regular Meeting for items related for Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Bass*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

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

**-THE REGULAR MEETING CLOSED AT 7:15 PM-**

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Knox*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

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

**-THE REGULAR MEETING OPENED AT 7:49 PM-**

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Parks and Recreation Director Shannon Davies  
 Community Development Director Mark Trosen  
 City Clerk Jamie Logan  
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**ITEM XXI: ADJOURNMENT**

- The meeting adjourned at 7:49 p.m.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

DRAFT

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Parks and Recreation Director Shannon Davies  
 Community Development Director Mark Trosen  
 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	49.15
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,348.11
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00
		HAMPEL OIL INC	CJC FUEL	879.69
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.49
			AFLAC-W2 DD PRETAX	210.07
		MIDWEST PUBLIC RISK	DENTAL	171.00
			OPEN ACCESS	131.95
			OPEN ACCESS	476.00
			OPEN ACCESS	212.52
			HSA	365.05
			HSA	1,503.59
			HSA	20.85
			VISION	16.00
			VISION	43.20
			VISION	126.50
			VISION	14.34
		HSA BANK	HSA - GRAIN VALLEY, MO	344.38
			HSA - GRAIN VALLEY, MO	428.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	277.29
		RICKY WOODERSON	SKILLMAN RESTITUTION	50.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.70
			FLEX PLAN	25.00
		ICMA RC	ICMA 457 %	683.72
			ICMA 457	305.00
			ICMA ROTH IRA	56.03
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,696.90
			SOCIAL SECURITY	4,482.50
			MEDICARE	<u>1,048.32</u>
			TOTAL:	21,904.40
		HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS
MISSOURI LAGERS	MONTHLY CONTRIBUTIONS			180.50
OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS			15.69
WAGEWORKS	APR 2021 MONTHLY FEES			68.00
STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR			12.00
MIDWEST PUBLIC RISK	DENTAL			34.90
	HSA			246.35
	HSA			324.02
HSA BANK	HSA - GRAIN VALLEY, MO			100.00
THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY			16.90
CONCENTRA MEDICAL CENTERS	SCREENINGS			447.50
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			113.47
	MEDICARE			<u>26.53</u>
	TOTAL:			1,790.86
INFORMATION TECH	GENERAL FUND			NETSTANDARD INC
		CDW GOVERNMENT	Vmware for new host	617.40
			PC Monitors	790.45
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	<u>120.03</u>
			TOTAL:	2,317.88
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	168.00
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	118.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MENARDS - INDEPENDENCE	WEED & FEED	55.42
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	100.00
		EVERGY	513 GREGG	46.42
			600 BUCKNER TARSNEY RD	15.18
			596 BUCKNER TARSNEY	14.23
			CAPPELL & FRONT, PH, PUBLI	11.01
			618 JAMES ROLLO CT	106.74
			1608 NW WOODBURY DR	32.65
			6100 S BUCKNER TARSNEY	11.47
			618 JAMES ROLLO CT	19.34
			711 MMAIN ST CITY HALL	773.22
			620 JAMES ROLLO CT	204.24
			517 GREGG	90.00
			1805 NW WILLOW DR	32.40
		COMCAST	CITY HALL AND PD VOICE EDG	<u>584.72</u>
			TOTAL:	2,383.44
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	373.69
		OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS	51.38
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	15.00
		LITTLER MENDELSON PC	MARCH LEGAL FEES	80.00
		MIDWEST PUBLIC RISK	DENTAL	23.86
			HSA	396.20
		HSA BANK	HSA - GRAIN VALLEY, MO	61.89
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	30.78
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	261.03
			MEDICARE	<u>61.04</u>
			TOTAL:	1,354.87
ELECTED	GENERAL FUND	RECOGNITION PLUS	NAME BADGE	12.50
		COSENTINOS PRICE CHOPPER	FLOWERS	14.99
		MVP AWARDS & MORE	PLAQUE/NAME PLATES	56.35
			PLAQUE/NAME PLATES	<u>21.50</u>
			TOTAL:	105.34
LEGAL	GENERAL FUND	ENSZ & JESTER P C	MARCH INVOICE	2,122.50
			APRIL INVOICE	<u>87.50</u>
			TOTAL:	2,210.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.86
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	149.50
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	24.54
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.49
			MEDICARE	<u>40.11</u>
			TOTAL:	1,108.43
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING	105.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	165.83
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		KARI BOARDMAN	BOARDMAN: MEALS MACA TRAIN	127.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISCELLANEOUS	MARGARITAVILLE LAKE RESORT	460.84
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	15.53
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	172.51
			MEDICARE	<u>40.34</u>
			TOTAL:	1,491.55
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	13.70
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	134.77
			MEDICARE	<u>31.52</u>
			TOTAL:	1,162.92
FLEET	GENERAL FUND	CLARKS TOOL & EQUIPMENT	M18 1/2 IMPACT KIT 1400FTL	449.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	81.62
		ADVANCE AUTO PARTS	RECEIVER PIN	7.59
			MINI BULBS	7.60
			MINI BULB	0.29
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	6.00
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	149.50
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	7.65
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	10.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	56.33
			MEDICARE	<u>13.18</u>
			TOTAL:	843.71
POLICE	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,105.10
			MONTHLY CONTRIBUTIONS	430.13
		MO POLICE CHIEFS ASSOCIATION	BEALE: CHIEFS SUMMER CONFE	350.00
		ADVANCE AUTO PARTS	CABIN AIR FILTER	18.74
			AIR FILTER/CABIN FILTER	25.72
		STATE BANK OF MISSOURI	IN-CAR SYSTEM	2,314.61
		OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS	81.01
		EAGLE VALLEY AUTOMOTIVE LLC	2016 FORD: 4 WHEEL ALIGNME	69.95
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	300.00
		OREILLY AUTOMOTIVE INC	OIL FILTER	3.18
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,938.91
			BULK GASOHOL/DIESEL	238.76
		COMCAST	HIGH SPEED INTERNET	149.85
		FASTENAL COMPANY	GLOVES	187.30
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	523.50
			OPEN ACCESS	623.05
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,478.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	2,691.00
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	900.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	416.31
		METRO FORD	INSULATOR	205.32
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	1,208.04
			CELLULAR SERVICE 04/19-05/	125.04
		INTERNATIONAL ASSOCIATION FOR	2021 IAPE MEMBERSHIP: MCCL	50.00
			2021 IAPE MEMBERSHIP: PALE	50.00
		JAMES BEALE	BEALE: MEALS 2021 MO POLIC	102.50
		ROYAL SIGNS & GRAPHICS INC	5) VEHICLE GRAPHICS	300.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,091.39
			MEDICARE	723.00
		REJIS COMMISSION	APR 2021 LEWEB SUBSCRIPTIO	287.95
		GEARZONE PRODUCTS	TACTICAL PERFORMANCE POLO	<u>89.98</u>
			TOTAL:	30,542.94
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	113.18
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	91.38
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	10.60
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	78.84
			MEDICARE	<u>18.44</u>
			TOTAL:	744.12
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	590.66
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	35.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	53.69
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	820.03
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.69
			HSA - GRAIN VALLEY, MO	14.25
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	55.31
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	6.25
		THE EXAMINER	LOGAN VARIANCE	110.25
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	402.68
			MEDICARE	<u>94.18</u>
			TOTAL:	2,638.04
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	455.01
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC-W2 DD PRETAX	71.41
		MISCELLANEOUS GV SPORTS LEAGUE	GV SPORTS LEAGUE:	60.00
		MIDWEST PUBLIC RISK	DENTAL	21.84
			HSA	219.03
			HSA	37.60
			VISION	8.00



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	16.40
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	70.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	8.44
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.59
		ICMA RC	ICMA 457 %	195.44
			ICMA 457	575.00
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.79
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,190.57
			SOCIAL SECURITY	935.48
			MEDICARE	<u>218.76</u>
			TOTAL:	4,651.71
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	608.21
		PETTY CASH	STAFF MEETING SUPPLIES	28.00
		OFFICE DEPOT	PAPER	10.78
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	31.20
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	319.53
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	83.76
			HSA	1,034.67
			HSA	88.16
			HSA	129.62
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	230.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	56.82
		JERRY JONES	JONES: MEALS FOR MPRA CONF	40.81
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	81.69
		COMCAST	CITY HALL AND PD VOICE EDG	97.46
			COMM CENTER VOICE EDGE	150.85
			PARKS MAINT VOICE EDGE	35.61
		MELISSA STRADER	STRADER: MEALS FOR MPRA CO	48.39
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	386.97
			MEDICARE	<u>90.51</u>
			TOTAL:	3,571.16
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	28.00
		GUIER FENCE INC	HOLD BACKS FOR MM	90.87
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	448.39
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	36.00
		OREILLY AUTOMOTIVE INC	HYD/AIR FILTERS/ MOTOR OIL	112.39
			S GAL TRACTR FL	52.99
			ROCKER SW	21.05
			OIL FILTER/FUEL/AIR FILTER	51.12
			HYD FILTER	12.20
			HYD FILTER	12.20
			LIGHT	27.18
		SITEONE LANDSCAPE SUPPLY LLC	Field Paint	650.88
			Field Paint	0.05
			WEED KILLER	224.49
		FASTENAL COMPANY	ZIPTIES	57.32
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	11.40
			BRUSHES/TOTE/DROP CLOTH	255.35
		LAWN & LEISURE	ROTARY SWITCH/FUEL FITLER	152.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			V BELT/ROTARY SWITCH	224.50
		MENARDS - INDEPENDENCE	HOSES	120.76
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		ROYAL ROOTER & PLUMBING LLC	MONKEY MTN RESTROOM	130.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	40.43
		GREGS LOCK & KEY SERVICE INC	MM RESTROOM LOCK & KEYS	99.74
			PADLOCKS	53.40
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	250.00
		GRAINGER	HAND SANITIZER	197.38
		EVERGY	701 SW EAGLES PKWY BALLFIE	164.67
			ARMSTRONG PARK 041503	111.73
			ARMSTRONG PARK DR	29.00
			ARMSTRONG PARK 098095	29.86
			ARMSTRONG PARK 017576	143.38
			28605 E HWY AA	24.78
			JAMES ROLLO SHELTER #2	52.96
			MAIN - ARMSTRONG SHELTER 1	23.14
			618 JAMES ROLLO CT	53.36
			ARMSTRONG PARK	35.38
			6100 S BUCKNER TARSNEY RD	81.70
			28605 E HWY AA	178.54
			618 JAMES ROLLO CT	9.67
		WILDLIFE DAMAGE SOLUTIONS LLC	Geese/Muskrat Removal	500.00
		TRI STAR SEED CO	Ballfield Chalk	631.00
			Ballfield Chalk	11.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	303.73
			MEDICARE	<u>71.03</u>
			TOTAL:	6,966.80
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	880.00
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	306.56
			CONC PRODUCT & SUPPLIES	535.65
			CONC PRODUCT & SUPPLIES	381.12
			CONC PRODUCT & SUPPLIES	213.56
		WALMART COMMUNITY	CONCESSION PRODUCTS	63.90
			CONCESSION PRODUCTS	158.07
		HD GRAPHICS & APPAREL	PRESCHOOL SOCCER SHIRTS	448.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	40.65
			MEDICARE	<u>9.48</u>
			TOTAL:	3,036.99
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	04/05 - 04/12 SILVERSNEAKE	50.00
			04/05 - 04/16 SILVERSNEAKE	150.00
		UNIFIRST CORPORATION	FLOOR MATS	120.84
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00
		OVERHEAD DOOR	SERVICE 021921 031021	452.00
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	13.86
			STEEL STEP STOOL/TRIGGER C	71.33
			APPLIANCE ROLLERS	14.81
		MENARDS - INDEPENDENCE	WEED & FEED	55.43
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ROYAL ROOTER & PLUMBING LLC	SERVICE TO CC RESTROOM	250.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	14.90
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	50.00
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		EVERGY	713 MAIN ST	878.48
			713 MAIN	136.23
		MARY ALLGRUNN	04/06 - 04/15 LINE DANCING	64.80
		LINDA HOMBS	04/09 - 04/15 LINE DANCING	64.80
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	204.13
			MEDICARE	<u>47.74</u>
			TOTAL:	3,244.03
POOL	PARK FUND	WALMART COMMUNITY	CONCESSION PRODUCTS	45.54
		DEAN SHEPPARD	POOL BACKFLOW TEST	<u>50.00</u>
			TOTAL:	95.54
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	155.84
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	15.41
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	83.44
			HSA	75.18
			HSA	79.37
			VISION	3.20
			VISION	0.80
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.97
			HSA - GRAIN VALLEY, MO	70.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	5.20
		ICMA RC	ICMA 457 %	27.44
			ICMA 457	16.50
			ICMA ROTH IRA	40.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	402.91
			SOCIAL SECURITY	287.99
			MEDICARE	<u>67.35</u>
			TOTAL:	1,442.84
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	SERVICE TO GENERATOR	16.80
		NETSTANDARD INC	NETSTANDARD OFFICE 365	158.00
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	179.00
		FELDMANS FARM & HOME	STRAWBALES	22.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	449.32
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	29.37
		OREILLY AUTOMOTIVE INC	BATTERY	10.70
			BATTERY	21.18
			MEGACRIMP/HYD HOSE	72.50
			HOSE GUARD/HYD HOSE	0.08
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	8.50
		VANCE BROTHERS INC	HAUL BACK	128.44
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	295.35
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	59.00
		HOME DEPOT CREDIT SERVICES	SPRAY FOAM	15.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	10.67
			DENTAL	59.07
			OPEN ACCESS	124.60
			OPEN ACCESS	108.18
			HSA	394.16
			HSA	57.58
			HSA	259.22
			HSA	309.61
		HSA BANK	HSA - GRAIN VALLEY, MO	14.44
			HSA - GRAIN VALLEY, MO	174.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	40.56
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	6.25
			CELLULAR SERVICE 04/19-05/	112.38
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	31.64
		TRUCK TRAILER & HITCH CENTER	A-FRAME COUPLER	30.63
		CRAFCO INC	LUTE 32" WITH 7' HANDLE	183.00
		EVERGY	655 SW EAGLES PKWY	36.00
			618 JAMES ROLLO CT	106.74
			AA HWY & SNI-A-BAR BLVD	31.85
			702 SW EAGLES PKWY	38.06
			GRAIN VALLEY LIGHTS	12,912.47
			618 JAMES ROLLO CT	19.34
			711 MMAIN ST CITY HALL	66.28
		COMCAST	CITY HALL AND PD VOICE EDG	58.47
			PW VOICE EDGE	24.05
		OAK GROVE RENTAL INC	JACK HAMMER	16.00
		COMCAST	PUMP STATION INTERNET	22.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	287.97
			MEDICARE	<u>67.36</u>
			TOTAL:	17,070.32
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	ED ROEHR SAFETY PRODUCTS	EQUIPMENT FOR PATROL CARS	285.59
		QUALITY CUSTOM CONCEPTS INC	CONCRETE REPAIR/REPLACE	16,145.73
			CONCRETE REPAIR/REPLACE	<u>30,316.56</u>
			TOTAL:	46,747.88
DEBT SERVICE	DEBT SERVICE FUND	UMB BANK NA	GVMO GO BDS SRS 2011 ADMIN	<u>46.89</u>
			TOTAL:	46.89
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.88
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,036.54
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	APR 21 SALES TAX	3,612.60
			APR 21 SALES TAX	72.25-
		AFLAC	AFLAC PRETAX	36.55
			AFLAC-W2 DD PRETAX	57.45
		MISCELLANEOUS	GROW, BLAKE	10-901190-03
			MCPHERON, CLAYTON JR	20-110400-04
			ATKINS, MARION	20-151741-01
			DAWSON, NASH	20-152680-14
			HANKINS, KERI	20-199680-09
			WOOD, JOHN	20-562190-09
			SIEBENMORGEN, TARA	20-562270-07
			HALL, MATTHEW	20-562300-07
			GHERARDINI, AUSTYN	20-562340-10
			FRANK, CHRISTOPHER	20-567630-04
				31.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		O'HARE, TYLER	20-589320-01	50.99
		COUNTRY CLUB HOMES	20-589447-00	77.77
		LAMANNO, PHILLIP	20-599470-01	15.54
		MORANVILLE, STEVEN	20-606600-02	10.09
		THORNTON, BRETT	20-620220-05	0.23
		FOUSHEE HOMES INC	20-623680-00	3.88
		DUNGEY, MICHAEL	20-682740-02	54.05
		HOFFMAN, MATT	20-700940-10	26.35
		PURNELL, MIKAYLA	20-701250-09	61.08
		EAGLE 1 CONSTRUCTION	20-713002-00	15.54
		WISE, BRITTANY	20-721006-01	5.08
		PARKER, RONNIE	10-204400-06	50.00
	MIDWEST PUBLIC RISK		DENTAL	92.05
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	375.48
			HSA	639.03
			HSA	338.68
			VISION	12.80
			VISION	7.60
			VISION	22.00
			VISION	28.12
	HSA BANK		HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	391.00
	THE LINCOLN NATIONAL LIFE INSURANCE CO		MAY 2021 DISABILITY	71.50
	CITY OF GRAIN VALLEY -FLEX		FLEX - DEPENDENT CARE	162.37
	ICMA RC		ICMA 457 %	283.90
			ICMA 457	116.00
			ICMA ROTH IRA	205.18
	INTERNAL REVENUE SERVICE		FEDERAL WH	3,009.74
			SOCIAL SECURITY	1,970.13
			MEDICARE	460.77
			TOTAL:	14,095.15
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	33.60
		NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	PAY INSERT	150.00
			BILL PRINT AND MAIL	591.49
			BILL PRINT AND MAIL	111.46
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,507.83
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	21.38
			BATTERY	42.36
			MEGACRIMP/HYD HOSE	144.98
			HOSE GUARD/HYD HOSE	0.18
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	17.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	590.72
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	118.00
		SAFEGUARD BUSINESS SYSTEMS	WHT NO BACK QC 2 PT	524.98
		MIDWEST PUBLIC RISK	DENTAL	46.30
			DENTAL	176.51
			OPEN ACCESS	249.22
			OPEN ACCESS	252.42
			HOLCOMB	598.00-
			NEWELL	1,194.00
			HSA	886.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	664.50
			HSA	1,101.69
			HSA	660.58
		HSA BANK	HSA - GRAIN VALLEY, MO	151.68
			HSA - GRAIN VALLEY, MO	465.75
		CORE & MAIN LP	TRAFFIC REPAIR KIT	354.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	14.59
			CELLULAR SERVICE 04/19-05/	224.77
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	63.26
		TRUCK TRAILER & HITCH CENTER	A-FRAME COUPLER	61.26
		EVERGY	825 STONEBROOK DR	98.87
			1301 TYER RD UNIT A	129.49
			618 JAMES ROLLO CT	133.43
			110 SNI A BAR BLVD	72.76
			1301 TYER RD UNIT B	474.10
			618 JAMES ROLLO CT UNIT B	1,490.27
			618 JAMES ROLLO CT	24.18
			711 MMAIN ST CITY HALL	132.55
			1012 STONEBROOK LN	96.62
		COMCAST	CITY HALL AND PD VOICE EDG	116.94
			PW VOICE EDGE	48.08
		OAK GROVE RENTAL INC	JACK HAMMER	32.00
		COMCAST	PUMP STATION INTERNET	45.97
		TYLER TECHNOLOGIES INC	MAY 21 MONTHLY FEES	97.00
		SCHULTE SUPPLY INC	CORPS & SADDLES	975.72
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	985.08
			MEDICARE	<u>230.39</u>
			TOTAL:	15,555.30
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	33.60
		NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	PAY INSERT	150.00
			BILL PRINT AND MAIL	591.49
			BILL PRINT AND MAIL	111.46
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,507.80
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	21.38
			BATTERY	42.36
			MEGACRIMP/HYD HOSE	144.98
			HOSE GUARD/HYD HOSE	0.18
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	17.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	590.72
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	118.00
		MIDWEST PUBLIC RISK	DENTAL	46.29
			DENTAL	176.50
			OPEN ACCESS	249.23
			OPEN ACCESS	252.42
			HSA	886.84
			HSA	664.53
			HSA	1,101.67
			HSA	660.59
		HSA BANK	HSA - GRAIN VALLEY, MO	151.69
			HSA - GRAIN VALLEY, MO	465.74
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	14.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CELLULAR SERVICE 04/19-05/	224.77
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	63.26
		TRUCK TRAILER & HITCH CENTER	A-FRAME COUPLER	61.26
		EVERGY	925 STONE BROOK DR	23.14
			WOODLAND DR	281.92
			405 JAMES ROLLO DR	258.05
			1326 GOLFOVIEW DR	99.88
			618 JAMES ROLLO CT	133.42
			WINDING CREEK SEWER	23.16
			618 JAMES ROLLO CT	24.17
			711 MMAIN ST CITY HALL	132.54
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		COMCAST	CITY HALL AND PD VOICE EDG	116.94
			PW VOICE EDGE	48.08
		OAK GROVE RENTAL INC	JACK HAMMER	32.00
		COMCAST	PUMP STATION INTERNET	45.97
		TYLER TECHNOLOGIES INC	MAY 21 MONTHLY FEES	97.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	985.06
			MEDICARE	<u>230.35</u>
			TOTAL:	11,497.65

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

100	GENERAL FUND	70,598.50
200	PARK FUND	21,566.23
210	TRANSPORTATION	18,513.16
280	CAPITAL PROJECTS FUND	46,747.88
400	DEBT SERVICE FUND	46.89
600	WATER/SEWER FUND	41,148.10
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	GRAND TOTAL:	198,620.76
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SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 4/17/2021 THRU 4/30/2021  
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  
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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  
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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**

<b>MEETING DATE</b>	05/10/2021	
<b>BILL NUMBER</b>	R21-31	
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO LEASE A SKID STEER FOR THE PUBLIC WORKS DIVISION TO COMPLETE ROUTINE TASKS AND PROJECTS</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen – Community Development Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$15,536.04
	Budget Line Item:	210-55-78500 600-60-78500 600-65-78500
	Balance Available	\$10723.00 \$15674.00 \$19024.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To have equipment available to perform routine tasks in the Public Works Division for public services	
<b>BACKGROUND</b>	The City has leased skid steer units since 2011.	
<b>SPECIAL NOTES</b>	None	
<b>ANALYSIS</b>	None	
<b>PUBLIC INFORMATION PROCESS</b>	None	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	None
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, Kirby Smith Machinery equipment quote, memo, Takeuchi brochure

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*May 10, 2021*

RESOLUTION NUMBER

**R21-31**

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO LEASE A SKID STEER FOR THE PUBLIC WORKS DIVISION TO COMPLETE ROUTINE TASKS AND PROJECTS**

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

**WHEREAS**, the Board of Aldermen adopted Ordinance 2528 establishing the budget for Fiscal Year 2021 on November 23rd, 2020, appropriating funds for the skid steer lease; and

**WHEREAS**, the recommendation is in accordance with the adopted purchasing policy and the approved budget for skid steer lease; and

**WHEREAS, upon** execution of this agreement the City of Grain Valley will keep the skid steer from Kirby Smith Machinery.

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

**SECTION 1:** The City Administrator is authorized to enter into an agreement with Kirby Smith Machinery to provide a Takeuchi TL10V2 skid steer.

*PASSED and APPROVED, via voice vote, (\_\_\_\_ - \_\_\_\_ ) this \_\_\_\_ Day of \_\_\_\_, 2021.*

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Chuck Johnston  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

[R21-31]

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# EQUIPMENT SALES ORDER

## ADDITIONAL TERMS & CONDITIONS

(Referred to on the Reverse Side Hereof)

1. The Seller reserves the right to accept or reject this order and shall not be required to give any reason for non-acceptance.
2. If financing terms are required on this order, Seller's acceptance is subject to the approval of the Lender. If financing terms are required, Purchaser hereby agrees to execute any security agreement and any financing statement required by Lender, and authorizes Seller to execute any such documents in Purchaser's name.
3. This order, when accepted by Seller, shall become a binding contract, but performance shall be conditioned upon and subject to strikes, lockouts, accidents, fires, delays in manufacture or transportation, supply shortages, acts of God, embargoes, governmental action or any other causes beyond the control of the Seller whether the same as, or different from the matters and things herein before specifically enumerated and any of said causes having an adverse effect on Seller's ability to perform shall absolutely absolve the Seller from any liability to the Purchaser under the terms hereof.
4. Title to and right of possession of said product(s) shall remain vested in the Seller until all indebtedness and all sums due or to become due from the Purchaser, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time title shall pass to the Purchaser.
5. The Seller's responsibility for shipments ceases upon delivery to a transportation company, and any claims for shortages, delays or damages occurring thereafter shall be made by the Purchaser to the transportation company. Any claims against the Seller for shortages in shipments shall be made within fifteen days after delivery by the transportation company to the point of delivery.
6. The Purchaser agrees that this order shall not be countermanded by him, and that when it is accepted (and until the execution and delivery of the contractor contracts and note or notes required to consummate the sale as above specified) it will incorporate all agreements between the parties relative to this transaction, and that the Seller is not bound by any representations or terms made by any agent relative to this transaction which are not contained here. This order shall not be binding upon the Seller until it is duly accepted in writing by an authorized official of the Seller. Any changes or modifications to this contract shall be made in writing and signed by both the Seller and Purchaser.
7. When the products necessary to fill this order have been appropriated to this contract, the Purchaser agrees on demand to execute and deliver to the Seller the notes and contracts required by the Seller to evidence the transactions, in the event the Purchaser fails to execute and deliver said notes and contracts to the Seller, the entire balance of the purchase price shall upon Seller's tender of performance and at the Seller's option become immediately due and payable.
8. Purchaser shall promptly pay all taxes, fees, transportation, and other costs, assessments and all governmental charges of any kinds or character, and any penalties, fines or interest thereon relating to equipment and the sale thereof by Seller to Purchaser.
9. Purchaser acknowledges that he/she has received a copy of any equipment warranty provided by the manufacturer and has read and understood said warranty.
10. **DISCLAIMER OF WARRANTIES AND WAIVER OF CLAIMS.** KIRBY-SMITH MACHINERY, INC. (SELLER) IS NOT A MANUFACTURER OF EQUIPMENT. ALTHOUGH SELLER MAY ADMINISTER WARRANTIES ISSUED BY THE MANUFACTURER, CUSTOMER ACKNOWLEDGES AND AGREES THAT: 1) ANY EXPRESS WARRANTIES BY THE MANUFACTURER FOR THE EQUIPMENT ARE NOT THE RESPONSIBILITIES OF THE SELLER. 2) THE MANUFACTURER'S WARRANTY CONTAINS LIMITATIONS AND CUSTOMER MAY INCUR CERTAIN REPAIR, TRANSPORTATION OR OTHER CHARGES BY SELLER WHICH ARE NOT COVERED BY THE MANUFACTURER'S WARRANTY. SELLER MAKES NO WARRANTIES, REPRESENTATIONS, CONDITIONS OR PROMISES EXPRESS OR IMPLIED AS TO THE QUALITY, PERFORMANCE OR FREEDOM FROM DEFECT OF THE EQUIPMENT. EXCEPT ANY IMPLIED WARRANTIES THAT CANNOT BE DISCLAIMED UNDER APPLICABLE LAW, SELLER HEREBY DISCLAIMS AND EXCLUDES ALL WARRANTIES OF TITLE, EXPRESS WARRANTIES AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, INFRINGEMENT AND THOSE WARRANTIES ARISING OUT OF USAGE OF TRADE OR COURSE OF DEALING. SELLER IS NOT LIABLE FOR ANY DAMAGES (WHETHER ORDINARY, SPECIAL OR PUNITIVE) ARISING FROM ANY FAILURE OF THE EQUIPMENT TO OPERATE OR THE FAULTY OPERATION OF THE EQUIPMENT, OR THE INSTALLATION, OPERATION, REPAIR OR USE OF THE EQUIPMENT.
11. Purchaser agrees to indemnify, defend and hold harmless Seller for any and all claims, damages, causes of action, losses, costs and expenses, including reasonable attorneys' fees, arising from or relating to, directly or indirectly, (a) any breach of this order by Purchaser, including any representation or warranty, and (b) any use or operation of the equipment, including without limitation, any property damage, injury or death caused by such use or operation.
12. This contract is to be governed in accordance with the laws of the State of Oklahoma.

13. **Purchaser acknowledges Seller's Procedure for obtaining wiring instructions. For wire instructions please call (405) 495-7820 and ask for our Credit Department. They will immediately e-mail or fax you instructions for our account at Wells Fargo and follow up immediately with a phone call. These instructions will be on Kirby-Smith Machinery, Inc. letterhead. This is the only manner we will send you our instructions. If you receive wire instructions in any other way, do not wire the funds and please immediately report it to our Credit Department using the number above.**

### PURCHASER ACCEPTS TERMS & CONDITIONS

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date

### BILL OF SALE FOR PROPERTY TAKEN IN TRADE

For value received, I/we hereby grant, sell, transfer and deliver unto:

\_\_\_\_\_  
at address: \_\_\_\_\_  
\_\_\_\_\_

Purchaser warrants that I/we are the absolute sole owner of the Trade-In Equipment, and full power and authority to sell the Trade-In Equipment. I/we hereby certify that there is no lien, claim, debt, mortgage or encumbrance of any kind, nature or description against this property now existing, of record or otherwise, and that same is free and clear. I/we agree to assume all risk of loss and/or damage to above described equipment, beyond normal wear, until delivery is promptly affected.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title



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## MEMORANDUM

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**TO:** MARK TROSEN, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

**SUBJECT:** 2021 SKID STEER LEASE

**DATE:** APRIL 29TH, 2021

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In order to provide a reliable, high quality public service, Public Works uses a skid steer unit to complete routine tasks, projects, and programs. When producing the annual 2021 budget we budgeted funds to lease a skid steer unit.

Public Works Division uses a skid steer unit to do multiple jobs. Those jobs range from asphalt repair, concrete tear out, yard restoration, loading materials in dump trucks, and moving pallets. The jobs can range from large to small but all very important on a weekly basis in Public Works operations.

Public Works staff has went through processes to identify a machine that best fits our needs. Staff tried several brands and sizes of skid steer. The unanimous consensus was the Takeuchi TL 10V2. This unit will have all the essentials to complete Public Works tasks and suit all the needs in Public Works. This brand is leased, sold, and warrantied by Kirby Smith Machinery out of Kansas City Kansas.

In this agreement the terms will be for 36 months at a cost of 1294.67 per month or lump sum payment of 15,536.04 with a buyout of 18,000.00 The warranty is 36 months or 3,000 hours. If the City does not want to proceed with the lease at any time it can be voided with no penalty. Provided the unit is not in disrepair or beyond the original 500 hour limit per year. 2021 is year two of three in this lease agreement with Arvest Bank and Kirby Smith Machinery.

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COMPACT TRACK LOADER

# TL10V2

**takeuchi**

*From World First to World Leader*



# Product Features & Specifications

## ENGINE

- EPA Final Tier 4 Emission Compliant
- Turbocharged
- High Pressure Common Rail Injection System
- DOC+DPF Exhaust After Treatment
- Automatic Fuel Bleed System
- Active Power Control Power Management System
- Working Modes - Power and ECO
- Dual Element Air Filter
- Dial Throttle Control
- High Capacity Radiator, Hydraulic Oil Cooler and Intercooler Mounted Side-by-Side on Swing Out Frame

## ELECTRICAL

- 5'7" Multi-Informational Color Display
- Sealed Rocker Switches
- 12 volt System with 60 amp Alternator
- LED: Two Front and Two Rear
- Engine Preheat
- Hour Meter
- Back-up Alarm
- Horn

## UNDERCARRIAGE AND FRAME

- Double Planetary Reduction Drives
- Permanently Sealed Track Rollers with Metal Face Seals
- Fully Welded Frame with Integrated Cross Members
- Two-Speed Travel
- 15.7" Rubber Track
- Grease Type Track Adjuster
- Front and Rear Tie-Down Points and Lift Points
- Rear Bumper Integrated into Frame

## OPERATOR'S STATION

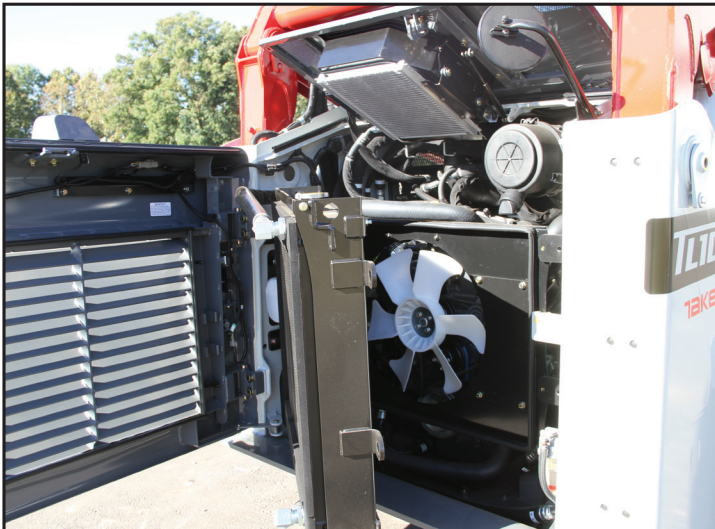
- Tilt-up Operator's Station
- Deluxe High Back Suspension Seat
- Rear View Camera
- Foot Throttle
- Rear Pivoting Lap Bar with Arm Rest
- ROPS / FOPS Structure
- Retractable 2" Seat Belt
- Pressurized Cab with Roll-up Door, A/C, Heat, Defrost and Front Wiper, and AM / FM / MP3 Radio with NOAA Weatherband (optional)
- Retractable 3" Seat Belt (optional)
- 3 Point Retractable Seat Belt (optional)
- Polycarbonate Door and Top Guard (High Flow Only)

## HYDRAULIC & WORKING EQUIPMENT

- Vertical Lift Design
- Pilot Hydraulic Controls
- Boom Float with Detent
- Cushioned Boom Cylinders
- Hydraulic Self Leveling
- Proportional Auxiliary Hydraulic Controls with Detent
- Pressure Relieving Flat Faced Coupler Body
- 14-Pin Connector with Push Button Control
- High Capacity Steel Hydraulic Tank
- Mechanical Quick Coupler
- Hydraulic Quick Coupler
  - Cab - Standard Equipment
  - Canopy - optional
- High Flow Auxiliary Hydraulics 32.8 gpm (optional)
- Ride Control (optional)
- Pattern Change Valve (ISO or H) (optional)

## TAKEUCHI FLEET MANAGEMENT

- 2 Year Standard Service
- Minimize Downtime
- Remote Diagnostics
- Utilization Tracking
- Proactive Maintenance
- Control Costs



Convenient Service and Maintenance Access



Vertical Lift Path for Balance and Stability

# TOUGH, RUGGED, EFFICIENT



Pilot Operated Controls



Battery Access Panel



Lower Cross Member & Step



Oversized Lift Cylinders

The TL10V2 vertical lift track delivers excellent functionality, performance, comfort, and serviceability. It features a completely redesigned operator's station with a 5.7" color multi-information display and updated rocker switches that control a wide range of machine functions. Cab models have a smooth, low effort overhead door that improves entry and egress and enables the loader to be operated with the door in the raised or lowered position. An updated undercarriage with a wide block quiet ride track system provides better flotation, improved ride quality, and a reduction in noise and vibration. A powerful 74.3 horsepower engine meets the latest

EPA Tier 4 emissions standards while delivering an outstanding blend of power and torque for impressive performance in the most demanding applications.

Equipped with the Takeuchi Fleet Management (TFM) telematics system critical information such as machine health, condition, diagnostics, and location can be viewed remotely providing valuable real time machine information that will help control costs and keep downtime to a minimum. The Takeuchi Fleet Management system is a real value as the service is free for the first two years of machine ownership.



Spacious operator's platform with easy to reach controls and switches.

## OPERATING PERFORMANCE

Operating Weight - Canopy	9,950 lb	(4,515 kg)
Cab	10,270 lb	(4,660 kg)
Tipping Load	7,205 lb	(3,268 kg)
Rated Operating Capacity, SAE J818*	2,522 lb	(1,145 kg)
Operating Load at 50% of Tipping Load	3,600 lb	(1,635 kg)
Bucket Breakout Force	6,520 lb	(2,960 kg)
Lift Arm Breakout Force	5,400 lb	(2,450 kg)
Traction Force	9,730 lb	(4,410 kg)
Ground Pressure - Canopy	4.9 psi	(34.3 kPa)
Ground Pressure - Cab	5.1 psi	(35.4 kPa)
Travel speed - Low	4.8 mph	(7.7 km/hr)
High	7.0 mph	(11.3 km/hr)

\* Operating capacity of compact track loaders is rated according to SAE J818 at no more than 35% of the tipping load

## ENGINE

Make / Model	Kubota / V3307CR-TE4B	
Engine Displacement	203 cu in	(3.3 L)
Horsepower @ 2,600 rpm	74.3 hp	(55.4 kW)
Maximum Torque @ 1,500 rpm	195 ft-lb	(265.0 Nm)

## FLUID CAPACITIES

Engine Lubrication	11.8 qt	(11.2 L)
Cooling System	15.9 qt	(15.0 L)
Fuel Tank Capacity	21.5 gal	(81.0 L)
Fuel Consumption (65% of Full Load)	2.7 gal/hr	(10.3 L /hr)
Hydraulic Reservoir Capacity	9.5 gal	(36.0 L)
Hydraulic System Capacity	17.2 gal	(65.0 L)

## HYDRAULIC SYSTEM

Auxiliary Flow - Primary Circuit	18.8 gpm	(71.2 Lpm)
Auxiliary Flow - High Flow (optional)	32.8 gpm	(124.0 Lpm)
Hydraulic System Pressure	3,481 psi	(24.0 MPa)



LCD Display



Rear View Camera



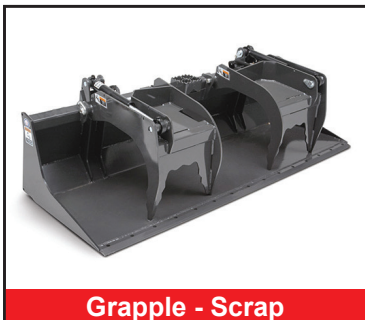
LED Work Lights



Hydraulic Lock

## ATTACHMENTS

Takeuchi now offers attachments for all of your Takeuchi equipment. See your authorized Takeuchi dealer for additional information and attachment options.



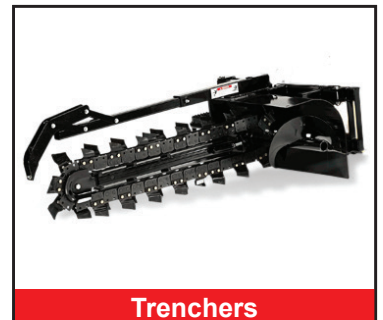
Grapple - Scrap



Dozer Blades

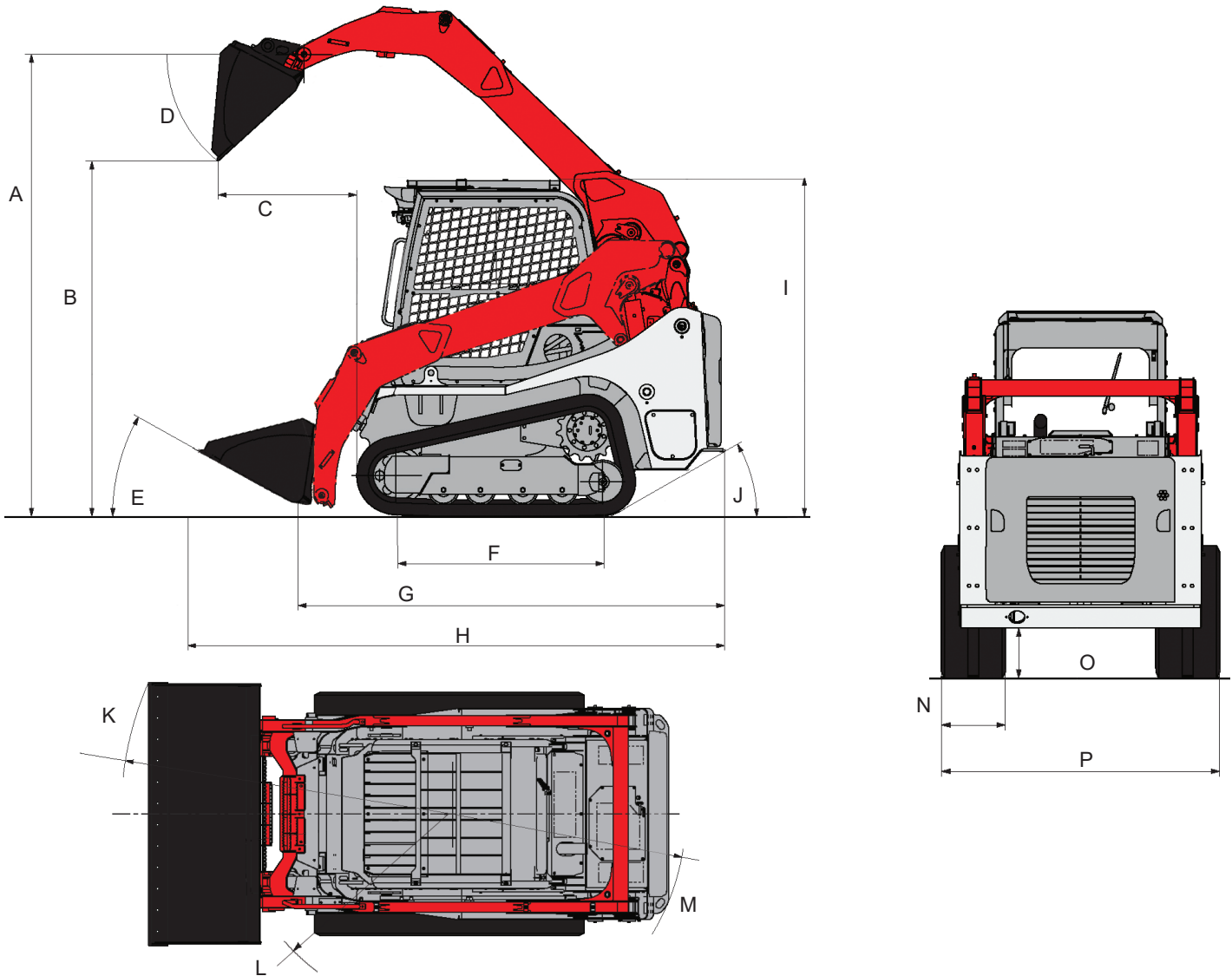


Pallet Forks



Trenchers

# TL10V2 Compact Track Loader



## MACHINE DIMENSIONS

A	Maximum Lift Height to Bucket Pin	10 ft 4.8 in	(3,169 mm)
B	Dump Height Fully Raised	7 ft 11.9 in	(2,435 mm)
C	Dump Reach Fully Raised	3 ft 1.4 in	(950 mm)
D	Dump Angle	40°	
E	Rollback Angle	30°	
F	Track Ground Contact Length	4 ft 7.9 in	(1,419 mm)
G	Machine Length	9 ft 7.2 in	(2,925 mm)
H	Transport Length	12 ft 1.0 in	(3,680 mm)
I	Transport Height	7 ft 5.4 in	(2,270 mm)
J	Departure Angle	30°	
K	Clearance Circle with Bucket	7 ft 8.5 in	(2,350 mm)
L	Clearance Circle without Bucket	5 ft 0.0 in	(1,535 mm)
M	Clearance Circle Rear	5 ft 5.2 in	(1,655 mm)
N	Track Width	15.7 in	(400 mm)
O	Ground Clearance	12.6 in	(320 mm)
P	Overall Width without Bucket	5 ft 8.5 in	(1,740 mm)



**2 YEAR**  
**2,000 HOUR**  
**FULL MACHINE**  
**WARRANTY**



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In accordance with our established policy of continued improvement, specifications and features are subject to change without notice. Pictures may show options other than standard equipment.

FORM: TL10V2 Compact Track Loader Spec Sheet Apr. 2017

**TAKEUCHI**  
From World First to World Leader



# *Ordinances*

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

<b>MEETING DATE</b>	5/10/2021	
<b>BILL NUMBER</b>	B21-11	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.15 ACRES FROM DISTRICT C-1 (CENTRAL BUSINESS DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAS.</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	Mark Trosen, Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To allow the development of a multi-family residential development for 26 units	
<b>BACKGROUND</b>	The property is currently zoned District C-1 and is platted in 8 lots as Creekside Landing – 1 <sup>st</sup> Plat. Each of these lots could potentially have a driveway onto Sni-A-Bar Blvd. if a commercial structure were built on each lot. There was no condition or restriction placed on the plat that required the lots to have shared driveways. In Staff's opinion, this many lots with driveways having direct access onto a Collector Street can cause potential vehicular conflicts.	
<b>SPECIAL NOTES</b>	According to Section 400.200 of the City's zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.	

<b>ANALYSIS</b>	Please refer to Staff Report
<b>PUBLIC INFORMATION PROCESS</b>	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Creekside Villas with Staff conditions, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Revised Rezoning Exhibit, Building Elevations and Preliminary Development Plan Dated 4/19/21, Project Plan, Staff Report

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B21-11

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

**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.15 ACRES FROM DISTRICT C-1 (CENTRAL BUSINESS DISTRICT) TO R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAS**

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

**WHEREAS**, a public hearing was held on April 14, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.15 acres and approval of the Preliminary Development Plan for the Creekside Villas with Staff recommendations, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community; and

**WHEREAS**, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 7:00 p.m. on May 10, 2021; and

**WHEREAS**, in reviewing the City’s 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long range plan; and

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

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

**SECTION 1:** The zoning for the property generally described below is hereby established as R-3p (Multi-Family Residential District – Planned Overlay District):

Legal Description:

Lots 1 through 8, Creekside Landing – 1<sup>st</sup> Plat – A subdivision in the City of Grain Valley, Jackson County, Missouri

**SECTION 2:** The Board of Aldermen approves the preliminary development plan for the Creekside Villas.

**SECTION 3:** The Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Villas to be 55 or older.

**SECTION 4:** 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 MILLS	_____	ALDERMAN STRATTON	_____

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

Approved as to form:

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

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

ATTEST:

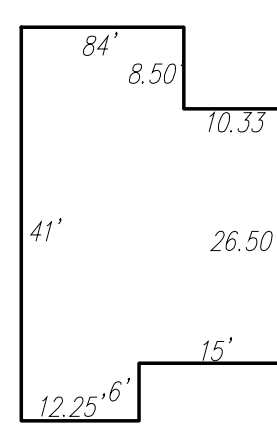
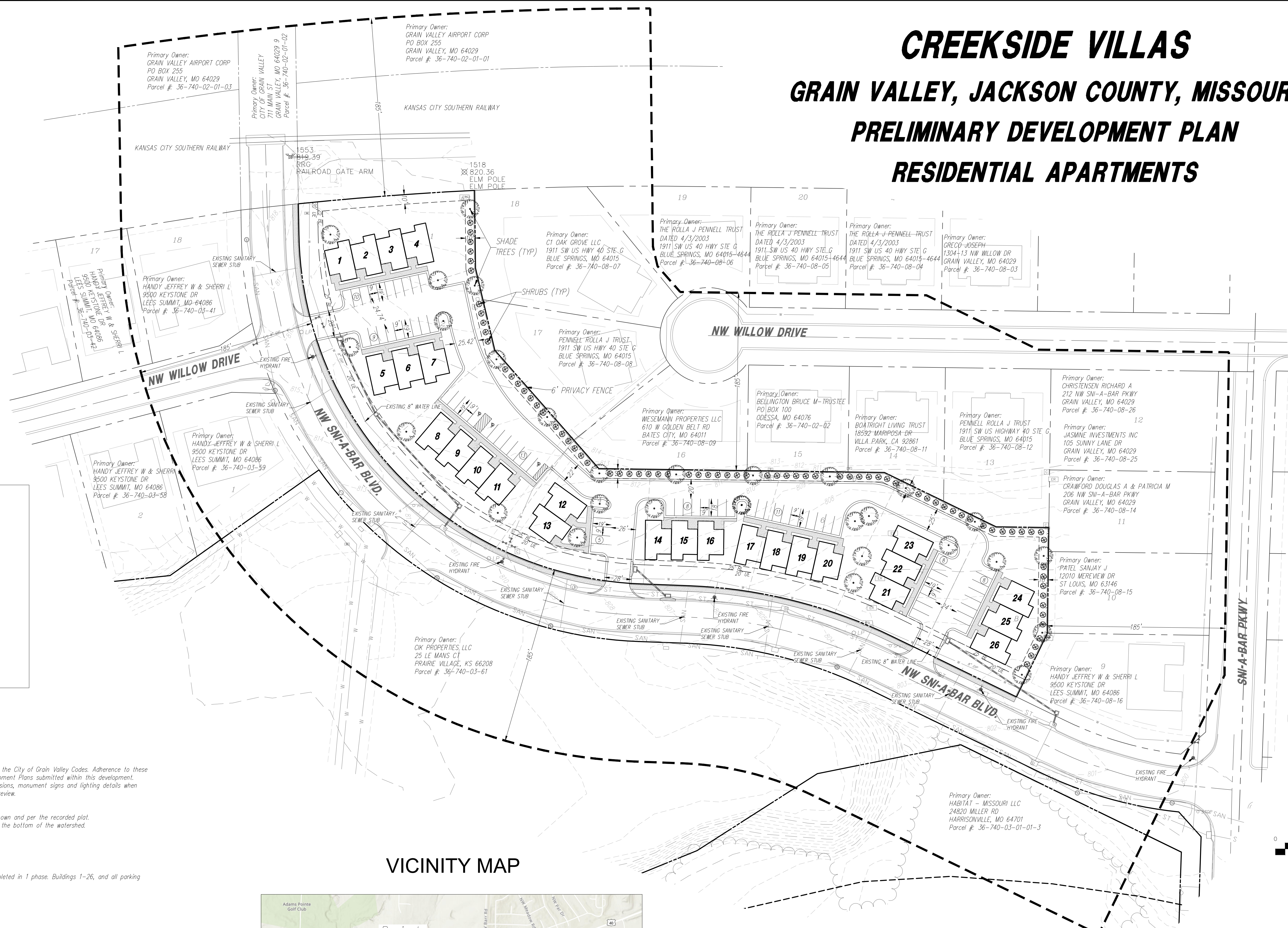
\_\_\_\_\_  
Jamie Logan  
City Clerk

# CREEKSIDE VILLAS

## GRAIN VALLEY, JACKSON COUNTY, MISSOURI

### PRELIMINARY DEVELOPMENT PLAN

### RESIDENTIAL APARTMENTS



TYPICAL DIMENSIONS OF UNITS (939 SF) NTS

**LEGAL DESCRIPTION:**

Creekside Landing, Lots 1-8 (To be replanted)

**GENERAL NOTES:**

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location at the bottom of the watershed.

**PHASING:**

The project infrastructure as shown shall be completed in 1 phase. Buildings 1-26, and all parking and drive aisles will be completed in Phase 1.

**PARKING STALL COUNT:**

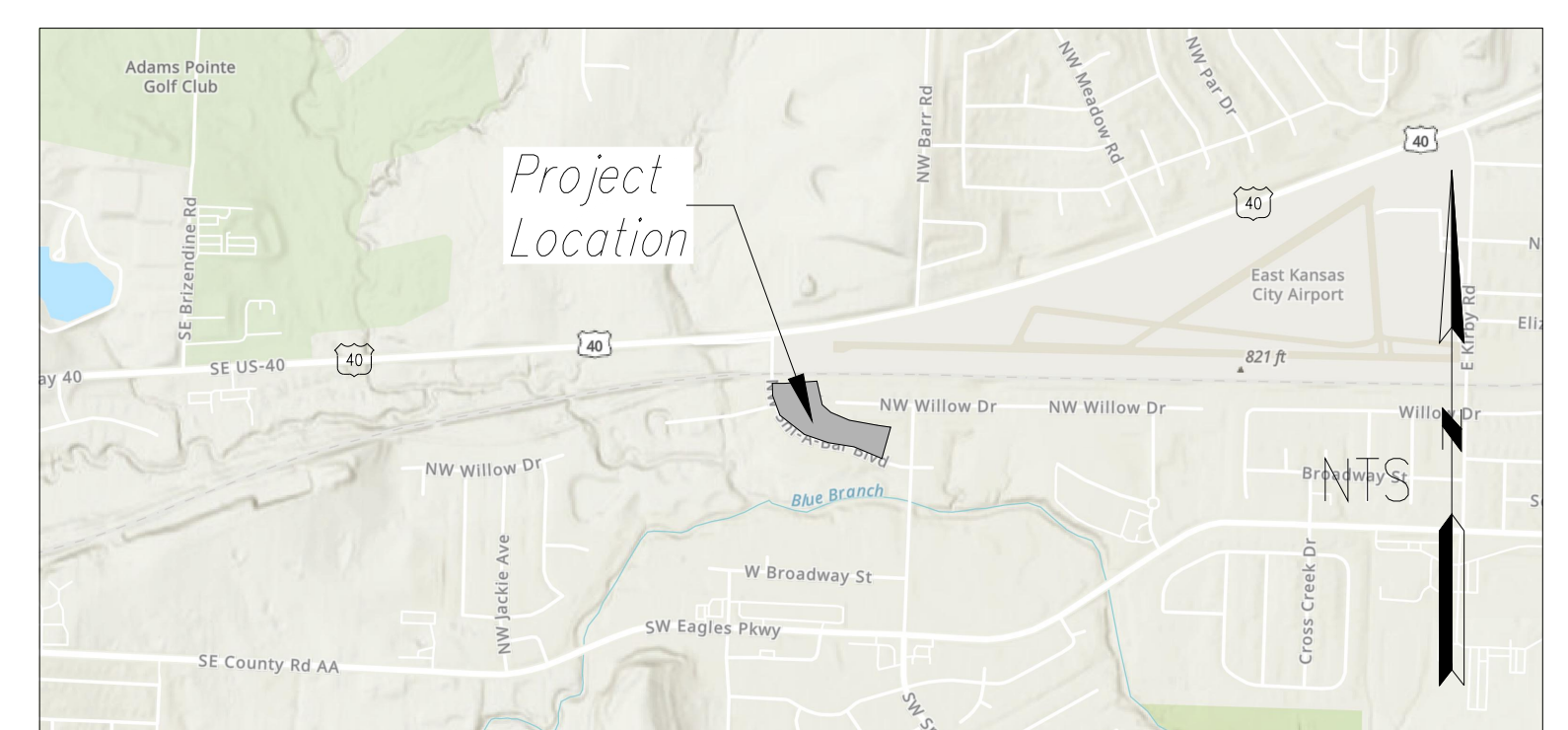
2 Bedroom apartments - 28 Units  
Stalls Required = 56  
Stalls Provided = 72

**LANDSCAPING:**

- Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

**VICINITY MAP**



NEW DEVELOPMENT - REZONED FROM C-1 TO R3-P

Land Area sq. ft.	Building Area sq. ft.	FAR	Open Space sq. ft.
137,190	24,424	.18	112,766

NO.	BY	DATE	REVISION

4/19/21

**Consult Inc**  
engineers  
planners

CORPORATE LICENSE NO. E200005873

PRELIMINARY DEVELOPMENT PLAN

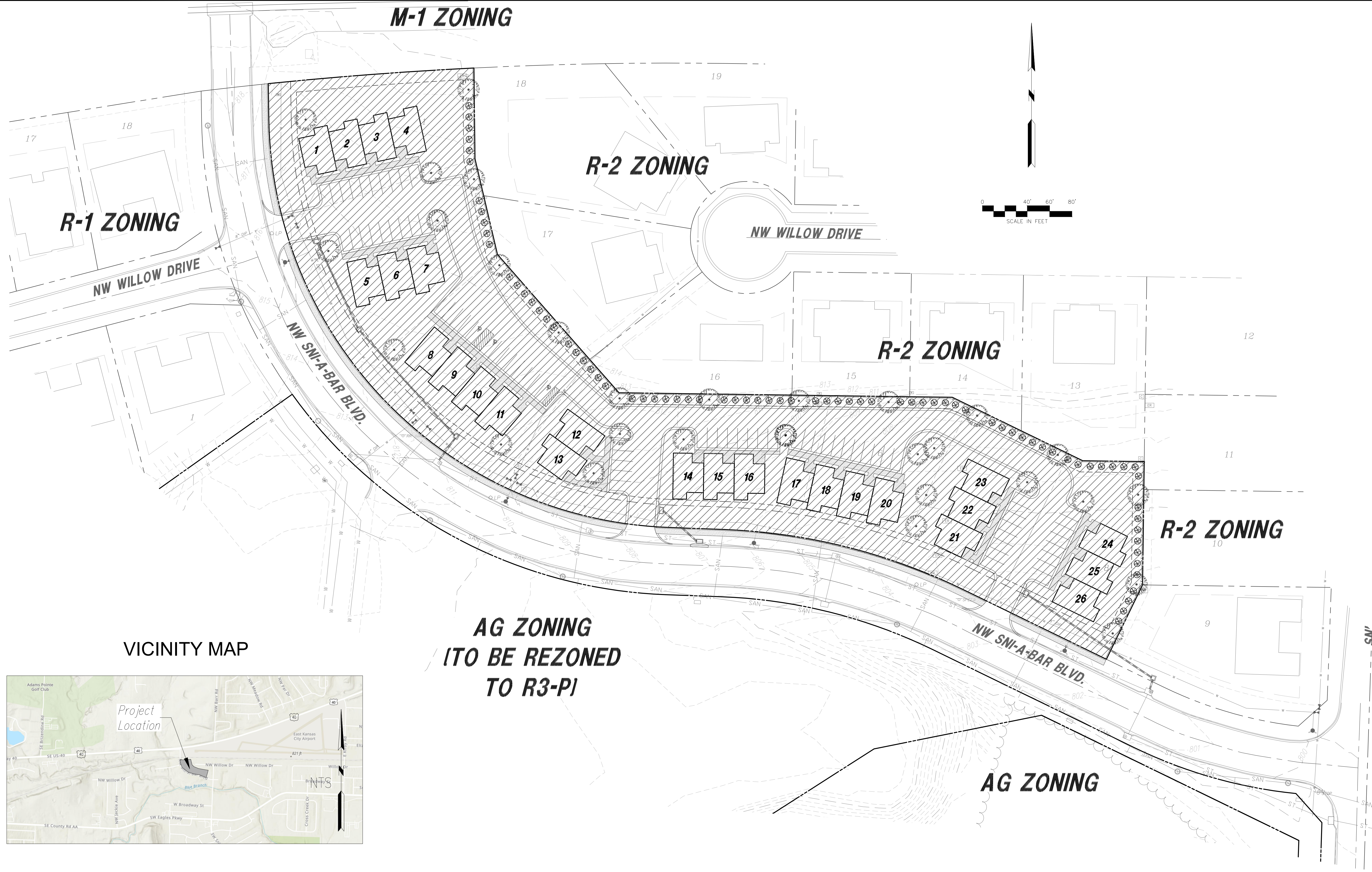
CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

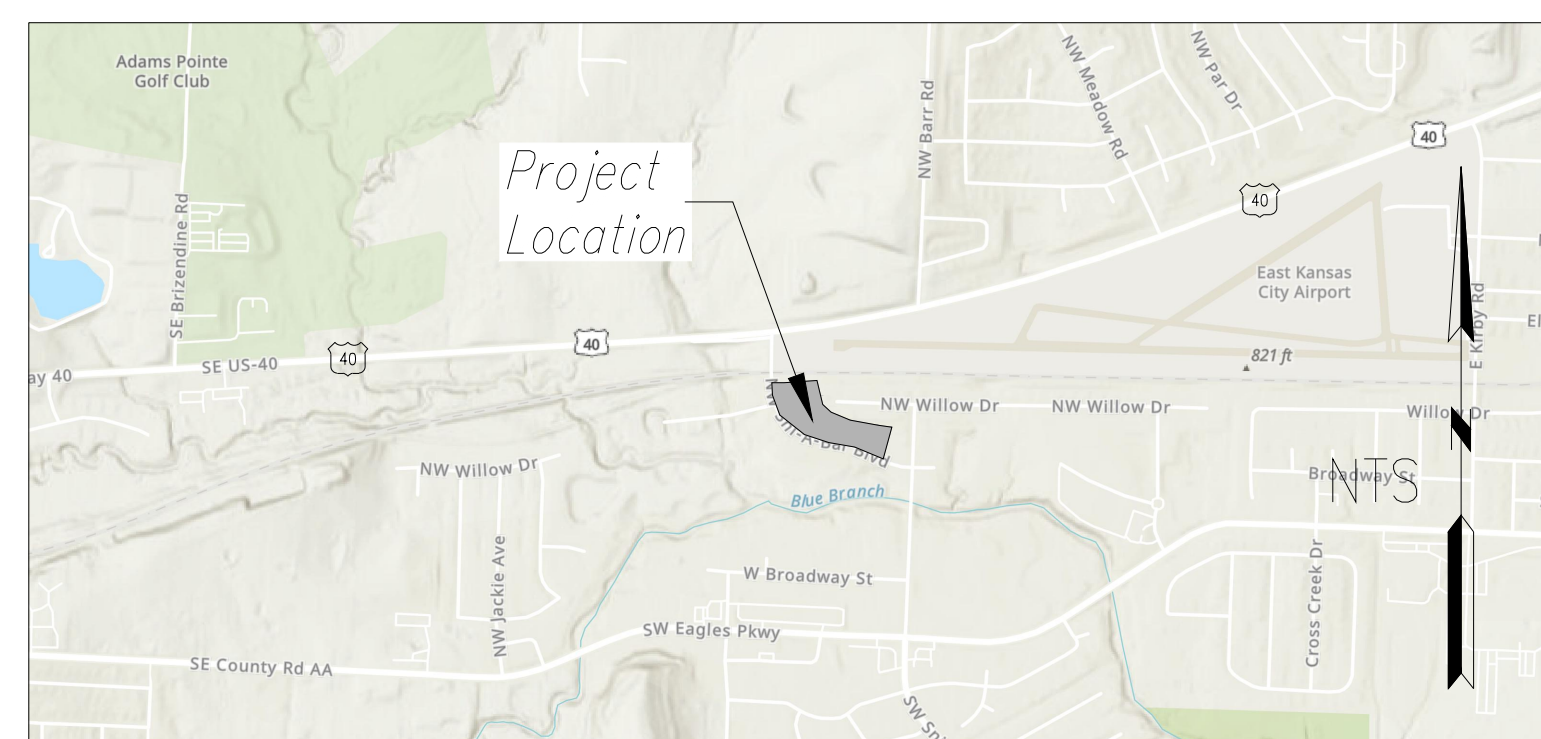
XREF NO. 21058	<b>1</b>	<b>2</b>
DRAWING NO. 21013		
DATE MARCH 8, 2020		
SHEET NO. 21013		





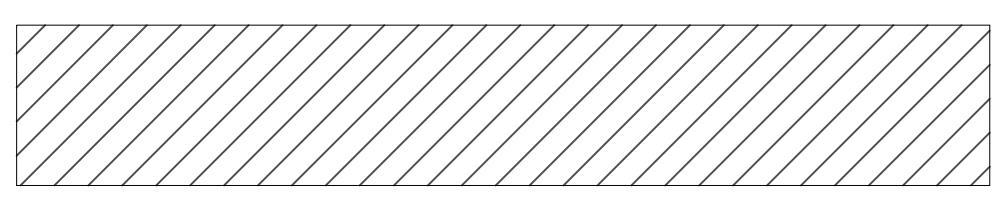


VICINITY MAP



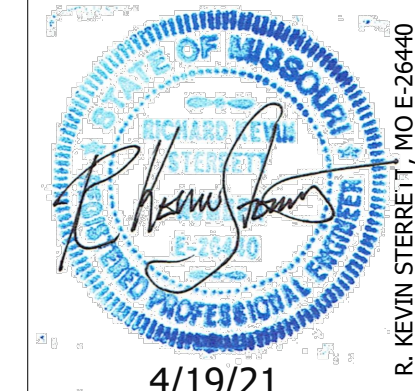
**AG ZONING  
TO BE REZONED  
TO R3-P1**

NEW DEVELOPMENT - REZONED FROM C-1 TO R3-P

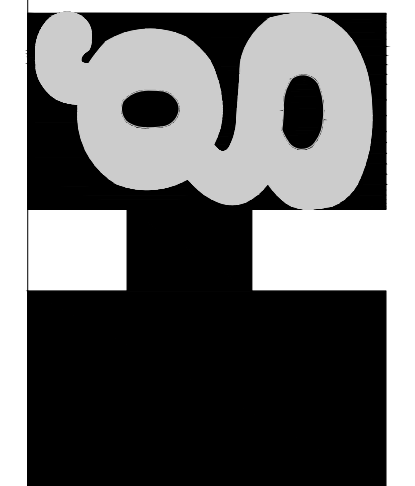


LEGAL DESCRIPTION:  
Creekside Landing, Lots 1-8 (To be replatted)

NO.	BY	DATE	REVISION



4/19/21  
**Consult Inc**  
 engineers  
 planners  
 CORPORATE LICENSE NO. E200005873



REZONING EXHIBIT  
 CREEKSIDE VILLAS  
 GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO. 21058
DRAWING NO. 21013
DATE MARCH 8, 2021
JOB NO. 21013

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# Project Plan

Jeff Handy | Jeff Handy Construction

# Creekside Villas

The Creekside Villas is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Villas will be a maintenance provided community.

# Project Scope

- Completed project will consist of 26 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Commons

# Objectives

- 26 units with 52 parking spaces
- To begin construction in the fall of 2021 and be completed in fall of 2022
- Install sidewalks along north side of Sni-A-Bar
- Beautify area along north Sni-A-bar with all brick housing and landscaping

# Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Villas will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

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## **BOA STAFF REPORT**

### **Creekside Villas**

**May 10, 2021**

**ACTION:** Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

**BACKGROUND:** As indicated above, the property is currently zoned District C-1 and is platted into 8 lots as Creekside Landing – 1<sup>st</sup> plat. Each of these lots could potentially have a driveway onto Sni-A-Bar Blvd. if a commercial structure were built on each lot. There was no condition or restriction placed on the plat that required the lots to have shared driveways. In staff's opinion, this many lots with driveways having direct access onto a Collector Street can cause potential vehicular conflicts.

**CITY'S COMPREHENSIVE PLAN:** The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. Furthermore, reducing the number of driveway access points to three onto a Collector Street such as Sni-A-Bar Blvd supports the policy of moving the traffic from residential streets to arterial streets with minimal conflicts with driveways.

**PURPOSE:** Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 26 multi-family units to be known as Creekside Villas. Mr. Handy states that the target occupant will be 55 or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Villas will be a maintenance provide community.

**ANALYSIS:** A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Villas, Staff has the following comments:

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**PAGE 2, STAFF REPORT – CREEKSIDE VILLAS**

- 1) The plan illustrates a 25-foot building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission recommended approval of the 25-foot front yard setback.**
  - 2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd. **The applicant has submitted a revised drawing with change.**
  - 3) Regarding the parking area, there must be a minimum of 3 spaces designated and signed ADA accessible. **The applicant has submitted a revised drawing with change.**
  - 4) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 26 units. The required number of spaces is 52 spaces. The plan illustrates 72 spaces.
  - 5) Under Section 400.200 for Planned Overlay District, it states that when abutting a residentially zoned district, there shall be a setback of at least ten feet for any parking lot. The area north of the proposed development is zoned District R-2 (Duplex Residential). The preliminary development plan illustrates that the parking lot is very close to the rear property line in some areas. **The parking lot next to the R-2 District has been revised to show a 10-foot setback from property line on the revised drawing.**
  - 6) Also, the Planned Overlay District shall be permanently screened from such abutting properties by a wall or fence at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials. **The revised drawing shows a 6-foot privacy fence and plantings for a screen per the ordinance.**
  - 7) The preliminary development plan needs to show the preliminary stormwater layout. **The preliminary stormwater layout was added to the revised drawing.**
  - 8) Landscaping should not place any trees within the easement where the water line is present along the street. The trees should be located along the building line between the buildings. **The revised drawing illustrates that the landscaping (trees and shrubs) have been moved out of easements where there is a water line.**
  - 9) Will there be master water meters or individual water meters for each unit? **Individual water meters are planned for this project.**
-



*Community Development  
Mark Trosen, Director*

**PAGE 3-STAFF REPORT-CREEKSIDE VILLAS**

**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning and preliminary development plan for the Creekside Villas.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission held a public hearing on April 14, 2021. The Commission voted 5 to 0 to recommend approval on the rezoning and the preliminary development plan for Creekside Villas with Staff comments, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community.

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

<b>MEETING DATE</b>	5/10/2021	
<b>BILL NUMBER</b>	B21-12	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014 COMPREHENSIVE PLAN</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	Mark Trosen, Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To amend the City's Comprehensive Plan Future Land Use Map pertaining to a 5.5-acre parcel from Open Space/Recreation to Multi-Family.	
<b>BACKGROUND</b>	The City's Comprehensive Plan was approved in 2014.	
<b>SPECIAL NOTES</b>	None	
<b>ANALYSIS</b>	Please refer to Staff Report	
<b>PUBLIC INFORMATION PROCESS</b>	Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the proposed future land use map amendment.	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission held a public hearing on November 18, 2020. The Commission unanimously voted to recommend approval to the BOA.	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	

**REFERENCE DOCUMENTS  
ATTACHED**

Ordinance, Staff Report, Future Land Use Map  
Exhibit, Comprehensive Plan Preferred Land Use  
Plan

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B21-12

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

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

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

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

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

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

**WHEREAS**, the Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021 and unanimously voted to recommend approval on the request from Jeff Handy to approve the map amendment.

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

**SECTION 1:** The Board of Aldermen approves the Amendment to the Comprehensive Plan Future Land Use Map as shown in Attachment A.

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

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

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2021, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN MILLS \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

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

Approved as to form:

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

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

ATTEST:

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



**BOA STAFF REPORT**

**Creekside Commons - Amendment to Comprehensive Plan Future Land Use Map  
May 10, 2021**

**PURPOSE:**

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

**BACKGROUND:**

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

The Preferred Land Use Plan illustrates the approximate 5.5 acres referenced in the application as Open Space/Recreation. Parklands are public open spaces that offer many amenities to the residents of a community. Parks add important aesthetic appeal to a community and can include playgrounds, ballfields, trails or remain undeveloped. Land designated as open space may also include areas in the floodway and floodplain.

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

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

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

**PAGE 2 – STAFF REPORT- MAP AMEMDMENT FOR CREEKSIDE COMMONS**

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

**ANAYLSIS:**

The proposed future land use map amendment illustrates this area to be multi-family. The applicant has also filed an application to change the zoning to R-3p (Multi-family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units.

Regarding the four factors above, Staff finds the following:

- 1) The future land use map illustrates the area north of the map amendment area to be multi-family and the property has developed into duplex units.
- 2) In a conversation with the Parks & Recreation Director Shannon Davies, the Parks Board has no plans to develop a park or any other recreational amenity in this area. The City deeded property around the creek in this area to Habitat-Missouri LLC to be maintained as a wetland conservation area in exchange for a trail along Blue Branch between Buckner Tarsney Road and Eagles Parkway.
- 3) The proposed land use map amendment is consistent with public policy for the locations of the proposed land uses.
- 4) The public services and utilities are available on-site and are adequate to serve the proposed land use in the map amendment.

**STAFF RECOMMENDATION:**

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

**PLANNING AND ZONING RECOMMENDATION:** The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously voted to recommend approval to the BOA.



*Community Development  
Mark Trosen, Director*

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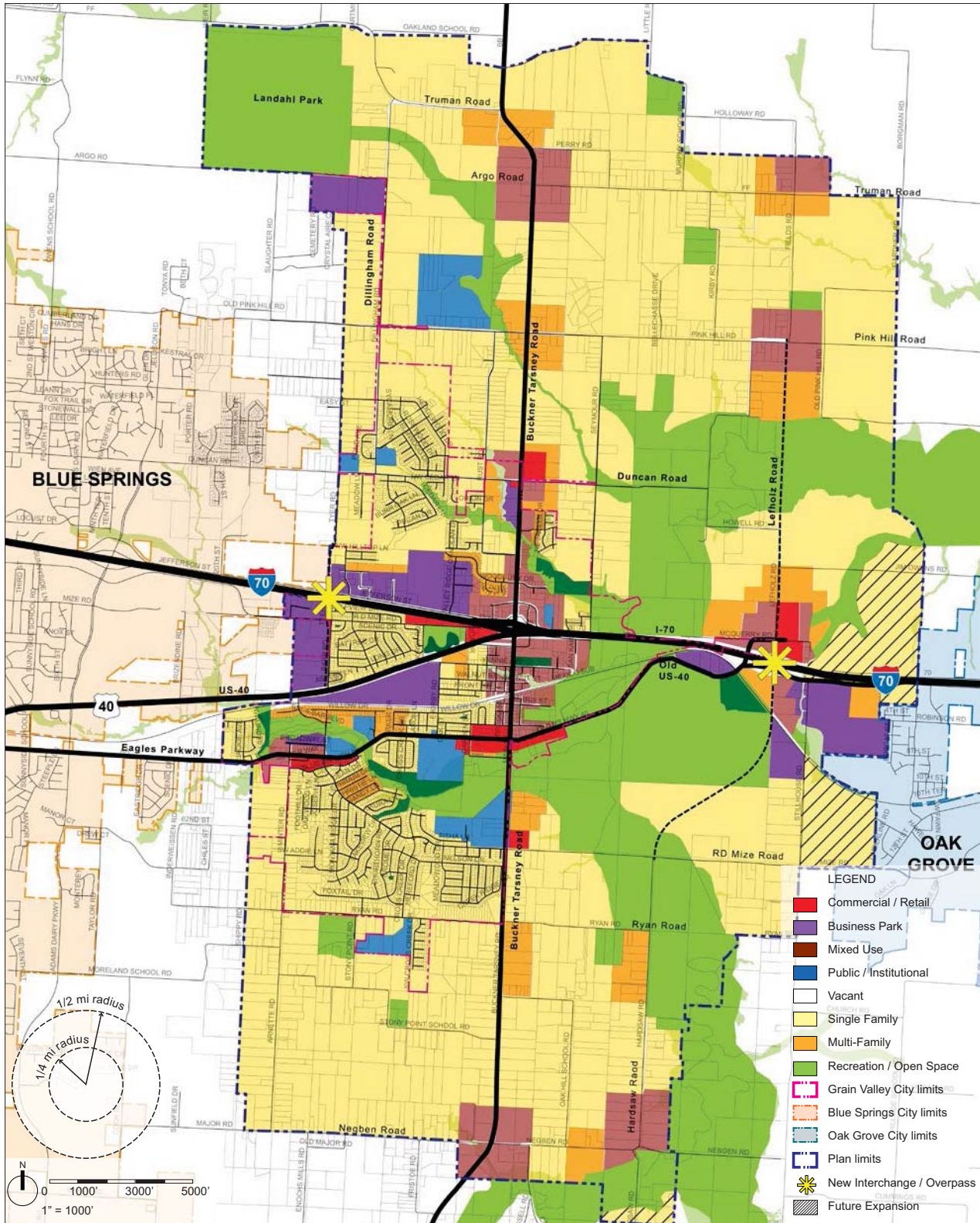


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# Preferred Land Use Plan

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

Figure 17: Preferred Land Use Plan



Source: Design Workshop

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

<b>MEETING DATE</b>	5/10/2021	
<b>BILL NUMBER</b>	B21-13	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 5.5 ACRES FROM DISTRICT A (AGRICULTURAL DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE COMMONS</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	Mark Trosen, Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To allow the development of a multi-family residential development for 35 units.	
<b>BACKGROUND</b>	The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as open space/recreation. The applicant has also filed an application to amend the future land use map to designate this area as multi-family so that the land use would be consistent with the proposed Creekside Commons development.	
<b>SPECIAL NOTES</b>	According to Section 400.200 of the City's zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.	
<b>ANALYSIS</b>	Please refer to Staff Report	

<b>PUBLIC INFORMATION PROCESS</b>	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Creekside Commons with Staff conditions, acceptance of the 25-foot building line setback, acceptance of the rear yard setback for building 13 and add a deed restriction of a 55 and older community.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Revised Rezoning Exhibit, Building Elevations and Preliminary Development Plan Dated 4/19/21, Project Plan, Staff Report

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B21-13

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

**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 5.5 ACRES  
FROM DISTRICT A (AGRICULTURAL DISTRICT) TO R-3P (MULTI-FAMILY  
RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF  
PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE COMMONS**

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

**WHEREAS**, a public hearing was held on April 14, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 5.5 acres and approval of the Preliminary Development Plan for the Creekside Commons with Staff recommendations, acceptance of the 25-foot building line setback, acceptance of rear yard setback for building 13 and add a deed restriction of a 55 and older community; and

**WHEREAS**, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 7:00 p.m. on May 10, 2021; and

**WHEREAS**, in reviewing the City’s 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long-range plan once the requested amendment is approved; and

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

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

**SECTION 1:** The zoning for the property generally described below is hereby established as R-3p (Multi-Family Residential District – Planned Overlay District):

Legal Description:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE ¼ DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3<sup>RD</sup> PLAT THE S 62 DEG 03 MIN 03 SEC E 108.82’ TH S 28 DEG 46 MIN 54 SEC E 116.03’ TH S 58 DEG 42 MIN 32 SEC E 206.25’ TH S 68 DEG

31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SECE 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

**SECTION 2:** The Board of Aldermen approves the preliminary development plan for the Creekside Commons.

**SECTION 3:** The Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Commons to be 55 or older.

**SECTION 4:** 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 MILLS	_____	ALDERMAN STRATTON	_____

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

Approved as to form:

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

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

ATTEST:

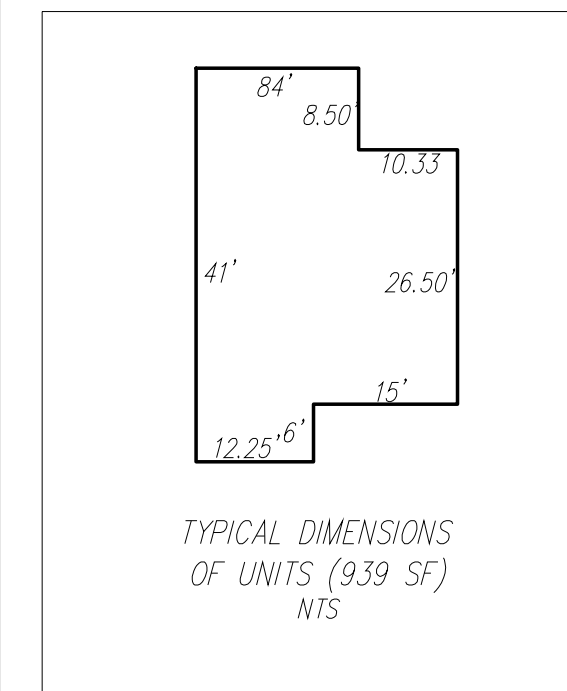
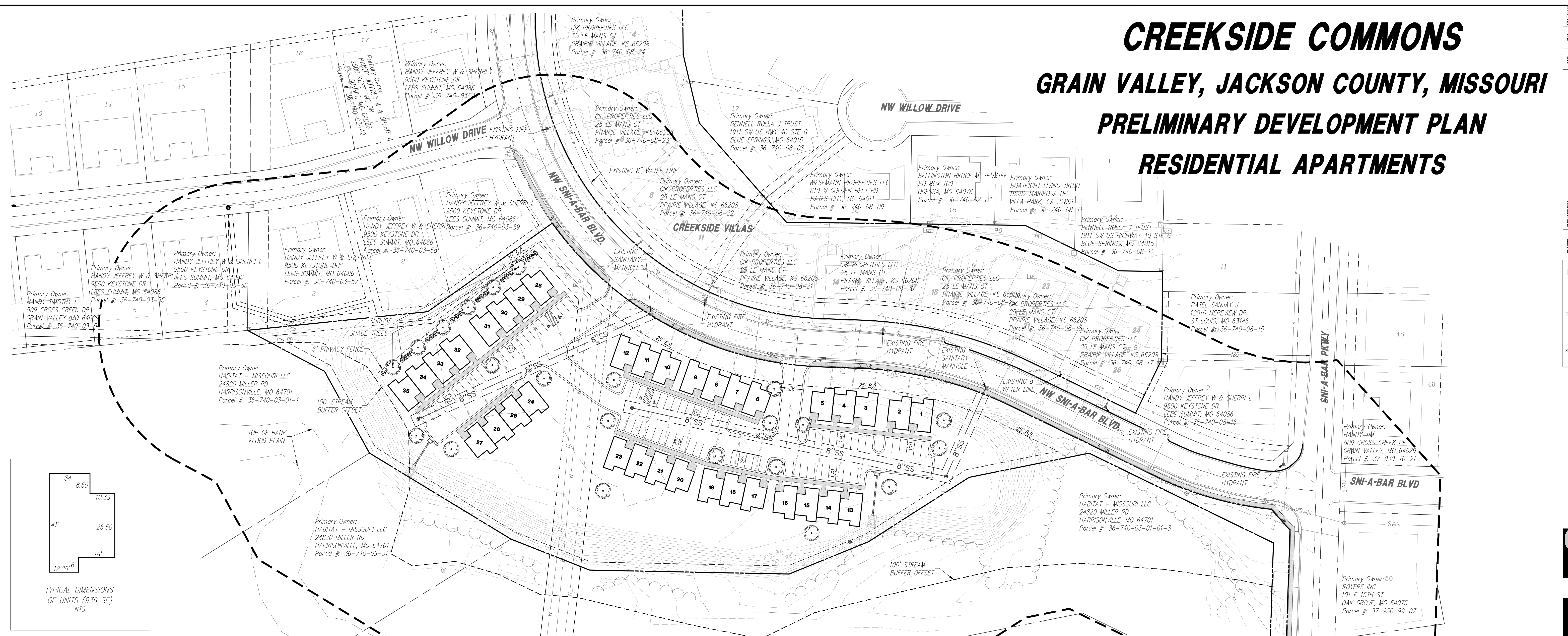
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Jamie Logan  
City Clerk

# CREEKSIDE COMMONS

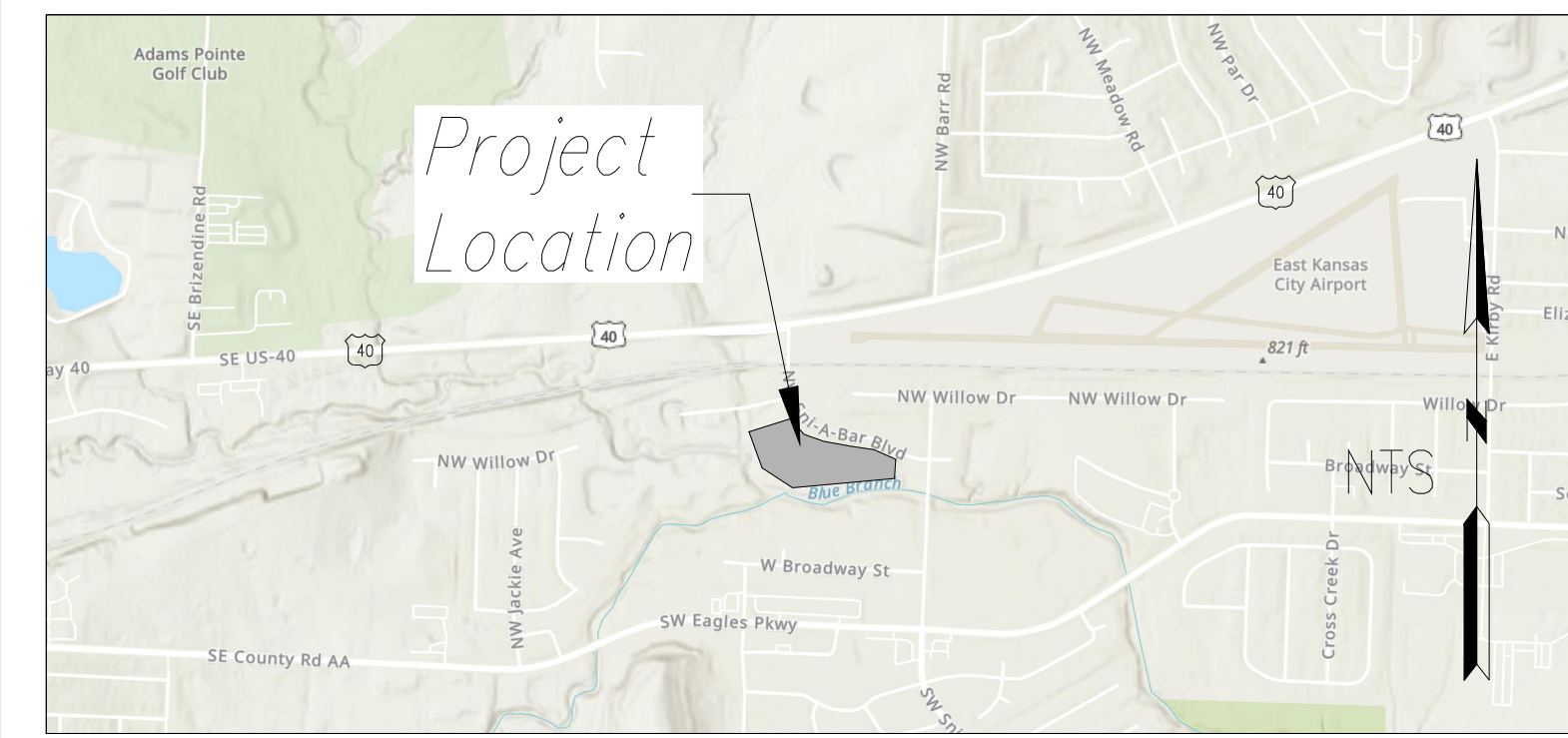
## GRAIN VALLEY, JACKSON COUNTY, MISSOURI

### PRELIMINARY DEVELOPMENT PLAN

### RESIDENTIAL APARTMENTS



#### VICINITY MAP



#### NEW DEVELOPMENT - REZONED FROM AG TO R3-P

Land Area sq. ft.	Building Area sq. ft.	FAR	Open Space sq. ft.
231,344	32,880	.14	198,464

#### PHASING:

The project infrastructure as shown shall be completed in 1 phase. Buildings 1-31, and all parking and drive aisles will be completed in Phase 1.

#### PARKING STALL COUNT:

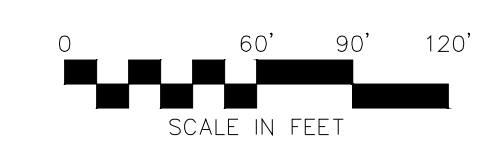
2 Bedroom apartments - 35 Units  
Stalls Required = 70  
Stalls Provided = 84

#### GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location of the bottom of the watershed.

#### LANDSCAPING:

- Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.
- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "briquetted" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.



#### The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NO.	BY	DATE	REVISION
1	CK/APP	04/14/21	EDH

DATE: 04/16/21  
STAFF COMMENTS: PDP-04/14/21

4/16/21

**Consult Inc**  
engineers  
planners

PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
No. 000000000  
K. KEVIN STERRETT, M.O.E. 26440  
CORPORATE LICENSE No. E20000823

PRELIMINARY DEVELOPMENT PLAN  
CREEKSIDE COMMONS  
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO. 21058  
DRAWING NO. 21013  
DATE MARCH 8, 2020  
JOB NO. 21013

1 SHEET OF 2



**MULTI-FAMILY**

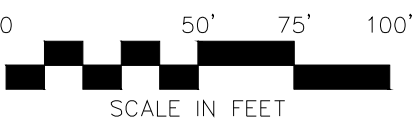
NW WILLOW DRIVE

NW SNI-A-BAR BLVD.

**MULTI-FAMILY**

**MULTI-FAMILY**

NW SNI-A-BAR BLVD.



SCALE IN FEET

**OPEN SPACE/RECREATIONAL**

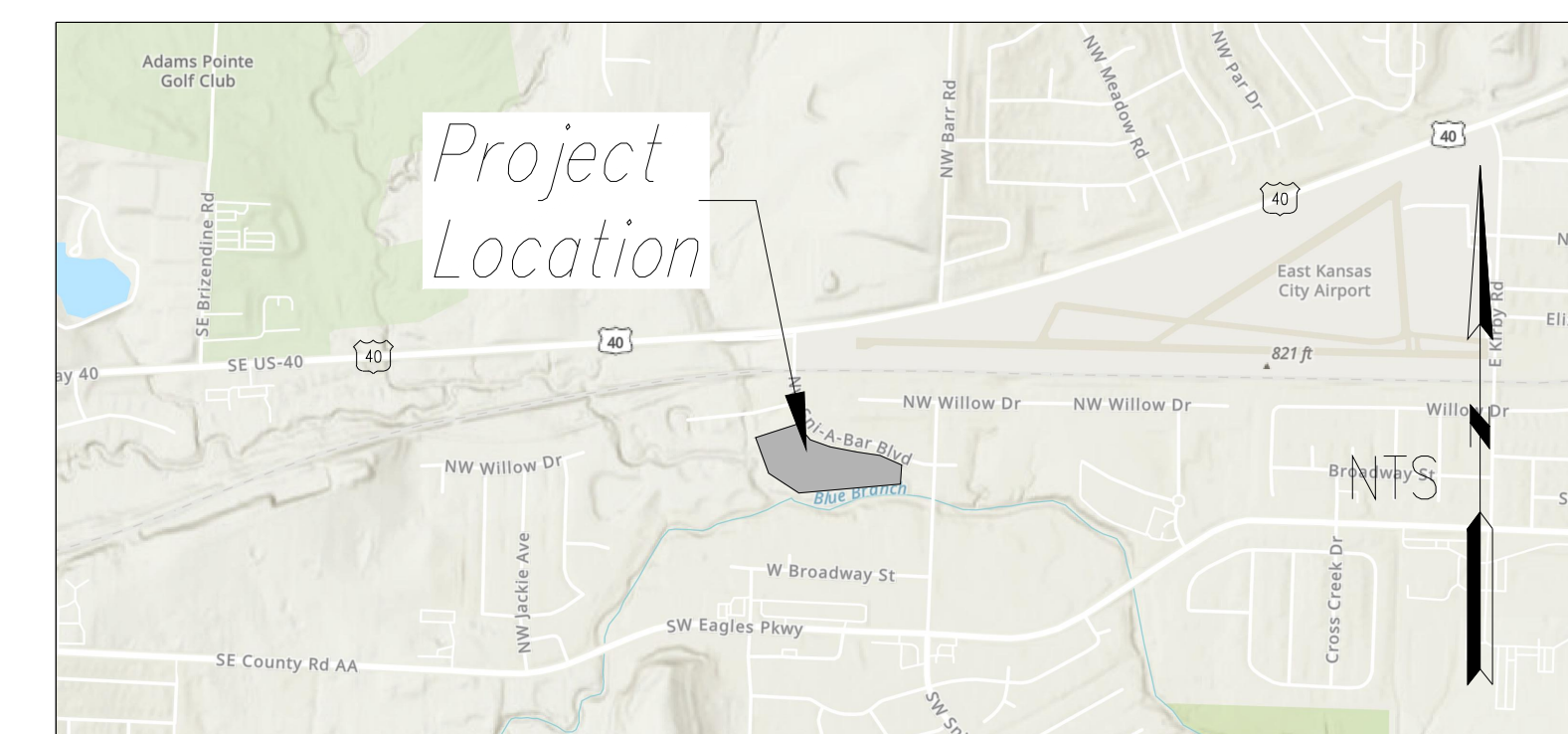
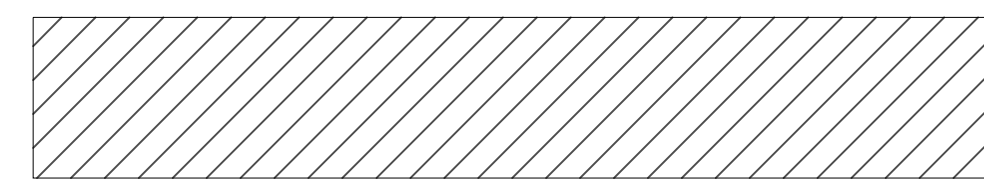
**MULTI-FAMILY**

VICINITY MAP

The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT - RECLASSIFIED FROM  
OPENSACE/RECREATION TO MULTI-FAMILY



NO.	BY	DATE	REVISION



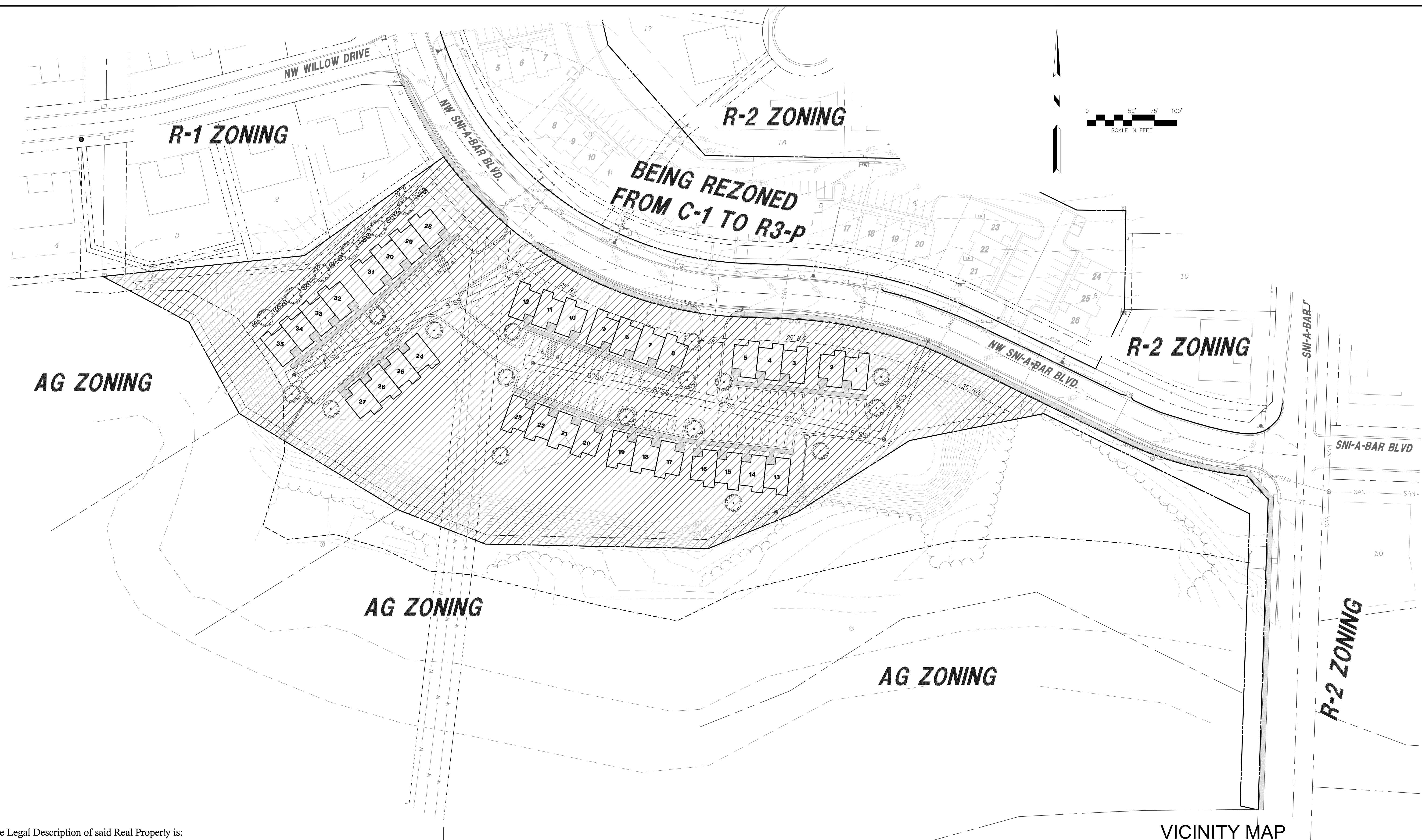
4/16/21

**Consult Inc**  
engineers  
planners

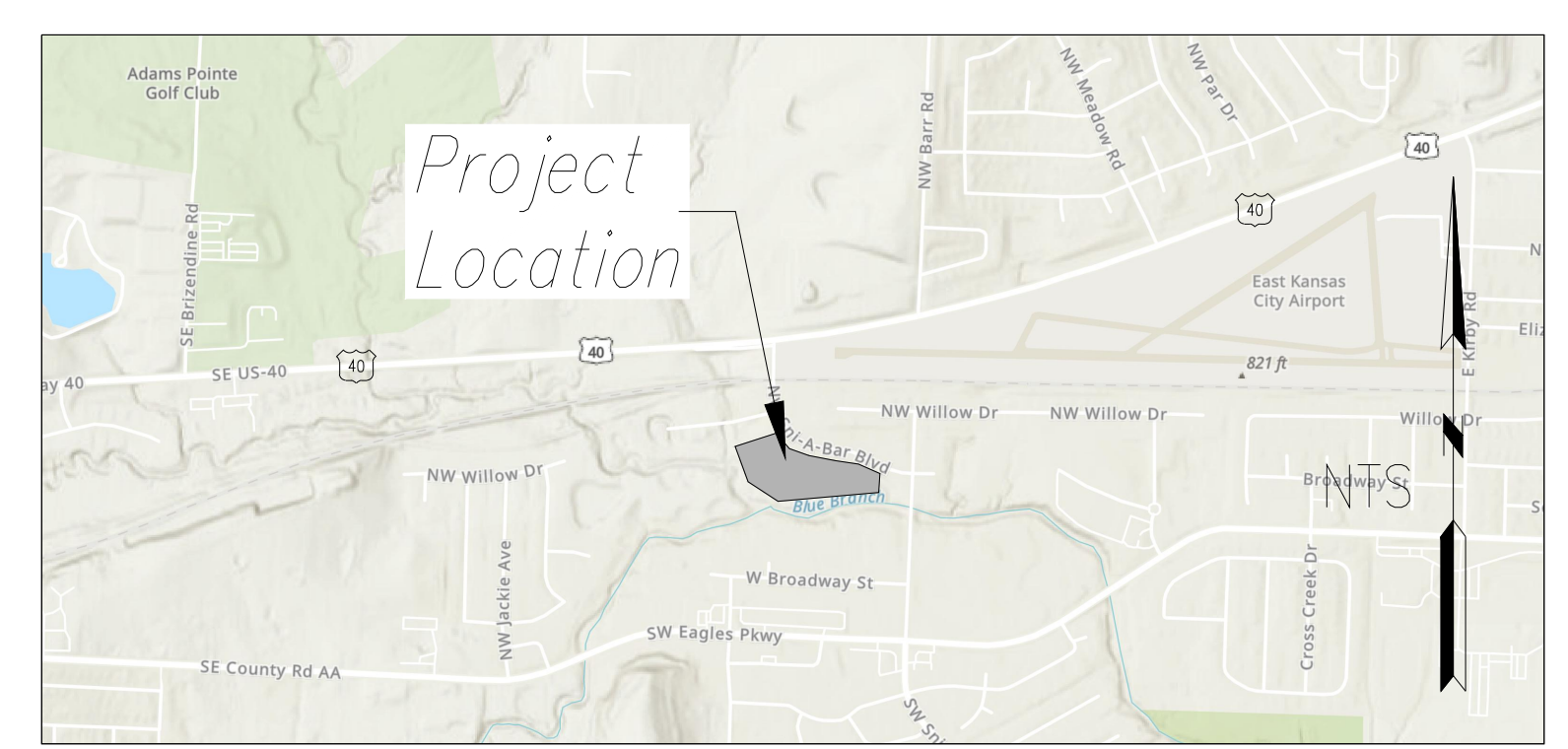


LAND USE AMENDMENT EXHIBIT  
CREEKSIDE COMMONS  
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO.  
21058  
DRAWING NO.  
21013  
DATE  
MARCH 8, 2020  
JOB NO.  
21013



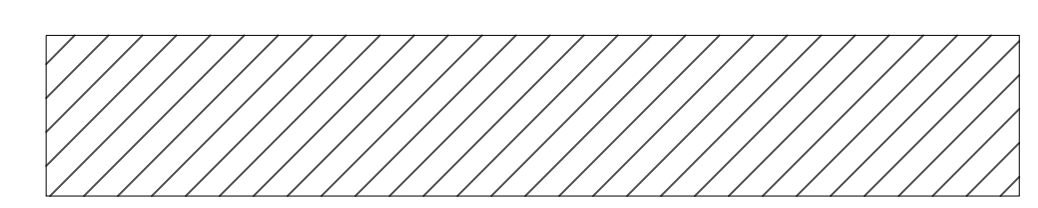
VICINITY MAP



The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT - REZONED FROM AG TO R3-P



NO.	BY	DATE	REVISION

DATE: 4/16/21

KEVIN STERRETT, NO. E-26440

**Consult Inc**
  
 engineers planners

CORPORATE LICENSE NO. E200005873

REZONING EXHIBIT  
 CREEKSIDE COMMONS  
 GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF. NO.	21058
DRAWING NO.	21013
DATE	MARCH 8, 2021
SHEET NO.	21013

1 OF 1





# Project Plan

Jeff Handy | Jeff Handy Construction

# Creekside Commons

The Creekside Commons is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Commons will be a maintenance provided community.

# Project Scope

- Completed project will consist of 35 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Villas

# Objectives

- 35 units with 70 parking spaces
- To begin construction in the fall of 2022 and be completed in fall of 2023
- Install sidewalks along south side of Sni-A-Bar
- Beautify area along south Sni-A-bar with all brick housing and landscaping

# Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Commons will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

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**BOA STAFF REPORT**  
**Creekside Commons**  
**May 10, 2021**

**ACTION:** Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

**CITY'S COMPREHENSIVE PLAN:** The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as open space/recreation. Mr. Handy has also filed an application to amend the future land use map to designate this area as multi-family so that it would be consistent with the proposed Creekside Commons development.

**PURPOSE:** Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 35 multi-family units to be known as Creekside Commons. Mr. Handy states that the target occupant will be 55 years or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Commons will be a maintenance provide community.

**ANALYSIS:** A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Commons, Staff has the following comments:

- 1) The preliminary development plan does not include the entire parcel described in the legal description for the change of zoning. The change of zoning parcel continues east to the intersection of NW Sni-A-Bar Blvd. and NW Sni-A-Bar Parkway and then south on the west side of NW Sni-A-Bar Parkway. The development plan needs to be revised to show the entire development area. **The applicant has submitted a revised preliminary development plan to show the entire parcel.**
  - 2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd. **This change has been made on the revised preliminary development plan.**
-

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- 3) The development plan does not illustrate a building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission approved the 25-foot building line setback as shown on the preliminary development plan.**
  - 4) The preliminary development plan does not have a table that shows the calculations for the floor area ratio (FAR) or the square footage for open space. **Table added to revised Preliminary Development Plan.**
  - 5) In District R-3, the minimum rear yard setback is 30 feet from a building to the rear property line. It appears that building 13 does not comply. Again, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission approved the setback for Building 13 as shown on the Preliminary Development Plan.**
  - 6) Regarding the parking lot, there must be a minimum of 4 spaces designated and signed ADA accessible. **Four ADA designated parking spaces have been added to revised Preliminary Development Plan.**
  - 7) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 35 units. The required number of spaces is 70 spaces. The plan illustrates 84 space.
  - 8) The Planned Overlay District shall be permanently screened from such abutting properties that is zoned residential by a wall or fence at least six feet in height. The subdivision to the north is zoned District R-1. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials. **A 6-foot privacy fence is now shown and plantings for a screen have been added to the Preliminary Development Plan.**
  - 9) The sidewalk shown along Sni-A-Bar Blvd will need to be extended east and south the entire property frontage along Sni-A-Bar Parkway. **The sidewalk has been extended east along Sni-A-Bar Blvd, and south along Sni-A-Bar Parkway.**
  - 10) The preliminary development plan needs to show the preliminary sanitary and stormwater layout per Section 400.200 E.1.b. **The Preliminary Development Plan now shows the preliminary sanitary and stormwater layout.**
  - 11) Landscaping should not place any trees within the easement where the water line is present along the street. The trees around the north parking lot entrance should be located along the building line closer to building 28. **Landscaping moved out of easements as requested.**
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*Community Development  
Mark Trosen, Director*

**PAGE 3 – STAFF REPORT – CREEKSIDE COMMONS**

12) Will there be master water meters or individual water meters for each unit? **Individual water meters are planned for this project.**

**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning and preliminary development plan for the Creekside Commons.

**PLANNING AND ZONING RECOMMENDATION:** The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously voted to recommend approval with Staff recommendations, acceptance of the 25-foot building line setback, acceptance of the rear yard setback for building 13 and add a deed restriction of a 55 and older community.

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