

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

MAY 24, 2021

7:00 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

- Mayor Chuck Johnston

ITEM II: ROLL CALL

- City Clerk Jamie Logan

ITEM III: PLEDGE OF ALLEGIANCE

- Alderman Rick Knox

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

- May 10, 2021 – Board of Aldermen Regular Meeting Minutes
- May 24, 2021 – Accounts Payable

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- None

ITEM X: PRESENTATIONS

- None



ITEM XI: PUBLIC HEARING

- None

ITEM XII: RESOLUTIONS

ITEM XII (A) **A Resolution by the Board of Aldermen of the City of Grain Valley, Appointing Adam Hoover and Reappointing Mike Switzer to the Grain Valley Parks and Recreation Board for Three-Year Terms**

R21-32
*Introduced by
Alderman Darren
Mills*

To maintain the 9 seats on the Grain Valley Parks and Recreation Board

ITEM XII (B) **A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Spend Funds to Repair Storm Water Infrastructure on Golfview Drive**

R21-33
*Introduced by
Alderman Jayci
Stratton*

To Repair 80LF of 36” CMP Storm Water Drainage

ITEM XII (C) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Dale Arnold to the Grain Valley Planning and Zoning Commission for a 4-Year Term**

R21-34
*Introduced by
Alderman Shea
Bass*

To appoint Dale Arnold to the Planning and Zoning Commission

ITEM XII (D) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Joey Burgett to the Grain Valley Planning and Zoning Commission for a 4-Year Term**

R21-35
*Introduced by
Alderman Tom
Cleaver*

To appoint Joey Burgett to the Planning and Zoning Commission

ITEM XIII: ORDINANCES

ITEM XIII (A) **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**

B21-11
2ND READ
*Introduced by
Alderman Jayci
Stratton*

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

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

B21-12
2ND 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
2ND READ
*Introduced by
Alderman Tom
Cleaver*

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

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
- Chief of Police James Beale
- Finance Director Steven Craig
- Parks & Recreation Director Shannon Davies
- City Clerk Jamie Logan

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 JUNE 14, 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



Consent

Agenda

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BOARD OF ALDERMEN MEETING MINUTES
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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 May 10, 2021 at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

ITEM II: ROLL CALL

- Deputy City Clerk Khalilah Holland called roll
- *Present: Bass, Cleaver, Headley, Knox, Mills, Stratton*
- *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

- Nancy Totton, 309 Front St. thanked the Mayor and Board of Aldermen for the flowers and the plaque in recognition of her service as an Alderman

ITEM VII: CONSENT AGENDA

- April 26, 2021 – Board of Aldermen Regular Meeting Minutes
- May 10, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
 - *None*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VIII: PREVIOUS BUSINESS

- 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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber



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ITEM IX: NEW BUSINESS

- Mayor Pro-Tem and Board Liaison Assignments
 - Planning & Zoning liaison – Alderman Headley
 - Park Board liaison – Alderman Stratton
 - School District liaison – Alderman Cleaver
 - Police Advisory Board – Alderman Bass
 - Alderman Headley nominated Shea Bass to be the Mayor Pro-Tem
 - Alderman Cleaver seconded the motion
- *Alderman Headley made a Motion to Appoint Shea Bass as Mayor Pro-Tem*
- *The Motion was Seconded by Alderman Knox*
- *Motion to Appoint Shea Bass as Mayor Pro-Tem was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

ITEM X: PRESENTATIONS

- Deputy City Administrator Theresa Osenbaugh delivered a presentation to the Mayor and Board of Aldermen on Place Branding. Ms. Osenbaugh explained creating a brand identity was a strategic goal approved by the Mayor and Board of Aldermen in the fall of 2020. Ms. Osenbaugh defined what place branding is and showed a video on place branding. Ms. Osenbaugh emphasized a brand is not a logo, tagline or a marketing campaign. Ms. Osenbaugh explained a brand should bring out the City’s uniqueness, does not replicate how other surrounding communities are identified and differentiates the city as more than a great place to live, work and play. Brand identification answers the questions; who Grain Valley is and what we have that no one else does. As the City creates a brand identity, the City will redefine and strengthen how Grain Valley can stand apart from other communities; foster a more accurate, contemporary and positive image; generate improved results for tourism, economic development and residential growth; and stimulate community pride and a renewed sense of purpose. Ms. Osenbaugh summarized the tangible and intangible benefits of tourism & business, prospective visitors and sense of community. Ms. Osenbaugh described a brand is a strategy and if the City does not invest in it proactively by managing the City’s image the City will leave it to be defined by others. Ms. Osenbaugh posed the question to the Mayor and Board of Aldermen what does the City want to be known for; how can the City stand out from other communities and be more competitive; and what thoughts and feelings does the City want to come to mind when people are exposed to our name. Ms. Osenbaugh indicated now is the time for a brand strategy to address an outdated or inaccurate image; clarify what the City stands for and what differentiates it; to gain agreement on the City’s positioning, brand platform or messages; foster unity and consistency; and nurture the

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
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synergy between the City and its partners. Ms. Osenbaugh stated brand identity success is achieved by a systematic and research-based approach through objectivity, measurable quantitative and qualitative results, how well outsiders are engaged and cultivates active stakeholder engagement. Ms. Osenbaugh stated Alderman Bass has agreed to participate on the brand identity committee. Ms. Osenbaugh stated an RFP will be issued on Thursday, May 13, 2021. The RFP responses will be reviewed in June and a resolution to pursue brand identification is scheduled to be presented to the Board of Aldermen in July. There were no questions or comments following Ms. Osenbaugh’s presentation.

ITEM XI: PUBLIC HEARING

*-Mayor Johnston Opened the Public Hearing for Zoning Change Request Creekside Villas
 - at 7:22 p.m.-*

- Community Development Director, Mark Trosen delivered the staff report to the Board of Aldermen regarding Jeff Handy’s request to change the 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 is currently zoned District C-1 and is platted into 8 lots as Creekside Landing – 1st plat. 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. 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 the target occupant will be 55 or older. Mr. Handy states that Creekside Villas will be a maintenance provided community. Mr. Trosen stated 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. After reviewing the preliminary development plan for Creekside Villas, staff provided comments to Mr. Handy and the Planning & Zoning Commission. Mr. Handy addressed staff comments and the Planning & Zoning Commission recommended approval of a reduced setback from 30 feet to a 25-foot front yard setback. Mr. Handy has submitted a revised drawing with the street labeled NW Sni-A-Bar Blvd. Mr. Handy submitted a revised drawing with a minimum of 3 spaces designated and signed ADA accessible. Mr. Trosen stated the plan allows for 20 additional parking spaces above the required 2 spaces per unit. There are 26 units. 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. The revised drawing shows a 6-foot privacy fence and plantings for a screen per the ordinance. The preliminary stormwater layout was

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
 Deputy City Clerk Khalilah Holland
 City Attorney Joe Lauber



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added to the revised drawing. The revised drawing illustrates the landscaping (trees and shrubs) have been moved out of water utility easement. Individual water meters are planned for the project. Mr. Trosen stated staff recommends approval of the rezoning and preliminary development plan for the Creekside Villas. 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.

- Aldermen Cleaver asked if the deed restriction has a timeframe and what type of fence will be installed; Mr. Trosen stated the deed restriction will be in perpetuities; Mr. Handy stated the proposed fence will be either be vinyl or a private wood fence
- Mayor Johnston asked Mr. Handy if there’s a contingency if a 55 or older occupant dies can the occupants younger relatives take over the deed; Mr. Handy stated relatives cannot live in a unit after the 55 or older occupant is deceased
- Alderman Stratton asked if the units be purchased or rented and if the children or grandchildren of the 55 or older occupant are allowed to live in the unit; Mr. Handy stated the units are leased and only 18 or older children or grandchildren are allowed to live in the unit of a 55 or older leased occupant

-Mayor Johnston opened the floor to citizens for comment at 7:33 pm-

- No public comments

*-Mayor Johnston Closed the Public Hearing for a **Zoning Change Request Creekside Villas**
 - at 7:34 p.m.-*

*-Mayor Johnston Opened the Public Hearing for **Request to Amend the City’s Comprehensive Plan Future Land Use Map**- at 7:34 p.m.-*

- Community Development Director, Mark Trosen delivered the staff report to the Board of Aldermen regarding Jeff Handy’s request to amend the future land use map titled “Preferred Land Use Plan” that is in the City’s Comprehensive Plan. The Preferred Land Use Plan illustrates the approximate 5.5 acres referenced in the application as Open Space/Recreation. 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. Mr. Trosen stated staff finds the following in the analysis of the request:

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
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- 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.
- 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.
- The proposed land use map amendment is consistent with public policy for the locations of the proposed land uses.
- The public services and utilities are available on-site and are adequate to serve the proposed land use in the map amendment.

Mr. Trosen stated staff recommends approval to amend the Preferred Land Use Map in the City’s Comprehensive Plan. The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously voted to recommend approval to the Board of Aldermen.

- Alderman Cleaver sought clarification that the development is going on the other side of Sni-A-Bar Blvd, asked if the proposed development will be deeded as 55 or older and asked what is the proposed parking; Mr. Trosen confirmed the change to the preferred land use map is for the south side of Sni-A-Bar Blvd, the planned development will be regulated through a lease agreement of 55 or older and there will be off street parking with no on street parking with the more than required off street parking planned
- Alderman Knox asked if the units will have a sprinkler system; Mr. Trosen stated staff has not reached the building code requirements for the project yet

-Mayor Johnston opened the floor to citizens for comment at 7:39 pm-

- No public comments

*-Mayor Johnston Closed the Public Hearing for a **Request to Amend the City’s Comprehensive Plan Future Land Use Map**- at 7:39 p.m.-*

*-Mayor Johnston Opened the Public Hearing for **Zoning Change Request Creekside Commons**- at 7:39 p.m.-*

- Community Development Director, Mark Trosen delivered the staff report to the Board of Aldermen regarding Jeff Handy’s request to 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 Preferred Land Use Map in

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
 Deputy City Clerk Khalilah Holland
 City Attorney Joe Lauber



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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. Mr. Trosen stated 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 and that Creekside Commons will be a maintenance provided community. Mr. Trosen stated 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. After reviewing the preliminary development plan for Creekside Villas, staff provided comments to Mr. Handy and the Planning & Zoning Commission. Mr. Handy addressed staff comments and the Planning & Zoning Commission recommended approval of the 25-foot building line setback as shown on the preliminary development plan. Mr. Handy submitted a revised preliminary development plan to show the entire parcel described in the legal description for the change of zoning. Mr. Handy has submitted a revised drawing with the street labeled NW Sni-A-Bar Blvd. Mr. Handy added a table to the revised preliminary development plan showing the calculations for the floor area ratio for open space. Mr. Trosen stated the Planning and Zoning Commission approved the setback for Building 13 as shown on the Preliminary Development Plan. Mr. Trosen stated four ADA designated parking spaces have been added to revised Preliminary Development Plan. Mr. Trosen stated plan allows for 14 additional parking spaces above the required 2 spaces per unit. There are 35 units. Mr. Trosen stated a 6-foot privacy fence is now shown and plantings for a screen have been added to the Preliminary Development Plan. Mr. Trosen stated the sidewalk shown along Sni-A-Bar Blvd will be extended east along Sni-A-Bar Blvd, and south along Sni-A-Bar Parkway. Mr. Trosen stated the Preliminary Development Plan has been revised to show the preliminary sanitary and stormwater layout. Mr. Trosen stated the drawings have been revised to move landscaping out of the utility easements. Mr. Trosen stated Mr. Handy has confirmed individual water meters are planned for the project. Mr. Trosen stated staff recommends approval of the rezoning and preliminary development plan for the Creekside Commons. 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 restriction of a 55 and older community.

- Alderman Stratton asked who is responsible for addressing parking complaints; Mr. Trosen stated Mr. Handy as the landlord would receive those complaints
- Mayor Johnston asked if the sidewalk on the eastside will go to the creek; Mr. Trosen stated the sidewalk will be close to the creek; however, there’s a parcel between the

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
 Deputy City Clerk Khalilah Holland
 City Attorney Joe Lauber



proposed development and the creek that is undeveloped but as additional property develops sidewalks would be added

-Mayor Johnston opened the floor to citizens for comment at 7:47 pm-

- Nancy Totton, 309 Front street asked who maintains the sidewalk if there's a crack in the sidewalk; Mr. Trosen stated the property owner is responsible by ordinance for keeping the sidewalk cleared; City Administrator Ken Murphy stated sidewalks are located in the right-of-way and are maintained by the City

*-Mayor Johnston Closed the Public Hearing for a **Zoning Change Request Creekside Commons-** at 7:48 p.m.-*

ITEM XII: RESOLUTIONS

Resolution No. 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

- *Alderman Knox moved to approve Resolution No. R21-31*
- *The Motion was Seconded by Alderman Headley*
 - City Administrator Ken Murphy stated the skid steer lease is a budgeted item; the City has been leasing the skid steer equipment since 2011; this resolution is the authorization of year two of original three year lease agreement
- *Resolution No. R21-31 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-31 Approved: 6-0-

ITEM XIII: ORDINANCES

Bill No. 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

Bill No. B21-11 was read by Deputy City Clerk Khalilah Holland for the first reading by title only

- *Alderman Stratton moved to accept the first reading of Bill No. B21-11 bringing it back*

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
 Deputy City Clerk Khalilah Holland
 City Attorney Joe Lauber



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for a second reading by title only at the next regularly scheduled meeting

- *The Motion was Seconded by Alderman Knox*
 - City Administrator Ken Murphy stated this ordinance is associated with the 1st public hearing of the evening and is related to the development on the northside of Sni-A-Bar Blvd
- *Bill No. B21-11 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B21-12: An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

Bill No. B21-12 was read by Deputy City Clerk Khalilah Holland for the first reading by title only

- *Alderman Bass moved to accept the first reading of Bill No. B21-12 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Stratton*
 - City Administrator Ken Murphy stated this ordinance is associated with the 2nd public hearing of the evening and is related to the amending the future land use map for the land on the south side of Sni-A-Bar Blvd
- *Bill No. B21-12 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. 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

Bill No. B21-13 was read by Deputy City Clerk Khalilah Holland for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B21-13 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Mills*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
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- City Administrator Ken Murphy stated this ordinance is associated with the 3rd public hearing of the evening and is related to the zoning change of the land on the south side of Sni-A-Bar Blvd
- *Bill No. B21-13 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

ITEM XIV: CITY ATTORNEY REPORT

- City Attorney Joe Lauber reported this year's final City Officials training in Platte County is on Friday, May 14th

ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - Jackson County Health Department has lifted the outdoor restrictions; allowing the City to plan and host more activities and events
- Deputy City Administrator Theresa Osenbaugh
 - None
- Chief James Beale
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - Spring sports have begun
- Community Development Director Mark Trosen
 - None
- Deputy City Clerk Khalilah Holland
 - None

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - Thanked Mayor Johnston for the renewed appointment to Mayor Pro-Tem
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - None
- Alderman Rick Knox
 - 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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
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- Alderman Darren Mills
 - None
- Alderman Jayci Stratton
 - Complimented Deputy City Administrator Theresa Osenbaugh on her Place Branding presentation and Alderman Stratton stated she was willing to help with the brand identity process

ITEM XVII: MAYOR REPORT

- Mayor Chuck Johnston
 - Acknowledged the dedication of the Pathways of Honor event on May 5th and showed appreciation to those who attended and were involved in the planning of the event

ITEM XVIII: EXECUTIVE SESSION

- None

ITEM XIX: ADJOURNMENT

- The meeting adjourned at 7:56 P.M.

Minutes submitted by: _____

 Khalilah Holland
 Deputy City Clerk

 Date

Minutes approved by: _____

 Chuck Johnston
 Mayor

 Date

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
 Chief James Beale
 Finance Director Steven Craig
 Parks and Recreation Director Shannon Davies
 Deputy City Clerk Khalilah Holland
 City Attorney Joe Lauber

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	46.31		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,339.77		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00		
		HAMPEL OIL INC	CJC FUEL	390.26		
		AFLAC	AFLAC AFTER TAX	126.59		
			AFLAC CRITICAL CARE	24.96		
			AFLAC PRETAX	300.97		
			AFLAC-W2 DD PRETAX	210.31		
		MIDWEST PUBLIC RISK	DENTAL	171.77		
			OPEN ACCESS	131.95		
			OPEN ACCESS	476.00		
			OPEN ACCESS	212.52		
			HSA	366.40		
			HSA	1,514.24		
			HSA	20.85		
			VISION	16.00		
			VISION	43.33		
			VISION	126.50		
			VISION	14.47		
		HSA BANK	HSA - GRAIN VALLEY, MO	345.62		
			HSA - GRAIN VALLEY, MO	429.15		
		SHERIFFS RETIREMENT SYSTEM	APR 2021 SHERIFF RETIREMEN	240.83		
		HANNAH TIPTON	LENGER RESTITUTION	1,175.00		
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	214.90		
			FLEX PLAN	25.00		
		HOPE HOUSE	APR 21 DOMESTIC VIOLENCE	324.00		
		MO DEPT OF REVENUE	APR 2021 CVC FUNDS	573.15		
		MO DEPT OF PUBLIC SAFETY	APR 2021 TRAINING FUND	80.38		
		ICMA RC	ICMA 457 %	598.46		
			ICMA 457	305.39		
			ICMA ROTH IRA	56.79		
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,638.64		
			SOCIAL SECURITY	4,476.34		
			MEDICARE	<u>1,046.90</u>		
			TOTAL:	23,336.75		
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.49
				JACK A BOYER II	POLYGRAPH	550.00
				MOCCFOA	LOGAN MEMBERSHIP	35.00
				MIDWEST PUBLIC RISK	DENTAL	35.02
					HSA	239.96
	HSA			334.48		
HSA BANK	HSA - GRAIN VALLEY, MO			100.32		
CONCENTRA MEDICAL CENTERS	ANDES SCREENING			89.50		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			113.43		
	MEDICARE			<u>26.52</u>		
	TOTAL:			1,704.72		
INFORMATION TECH	GENERAL FUND			NETSTANDARD INC	NETSTANDARD DATASAFE	1,000.00
			NETSTANDARD CLARITY	3,708.00		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	5.17		
		MIDWEST PUBLIC RISK	DENTAL	0.57		
			HSA	9.39		
		HSA BANK	HSA - GRAIN VALLEY, MO	2.35		
		CDW GOVERNMENT	WEBCAM	188.61		
	PANORAMA FOAM PAD	34.49				

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			NANO MIMO AIRMAX	75.33
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3.46
			MEDICARE	<u>0.81</u>
			TOTAL:	5,028.18
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	APR SERVICE	125.50
		COMCAST - HIERARCY ACCT	CITY HALL	98.98
			CITY HALL	246.80
		GENERAL ELEVATOR	MONTHLY ELEVATOR SERVICES	147.00
		SPIRE	518 GREGG ST	38.45
			624 JAMES ROLLO CT	12.61
			711 S MAIN ST	35.33
		CDW GOVERNMENT	Camera Replacement	1,515.00
			Camera Replacement	15,480.00
		COMCAST	711 MAIN ST CITY HALL	<u>445.70</u>
			TOTAL:	18,145.37
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	185.01
			ADMIN C85162117	90.51
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	387.68
		SAMS CLUB/GEGRB	ANNUAL MEMBERSHIP	100.00
			KITCHEN SUPPLIES	139.18
		AMAZON.COM	ANT KILLER/EXPANDING FOLDE	13.09
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		ROTARY CLUB OF BLUE SPRINGS	MURPHY: QUARTERLY PAYMENT	223.00
		THERESA OSENBAUGH	OSENBAUGH: MEALS FOR MEDC	74.50
		MISSOURI ECONOMIC	OSENBAUGH: MEDC 2021 ANNUA	325.00
			MURPHY: MEDC 2021 ANNUAL C	325.00
		MIDWEST PUBLIC RISK	DENTAL	24.32
			DENTAL	0.90
			HSA	12.77
			HSA	404.19
		HSA BANK	HSA - GRAIN VALLEY, MO	62.78
			HSA - GRAIN VALLEY, MO	2.59
		GRAIN VALLEY PARTNERSHIP	MAY LUNCHEON	45.00
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 03/08/21-06/07	140.76
		KENNETH MURPHY	MURPHY: MEALS FOR MEDC CON	74.50
		PORKYS BLAZIN BBQ	MURPHY/OSENBAUGH: LUNCH	37.92
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	271.08
			MEDICARE	<u>63.37</u>
			TOTAL:	3,459.59
ELECTED	GENERAL FUND	TRUMAN HEARTLAND COMMUNITY FOUNDATION		4,000.00
		AMAZON.COM	FIRE TV STICK LITE WITH AL	28.49
		STEVEN SMITH	1000) BUSINESS CARDS	60.00
		CDW GOVERNMENT	Keyboards	151.85
			Keyboards	151.85
			BoA Tablets	416.15
			BoA Tablets	416.15
		KOHL'S	BOA PICS: SHIRT FOR MILLS	<u>24.99</u>
			TOTAL:	5,249.48
FINANCE	GENERAL FUND	TROUTT BEEMAN & CO PC	2020 AUDIT	7,500.00
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		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
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.91
			MEDICARE	<u>40.20</u>
			TOTAL:	8,572.40
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	172.41
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	1.41
			HSA	299.00
			HSA	26.23
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	4.05
		MERCHANT SERVICES	MONTHLY FEES	40.18
		ROSS MILLER CLEANERS	APR 2021 CLEANING	16.25
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	176.60
			MEDICARE	<u>41.30</u>
			TOTAL:	870.43
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	134.16
			MEDICARE	<u>31.37</u>
			TOTAL:	1,094.78
FLEET	GENERAL FUND	CLARKS TOOL & EQUIPMENT	CIRC BLADE 14" NXT STEEL	340.80
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	84.20
		ADVANCE AUTO PARTS	800 GRIT/1000 GRIT/1500 GR	18.49
		OREILLY AUTOMOTIVE INC	NITRILE GLOVES	59.97
			FOAM CMD PAD/POLISH PAD/PO	126.99
		MIDWEST PUBLIC RISK	DENTAL	18.01
			HSA	154.23
		HSA BANK	HSA - GRAIN VALLEY, MO	38.69
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	10.00
			PW/WOLTZ UNIFORMS	10.00
			PW/WOLTZ UNIFORMS	10.00
			PW/WOLTZ UNIFORMS	10.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	58.12
			MEDICARE	<u>13.59</u>
			TOTAL:	953.09
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	31.11
			PD C85162119	165.91
			PD 85162124	10.09
		GALLS LLC	ALUMINUM RECHARGEABLE DUTY	210.36
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,116.35
			MONTHLY CONTRIBUTIONS	447.98
		MO POLICE CHIEFS ASSOCIATION	IIAMS & DUNNELL: SRO CONF	721.00
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	48.74
		ADVANCE AUTO PARTS	HUB BEARING/21" XTRA CLEAR	113.94
			BATTERY	116.57

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STATE BANK OF MISSOURI	PD LEASE VEHICLES AND EQU	174.77
			PD LEASE VEHICLES AND EQU	3,564.54
		OFFICE DEPOT	PAPER/FASTENER/CLIPS	47.24
		OREILLY AUTOMOTIVE INC	FLOOR MATS	135.54
		MISSOURI STATE WEB	WALL: MACA CONFERENCE	75.00
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,158.44
			BULK GASOHOL/DIESEL	108.12
			BULK GASOHOL/DIESEL	920.01
			BULK GASOHOL/DIESEL	96.43
		PAYPAL.COM	IIAMS: DARE CONF REGISTRAT	205.00
			REDACTING RECORDS IN MISSO	149.00
			CAMERA	359.99
		LEXISNEXIS RISK DATA MGMT INC	APR 2021 MINIMUM COMMITMEN	150.00
		GOODYEAR COMMERCIAL TIRE	4) GY 225/60R16 ASSUR MAXL	318.68
		TAN-TAR-A RESORT	BEALE: LODGING MO POLICE C	370.35
			WALL: LODGING COURT LCONF	230.42
		TAMMY WALL	WALL: MEALS FOR COURT CONF	137.50
		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
			HSA	2,691.00
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	900.00
		CHEWY.COM	PURINA PRO PLAN DOG FOOD	70.85
		POLICE RECORDS AND INFORMATION MANAGEM	POLICE RECORDS MANAGEMENT	168.98
		GO CAR WASH MANAGEMENT CORP	APR VEHICLE WASHES	64.00
		COURTYARD MARRIOTT	AREND: LODGING SRO TRAINI	580.00
		ROSS MILLER CLEANERS	APR 2021 CLEANING	6.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,066.59
			MEDICARE	717.22
		GEARZONE PRODUCTS	THOMPSON: COMBAT SHIRT/PAN	239.71
			THOMPSON: SHIRT	131.85
			BREEDLOVE: PANTS	99.98
			THOMPSON: HANDCUFF POUCH	<u>53.50</u>
			TOTAL:	33,551.56
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	113.18
		AMAZON.COM	CAMERA CASE	157.99
			SANDISK ULTRA 32GB CLASS	9.21
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	39.84
			BULK GASOHOL/DIESEL	78.93
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	78.84
			MEDICARE	<u>18.44</u>
			TOTAL:	874.43
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	589.67
		SAMS CLUB/GEGRB	COFFEE/WATER	49.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			KITCHEN SUPPLIES	93.64
		OFFICE DEPOT	PAPER/FASTENER/CLIPS	37.09
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	50.69
		MIDWEST PUBLIC RISK	DENTAL	49.28
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	818.53
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.32
			HSA - GRAIN VALLEY, MO	14.25
		JACKSON COUNTY RECORDER	ORDINANCE	27.74
		THE EXAMINER	3 CASES FOR CREEKSIDE	229.32
			2 CASES FOR GREYSTONE	194.04
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	402.15
			MEDICARE	<u>94.05</u>
			TOTAL:	3,055.44
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	450.91
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.44
			AFLAC-W2 DD PRETAX	71.29
		MISCELLANEOUS	LIFE LINE SCREENING:	150.00
		MIDWEST PUBLIC RISK	DENTAL	21.76
			HSA	218.76
			HSA	36.69
			VISION	8.00
			VISION	16.39
			VISION	1.08
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	69.64
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.03
		ICMA RC	ICMA 457 %	194.70
			ICMA 457	574.85
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.61
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,187.91
			SOCIAL SECURITY	901.84
			MEDICARE	<u>210.92</u>
			TOTAL:	4,681.54
PARK ADMIN	PARK FUND	NETSTANDARD INC	NETSTANDARD CLARITY	618.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	605.12
		SAMS CLUB/GEGRB	ANNUAL MEMBERSHIP	200.00
		COMCAST - HIERARCY ACCT	CITY HALL	8.24
			CITY HALL	40.02
			TYER	124.85
		HOLIDAY INN EXECUTIVE CENTER	JONES: LODGING FOR MPRA CO	352.35
			DAVIES: LODGING FOR MPRA C	352.35
			STRADER: LODGING FOR MPRA	352.35
		BLUE SPRINGS WINWATER CO	15X20' WT NON-PERF: BLUE B	328.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	253.38
			BULK GASOHOL/DIESEL	173.13
		MISSOURI PARK & REC ASSN	JOB POSTING	25.00
		MIDWEST PUBLIC RISK	DENTAL	3.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DENTAL	83.41
			HSA	1,033.39
			HSA	86.11
			HSA	126.51
		HSA BANK	HSA - GRAIN VALLEY, MO	14.32
			HSA - GRAIN VALLEY, MO	229.27
		COMCAST	711 MAIN ST CITY HALL	74.28
		SHAKESPEARES PIZZA	DINNER AT MPRA CONF: JONES	69.63
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	384.96
			MEDICARE	<u>90.03</u>
			TOTAL:	5,628.14
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	HANDDRAYER AT MONKEY MOUNT	70.00
		AAA DISPOSAL SERVICE INC	APR SERVICE	77.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	440.17
		ADVANCE AUTO PARTS	BATTERY	116.57
		OREILLY AUTOMOTIVE INC	FILTERS/ FUEL AIR HYD	94.68
			5 GAL TRACTRFL	52.99
		VAN DIEST SUPPLY COMPANY	AQUATHOL GRANULAR	386.00
		SITEONE LANDSCAPE SUPPLY LLC	BASES	147.69
		KORNIS ELECTRIC SUPPLY INC	PARK SHOP LIGHTS	57.50
		WEST CENTRAL ELECTRIC COOP INC	03/29-04/28 BALLPARK COMPL	63.90
		HOME DEPOT CREDIT SERVICES	MULCH AND TRASH BAGS	286.67
		LAWN & LEISURE	CABLE	92.52
			CARBURETOR	49.00
		FRY & ASSOCIATES INC	CLAMPS FOR 2-5 PLAYGROUND	59.78
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	600 BUCKNER TARSNEY RD	47.92
			624 JAMES ROLLO CT	6.30
		AGRI-DIRECT	TILLER REPAIR	40.91
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	298.01
			MEDICARE	<u>69.69</u>
			TOTAL:	3,633.30
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	391.00
			CONCESSION DRINKS	188.00
		PETTY CASH	WALMART PURCHASE	47.67
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	251.42
			CONC PRODUCT & SUPPLIES	52.88
			CONC PRODUCT & SUPPLIES	270.89
		AMAZON.COM	CONCESSION PRODUCTS	37.40
			CONCESSION PRODUCTS	113.73
		HASTY AWARDS	PRE-K SOCCER TROPHIES	209.59
		PROTECT MY MINISTRY LLC	BACKGROUND SCREENINGS	272.00
			BACKGROUND SCREENINGS	120.00
			BACKGROUND SCREENING	149.25
			BACKGROUND SCREENING	49.75
		POSTERMYWALL	MOVIE IN THE PARK FYLER	2.99
		SWANK MOTION PICTURES INC	TROLLS WORLD TOUR: MOVIE I	465.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	22.59
			MEDICARE	<u>5.29</u>
			TOTAL:	2,649.45
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	APR SERVICE	65.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MELODY TAYLOR	04/19-04/26 SILVERSNEAKERS	25.00
			04/19-04/30 SILVERSNEAKERS	150.00
		RICOH USA INC	COMM CTR C85162114	76.87
			COMM CTR C85162123	10.94
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	120.84
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00
		SAMS CLUB/GEGRB	JANITORIALS SUPPLIES	77.64
			TRASH BAGS	18.48
		COMCAST - HIERARCY ACCT	COMM CENTER	243.17
		AMAZON.COM	TRASH BAGS/ AIR FRESHENER	37.39
			GLOVES/POLISHING PADS	102.50
		AUTHORIZE.NET	APR SIGNUPS	49.80
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		HOME DEPOT CREDIT SERVICES	APPLIANCE ROLLERS	14.81
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		SPIRE	713 S MAIN ST	97.47
			713 S MAIN ST A	36.82
		MERCHANT SERVICES	MONTHLY FEES	382.63
			MONTHLY FEES	24.50
		MARY ALLGRUNN	04/20-04/29 LINE DANCING	57.00
		LINDA HOMBS	04/20-04/29 LINE DANCING	57.00
		QUILL CORPORATION	CHAIR MAT	48.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	196.28
			MEDICARE	45.91
			TOTAL:	2,721.32
POOL	PARK FUND	SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	52.88
			TOTAL:	52.88
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	155.48
		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	104.30
			HSA	75.18
			HSA	79.37
			VISION	3.20
			VISION	1.60
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.95
			HSA - GRAIN VALLEY, MO	70.50
		ICMA RC	ICMA 457 %	27.04
			ICMA 457	16.50
			ICMA ROTH IRA	40.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	410.76
			SOCIAL SECURITY	288.17
			MEDICARE	67.39
			TOTAL:	1,466.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	NETSTANDARD DATASAFE	200.00
			NETSTANDARD CLARITY	370.80
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	89.50
		RICOH USA INC	PW C85162113	9.54
		FELDMANS FARM & HOME	50# KC PRIME	84.99
			50# K-31 FESCUE	69.99
		K C BOBCAT	FITTING/HOSE	31.41
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	451.47
		SAMS CLUB/GEGRB	COFFEE/WATER	2.98
			KITCHEN SUPPLIES	14.40
		ADVANCE AUTO PARTS	FUNNEL/OIL 5W20 FULL SYN 5	4.30
		BLUE TARP FINANCIAL	IRTN 1/8 HP SUBM UTILITY	23.99
		COMCAST - HIERARCY ACCT	CITY HALL	1.73
			CITY HALL	23.74
			PW	22.67
			PW	34.02
			PW	61.36
		OREILLY AUTOMOTIVE INC	VENT OILWICK/ 3PK FRSH SHV	1.70
			CORE RETURN	2.00-
			SPRAY/AROSOL/3PK FRSH SHV	2.49
			AIR FILTER	6.80
			1 GAL MOTOR OIL	11.99
		LOWES	GLOVES/ 1/4IN DR QR RATCH	1.88
			GLOVES/ 1/4IN DR QR RATCH	7.59
			GLOVES/ 1/4IN DR QR RATCH	1.11
			GLOVES/ 1/4IN DR QR RATCH	5.73
		BLUE SPRINGS WINWATER CO	WHITE MARKING PAINT	54.00
		VANCE BROTHERS INC	ASPHALT	1,188.97
			ASPHALT	1,203.81
			ASPHALT	1,060.53
			ASPHALT	802.42
			ASPHALT	1,062.65
		RICOH USA INC	PW C85162113	45.68
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	165.73
			BULK GASOHOL/DIESEL	65.84
		HOME DEPOT CREDIT SERVICES	SPRAY PAINT/DRILL BITS/ TO	0.99
			SPRAY PAINT/DRILL BITS/ TO	9.99
			SPRAY PAINT/DRILL BITS/ TO	1.00
			SPRAY PAINT/DRILL BITS/ TO	1.39
			SPRAY PAINT/DRILL BITS/ TO	12.98
			HOSE	6.70
		LAWN & LEISURE	THROTTLE ROD/HANDLE MOLDIN	2.10
		DUDE SOLUTIONS INC	LANDERS: CONFERENCE	59.80
		MENARDS - INDEPENDENCE	TAPE/GARAGE DOOR INS KIT	20.07
			TAPE/GARAGE DOOR INS KIT	0.60
		MIDWEST PUBLIC RISK	DENTAL	14.23
			DENTAL	59.07
			OPEN ACCESS	124.61
			OPEN ACCESS	108.18
			HSA	492.70
			HSA	56.96
			HSA	259.22
			HSA	309.60
		HSA BANK	HSA - GRAIN VALLEY, MO	14.29
			HSA - GRAIN VALLEY, MO	194.27
		G W VAN KEPPEL CO	TOOTH/LOCKING	74.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		DEVELOPERS HELPERS LLC	PULVERIZED TOP SOIL	270.00
		SPIRE	405 JAMES ROLLO DR	9.77
			624 JAMES ROLLO CT	12.61
			711 S MAIN ST	3.03
			618 JAMES ROLLO CT	17.84
		CALIBRATED PRODUCTS INC	REBUILD HYDRAULIC CYLINDER	59.61
		UNITED LABORATORIES INC	HARVEST GOLD TAR REMOVER	82.33
		CINTAS CORPORATION # 430	GLV/DIS/NITRILE/5MIL/100CT	31.84
			PW/WOLTZ UNIFORMS	31.64
			PW/WOLTZ UNIFORMS	30.80
			PW/WOLTZ UNIFORMS	31.64
			PW/WOLTZ UNIFORMS	31.64
		QUALITY CUSTOM CONCEPTS INC	CONCRETE REPAIR/REPLACE	2,853.87
			CONCRETE REPAIR/REPLACE	12,013.68
		COMCAST	711 MAIN ST CITY HALL	44.57
		IDEKER INC	2020 ROAD OVERLAY PROJECT	3,121.51
		VIKING-CIVES MIDWEST INC	SPREADER FOR PW	3,561.40
			3/8 FEMALE QUICK COUPLER H	10.12
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	31.99
			DOUGHERTY BOOTS	30.00
		GRAIN VALLEY RENTAL INC	3 HOUR RENTAL BILJAX 45' A	35.00
			3 HOUR RENTAL BILJAX 45' A	35.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	288.17
			MEDICARE	67.41
		WILLIAM WRISINGER	STORM GRATE	540.00
			TOTAL:	32,252.09
PUBLIC HEALTH	PUBLIC HEALTH	OATS	2021 APR OATS	322.50
			TOTAL:	322.50
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	QUALITY CUSTOM CONCEPTS INC	CONCRETE REPAIR/REPLACE	68,703.15
			TOTAL:	68,703.15
NON DEPARTMENTAL	INTRCH VGV CID-PRO	NAUGHT-NAUGHT AGENCY	21/22 D & O W/EPLI	860.00
			TOTAL:	860.00
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.60
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,033.34
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.16
			AFLAC-W2 DD PRETAX	57.33
		MISCELLANEOUS ELLIOTT, KEVIN C	10-141300-18	90.43
		PREMIUM CUSTOM HOMES	10-144900-01	15.54
		KC NEVADA, LLC	10-146000-01	15.54
		MASTERS, ADAM	10-146800-11	46.14
		LATA, LAURA	10-226000-03	31.99
		MOORE, HEATHER	10-247500-13	57.37
		MARTINEZ, ANGELA	10-302400-05	15.54
		VANVLECK, JEFFERY	10-349200-11	53.92
		SIMPSON, ANGELA	10-360800-07	65.41
		QUALITY CUSTOM PROPE	10-362600-06	15.54
		STOCK, DANA	10-425550-00	13.37
		MITCHELL, NATE	10-434890-04	11.47
		BELL, JONATHAN	10-474100-04	13.24
		BRANSON, AMY	10-474240-02	31.21
		SMITH, BIANCA	10-487420-03	0.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GARREN, AMBER	10-503690-04	13.50
		LOVING, PAUL	10-550200-04	28.70
		CRANE CONSTRUCTION	10-801100-03	651.62
		FRAZIER, GEORGIA	10-809460-06	33.67
		LUTTRELL, VICKIE	10-820130-04	83.67
		ZADES, JEANNIE	10-830257-05	33.62
		MIDWEST PUBLIC RISK	DENTAL	91.36
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	457.84
			HSA	629.29
			HSA	338.68
			VISION	12.80
			VISION	10.68
			VISION	22.02
			VISION	27.99
		HSA BANK	HSA - GRAIN VALLEY, MO	69.76
			HSA - GRAIN VALLEY, MO	390.71
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	161.73
		ICMA RC	ICMA 457 %	279.61
			ICMA 457	115.76
			ICMA ROTH IRA	204.60
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,029.93
			SOCIAL SECURITY	1,963.51
			MEDICARE	459.22
			TOTAL:	11,078.19
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	APR SERVICE	62.75
		NETSTANDARD INC	NETSTANDARD DATASAFE	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	449.27
			BILL PRINT AND MAIL	84.67
		RICOH USA INC	PW C85162113	19.07
			CD C85162115	52.95
		CITY OF INDEPENDENCE UTILITIES	16441CCF 03/15-04/15	25,553.55
		K C BOBCAT	FITTING/HOSE	62.83
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,505.14
		SAMS CLUB/GEGRB	COFFEE/WATER	5.98
			KITCHEN SUPPLIES	28.79
		ADVANCE AUTO PARTS	FUNNEL/OIL 5W20 FULL SYN 5	8.62
		BLUE TARP FINANCIAL	IRTN 1/8 HP SUBM UTILITY	47.99
		VANCO SERVICES LLC	APR 2021 GATEWAY ES20605	70.09
		COMCAST - HIERARCY ACCT	CITY HALL	11.51
			CITY HALL	49.18
			PW	45.34
			PW	48.74
			PW	98.74
		AMAZON.COM	ANT KILLER/EXPANDING FOLDE	9.99
		OREILLY AUTOMOTIVE INC	VENT OILWICK/ 3PK FRSH SHV	3.39
			CORE RETURN	4.00-
			SPRAY/AROSOL/3PK FRSH SHV	4.99
			AIR FILTER	13.60
			1 GAL MOTOR OIL	23.99
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	52,688.52
			CONSUMPTION	63,482.85
		MISSOURI ONE CALL SYSTEM INC	APRIL LOCATE FEES	548.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LOWES	GLOVES/ 1/4IN DR QR RATCH	3.77
			GLOVES/ 1/4IN DR QR RATCH	15.18
			GLOVES/ 1/4IN DR QR RATCH	25.98
			GLOVES/ 1/4IN DR QR RATCH	2.24
			GLOVES/ 1/4IN DR QR RATCH	27.24
			GLOVES/ 1/4IN DR QR RATCH	11.47
		BLUE SPRINGS WINWATER CO	12) INSERT STIF CTS	24.00
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	331.46
			BULK GASOHOL/DIESEL	131.65
		KORNIS ELECTRIC SUPPLY INC	1-5/8 STRUT GALVANZIED	23.80
			SCREWDRIVER	7.92
		BLUE VALLEY PUBLIC SAFETY INC	POST & ANTENNA INSTALL	3,350.00
		ORIENTAL TRADING	COMM DEV EVENT: CONS HATS	94.96
		UTILITY SERVICE CO INC	ANNUAL MAINT CONTRACT	28,515.07
			ANNUAL MAINT CONTRACT	3,415.66
		HOME DEPOT CREDIT SERVICES	SPRAY PAINT/DRILL BITS/ TO	1.99
			SPRAY PAINT/DRILL BITS/ TO	19.96
			SPRAY PAINT/DRILL BITS/ TO	1.99
			SPRAY PAINT/DRILL BITS/ TO	2.79
			SPRAY PAINT/DRILL BITS/ TO	11.96
			HOSE	13.40
			FIXED BASE SYSTEM	107.85
			FIXED BASE SYSTEM	6.72
		LAWN & LEISURE	THROTTLE ROD/HANDLE MOLDIN	4.20
		DUDE SOLUTIONS INC	LANDERS: CONFERENCE	119.60
		MENARDS - INDEPENDENCE	TAPE/GARAGE DOOR INS KIT	40.15
			TAPE/GARAGE DOOR INS KIT	1.18
		MIDWEST PUBLIC RISK	DENTAL	53.08
			DENTAL	175.20
			OPEN ACCESS	249.22
			OPEN ACCESS	252.42
			HSA	1,081.40
			HSA	655.56
			HSA	1,084.88
			HSA	660.59
		HSA BANK	HSA - GRAIN VALLEY, MO	149.89
			HSA - GRAIN VALLEY, MO	502.65
		G W VAN KEPPEL CO	TOOTH/LOCKING	148.13
		SPIRE	405 JAMES ROLLO DR	19.53
			624 JAMES ROLLO CT	15.75
			711 S MAIN ST	6.05
			618 JAMES ROLLO CT	35.72
		CORE & MAIN LP	FIRE HYDRANT EXTEND KIT	906.08
		CALIBRATED PRODUCTS INC	REBUILD HYDRAULIC CYLINDER	119.23
		UNITED LABORATORIES INC	HARVEST GOLD TAR REMOVER	164.65
		CINTAS CORPORATION # 430	GLV/DIS/NITRILE/5MIL/100CT	63.70
			PW/WOLTZ UNIFORMS	63.26
			PW/WOLTZ UNIFORMS	61.62
			PW/WOLTZ UNIFORMS	63.26
			PW/WOLTZ UNIFORMS	63.26
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 03/08/21-06/07	70.38
		MERCHANT SERVICES	MONTHLY FEES	808.34
			MONTHLY FEES	1,375.26
		COMCAST	711 MAIN ST CITY HALL	89.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CARNIVAL TIMES INC	DEPOSIT FOR GAME RENTALS	100.00
		VIKING-CIVES MIDWEST INC	SPREADER FOR PW	7,122.80
			3/8 FEMALE QUICK COUPLER H	20.22
		TYLER TECHNOLOGIES INC	JUNE 21 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	63.98
			DOUGHERTY BOOTS	60.00
		GRAIN VALLEY RENTAL INC	3 HOUR RENTAL BILJAX 45' A	70.00
			3 HOUR RENTAL BILJAX 45' A	70.00
		SCHULTE SUPPLY INC	CORPS & SADDLES	2,971.08
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.74
			MEDICARE	<u>229.59</u>
			TOTAL:	203,361.12
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	APR SERVICE	62.75
		NETSTANDARD INC	NETSTANDARD DATASAFE	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	449.27
			BILL PRINT AND MAIL	84.67
		RICOH USA INC	PW C85162113	19.07
			CD C85162115	52.95
		K C BOBCAT	FITTING/HOSE	62.83
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,505.14
		SAMS CLUB/GEGRB	COFFEE/WATER	5.98
			KITCHEN SUPPLIES	28.79
		ADVANCE AUTO PARTS	FUNNEL/OIL 5W20 FULL SYN 5	8.62
		BLUE TARP FINANCIAL	IRTN 1/8 HP SUBM UTILITY	47.99
		VANCO SERVICES LLC	APR 2021 GATEWAY ES20605	70.09
		COMCAST - HIERARCY ACCT	CITY HALL	11.51
			CITY HALL	49.18
			PW	45.34
			PW	48.74
			PW	98.74
		AMAZON.COM	ANT KILLER/EXPANDING FOLDE	9.99
		OREILLY AUTOMOTIVE INC	VENT OILWICK/ 3PK FRSH SHV	3.39
			CORE RETURN	4.00-
			SPRAY/AROSOL/3PK FRSH SHV	4.99
			AIR FILTER	13.60
			1 GAL MOTOR OIL	23.99
		LOWES	GLOVES/ 1/4IN DR QR RATCH	3.77
			GLOVES/ 1/4IN DR QR RATCH	15.18
			GLOVES/ 1/4IN DR QR RATCH	2.24
			GLOVES/ 1/4IN DR QR RATCH	28.40
			GLOVES/ 1/4IN DR QR RATCH	11.47
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	331.46
			BULK GASOHOL/DIESEL	131.65
		HOME DEPOT CREDIT SERVICES	SPRAY PAINT/DRILL BITS/ TO	1.99
			SPRAY PAINT/DRILL BITS/ TO	19.96
			SPRAY PAINT/DRILL BITS/ TO	1.99
			SPRAY PAINT/DRILL BITS/ TO	2.79
			HOSE	13.40
		LAWN & LEISURE	THROTTLE ROD/HANDLE MOLDIN	4.20
		DUDE SOLUTIONS INC	LANDERS: CONFERENCE	119.60
		MENARDS - INDEPENDENCE	TAPE/GARAGE DOOR INS KIT	40.15
			TAPE/GARAGE DOOR INS KIT	1.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	53.08
			DENTAL	175.17
			OPEN ACCESS	249.22
			OPEN ACCESS	252.42
			HSA	1,081.38
			HSA	655.53
			HSA	1,084.90
			HSA	660.59
		HSA BANK	HSA - GRAIN VALLEY, MO	149.86
			HSA - GRAIN VALLEY, MO	502.60
		G W VAN KEPPEL CO	TOOTH/LOCKING	148.13
		SPIRE	405 JAMES ROLLO DR	19.54
			624 JAMES ROLLO CT	15.78
			711 S MAIN ST	6.07
			618 JAMES ROLLO CT	35.72
		CALIBRATED PRODUCTS INC	REBUILD HYDRAULIC CYLINDER	119.23
		UNITED LABORATORIES INC	HARVEST GOLD TAR REMOVER	164.65
		CINTAS CORPORATION # 430	GLV/DIS/NITRILE/5MIL/100CT	63.70
			PW/WOLTZ UNIFORMS	63.26
			PW/WOLTZ UNIFORMS	61.62
			PW/WOLTZ UNIFORMS	63.26
			PW/WOLTZ UNIFORMS	63.26
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 03/08/21-06/07	70.38
		MERCHANT SERVICES	MONTHLY FEES	808.34
			MONTHLY FEES	1,375.26
		COMCAST	711 MAIN ST CITY HALL	89.14
		VIKING-CIVES MIDWEST INC	SPREADER FOR PW	7,122.80
			3/8 FEMALE QUICK COUPLER H	20.22
		TYLER TECHNOLOGIES INC	JUNE 21 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	63.98
			DOUGHERTY BOOTS	60.00
		GRAIN VALLEY RENTAL INC	3 HOUR RENTAL BILJAX 45' A	70.00
			3 HOUR RENTAL BILJAX 45' A	70.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.77
			MEDICARE	<u>229.64</u>
			TOTAL:	21,527.53
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	391.41
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	2,727.44
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	33.07
		VISA-CARD SERVICES 1663	VISA-CARD SERVICES 1663	370.35
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	524.95
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	2,850.98
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	<u>326.74</u>
			TOTAL:	7,224.94

DEPARTMENT FUND VENDOR NAME DESCRIPTION AMOUNT

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

100	GENERAL FUND	105,896.22
200	PARK FUND	19,366.63
210	TRANSPORTATION	33,718.68
230	PUBLIC HEALTH	322.50
280	CAPITAL PROJECTS FUND	68,703.15
323	INTRCH VGV CID-PROJECT #3	860.00
600	WATER/SEWER FUND	235,966.84
999	POOLED CASH FUND	7,224.94

	GRAND TOTAL:	472,058.96

TOTAL PAGES: 14

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 5/01/2021 THRU 5/14/2021
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

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

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

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Resolutions

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

MEETING DATE	5/24/2021	
BILL NUMBER	R21-32	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, APPOINTING ADAM HOOVER AND REAPPOINTING MIKE SWITZER TO THE GRAIN VALLEY PARKS AND RECREATION BOARD FOR THREE-YEAR TERMS	
REQUESTING DEPARTMENT	Parks and Recreation	
PRESENTER	Shannon Davies, Director of Parks and Recreation	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To maintain the 9 seats on the Grain Valley Parks & Recreation Board	
BACKGROUND	The Grain Valley Parks & Recreation Board terms begin June 1 of each year.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval	
DEPARTMENT RECOMMENDATION	Staff Recommend Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Adam Hoover's Park Board Application

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

May 24, 2021

RESOLUTION NUMBER

R21-32

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPOINTING ADAM HOOVER AND REAPPOINTING MIKE SWITZER TO THE GRAIN VALLEY PARKS AND RECREATION BOARD FOR THREE-YEAR TERMS

WHEREAS, the Board of Aldermen of Grain Valley, Missouri is dedicated to the constant improvement of our community by enlisting the assistance of qualified citizens; and

WHEREAS, prescribed by State Statute and the Ordinances of the City of Grain Valley, the Grain Valley Parks and Recreation Board was formed; and

WHEREAS, Adam Hoover is a duly qualified citizen of Grain Valley; and

WHEREAS, Adam Hoover desires to serve his community by participating on the Parks and Recreation Board; and

WHEREAS, Mike Switzer is a duly qualified citizen of Grain Valley and has served on the Parks and Recreation Board for 3 months, completing a prior Park Board member's term that was vacated last December; and

WHEREAS, Mike Switzer desires to continue to serve his community by participating on the Parks and Recreation Board; and

WHEREAS, the Mayor of Grain Valley, Chuck Johnston, wishes to appoint Adam Hoover and reappoint Mike Switzer to the Parks and Recreation Board.

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

SECTION 1: that the Board of Aldermen of the City of Grain Valley, Missouri confirm the Mayor's appointment of Adam Hoover and reappointment of Mike Switzer to the Grain Valley Parks and Recreation Board.

SECTION 2: Adam Hoover shall be appointed to a term of three years and Mike Switzer shall be reappointed to a term of three years as prescribed by state statute.

PASSED and APPROVED, via voice vote, (___ - ___) this 24th of May, 2021.

[R21-32]

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

**CITY OF GRAIN VALLEY
BOARDS & COMMISSIONS APPLICATION**

Name:

Last **HOOVER** First **ADAM**

Middle **J.**

Address:

MO **1106 NW Cottonwood Ct.**
 Street City **GRAIN** Zip **64029**
 Code Ward **Valley**

Contact

Info.: **(816) 769-7461** **SAME**
 Day Phone Evening Phone Cell

Phone

Fax

Email Address **sixtigers97@gmail.com**

Education:

Blue Springs High School

High

School

City/State

Year of **1990**

Graduation

University of Missouri - Columbia

Trade/College/University
 Year of Graduation

Degree **B.S.N./Biology**

University of Missouri - KC

Schooling
 Post Graduate

Degree **MASTERS Biology/Anesthesia**
 Year of Graduation **2011**

I would like to serve on the following Board/Commission for the City of Grain Valley:

Board of Zoning Adjustments	Construction Board of Appeals
Economic Development Task Force	<u>Parks & Recreation Board</u>
Planning & Zoning Commission	Public Works Committee
TIF Commission	Transportation Committee

Please state why you would like to serve on this Board or

Commission:

(Attach Additional Page if Necessary)

Serve the community I've lived in for 21 years.

Community Involvement:

Organization	Positions Held	Membership Date(s)

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain:

NO



City of Grain Valley

711 Main Street

Grain Valley, Missouri 64029

03/08/2021

Phone: 816.847.6200

Fax: 816.847.6209

By:

S. Davies

Office Use Only

Date Received:

Received

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

MEETING DATE	05/24/2021	
BILL NUMBER	R21-33	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SPEND FUNDS TO REPAIR STORM WATER INFRASTRUCTURE ON GOLFVIEW DRIVE	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen – Community Development Director	
FISCAL INFORMATION	Cost as recommended:	\$36,770.00
	Budget Line Item:	210-55-79600
	Balance Available	\$36,800 was budgeted for this project.
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To Repair 80LF of 36" CMP Storm Water Drainage	
BACKGROUND	See Memo	
SPECIAL NOTES	See Memo	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Resolution, Memo, Quote for work
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CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 24, 2021

RESOLUTION NUMBER

R21-33

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SPEND FUNDS TO REPAIR STORM WATER INFRASTRUCTURE ON GOLFVIEW DRIVE

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 repair to be made to the Golfview drainage pipe; and

WHEREAS, the recommendation is in accordance with the adopted purchasing policy and the approved budget for the repair to be made to the Golfview drainage pipe; and

WHEREAS, upon execution of this agreement the City of Grain Valley will enter into an agreement for services with Ace Pipe Cleaning to complete the repairs.

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 for services with Ace Pipe Cleaning for pipe repair services.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

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MEMORANDUM

TO: MARK TROSEN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

SUBJECT: GOLVIEW STORM DRAINAGE REPAIR

DATE: MAY 14TH, 2021

As a fundamental responsibility of Public Works: infrastructure must be maintained and kept in working condition. Public Works identified a damaged and failing storm pipe in the summer of 2019. The pipe was located in the backyard of 1106 Golfview Drive. When identified Public Works crews repair the pipe with concrete to correct the immediate failure. In 2020 the pipe continued to fail. The bottom of the pipe is continuing to fail causing the ground to erode and a sink hole to form.

After discovering the pipe continuing to fail repairs were discussed and considered. Staff decided having Ace Pipe Clean line the entire pipe with a spray in liner made of cement was the best option. This option makes the most sense for multiple reasons. One being no ground will have to be disturbed. Also the address has a very large tree close to the utility easement and by not having to dig the pipe the tree can stay in place and not be disturbed.

The work to be preformed is to clean 80 linier feet of 36” corrugated metal storm pipe. Then fill all voids with concrete. Followed by a spray in cement liner. The liner will be sprayed in approximately 1 inch thick and will create essentially a new pipe within the existing pipe. Please consider this to be the best long term solution to this problem.

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6601 Universal Avenue
 Kansas City, MO 64120
 p: (816) 241-2891
 f: (816) 241-5054
 office@acepipe.com

CONTRACT PROPOSAL

Date: 6/24/20

City of Grain Valley
 Attention: Patrick Martin
 711 Main Street
 Grain Valley, MO64029
 Phone: 816-874-6273
 Email: pmartin@cityofgrainvalley.org

Proposal #: 20-507

1. PROJECT DESCRIPTION:

Grain Valley, MO – Storm Pipe Lining 36” CMP

2. SCOPE OF WORK:

Ace Pipe Cleaning, Inc. (“APC”) will provide the labor, equipment, material, and supplies for pipe lining on the Project in accordance with this Proposal (the “Work”), and will include the following:

APC will line existing 36 inch x 80 LF of CMP storm pipe using the Centripipe process and PL-8000 material at an average thickness of 1 inch to restore structural strength and prevent further deterioration. APC will fill in deteriorated bottom to normal flowline then line the full diameter and length of pipe with PL-8000. It is expected that the area that is collapsed will be repaired by others prior to the start of our work.

3. PRICING AND PAYMENT:

Description	Qty	Unit	Unit Price	Total
Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00
Confined Space Equipment	1	LS	\$ 1,870.00	\$ 1,870.00
Full Diameter Liner, includes Flowline Repairs	80	LF	\$ 405.00	\$ 32,400.00
TOTAL ESTIMATED PRICE				\$ 36,770.00

Note: In the event this work coincides with previous work proposed (proposal # 20-391 dated 5/13/20) the above mobilization fee for this 36” x 80 LF section would be deducted.

Payment shall be due Net 30 days from APC’s invoice date. Invoicing will reflect actual quantities achieved.

4. SCHEDULE: To be determined upon acceptance of this Proposal.

5. CLARIFICATIONS/ASSUMPTIONS; TERMS & CONDITIONS:

The Clarifications/Assumptions are part of this Proposal. APC’s Terms and Conditions are attached and are incorporated into and part of this Proposal. Please review the Clarifications/Assumptions and APC’s Terms and Conditions carefully. The pricing is based upon Customer’s acceptance of APC’s Clarifications/Assumptions and Terms and Conditions. This Proposal represents our complete offering. If there are any conflicts between Customer’s requirements or plans and specifications and this Proposal, this Proposal shall govern.

PREVAILING WAGE? YES __ NO __
If yes, please provide Wage Determination.

TAX EXEMPT? YES X NO __
If yes, please provide Tax Exemption Certificate.

ACE PIPE CLEANING, INC.	ACCEPTED by CUSTOMER:
Signed: <u>Bryan Dobson</u> Date <u>6/24/20</u> Title: <u>Bryan Dobson, Operations Manager</u>	Signed: _____ Date _____ Title: _____

CLARIFICATIONS / ASSUMPTIONS

All pricing is conditioned upon the Clarifications/Assumptions listed below.

1. CLARIFICATIONS:

- a. The Proposal excludes any sales or use or other similar taxes. If the Project is tax exempt, Customer shall provide APC the appropriate documentation.
- b. Except as otherwise stated herein, the Proposal does not include payment of prevailing wages or certified payroll reporting. If payment of prevailing wages or submission of certified payroll reports is required, Owner shall provide a wage determination sheet and/or certified payroll instructions.
- c. Except as otherwise stated herein, the Proposal does not include external by-pass pumping.
- d. The Proposal does not include stopping of active infiltration/leaks.
- e. Customer will obtain all necessary permits.
- f. APC will provide light traffic control (cones) if necessary. All other traffic control by others.

2. ASSUMPTIONS:

- a. Customer will provide free access to the work site which will be adequate for APC's equipment (within 75-100 feet from the manhole). APC reserves the right to charge Customer if additional mobilizations are required if access is not available.
- b. Customer will provide water for cleaning.
- c. Pricing is subject to change 90 days from the date of the proposal.
- d. There are no hazardous materials present in the project area.
- e. Customer will provide the anticipated milestones for completion of this project and will ensure that APC gets the NTP in sufficient time to coordinate the completion of our scope of work.

Terms and Conditions

1. **General Conditions:** These general terms and conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer. Customer's signature and return of the proposal as presented, or Customer's authorization of Contractor to commence the work, shall constitute acceptance of all of its terms and conditions.
2. **Warranty:** Contractor warrants that its work will be free from defects caused by faulty workmanship for a period of twelve months after substantial completion of the work. Any warranty claim must be presented in writing to Contractor within 12 months after the substantial completion of Contractor's work, or the claim shall be waived.
3. **Terms of Payment:** Unless otherwise noted, payments are due within thirty days from the submission to Customer of an invoice. A "late payment" charge of one and one-half percent (1½ %) per month or the maximum legal interest rate, whichever is greater, will be made on all monies past due and shall be paid immediately.
4. **Customer Responsibilities:** Customer will provide mechanical services. Operation and control of Customer's equipment is the Customer's responsibility. If Contractor's work is interrupted due to circumstances caused or allowed by Customer and of which Contractor was not apprised prior to starting the work, an hourly fee will be charged.
5. **Pre-existing Conditions:** The Contractor is not responsible for liability, loss or expense (including damage caused by the backup of basement sewers) caused by pre-existing conditions, including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service equipment caused by the pre-existing condition at the job site.
6. **Environmental Conditions:** The debris is represented to Contractor to be non-hazardous, requiring no manifesting or special permitting. The Customer will be responsible for any additional costs or claims associated with the treatment, storage, disposal of the removed debris, or breach of the above representation, at any time during or after the completion of this project. Notwithstanding anything herein to the contrary, when the Work includes removal of industrial waste, Customer represents and warrants it holds clear title to all waste debris or other materials Contractor may handle, process or transport and Customer agrees to supply all necessary manifests or permits and Customer shall indemnify Contractor for liability, loss and expense caused by discharge, escape, release of liquids, gases or any other material contaminant or pollutant into the atmosphere or into or onto land, water or property, except to the extent such liability, loss and expense is caused by Contractor's negligence.
7. **Indemnification:** The Customer and Contractor will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. The Customer also will indemnify Contractor for liability, loss and expense resulting from Contractor services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer. Where the Customer provides labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to those laborers not provided by the Contractor.
8. **Entire Agreement:** This proposal together with any written documents which may be incorporated by specific references herein, constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by Contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition or provision hereof.
9. **Performance Dates:** The performance schedule, if stated in the proposal, is approximate and is not guaranteed by Contractor. Contractor shall not be liable for delays in the progress of the Work due to acts of government, acts of God, adverse weather, war, riot, labor disputes, civil insurrection or any other causes beyond Contractor's reasonable control, and the date of performance shall be adjusted for any such delays. Further, Contractor shall not be responsible for delays in the project caused by the failure of material/equipment suppliers to deliver material, equipment or services in the time and manner agreed upon or in the time and manner anticipated.
10. **Scope Limitations:** Any material, equipment, structure or service item that is not explicitly a part of this Contract is specifically excluded from Contractor's Work.
11. **Contract Amendments:** The following contract amendment procedure is to be used for work performed for the Customer by Contractor, which is beyond the scope of the proposal. (a) As change order items are identified and before any work is done, Contractor and the Customer will review and agree on the work to be performed; (b) A contract amendment or change order will be completed with regard to scope and price and any schedule impact. All parties involved will sign the contract amendment or change order; and (c) Contractor will perform the work and bill the Customer. For time and materials work, back-up documentation will be provided.
12. **Limitation of Liability:** In no event shall Contractor be liable for any indirect, special or consequential loss or damage arising out of any work performed for Customer. To the fullest extent permitted by law, the total liability, in the aggregate, of Contractor to Customer or anyone claiming by or through Customer, for any and all liabilities, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Contractor's services, the Project, or the Proposal, from any cause or causes whatsoever, including without limitation, negligence, strict liability, indemnity, warranty, or breach of contract, shall not exceed the Contract Amount. The Contractor is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services. Customer and Contractor waive all rights of subrogation for claims covered by the parties' insurance.
13. **Attorney's Fees:** The prevailing party in any dispute between Contractor and Customer shall be entitled to receive attorneys' fees, court costs and other legal fees from the non-prevailing party. APC shall be entitled to collect reasonable attorney's fees incurred to collect any "late payments".
14. NOTICE TO OWNER FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

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

MEETING DATE	05/24/2021	
BILL NUMBER	R21-34	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING DALE ARNOLD TO THE GRAIN VALLEY PLANNING AND ZONING COMMISSION FOR A FOUR-YEAR TERM	
REQUESTING DEPARTMENT	Elected	
PRESENTER	Mayor Chuck Johnston	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To appoint Dale Arnold to the Planning and Zoning Commission	
BACKGROUND	The Planning and Zoning Commission is made up of seven (7) voting members with staggering four (4) year terms.	
SPECIAL NOTES	N/A	
ANALYSIS		
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	N/A	

**REFERENCE DOCUMENTS
ATTACHED**

Resolution

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

May 24, 2021

RESOLUTION NUMBER
R21-34

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING DALE ARNOLD TO THE GRAIN VALLEY PLANNING AND ZONING COMMISSION FOR A FOUR-YEAR TERM

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to the constant improvement of our community by enlisting the assistance of qualified citizen participants; and

WHEREAS, prescribed by State Statute and the ordinances of the City of Grain Valley, Missouri, the Planning and Zoning Commission was formed; and

WHEREAS, Dale Arnold is a duly qualified Grain Valley citizen and desires to serve the community by participating on the Planning and Zoning Commission; and

WHEREAS, Dale Arnold will replace Commission Member Justin Tyson as his term has expired; and

WHEREAS, the Mayor of Grain Valley, Chuck Johnston, wishes to appoint Dale Arnold to the Planning and Zoning Commission.

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

SECTION 1: Confirm the Mayor's appointment of Dale Arnold to the Grain Valley Planning and Zoning Commission.

SECTION 2: The Mayor and Board of Aldermen extend to Dale Arnold their sincerest appreciation, in advance, for his time and consideration in serving the community.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan, City Clerk

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

MEETING DATE	05/24/2021	
BILL NUMBER	R21-35	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING JOEY BURGETT TO THE GRAIN VALLEY PLANNING AND ZONING COMMISSION FOR A FOUR-YEAR TERM	
REQUESTING DEPARTMENT	Elected	
PRESENTER	Mayor Chuck Johnston	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To appoint Joey Burgett to the Planning and Zoning Commission	
BACKGROUND	The Planning and Zoning Commission is made up of seven (7) voting members with staggering four (4) year terms.	
SPECIAL NOTES	N/A	
ANALYSIS		
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	N/A	

REFERENCE DOCUMENTS ATTACHED	Resolution
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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

May 24, 2021

RESOLUTION NUMBER
R21-35

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING JOEY BURGETT TO THE GRAIN VALLEY PLANNING AND ZONING COMMISSION FOR A FOUR-YEAR TERM

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to the constant improvement of our community by enlisting the assistance of qualified citizen participants; and

WHEREAS, prescribed by State Statute and the ordinances of the City of Grain Valley, Missouri, the Planning and Zoning Commission was formed; and

WHEREAS, Joey Burgett is a duly qualified Grain Valley citizen and desires to serve the community by participating on the Planning and Zoning Commission; and

WHEREAS, Joey Burgett will replace Commission Member Scott Shafer as his term has expired; and

WHEREAS, the Mayor of Grain Valley, Chuck Johnston, wishes to appoint Joey Burgett to the Planning and Zoning Commission.

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

SECTION 1: Confirm the Mayor's appointment of Joey Burgett to the Grain Valley Planning and Zoning Commission.

SECTION 2: The Mayor and Board of Aldermen extend to Joey Burgett their sincerest appreciation, in advance, for his time and consideration in serving the community.

PASSED and APPROVED, via voice vote, (____-____) this 24th Day of May, 2021.

Chuck Johnston
Mayor

ATTEST:

Jamie Logan, City Clerk

Ordinances

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

MEETING DATE	5/10/2021, 5/24/2021	
BILL NUMBER	B21-11	
AGENDA TITLE	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	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To allow the development of a multi-family residential development for 26 units	
BACKGROUND	The property is currently zoned District C-1 and is platted in 8 lots as Creekside Landing – 1 st 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.	
SPECIAL NOTES	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.	

ANALYSIS	Please refer to Staff Report
PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, 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.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	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

May 10, 2021 (6-0)

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 – 1st 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:

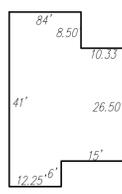
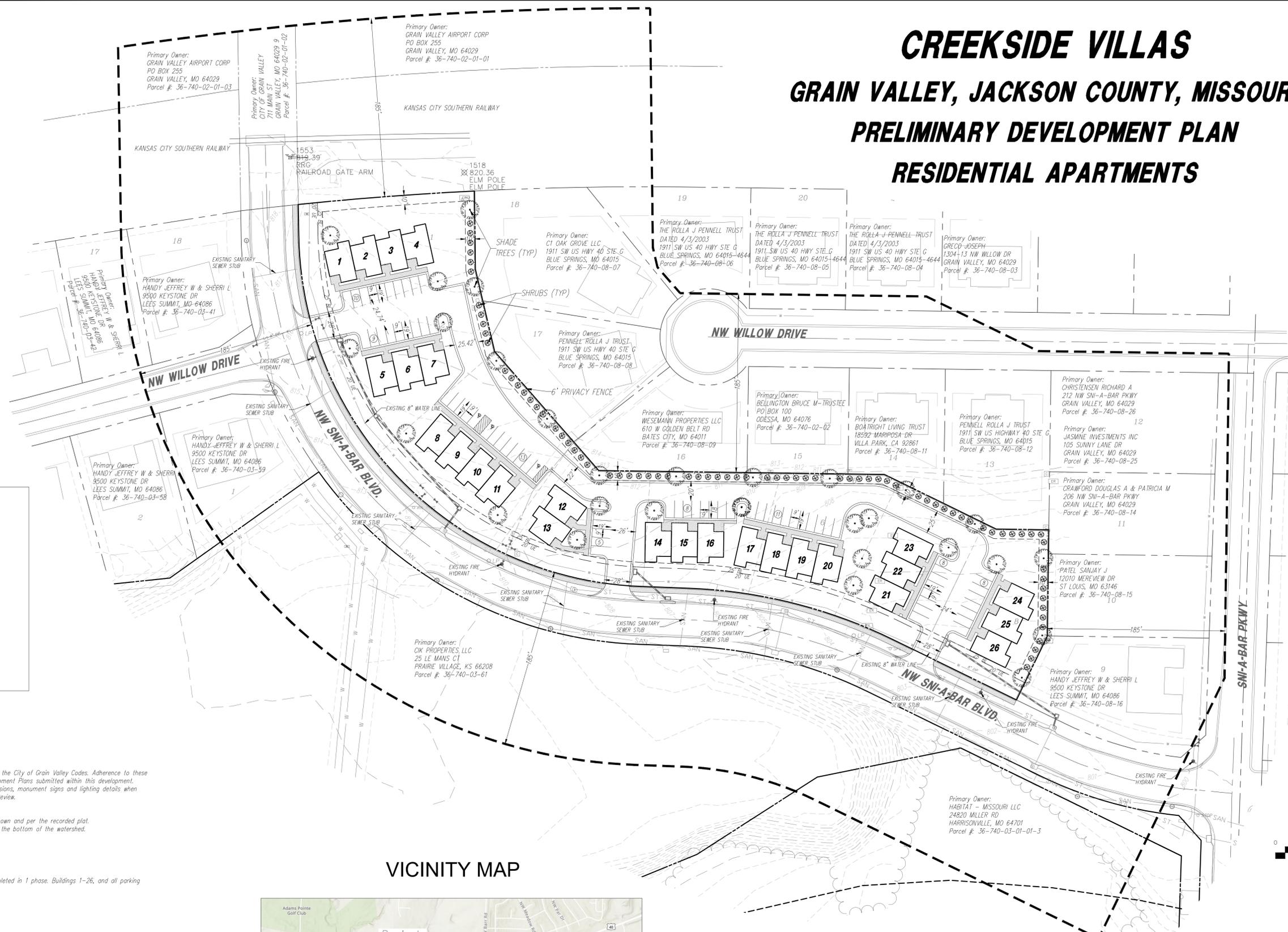
Jamie Logan
City Clerk

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:

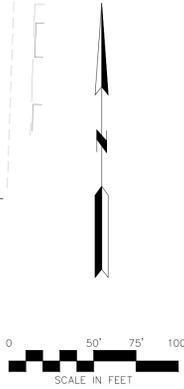
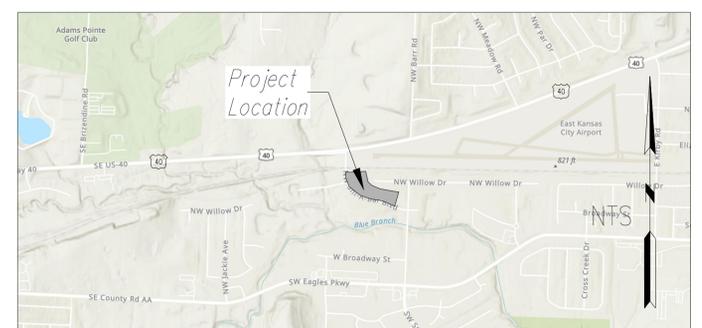
2 Bedroom apartments - 28 Units
Stalls Required = 56
Stalls Provided = 72

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

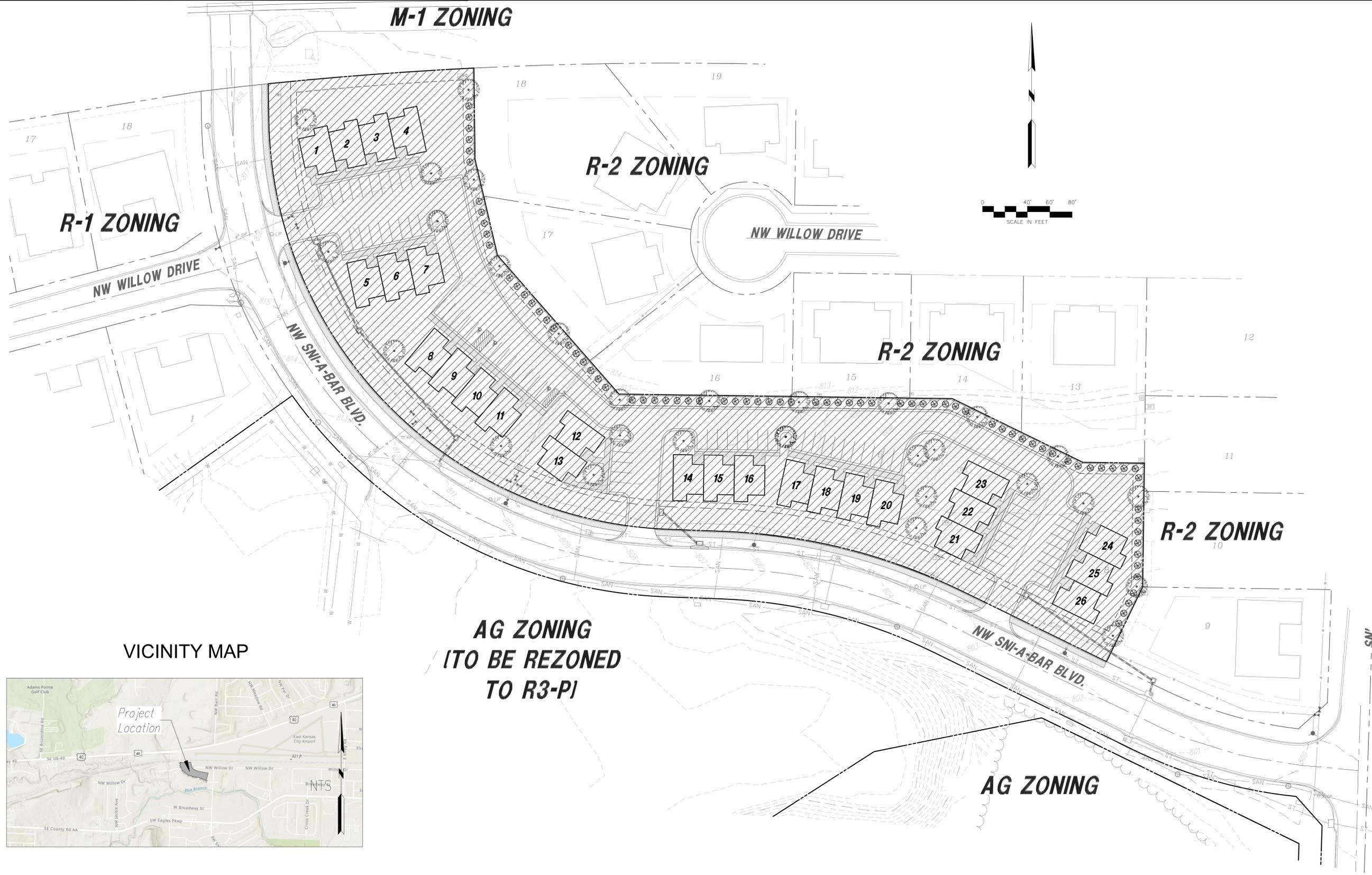
Consult Inc
engineers
planners

CORPORATE LICENSE NO. E200005873

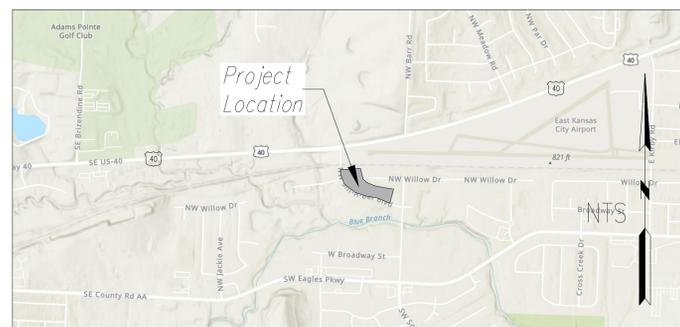
PRELIMINARY DEVELOPMENT PLAN

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

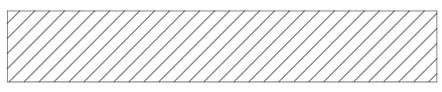


VICINITY MAP



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

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

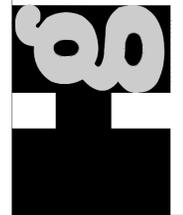


LEGAL DESCRIPTION:
Creekside Landing, Lots 1-8 (To be replatted)

NO.	BY	DATE	REVISION



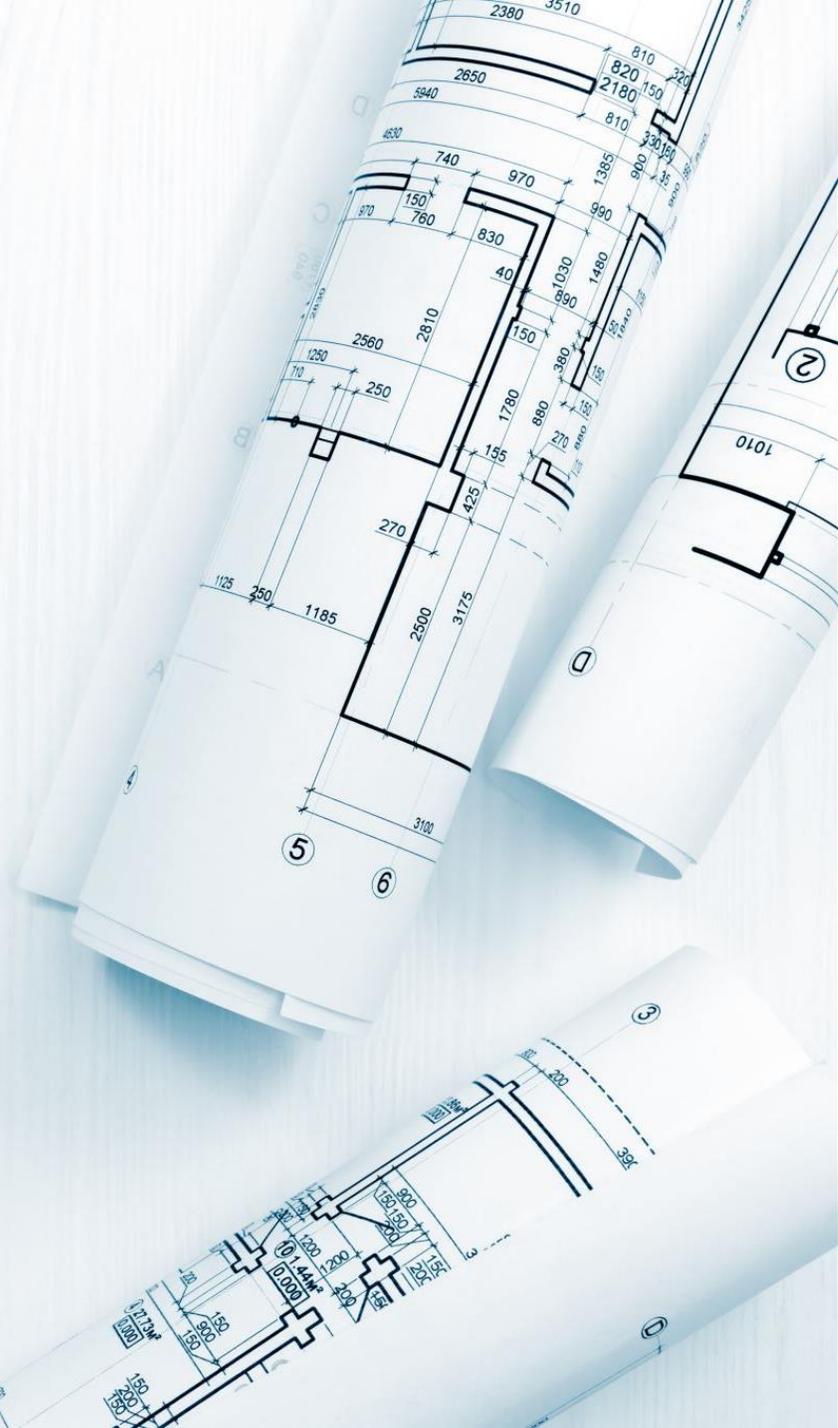
4/19/21
Consult Inc
 engineers
 planners
 CORPORATE LICENSE NO. E200005873



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 – 1st 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:

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**

MEETING DATE	5/10/2021, 5/24/2021	
BILL NUMBER	B21-12	
AGENDA TITLE	AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014 COMPREHENSIVE PLAN	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To amend the City's Comprehensive Plan Future Land Use Map pertaining to a 5.5-acre parcel from Open Space/Recreation to Multi-Family.	
BACKGROUND	The City's Comprehensive Plan was approved in 2014.	
SPECIAL NOTES	None	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the proposed future land use map amendment.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on November 18, 2020. The Commission unanimously voted to recommend approval to the BOA.	
DEPARTMENT RECOMMENDATION	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

May 10, 2021 (6-0)

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

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

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

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

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

WHEREAS, the Planning and Zoning Commission held a public hearing on 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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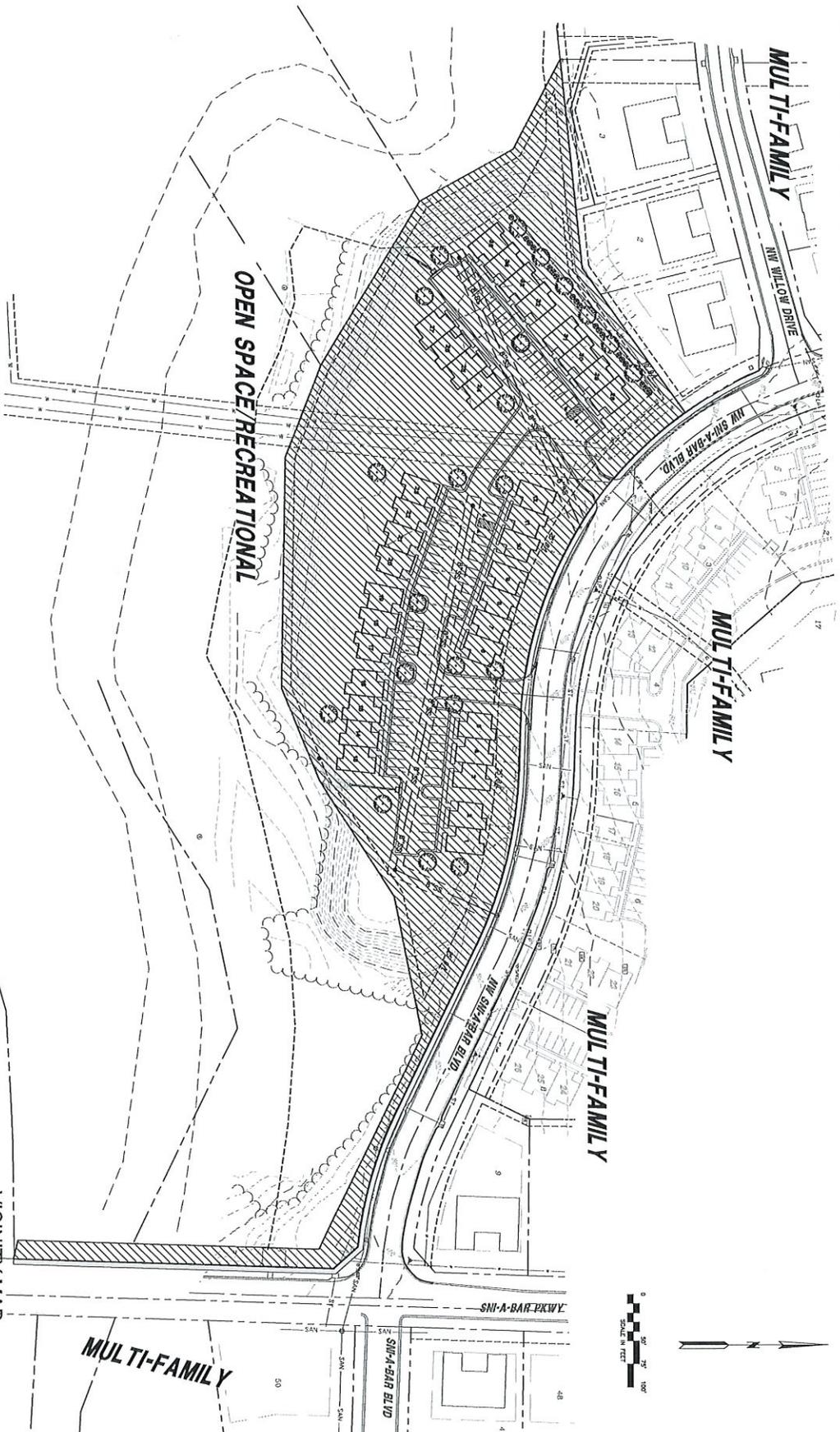
The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 26-740-03-51-00-0-00-000 and is legally described SEC 33 T 17 R 49 R 30 G 30—71 SE 1/4 D 1/4 B 3 B 3 CON L 01 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 206.23' TH S 88 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.57' TH N 67 DEG 49 MIN 27 SEC E 106.79' 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
OPEN SPACE/RECREATION TO MULTI-FAMILY



VICINITY MAP



DATE	REVISION	NO.	BY	EXPLAN.

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

Consult Inc
engineers
planners
CORPORATE LICENSE NO. E2010005873



DATE	REVISION	NO.	BY	EXPLAN.

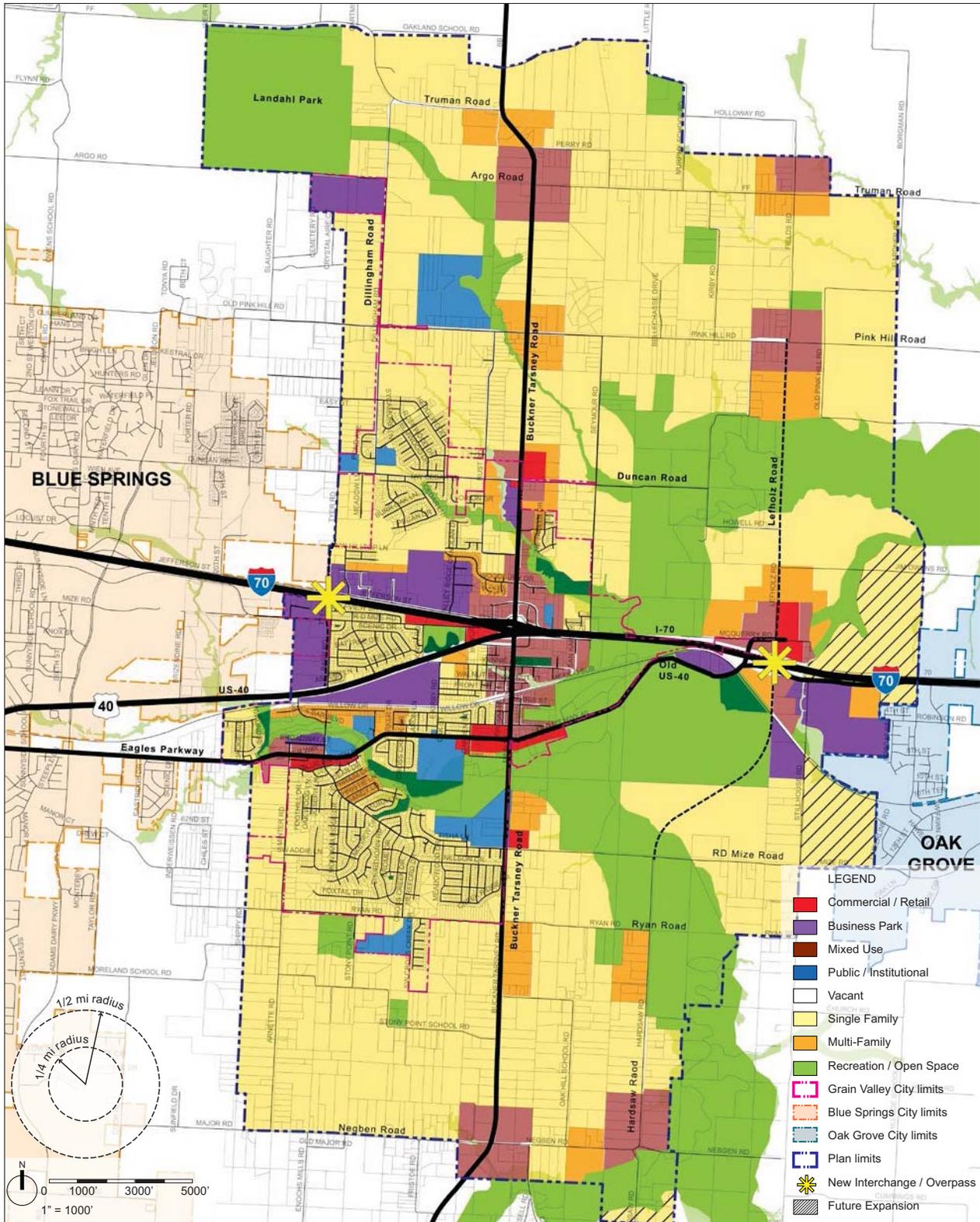
IF THIS SET IS USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ORIGINAL DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT, SHALL BE RESPONSIBLE FOR ANY ERRORS.

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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**

MEETING DATE	5/10/2021, 5/24/2021	
BILL NUMBER	B21-13	
AGENDA TITLE	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	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To allow the development of a multi-family residential development for 35 units.	
BACKGROUND	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.	
SPECIAL NOTES	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.	
ANALYSIS	Please refer to Staff Report	

PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, 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.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	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

May 10, 2021 (6-0)

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 3RD 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:

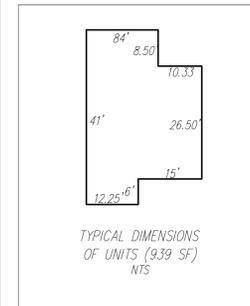
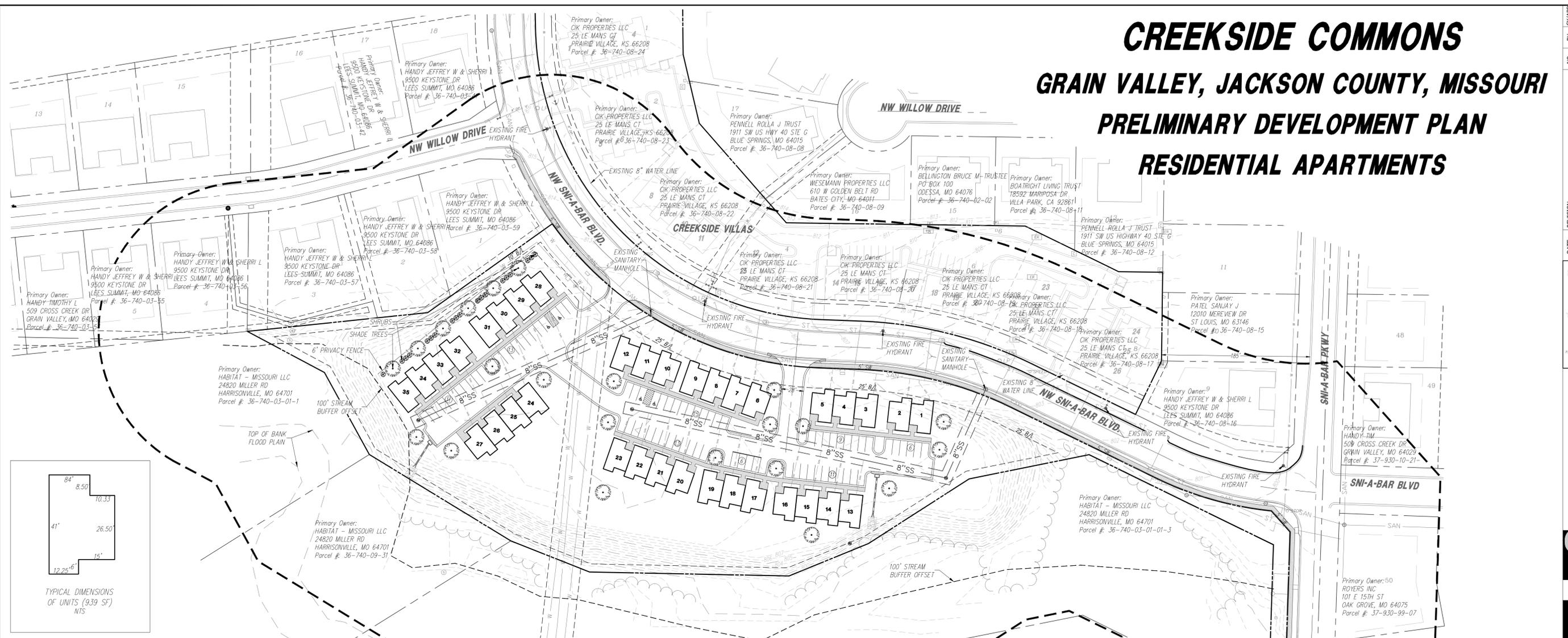
 Jamie Logan
 City Clerk

CREEKSIDE COMMONS

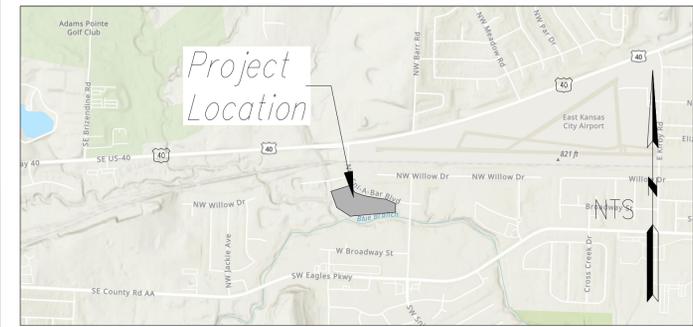
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

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

Professional Engineer Seal: Kevin Sterrett, No. E-26440

4/16/21

Consult Inc
engineers
planners

CORPORATE LICENSE NO. E200005873

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

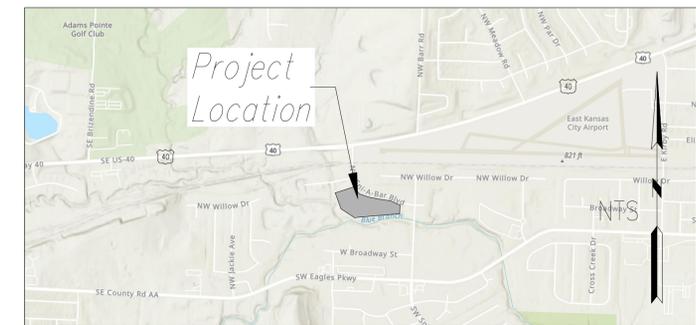
MULTI-FAMILY

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



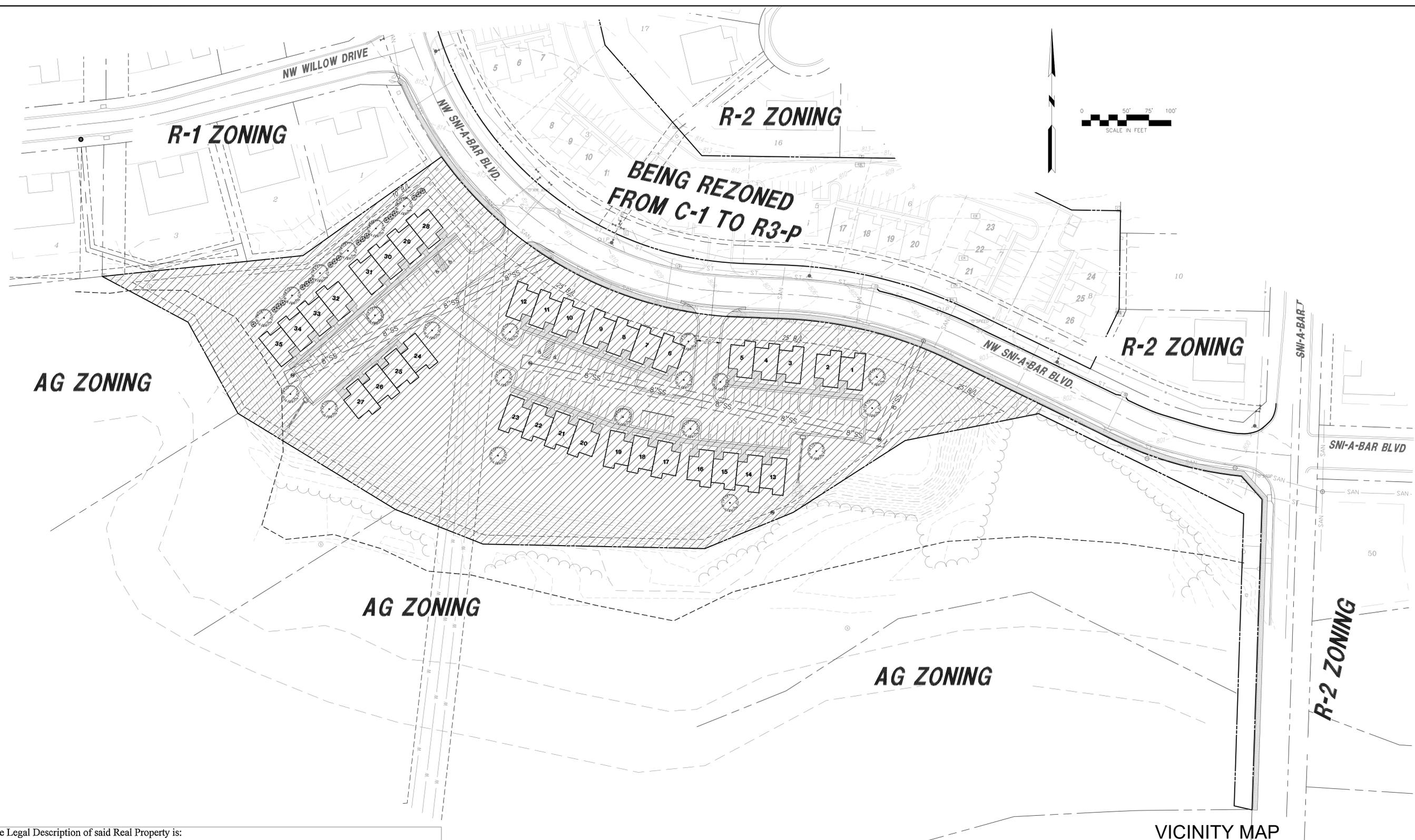
4/16/21

Consult Inc
engineers
planners

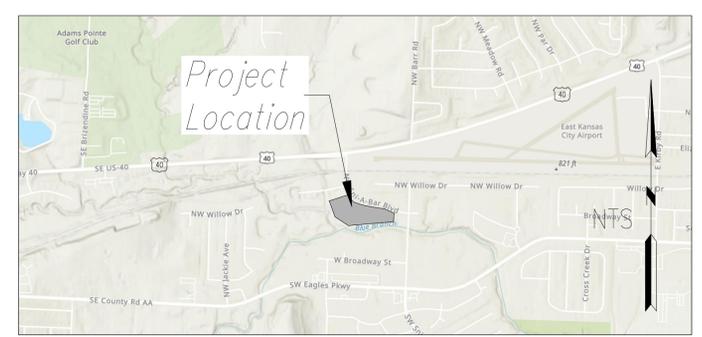


LAND USE AMENDMENT EXHIBIT
CREEKSIDE COMMONS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

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



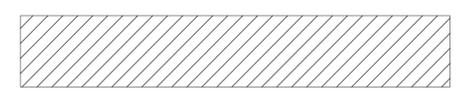
VICINITY MAP



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

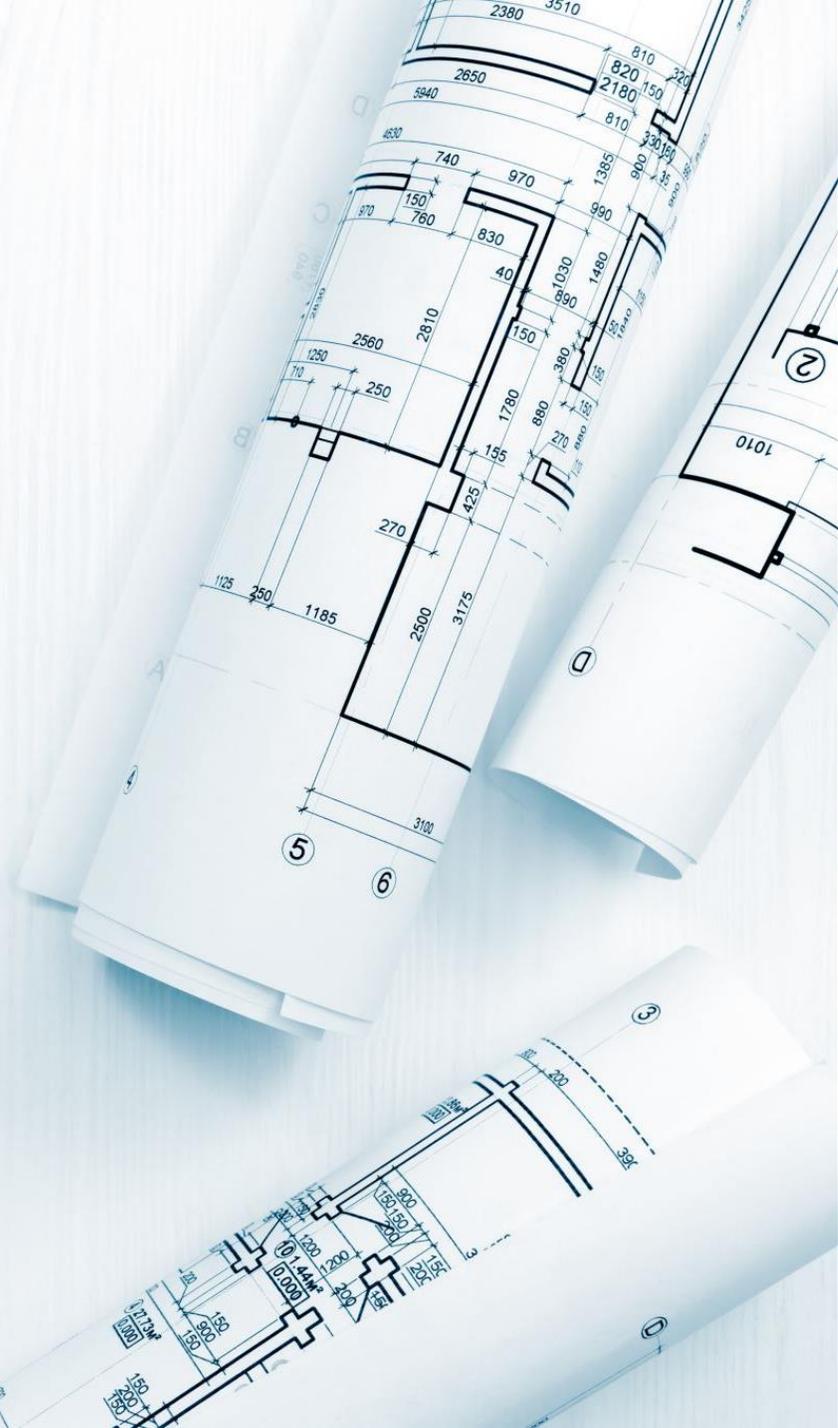
 engineers planners

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.**
-

PAGE 2 – STAFF REPORT – CREEKSIDE COMMONS

- 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.**
-



*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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*Staff/
Committee
Reports*

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CITY OF GRAIN VALLEY

MEMORANDUM

FROM: Khalilah Holland, Human Resources Administrator
TO: Mayor & Board of Aldermen
CC: Ken Murphy, City Administrator
DATE: May 24, 2021
SUBJECT: Human Resources Update

Benefits Open Enrollment

Open enrollment meetings were held on May 5th; employees can add/drop/confirm coverage until May 21st for the July 1, 2021 through June 30, 2022

Employee Referral Program

A formal employee referral program was distributed to employees; current employees are encouraged to refer qualified candidates for full-time positions

Current Positions Available

Full-Time

- Police Officer (2) – **closed**; pre-employment screening
- Public Works Maintenance Worker – **open until filled**
- Recreations Supervisor – **interviews scheduled for May 24th & May 26th**

Part-Time

- Reserve Police Officer – **closed**; applications under review
- Front Desk Attendant (PM & Weekends) – **open until filled**

Seasonal

- Swim Instructor(s) – **accepting applications**
- Seasonal Public Works Maintenance Worker – **open until filled**

Recently Filled Positions

- Seasonal Park Maintenance Worker – (2)
- Seasonal Public Works Maintenance Worker – (1)

Recent Promotions

- None

Anniversary

- Steven Craig, Finance Director – 2 years
- Jamie Logan, City Clerk – 2 years
- Jennifer Weems, Water Billing Supervisor – 18 years

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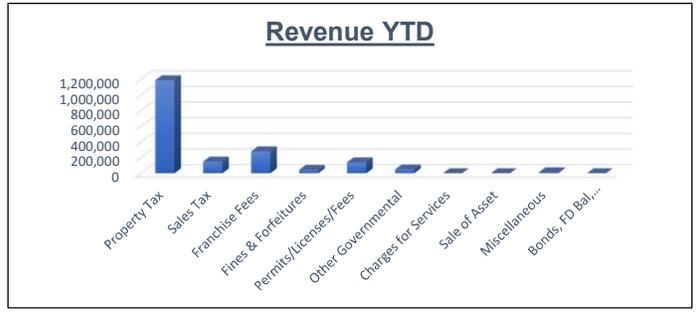


FINANCIAL REPORT
For the Month Ended April 30, 2021

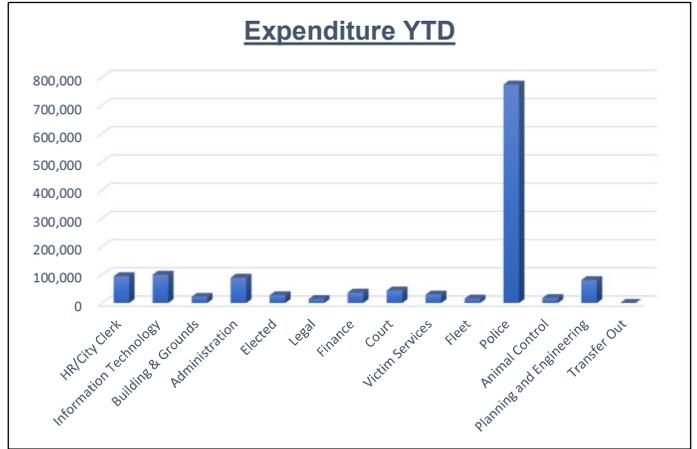
Unaudited Financial Reports for
Budgetary Management Purposes

City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

General Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	1,206,800	25,780	1,188,394	(18,406)	98.47%
Sales Tax	1,200,000	87,088	150,696	(1,049,304)	12.56%
Franchise Fees	1,070,000	151,324	280,234	(789,766)	26.19%
Fines & Forfeitures	163,700	11,751	43,405	(120,295)	26.52%
Permits/Licenses/Fees	376,640	41,170	140,796	(235,844)	37.38%
Other Governmental	81,624	7,020	48,660	(32,964)	59.61%
Charges for Services	1,000	50	275	(725)	27.50%
Sale of Asset	5,000	750	750	(4,250)	15.00%
Miscellaneous	229,260	2,026	13,225	(216,035)	5.77%
Bonds, FD Bal, Capital Lease	79,934	0	0	(79,934)	0.00%
Total	\$4,413,958	\$326,958	\$1,866,437	(2,547,521)	42.28%

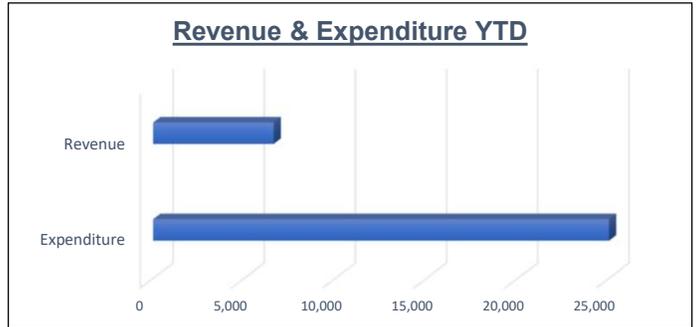


Expenditures	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
HR/City Clerk	236,101	15,770	94,786	141,315	40.15%
Information Technology	267,694	13,856	100,263	167,431	37.45%
Building & Grounds	105,020	7,020	21,963	83,057	20.91%
Administration	244,276	17,091	89,572	154,704	36.67%
Elected	105,439	105	27,295	78,144	25.89%
Legal	100,000	10,190	13,918	86,083	13.92%
Finance	152,610	9,673	36,718	115,892	24.06%
Court	177,200	14,952	44,071	133,129	24.87%
Victim Services	97,083	8,548	29,882	67,201	30.78%
Fleet	48,848	4,163	15,506	33,342	31.74%
Police	2,505,870	196,176	774,365	1,731,505	30.90%
Animal Control	68,309	5,347	17,608	50,701	25.78%
Planning and Engineering	275,813	21,602	81,154	194,659	29.42%
Transfer Out	29,250	-	-	29,250	
Total	\$4,413,513	\$324,492	\$1,347,102	\$3,066,411	30.52%



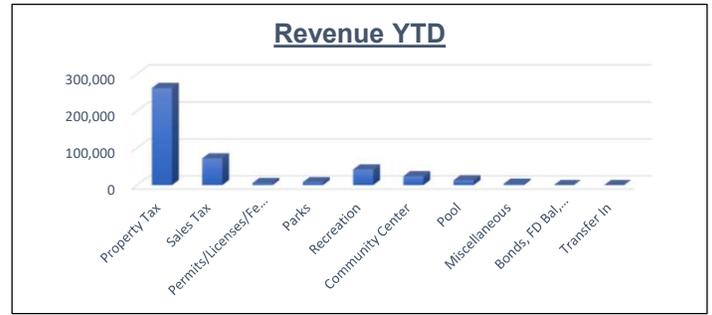
Revenue Over Expenditure	\$445	\$2,467	\$519,335	\$518,890
Beginning Fund Balance	\$4,296,419		\$4,296,419	
Ending Fund Balance	\$4,296,865		\$4,815,755	

Tourism Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	35,000	1,977	6,610	(28,390)	18.89%
Transfer In	4,250	0	0	0	0.00%
Total	\$39,250	\$1,977	\$6,610	(32,640)	16.84%
Expenditures					
Total	\$39,250	\$0	\$25,000	\$14,250	63.69%
Revenue Over Expenditure	\$0	\$1,977	(18,390)	(18,390)	
Beginning Fund Balance	\$24,005		\$24,005		
Ending Fund Balance	\$24,005		\$5,615		

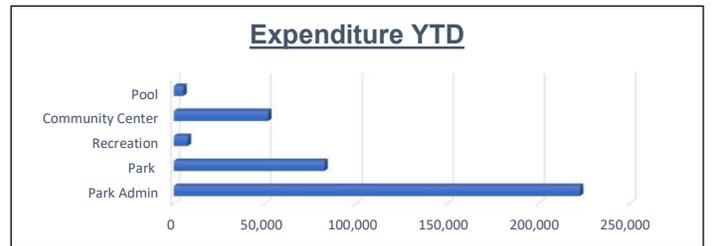


City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

Parks Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	266,500	5,694	262,474	(4,026)	98.49%
Sales Tax	537,000	40,258	72,255	(464,745)	13.46%
Permits/Licenses/Fees	6,000	4,447	5,586	(414)	93.10%
Parks	16,610	2,695	7,730	(8,880)	46.54%
Recreation	96,344	2,580	42,188	(54,156)	43.79%
Community Center	92,766	6,003	24,072	(68,694)	25.95%
Pool	104,650	5,621	12,921	(91,729)	12.35%
Miscellaneous	10,225	3,338	3,783	(6,442)	37.00%
Bonds, FD Bal, Capital Lease	272,000	0	0	(272,000)	0.00%
Transfer In	90,000	0	0	(90,000)	0.00%
Total	\$1,492,095	\$70,637	\$431,009	(1,061,086)	28.89%

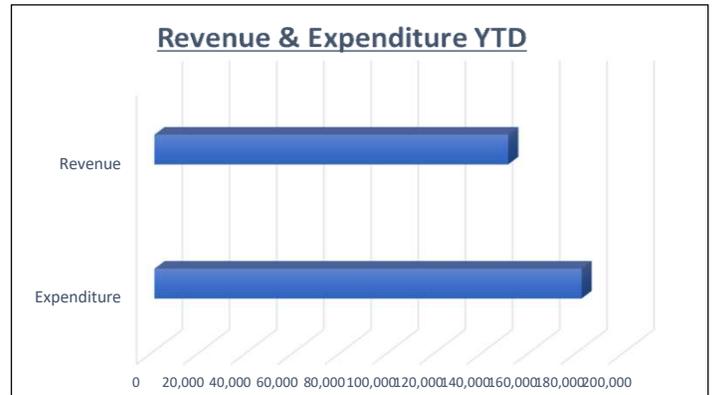


Expenditures	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Park Admin	664,910	25,393	222,727	442,183	33.50%
Park	302,560	24,028	82,587	219,973	27.30%
Recreation	89,934	3,876	7,681	82,253	8.54%
Community Center	228,770	14,571	51,723	177,047	22.61%
Pool	160,872	5,096	5,225	155,647	3.25%
Total	\$1,447,046	\$72,964	\$369,944	\$1,077,102	25.57%



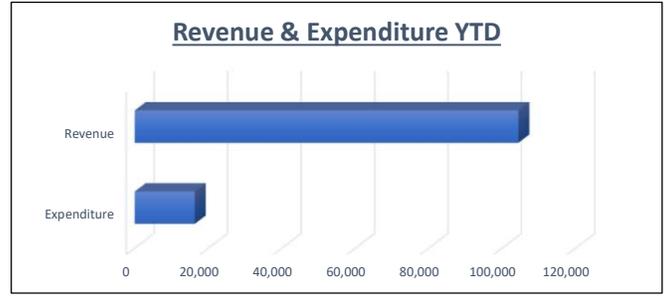
Revenue Over Expenditure	\$45,049	(\$2,327)	\$61,066	\$16,016	
Beginning Fund Balance	\$767,595		\$767,595		
Ending Fund Balance	\$812,644		\$828,661		

Transportation Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	1,040,000	79,501	146,330	(1,186,330)	14.07%
Permits/Licenses/Fees	22,692	0	2,843	(25,535)	12.53%
Sales Tax	20,000	203	795	(20,795)	3.98%
Bonds, FD Bal, Capital Lease	579,760	0	0	(579,760)	0.00%
Total	\$1,662,452	\$79,704	\$149,969	(1,512,483)	9.02%
Expenditures					
Total	1,651,126	\$42,897	\$181,095	\$1,470,031	10.97%
Revenue Over Expenditure	\$11,326	\$36,807	(\$31,126)	(\$42,452)	-274.82%
Beginning Fund Balance	\$1,481,643		\$1,481,643		
Ending Fund Balance	\$1,492,969		\$1,450,517		

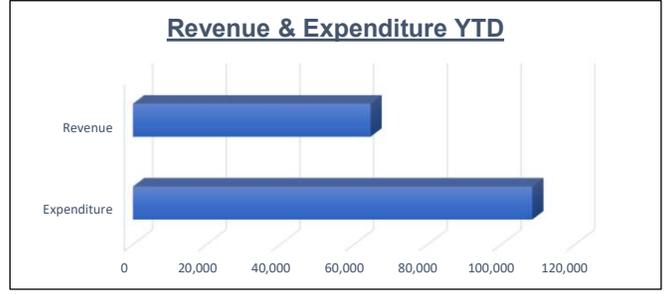


City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

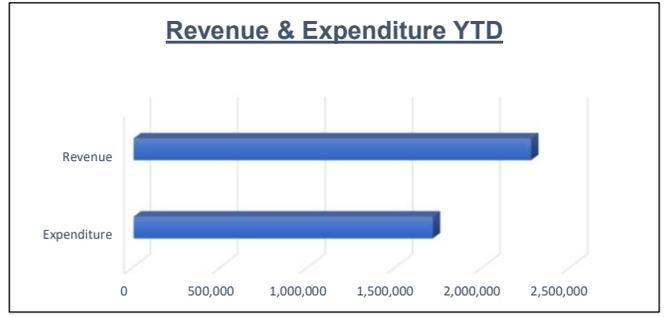
Public Health	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	106,200	2,265	104,447	(1,753)	98.35%
Total	\$106,200	\$2,265	\$104,447	(1,753)	98.35%
Expenditures					
Total	102,425	\$536	\$16,324	\$86,101	15.94%
Revenue Over Expenditure	\$3,775	\$1,729	\$88,123	\$84,348	2334.39%
Beginning Fund Balance	\$75,517		\$75,517		
Ending Fund Balance	\$79,292		\$163,640		



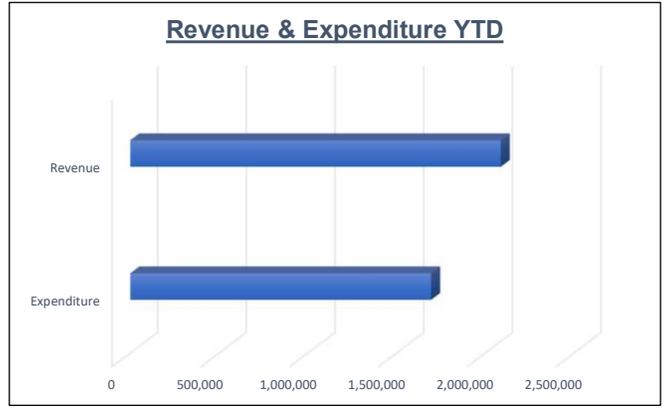
Capital Improvement	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	512,000	38,290	64,506	(447,494)	12.60%
Total	\$512,000	\$38,290	\$64,506	(447,494)	12.60%
Expenditures					
Total	494,800	\$107,878	\$108,381	\$386,419	21.90%
Revenue Over Expenditure	\$17,200	(\$69,588)	(\$43,875)	(\$61,075)	-255.09%
Beginning Fund Balance	\$579,145		\$579,145		
Ending Fund Balance	\$596,345		\$535,270		



Debt Service	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	2,291,000	49,406	2,271,812	(19,188)	99.16%
Misc.	10,000	300	1,409	(8,591)	14.09%
Total	\$2,301,000	\$49,706	\$2,273,221	(\$27,779)	98.79%
Expenditures					
Total	1,784,714	\$409	\$1,711,474	\$73,240	95.90%
Revenue Over Expenditure	\$516,286	\$49,297	\$561,748	\$45,462	108.81%
Beginning Fund Balance	\$1,601,800		\$1,601,800		
Ending Fund Balance	\$2,118,086		\$2,163,547		



Water & Sewer	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	600	137	270	(330)	44.98%
Permits/Licenses/Fees	10,000	0	1,746	(8,254)	17.46%
Charges for Services	6,098,340	537,338	2,076,202	(4,022,138)	34.05%
Misc.	54,800	2,292	9,677	(45,123)	17.66%
Bonds, FD Bal, Capital Lease	119,036	0	0	(119,036)	0.00%
Total	\$6,282,776	\$539,768	\$2,087,895	(4,194,881)	33.23%
Expenditures					
Water	3,261,622	218,323	781,423		
Sewer	2,615,244	527,441	913,557		
Total	5,876,866	745,764	1,694,980	\$4,181,886	28.84%
Revenue Over Expenditure	\$405,910	(\$205,996)	\$392,915	(\$12,995)	96.80%
Beginning Fund Balance	\$6,712,937		\$6,712,937		
Ending Fund Balance	\$7,118,847		\$7,105,852		



CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

100-GENERAL FUND

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	1,206,800.00	25,779.98	1,188,394.42	98.47 (	18,405.58)
SALES TAX	1,200,000.00	87,087.68	150,696.31	12.56 (	1,049,303.69)
FRANCHISE FEES	1,070,000.00	151,323.92	280,234.11	26.19 (	789,765.89)
FINES & FORFEITURES	163,700.00	11,750.64	43,405.48	26.52 (	120,294.52)
PERMITS/LICENSES/FEES	376,640.00	41,170.37	140,796.23	37.38 (	235,843.77)
OTHER GOVERNMENTAL	81,624.00	7,020.29	48,660.12	59.61 (	32,963.88)
CHARGES FOR SERVICES	1,000.00	50.00	275.00	27.50 (	725.00)
SALE OF ASSET/MERCHAND	5,000.00	750.00	750.00	15.00 (	4,250.00)
MISCELLANEOUS	229,260.00	2,025.61	13,225.13	5.77 (	216,034.87)
BONDS, FD BAL, CAPT LEAS	<u>79,934.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>79,934.00)</u>
TOTAL REVENUES	4,413,958.00	326,958.49	1,866,436.80	42.28 (	2,547,521.20)
<u>EXPENDITURE SUMMARY</u>					
HR/CITY CLERK	236,101.44	15,770.27	94,785.68	40.15	141,315.76
INFORMATION TECH	267,694.00	13,855.59	100,262.86	37.45	167,431.14
BLDG & GRDS	105,020.00	7,020.20	21,963.31	20.91	83,056.69
ADMINISTRATION	244,275.74	17,090.79	89,571.81	36.67	154,703.93
ELECTED	105,439.35	105.34	27,295.08	25.89	78,144.27
LEGAL	100,000.00	10,190.00	13,917.50	13.92	86,082.50
FINANCE	152,609.45	9,673.03	36,718.44	24.06	115,891.01
COURT	177,200.06	14,952.59	44,070.63	24.87	133,129.43
VICTIM SERVICES	97,082.69	8,547.55	29,882.07	30.78	67,200.62
FLEET	48,848.46	4,162.96	15,506.44	31.74	33,342.02
POLICE	2,505,869.90	196,175.54	774,365.09	30.90	1,731,504.81
ANIMAL CONTROL	68,309.42	5,346.97	17,608.35	25.78	50,701.07
PLANNING & ENGINEERING	<u>275,812.75</u>	<u>21,601.65</u>	<u>81,154.24</u>	<u>29.42</u>	<u>194,658.51</u>
TOTAL EXPENDITURES	4,384,263.26	324,492.48	1,347,101.50	30.73	3,037,161.76
REVENUES OVER/(UNDER) EXPENDITURES	29,694.74	2,466.01	519,335.30	1,748.91	489,640.56
OTHER USES	<u>29,250.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>29,250.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(29,250.00)	0.00	0.00	0.00	29,250.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	444.74	2,466.01	519,335.30	6,772.79	518,890.56

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

170-TOURISM TAX FUND
FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	<u>35,000.00</u>	<u>1,976.65</u>	<u>6,610.47</u>	<u>18.89</u>	(<u>28,389.53</u>)
TOTAL REVENUES	35,000.00	1,976.65	6,610.47	18.89	(28,389.53)
<u>EXPENDITURE SUMMARY</u>					
ECONOMIC DEVELOPMENT	<u>39,250.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>63.69</u>	<u>14,250.00</u>
TOTAL EXPENDITURES	39,250.00	0.00	25,000.00	63.69	14,250.00
REVENUES OVER/(UNDER) EXPENDITURES	(4,250.00)	1,976.65	(18,389.53)	432.69	(14,139.53)
OTHER SOURCES	<u>4,250.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	(<u>4,250.00</u>)
TOTAL OTHER FINANCING SOURCES & USES	4,250.00	0.00	0.00	0.00	(4,250.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	1,976.65	(18,389.53)	0.00	(18,389.53)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

200-PARK FUND

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	266,500.00	5,694.11	262,474.19	98.49 (	4,025.81)
SALES TAX	537,000.00	40,258.33	72,255.14	13.46 (	464,744.86)
PERMITS/LICENSES/FEES	6,000.00	4,447.23	5,585.77	93.10 (	414.23)
PARKS	16,610.00	2,695.00	7,730.00	46.54 (	8,880.00)
RECREATION	96,344.00	2,580.00	42,188.00	43.79 (	54,156.00)
COMMUNITY CENTER	92,766.00	6,002.92	24,071.64	25.95 (	68,694.36)
POOL	104,650.00	5,621.00	12,921.00	12.35 (	91,729.00)
MISCELLANEOUS	10,225.00	3,338.16	3,783.48	37.00 (	6,441.52)
BONDS, FD BAL, CAPT LEAS	<u>272,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>272,000.00)</u>
TOTAL REVENUES	1,402,095.00	70,636.75	431,009.22	30.74 (	971,085.78)
<u>EXPENDITURE SUMMARY</u>					
PARK ADMIN	664,910.22	25,392.70	222,726.78	33.50	442,183.44
PARK	302,559.82	24,028.26	82,587.20	27.30	219,972.62
RECREATION	89,933.82	3,876.09	7,680.87	8.54	82,252.95
COMMUNITY CENTER	228,770.44	14,571.34	51,723.46	22.61	177,046.98
POOL	<u>160,872.18</u>	<u>5,095.54</u>	<u>5,225.24</u>	<u>3.25</u>	<u>155,646.94</u>
TOTAL EXPENDITURES	1,447,046.48	72,963.93	369,943.55	25.57	1,077,102.93
REVENUES OVER/(UNDER) EXPENDITURES	(44,951.48)	(2,327.18)	61,065.67	135.85-	106,017.15
OTHER SOURCES	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>90,000.00)</u>
TOTAL OTHER FINANCING SOURCES & USES	90,000.00	0.00	0.00	0.00 (	90,000.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	45,048.52	(2,327.18)	61,065.67	135.56	16,017.15

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

210-TRANSPORTATION

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	1,040,000.00	79,501.34	146,330.03	14.07 (	893,669.97)
PERMITS/LICENSES/FEES	22,692.00	0.00	2,843.40	12.53 (	19,848.60)
MISCELLANEOUS	20,000.00	202.58	795.18	3.98 (	19,204.82)
BONDS, FD BAL, CAPT LEAS	<u>579,760.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>579,760.00</u>)
TOTAL REVENUES	1,662,452.00	79,703.92	149,968.61	9.02 (	1,512,483.39)
<u>EXPENDITURE SUMMARY</u>					
TRANSPORTATION	<u>1,626,125.99</u>	<u>42,897.60</u>	<u>181,094.96</u>	<u>11.14</u>	<u>1,445,031.03</u>
TOTAL EXPENDITURES	1,626,125.99	42,897.60	181,094.96	11.14	1,445,031.03
REVENUES OVER/(UNDER) EXPENDITURES	36,326.01	36,806.32 (	31,126.35)	85.69-	(67,452.36)
OTHER USES	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(25,000.00)	0.00	0.00	0.00	25,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	11,326.01	36,806.32 (	31,126.35)	274.82-	(42,452.36)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

230-PUBLIC HEALTH
FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	<u>106,200.00</u>	<u>2,265.06</u>	<u>104,447.23</u>	<u>98.35</u>	<u>(1,752.77)</u>
TOTAL REVENUES	106,200.00	2,265.06	104,447.23	98.35	(1,752.77)
<u>EXPENDITURE SUMMARY</u>					
PUBLIC HEALTH	<u>62,425.00</u>	<u>536.35</u>	<u>16,323.90</u>	<u>26.15</u>	<u>46,101.10</u>
TOTAL EXPENDITURES	62,425.00	536.35	16,323.90	26.15	46,101.10
REVENUES OVER/(UNDER) EXPENDITURES	43,775.00	1,728.71	88,123.33	201.31	44,348.33
OTHER USES	<u>40,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>40,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(40,000.00)	0.00	0.00	0.00	40,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	3,775.00	1,728.71	88,123.33	2,334.39	84,348.33

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

250-OLD TOWNE TIF
 FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	275,000.00	0.00	14,748.35	5.36 (	260,251.65)
SALES TAX	60,000.00	5,028.04	16,737.01	27.90 (	43,262.99)
TIF, NID, CID	<u>30,000.00</u>	<u>0.00</u>	<u>5,089.96</u>	<u>16.97 (</u>	<u>24,910.04)</u>
TOTAL REVENUES	365,000.00	5,028.04	36,575.32	10.02 (	328,424.68)
<u>EXPENDITURE SUMMARY</u>					
TIF-OLD TOWN MKT PLACE	<u>365,000.00</u>	<u>0.00</u>	<u>17,184.15</u>	<u>4.71</u>	<u>347,815.85</u>
TOTAL EXPENDITURES	365,000.00	0.00	17,184.15	4.71	347,815.85
REVENUES OVER/(UNDER) EXPENDITURES	<u>0.00</u>	<u>5,028.04</u>	<u>19,391.17</u>	<u>0.00</u>	<u>19,391.17</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	5,028.04	19,391.17	0.00	19,391.17

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

280-CAPITAL PROJECTS FUND
 FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	<u>512,000.00</u>	<u>38,290.37</u>	<u>64,505.99</u>	<u>12.60</u>	(<u>447,494.01</u>)
TOTAL REVENUES	512,000.00	38,290.37	64,505.99	12.60	(447,494.01)
<u>EXPENDITURE SUMMARY</u>					
CAPITAL IMPROVEMENTS	<u>494,800.00</u>	<u>107,878.04</u>	<u>108,381.02</u>	<u>21.90</u>	<u>386,418.98</u>
TOTAL EXPENDITURES	494,800.00	107,878.04	108,381.02	21.90	386,418.98
REVENUES OVER/(UNDER) EXPENDITURES	<u>17,200.00</u>	(<u>69,587.67</u>)	(<u>43,875.03</u>)	<u>255.09-</u>	(<u>61,075.03</u>)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	17,200.00	(69,587.67)	(43,875.03)	255.09-	(61,075.03)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

300-MKT PLACE TIF-PR#2

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	5,000.00	0.00	137.50	2.75	4,862.50
TOTAL EXPENDITURES	5,000.00	0.00	137.50	2.75	4,862.50
REVENUES OVER/ (UNDER) EXPENDITURES	(5,000.00)	0.00	(137.50)	2.75	4,862.50
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	(5,000.00)	0.00	(137.50)	2.75	4,862.50

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

301-MKT PL TIF RESERVE PR#2

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
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REVENUE SUMMARY

_____	_____	_____	_____	_____
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EXPENDITURE SUMMARY

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

REVENUES & OTHER SOURCES OVER

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

302-MKTPL TIF-PR#2 SPEC ALLOC

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	245,000.00	(2,018.43)	203,086.21	82.89	(41,913.79)
SALES TAX	400,000.00	38,481.91	134,803.22	33.70	(265,196.78)
TIF, NID, CID	200,000.00	0.00	18,259.49	9.13	(181,740.51)
MISCELLANEOUS	<u>2,000.00</u>	<u>0.00</u>	<u>42.56</u>	<u>2.13</u>	<u>(1,957.44)</u>
TOTAL REVENUES	847,000.00	36,463.48	356,191.48	42.05	(490,808.52)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPATMENTAL	<u>652,000.00</u>	<u>759,611.48</u>	<u>759,952.07</u>	<u>116.56</u>	<u>(107,952.07)</u>
TOTAL EXPENDITURES	652,000.00	759,611.48	759,952.07	116.56	(107,952.07)
REVENUES OVER/(UNDER) EXPENDITURES	195,000.00	(723,148.00)	(403,760.59)	207.06-	(598,760.59)
OTHER USES	<u>185,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>185,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(185,000.00)	0.00	0.00	0.00	185,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	10,000.00	(723,148.00)	(403,760.59)	4,037.61-	(413,760.59)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

305-MKTPLACE TIF-PR#2 IDA BDS

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	<u>2,000.00</u>	<u>0.00</u>	<u>3.32</u>	<u>0.17</u>	(<u>1,996.68</u>)
TOTAL REVENUES	2,000.00	0.00	3.32	0.17	(1,996.68)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>208,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>208,000.00</u>
TOTAL EXPENDITURES	208,000.00	0.00	0.00	0.00	208,000.00
REVENUES OVER/(UNDER) EXPENDITURES	(206,000.00)	0.00	3.32	0.00	206,003.32
OTHER SOURCES	<u>210,000.00</u>	<u>0.00</u>	<u>102,102.91</u>	<u>48.62</u>	(<u>107,897.09</u>)
TOTAL OTHER FINANCING SOURCES & USES	210,000.00	0.00	102,102.91	48.62	(107,897.09)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	4,000.00	0.00	102,106.23	2,552.66	98,106.23

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

310-MKT PLACE NID- PR#2

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
BONDS, FD BAL, CAPT LEAS	<u>220,000.00</u>	<u>2,149.73</u>	<u>154,520.75</u>	<u>70.24</u>	(<u>65,479.25</u>)
TOTAL REVENUES	220,000.00	2,149.73	154,520.75	70.24	(65,479.25)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>216,200.00</u>	<u>0.00</u>	<u>173,109.37</u>	<u>80.07</u>	<u>43,090.63</u>
TOTAL EXPENDITURES	216,200.00	0.00	173,109.37	80.07	43,090.63
REVENUES OVER/(UNDER) EXPENDITURES	<u>3,800.00</u>	<u>2,149.73</u>	(<u>18,588.62</u>)	<u>489.17-</u>	(<u>22,388.62</u>)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	3,800.00	2,149.73	(18,588.62)	489.17-	(22,388.62)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

321-MKT PL CID-PR2 SALES/USE

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	304,500.00	31,543.64	120,751.47	39.66 (	183,748.53)
MISCELLANEOUS	<u>1,000.00</u>	<u>1.04</u>	<u>27.34</u>	<u>2.73 (</u>	<u>972.66)</u>
TOTAL REVENUES	305,500.00	31,544.68	120,778.81	39.53 (	184,721.19)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>222,500.00</u>	<u>174,847.55</u>	<u>176,122.71</u>	<u>79.16</u>	<u>46,377.29</u>
TOTAL EXPENDITURES	222,500.00	174,847.55	176,122.71	79.16	46,377.29
REVENUES OVER/(UNDER) EXPENDITURES	83,000.00 (	143,302.87) (	55,343.90)	66.68-	(138,343.90)
OTHER USES	<u>25,000.00</u>	<u>0.00</u>	<u>102,102.91</u>	<u>408.41 (</u>	<u>77,102.91)</u>
TOTAL OTHER FINANCING SOURCES & USES	(25,000.00)	0.00 (	102,102.91)	408.41 (	77,102.91)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	58,000.00 (	143,302.87) (	157,446.81)	271.46-	(215,446.81)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

322-INTRCHG MERCADO CID-PR#3
FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
BONDS, FD BAL, CAPT LEAS	0.00	(6,652.50)	(6,652.50)	0.00	(6,652.50)
TOTAL REVENUES	0.00	(6,652.50)	(6,652.50)	0.00	(6,652.50)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

323-INTRCH VGV CID-PROJECT #3

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	36,700.00	2,293.81	10,317.79	28.11 (	26,382.21)
BONDS, FD BAL, CAPT LEAS	<u>0.00</u>	<u>0.00</u>	(<u>11,170.60</u>)	<u>0.00</u> (	<u>11,170.60</u>)
TOTAL REVENUES	36,700.00	2,293.81 (	852.81)	2.32-	(37,552.81)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>36,700.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>36,700.00</u>
TOTAL EXPENDITURES	36,700.00	0.00	0.00	0.00	36,700.00
REVENUES OVER/(UNDER) EXPENDITURES	<u>0.00</u>	<u>2,293.81 (</u>	<u>852.81)</u>	<u>0.00 (</u>	<u>852.81)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	2,293.81 (	852.81)	0.00 (	852.81)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

325-INTRCHG TIF- PR #1A

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	40,000.00	0.00	0.00	0.00 (	40,000.00)
SALES TAX	50,000.00	3,753.44	15,262.64	30.53 (	34,737.36)
TIF, NID, CID	25,000.00	0.00	3,306.16	13.22 (	21,693.84)
MISCELLANEOUS	<u>5,000.00</u>	<u>83.14</u>	<u>335.99</u>	<u>6.72 (</u>	<u>4,664.01)</u>
TOTAL REVENUES	120,000.00	3,836.58	18,904.79	15.75 (	101,095.21)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>2,500.00</u>	<u>0.00</u>	<u>205.50</u>	<u>8.22</u>	<u>2,294.50</u>
TOTAL EXPENDITURES	2,500.00	0.00	205.50	8.22	2,294.50
REVENUES OVER/(UNDER) EXPENDITURES	<u>117,500.00</u>	<u>3,836.58</u>	<u>18,699.29</u>	<u>15.91 (</u>	<u>98,800.71)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	117,500.00	3,836.58	18,699.29	15.91 (	98,800.71)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

330-TIF PROJECT #3
 FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	30,000.00	0.00	0.00	0.00 (	30,000.00)
SALES TAX	45,000.00	2,838.59	9,515.48	21.15 (	35,484.52)
TIF, NID, CID	<u>20,000.00</u>	<u>0.00</u>	<u>2,806.68</u>	<u>14.03 (</u>	<u>17,193.32)</u>
TOTAL REVENUES	95,000.00	2,838.59	12,322.16	12.97 (	82,677.84)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>12,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,000.00</u>
TOTAL EXPENDITURES	12,000.00	0.00	0.00	0.00	12,000.00
REVENUES OVER/(UNDER) EXPENDITURES	<u>83,000.00</u>	<u>2,838.59</u>	<u>12,322.16</u>	<u>14.85 (</u>	<u>70,677.84)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	83,000.00	2,838.59	12,322.16	14.85 (	70,677.84)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

340-INTERCHANGE TIF #4

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	30,000.00	0.00	0.00	0.00 (	30,000.00)
SALES TAX	22,500.00	1,703.93	3,807.86	16.92 (	18,692.14)
TIF, NID, CID	<u>10,000.00</u>	<u>0.00</u>	<u>3,193.63</u>	<u>31.94 (</u>	<u>6,806.37)</u>
TOTAL REVENUES	62,500.00	1,703.93	7,001.49	11.20 (	55,498.51)
<u>EXPENDITURE SUMMARY</u>					
NON DEPARTMENTAL	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL EXPENDITURES	5,000.00	0.00	0.00	0.00	5,000.00
REVENUES OVER/(UNDER) EXPENDITURES	<u>57,500.00</u>	<u>1,703.93</u>	<u>7,001.49</u>	<u>12.18 (</u>	<u>50,498.51)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	57,500.00	1,703.93	7,001.49	12.18 (	50,498.51)

CITY OF GRAIN VALLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2021

400-DEBT SERVICE FUND
FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	2,291,000.00	49,406.28	2,271,812.46	99.16 (	19,187.54)
MISCELLANEOUS	<u>10,000.00</u>	<u>299.82</u>	<u>1,408.90</u>	<u>14.09 (</u>	<u>8,591.10)</u>
TOTAL REVENUES	2,301,000.00	49,706.10	2,273,221.36	98.79 (	27,778.64)
<u>EXPENDITURE SUMMARY</u>					
DEBT SERVICE	<u>1,784,714.00</u>	<u>409.06</u>	<u>1,711,473.61</u>	<u>95.90</u>	<u>73,240.39</u>
TOTAL EXPENDITURES	1,784,714.00	409.06	1,711,473.61	95.90	73,240.39
REVENUES OVER/(UNDER) EXPENDITURES	<u>516,286.00</u>	<u>49,297.04</u>	<u>561,747.75</u>	<u>108.81</u>	<u>45,461.75</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	516,286.00	49,297.04	561,747.75	108.81	45,461.75

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2021

600-WATER/SEWER FUND

FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	600.00	137.12	269.88	44.98 (	330.12)
PERMITS/LICENSES/FEES	10,000.00	0.00	1,746.32	17.46 (	8,253.68)
CHARGES FOR SERVICES	6,098,340.00	537,338.35	2,076,202.05	34.05 (	4,022,137.95)
MISCELLANEOUS	54,800.00	2,292.11	9,676.82	17.66 (	45,123.18)
BONDS, FD BAL, CAPT LEAS	<u>119,036.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>119,036.00</u>)
TOTAL REVENUES	6,282,776.00	539,767.58	2,087,895.07	33.23 (	4,194,880.93)
<u>EXPENDITURE SUMMARY</u>					
WATER	3,261,662.21	218,322.98	781,423.41	23.96	2,480,238.80
SEWER	<u>2,615,244.41</u>	<u>527,440.76</u>	<u>913,556.50</u>	<u>34.93</u>	<u>1,701,687.91</u>
TOTAL EXPENDITURES	5,876,906.62	745,763.74	1,694,979.91	28.84	4,181,926.71
REVENUES OVER/(UNDER) EXPENDITURES	<u>405,869.38</u> (	<u>205,996.16)</u>	<u>392,915.16</u>	<u>96.81</u> (	<u>12,954.22)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	405,869.38 (	205,996.16)	392,915.16	96.81 (	12,954.22)