



**City of Grain Valley Board of Aldermen  
Regular Meeting Agenda**

July 25, 2022

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 Mike Todd

**ITEM II: Roll Call**

- City Clerk Jamie Logan

**ITEM III: Invocation**

- Pastor Darryl Jones of Crossroads Church

**ITEM IV: Pledge of Allegiance**

- Alderman Shea Bass

**ITEM V: Approval of Agenda**

- City Administrator Ken Murphy

**ITEM VI: Proclamations**

- None

**ITEM VII: Police Officer Oath of Office**

- Nicholas W. Jeffries

**ITEM VIII: Citizen Participation**

- Citizens are asked to please limit their comments to two (2) minutes

**ITEM IX: Consent Agenda**

- July 11, 2022 – Board of Aldermen Regular Meeting Minutes
- July 25, 2022 – Accounts Payable

**ITEM X: Previous Business**

- None

**ITEM XI: New Business**

- Motion to rescind vote on first reading of B22-21
- Citizen Participation Guideline Review

**ITEM XII: Presentations**

- None

**ITEM XIII: Public Hearing**

- None

**ITEM XIV: Resolutions**

- None

**ITEM XV: Ordinances**

**ITEM XV (A) An Ordinance Amending Traffic Code Schedule II Stop Intersections of the City of Grain Valley Municipal Code**

B22-20

2<sup>ND</sup> READ

*Introduced by  
Alderman Dale  
Arnold*

To add existing stop sign locations to the Code of Ordinances

**ITEM XV (B) An Ordinance Amending Title IV (Land Use) of the Municipal Code of Ordinances in Section 400.230 (Accessory Uses) Pertaining to Garages and Accessory Buildings**

B22-22

1<sup>ST</sup> READ

*Introduced by  
Alderman Shea  
Bass*

To amend Section 400.230 pertaining to garages and accessory buildings

**ITEM XVI: City Attorney Report**

- City Attorney

**ITEM XVII: City Administrator & Staff Reports**

- City Administrator Ken Murphy
- Deputy City Administrator Theresa Osenbaugh
- Captain Hedger Police Department
- Finance Director Steven Craig
- Community Development Director Mark Trosen
- Parks & Recreation Director Shannon Davies
- City Clerk Jamie Logan

**ITEM XVIII: Board of Aldermen Reports & Comments**

- Alderman Dale Arnold
- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Ryan Skinner

**ITEM XIX: Mayor Report**

- Mayor Mike Todd

**ITEM XX: 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 XXI: Adjournment**

**Please Note**

*The next scheduled meeting of the Board of Aldermen is a Regular Meeting on August 8, 2022 at 7:00 P.M. The meeting will be in the Council Chambers of the Grain Valley City Hall. Persons requiring an accommodation to participate in the meeting should contact the City Clerk at 816.847.6211 at least 48 hours before the meeting.*

*The City of Grain Valley is interested in effective communication for all persons. Upon request, the minutes from this meeting can be made available by calling 816.847.6211.*

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*Consent*

*Agenda*

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	23.98		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,604.97		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	357.00		
		AFLAC	AFLAC AFTER TAX	73.73		
			AFLAC CRITICAL CARE	23.28		
			AFLAC PRETAX	268.30		
			AFLAC-W2 DD PRETAX	249.51		
		MIDWEST PUBLIC RISK	DENTAL	143.71		
			OPEN ACCESS	276.50		
			OPEN ACCESS	249.55		
			OPEN ACCESS	222.98		
			HSA	354.90		
			HSA	1,621.19		
			HSA	22.55		
			VISION	24.00		
			VISION	56.06		
			VISION	110.00		
			VISION	14.35		
		HSA BANK	HSA - GRAIN VALLEY, MO	406.82		
			HSA - GRAIN VALLEY, MO	517.06		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	292.30		
		RICKY WOODERSON	SKILLMAN RESTITUTION	50.00		
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	293.45		
			FLEX PLAN	15.00		
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	814.97		
			MISSIONSQUARE 457	400.00		
			MISSIONSQUARE ROTH IRA	38.49		
		HOPE HOUSE	JUNE DOMESTIC VIOLENCE	120.00		
			MAY 2022 DOMESTIC VIOLENCE	46.00		
		MO DEPT OF REVENUE	APRIL CVC FUNDS	128.34		
			JUNE 2022 CVC FUNDS	221.03		
			MAY 2022 CVC FUNDS	71.30		
		MO DEPT OF PUBLIC SAFETY	APR 2022 TRAINING FUND	18.00		
			JUNE 2022 TRAINING FUND	31.00		
			MAY 2022 TRAINING FUND	10.00		
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,324.24		
			SOCIAL SECURITY	4,826.96		
			MEDICARE	<u>1,128.88</u>		
			TOTAL:	23,450.40		
		HR/CITY CLERK	GENERAL FUND	BATTS COMMUNICATIONS SERVICES INC	ID CARDS	477.05
				MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	277.25
				ARC PHYSICAL THERAPY PLUS LP	WORKSTEPS: SCHRADER & KEET	300.00
				MIDWEST PUBLIC RISK	DENTAL	34.90
					HSA	265.15
					HSA	348.68
				HSA BANK	HSA - GRAIN VALLEY, MO	100.00
				THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	18.64
CONCENTRA MEDICAL CENTERS	KEETON/SCHRADER SCREENINGS			215.00		
	ROWLAND SCREENING			96.00		
	JEFFRIES SCREENING			187.00		
NAVIGATE360 LLC	ALICE TRAINING LICENSE			430.00		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			123.42		
	MEDICARE			<u>28.87</u>		
	TOTAL:			2,901.96		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
INFORMATION TECH	GENERAL FUND	A&A ELECTRICAL INC	CAMERA INSTALL	755.00		
		NETSTANDARD INC	Labor - Network Switch	1,997.50		
			DATA SAFE SERVICE	980.00		
		CDW GOVERNMENT	CLARITY SERVICES	3,698.64		
			Purchase Dell Server	<u>9,000.00</u>		
			TOTAL:	16,431.14		
BLDG & GRDS	GENERAL FUND	PROGRESSIVE ELECTRONICS	EXIT BUTTONS	759.60		
		ORKIN	ELECTRIC STRIKE	868.80		
			711 MAIN ST	76.30		
		HOME DEPOT CREDIT SERVICES	TRIPLE GRIP W/#10 SCREWS	7.98		
		SC REALTY SERVICES	Custodial Services	1,062.27		
			Custodial Services	1,062.27		
		KENNYCO INDUSTRIES	6 MONTHS FIRE ALARM MONITO	288.00		
		SPIRE	517 GREGG ST	40.60		
			624 JAMES ROLLO CT	8.12		
			711 S MAIN ST	34.73		
		WILLIAM WRISINGER	HAND RAIL FOR CITY HALL	<u>1,300.00</u>		
		TOTAL:	5,508.67			
		ADMINISTRATION	GENERAL FUND	RICOH USA INC	50% MAILRM C85162118	85.64
					50% ADMIN C85162117	39.40
MISSOURI LAGERS	MONTHLY CONTRIBUTIONS			420.26		
OFFICE DEPOT	POST IT NOTES/PAPER/BINDER			38.99		
	BANNER PRINTING			80.99		
MIDWEST PUBLIC RISK	DENTAL			23.79		
	HSA			424.28		
HSA BANK	HSA - GRAIN VALLEY, MO			99.13		
THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY			31.09		
CANDID MARKETING	PROMO MATERIALS - TABLE CO			300.00		
NAVIGATE360 LLC	ALICE TRAINING LICENSE			120.00		
LAUBER MUNICIPAL LAW LLC	ED MATTERS			1,131.00		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			274.95		
	MEDICARE			64.31		
ALL STAR AWARDS & AD SPECIALTIES, INC	NAME BADGE - JESSICA ROOT			<u>22.96</u>		
TOTAL:	3,156.79					
ELECTED	GENERAL FUND			TRUMAN HEARTLAND COMMUNITY FOUNDATION	CITIZEN OF THE YEAR	4,000.00
		COSENTINOS PRICE CHOPPER	DRINKS/SPONGES	29.95		
			FUNERAL ARRANGEMENT - COVE	<u>55.00</u>		
TOTAL:	4,084.95					
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	3,707.50		
		LEXITAS	ARBITRATOR TRANSCRIPT	<u>1,169.00</u>		
TOTAL:	4,876.50					
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	360.71		
		OFFICE DEPOT	POST IT NOTES/PAPER/BINDER	8.31		
		MIDWEST PUBLIC RISK	DENTAL	34.90		
			HSA	265.14		
		HSA	348.68			
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	24.26		
		NAVIGATE360 LLC	ALICE TRAINING LICENSE	150.00		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	160.60		



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	<u>37.56</u>
			TOTAL:	1,490.66
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	242.59
		MIDWEST PUBLIC RISK	DENTAL	18.00
		HSA BANK	HSA	321.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	HSA - GRAIN VALLEY, MO	75.00
		LAUBER MUNICIPAL LAW LLC	AUG 2022 DISABILITY	16.30
		INTERNAL REVENUE SERVICE	CITY PROSECUTOR	3,347.50
			SOCIAL SECURITY	178.28
			MEDICARE	<u>41.69</u>
			TOTAL:	4,240.36
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	210.97
		MIDWEST PUBLIC RISK	DENTAL	34.90
		HSA BANK	HSA	697.35
		THE LINCOLN NATIONAL LIFE INSURANCE CO	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	AUG 2022 DISABILITY	14.18
			SOCIAL SECURITY	142.01
			MEDICARE	<u>33.21</u>
			TOTAL:	1,232.62
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	119.40
		ADVANCE AUTO PARTS	OIL FILTER REFUND	2.09
		OREILLY AUTOMOTIVE INC	HAND CLEANER	14.99
		FASTENAL COMPANY	OIL DYE BTTL	34.37
		MIDWEST PUBLIC RISK	12.4X12.2 RED TWL 475CT	57.43
			1/2"-13 FHN 316 S/S/S/S316	36.16
		HSA BANK	DENTAL	17.45
		THE LINCOLN NATIONAL LIFE INSURANCE CO	HSA	160.50
		CINTAS CORPORATION # 430	HSA - GRAIN VALLEY, MO	37.50
			AUG 2022 DISABILITY	8.03
			FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
		FACTORY MOTOR PARTS CO	FULL SYN DEXOS 5W30/0W20 O	289.74
		INTERNAL REVENUE SERVICE	CONV. OIL 5W-30 QUART	87.84
			SOCIAL SECURITY	59.17
			MEDICARE	<u>13.84</u>
			TOTAL:	953.13
POLICE	GENERAL FUND	RICOH USA INC	PD C85162124	5.82
			PD C85162116	37.07
			PD C85162119	121.27
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	7,885.15
			MONTHLY CONTRIBUTIONS	421.91
		PETTY CASH	CRATE FOR DOZIER	65.15
		COBAN TECHNOLOGIES INC	IN-CAR CAMERA	5,250.00
			VEHICLE MOUNT	100.00
			ANTENNA	205.00
			SUPPORT KIT	125.00
			SECURED PEN DRIVE	250.00
			DVMS SOLUTION	150.00
			DVMS RENEWAL YR 2	150.00
			DVMS RENEWAL YR 3	150.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			REMOTE SETUP	1,295.00
			REMOTE TRAINING	595.00
			SHIPPING	50.00
		ADVANCE AUTO PARTS	SERP BELT-POLY RIB	14.93
			BLOWER MTR RESISTOR	58.21
			R-1234YF RFG OIL	20.99
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/SIGN	86.82
			POST IT NOTES/PAPER/BINDER	208.12
			INK	21.67
		OREILLY AUTOMOTIVE INC	URETHANE	24.16
			WIPER RESRVR	3.81
			12 OUNCE	58.00
			CABIN FILTER	7.91
		LEXISNEXIS RISK DATA MGMT INC	JUNE 2022 MINIMUM COMMITME	150.00
		GOODYEAR COMMERCIAL TIRE	GY 255/60R18 EAG ENFORCER	306.82
		MIDWEST PUBLIC RISK	DENTAL	216.00
			DENTAL	462.80
			OPEN ACCESS	1,309.50
			OPEN ACCESS	1,194.00
			OPEN ACCESS	861.45
			OPEN ACCESS	758.10
			HSA	1,703.60
			HSA	2,889.00
			HSA	4,184.10
			VISION	8.00
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	900.00
		SHANNON CARR	COMMAND LEADERSHIP INSTITU	324.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	428.57
		METRO FORD	KITS	218.40
		PUBLIC SAFETY UPFITTERS LLC	6 LED THIN SURFACE MNT RED	134.00
		NAVIGATE360 LLC	ALICE TRAINING LICENSE	180.00
		FACTORY MOTOR PARTS CO	ROTORASY-BRAKES	350.94
			KIT - TPMS SENSOR	126.88
		CREATIVE PRODUCT SOURCING INC	DARE GRADUATION	1,797.20
		OAK GROVE ANIMAL CLINIC	AXEL DALPP/RABIES/BORDETEL	72.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,336.34
			MEDICARE	780.27
		REJIS COMMISSION	JUNE 2022 LEWEB SUBSCRIPTI	291.07
		MOLLE CHEVROLET INC	MOTOR/MODULE	190.34
			EVAPORATO	263.71
		GEARZONE PRODUCTS	PROPPER KINETIC MEN'S PANT	109.98
			SABRE RED MK4 3.3 OZ FOAM	31.50
			PROPPER 8" TACTICAL DUTY B	79.99
			HIGH SIDE ZIP/POCKET LIGHT	179.94
		EMERGENT CARE PLUS, LLC	THOMPSON URGENT CARE	179.31
		FIRST RESPONDER'S SUPPORT TEAM MIDWEST	PEER SUPPORT TRAINING	1,600.00
			TOTAL:	43,579.30
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	163.20
		MIDWEST PUBLIC RISK	OPEN ACCESS	398.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	10.98
		OAK GROVE ANIMAL CLINIC	BOARDING	2,106.00
			VET CARE	551.15
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	81.60
			MEDICARE	19.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	3,330.01
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	856.00
		OFFICE DEPOT	POST IT NOTES/PAPER/BINDER	53.38
			SHARPIE GEL	12.10
			WRITING PADS	6.78
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	10.23
			OPEN ACCESS	113.72
			HSA	880.48
			HSA	87.73
		HSA BANK	HSA - GRAIN VALLEY, MO	205.72
			HSA - GRAIN VALLEY, MO	14.28
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	57.52
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	470.58
			MEDICARE	<u>110.05</u>
			TOTAL:	2,927.94
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	22.60
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	573.37
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.54
			AFLAC-W2 DD PRETAX	57.27
		MIDWEST PUBLIC RISK	DENTAL	12.74
			HSA	141.96
			HSA	40.54
			VISION	8.00
			VISION	17.18
			VISION	2.20
		HSA BANK	HSA - GRAIN VALLEY, MO	177.26
			HSA - GRAIN VALLEY, MO	114.35
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	34.08
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	56.64
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	217.53
			MISSIONSQUARE 457	225.00
			MISSIONSQUARE ROTH IRA	123.73
			MISSIONSQUARE ROTH IRA	42.30
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,529.12
			SOCIAL SECURITY	1,397.59
			MEDICARE	<u>326.86</u>
			TOTAL:	5,273.95
PARK ADMIN	PARK FUND	A&A ELECTRICAL INC	INSTALL NEW CIRCUIT AND OU	288.00
		NETSTANDARD INC	CLARITY SERVICES	616.44
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	839.64
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/SIGN	27.27
			POST IT NOTES/PAPER/BINDER	20.16
			CHAIRMAT/TAPE/PAPER/MOUSE	46.07
		HD GRAPHICS & APPAREL	GVPR MAINTENANCE - REBRAND	333.00
		MIDWEST PUBLIC RISK	DENTAL	21.51
			DENTAL	48.86
			HSA	636.37
			HSA	383.62
			HSA	139.48
		HSA BANK	HSA - GRAIN VALLEY, MO	89.63

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	140.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	57.76
		NAVIGATE360 LLC	ALICE TRAINING LICENSE	330.00
		GRAIN VALLEY RENTAL INC	BILJAX 45' AERIAL LIFT REN	225.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	407.64
			MEDICARE	95.33
		PROFESSIONAL TURF PRODUCTS	VENTRAC MOWER AND ATTACHME	46,880.84
		SECURITY LINES US	BBC Surveillance Camera	<u>8,700.00</u>
			TOTAL:	60,326.62
PARKS STAFF	PARK FUND	FELDMANS FARM & HOME	ROUNDUP/WASHERS/LOCK NUT/B	345.76
			2-1/2 GL ROUNDUP PRO CON	239.98
		K C BOBCAT	FILTER AIR FRESH-10	72.30
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	622.89
		ADVANCE AUTO PARTS	SENSOR	35.87
		OREILLY AUTOMOTIVE INC	AIR FILTERS	65.00
		PROGRESSIVE ELECTRONICS	EXIT BUTTONS	126.60
			ELECTRIC STRIKE	144.80
		BLUE SPRINGS WINWATER CO	MM WATER VALVE	68.65
		FASTENAL COMPANY	HOSE CLAMPS	185.71
			HOSE CLAMPS RETURN	125.66-
		WEST CENTRAL ELECTRIC COOP INC	05/27-06/28 BALLPARK COMPL	860.74
		HOME DEPOT CREDIT SERVICES	SEPTIC TRTMNT/DRAIN OPENER	79.15
		MENARDS - INDEPENDENCE	PERENNIAL/DAYLILY/BATTERIE	165.46
			4X8 BLACK PRIVACY/C BATTER	55.98
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	963.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		KENNYCO INDUSTRIES	6 MONTHS FIRE ALARM MONITO	48.00
		SPIRE	600 BUCKNER TARNSEY RD	21.83
			624 JAMES ROLLO CT	4.06
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	195.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	41.89
		GREGS LOCK & KEY SERVICE INC	SINGLE CYLINDER DEADBOLT/R	41.50
		KAT WHOLESALE OUTDOORS	CERCIS CANADENIS - REDBUD	230.00
		MEYER LABORATORY INC	TOILET TISSUE/LINER	312.50
		SPS COMPANIES INC	PIPE SCH 40 3" A-53 ERW BL	368.99
		MURPHY TRACTOR & EQUIPMENT CO.	FLAT WASHER/BLADE/HEX NUT/	387.51
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	419.86
			MEDICARE	<u>98.18</u>
			TOTAL:	6,354.55
RECREATION	PARK FUND	ALLIED REFRESHMENT	Concession Beverages	438.12
			Concession Beverages	113.12
			Concession Beverages	273.06
			Concession Beverages	326.04
		GRAIN VALLEY SCHOOL DISTRICT	2022 TENNIS LESSONS	269.33
		OAK GROVE GIRLS SOFTBALL (OGGS)	Softball Umpire Fees	1,965.00
		HD GRAPHICS & APPAREL	TENNIS CAMP - SESSION 1 20	273.00
			TENNIS CAMP - SESSION 2 20	91.00
		RANDALL DRAPER	2022 TENNIS LESSONS	268.33
		OLIVER WELMAN	2022 TENNIS LESSONS	134.66
		CONNOR SMITH	2022 TENNIS LESSONS	269.34
		COLLIN SMITH	2022 TENNIS LESSONS	269.34
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	35.23
			MEDICARE	8.24

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		JACKSON COUNTY UMPIRES ASSOCIATION LLC	Baseball Umpire Fees	2,996.00
			Baseball Umpire Fees	682.00
		BAILEY JINKENS	2022 TENNIS LESSONS	269.34
		CHELSEA GORDEN	2022 TENNIS LESSONS	<u>134.66</u>
			TOTAL:	8,815.81
COMMUNITY CENTER	PARK FUND	RICOH USA INC	COMM CTR C85162114	82.40
			COMM CTR C85162123	15.54
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	232.60
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/SIGN	28.94
			DIVIDER INSERTS	7.38
			POST IT NOTES/PAPER/BINDER	18.21
			CHAIRMAT/TAPE/PAPER/MOUSE	78.53
		BEST CLEANING LLC	COMMUNITY CENTER VENT CLEA	125.00
		MIDWEST PUBLIC RISK	DENTAL	36.00
			HSA	642.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		SC REALTY SERVICES	Custodial Services	177.05
			Custodial Services	177.05
		SPIRE	713 S MAIN ST	349.03
			713 S MAIN ST A	40.60
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	27.31
		MARY ALLGRUNN	06/28-07/07 LINE DANCING	182.10
		SAMANTHA PETRALIE	06/27-07/08 SILVERSNEAKERS	100.00
		DAYMARK SOLUTIONS INC	COLOR RIBBON/PVC CARDS	107.87
			POLAROID FULL-COLOR RIBBON	153.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	275.81
			MEDICARE	64.51
		JULIE HENGEL	06/27-07/04 SILVERSNEAKERS	<u>25.00</u>
			TOTAL:	3,096.43
POOL	PARK FUND	ALLIED REFRESHMENT	Concession Beverages	292.08
			Concession Beverages	169.68
			Concession Beverages	182.04
			Concession Beverages	489.06
		REEVES-WIEDEMAN COMPANY	295CT CHURCH ELG OFLC WHT	22.69
		ROYAL ROOTER & PLUMBING LLC	REMOVED AND REPLACED DIAPH	145.00
		MIDWEST POOL MANAGEMENT	Pool Management Contract	27,500.00
		DAYMARK SOLUTIONS INC	COLOR RIBBON/PVC CARDS	107.88
			POLAROID FULL-COLOR RIBBON	153.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	259.05
			MEDICARE	<u>60.60</u>
			TOTAL:	29,381.58
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	171.98
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	27.69
			DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	13.59
			OPEN ACCESS	27.65
			OPEN ACCESS	29.09
			HSA	47.32
			HSA	121.59
			HSA	22.55
			VISION	1.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	1.37
			VISION	4.40
			VISION	2.34
		HSA BANK	HSA - GRAIN VALLEY, MO	8.23
			HSA - GRAIN VALLEY, MO	62.02
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	8.08
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	67.88
			MISSIONSQUARE 457	46.00
			MISSIONSQUARE ROTH IRA	46.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	500.33
			SOCIAL SECURITY	285.36
			MEDICARE	66.74
			TOTAL:	1,604.50
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	DATA SAFE SERVICE	196.00
			CLARITY SERVICES	369.86
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	105.00
			K SATUROCK PREMIUM W/ KEVL	105.00
		RICOH USA INC	20% PW C85162113	2.94
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	577.46
		ADVANCE AUTO PARTS	BATTERIES - FARM & TRUCK	42.88
			FRAM DEF 2.5 GAL	6.40
		OFFICE DEPOT	POST IT NOTES/PAPER/BINDER	7.06
			CHAIRMAT/TAPE/PAPER/MOUSE	4.24
			KEYBOARD	4.53
		OREILLY AUTOMOTIVE INC	3PK PAPER/FOAMCLNR/INTER C	4.92
		PROGRESSIVE ELECTRONICS	SERVICE CALL 6/6/22	39.50
			EXIT BUTTONS	75.96
			ELECTRIC STRIKE	86.88
		ORKIN	711 MAIN ST	6.54
			405 JAMES ROLLOR DR	16.00
		BLUE SPRINGS WINWATER CO	STORM PIPE	1,177.98
			STORM PIPE	1,088.02
			CUT OFF BLADES	2.95
		HOME DEPOT CREDIT SERVICES	CAUTION TAPE/BUNGEE CORDS/	8.98
			PLUG BRASS/TAPE MEASURE/SH	14.49
			MOSQUITO DUNKS 6 PACK	18.94
			BATT INSUL/STAPLES/BIT SOC	51.25
			BATT INSUL/STAPLES/BIT SOC	13.37
			SIGN HAMMER	71.76
			SIGN HAMMER	428.04
			SIGN HAMMER	119.80
		HD GRAPHICS & APPAREL	REBRANDING PUBLIC WORKS	83.00
		MIDWEST PUBLIC RISK	DENTAL	10.67
			DENTAL	52.11
			OPEN ACCESS	130.94
			OPEN ACCESS	113.72
			HSA	212.12
			HSA	190.33
			HSA	418.41
			HSA	87.73
		HSA BANK	HSA - GRAIN VALLEY, MO	44.47
			HSA - GRAIN VALLEY, MO	114.29
		SC REALTY SERVICES	Custodial Services	106.23
			Custodial Services	106.23
		PATRICK MARTIN	APWA/PWX NATL CONF TRAVEL	51.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KENNYCO INDUSTRIES	6 MONTHS FIRE ALARM MONITO	28.80
		SPIRE	405 JAMES ROLLO DR	8.12
			624 JAMES ROLLO CT	8.12
			711 S MAIN ST	2.98
			618 JAMES ROLLO CT	10.13
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	195.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	38.26
		CINTAS CORPORATION # 430	PW UNIFORMS	26.58
			PW UNIFORMS	26.58
			PW UNIFORMS	26.58
			PW UNIFORMS	26.58
		QUALITY CUSTOM CONCEPTS INC	CONCRETE WORK	12,480.78
			CONCRETE WORK	19,882.69
		OAK GROVE RENTAL INC	DINGO TX1000 WIDE TRACK SK	46.00
		COMCAST	PUMP STATION INTERNET	23.32
		DIRT WORLD LANDSCAPING SUPPLY CO	PULVERIZED TOP SOIL - FULL	371.00
		OSBURN ASSOCIATES INC	METAL FOR STREET SIGNS	1,555.24
			METAL FOR STREET SIGNS	197.16
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	285.37
			MEDICARE	<u>66.74</u>
			TOTAL:	41,674.93
NON-DEPARTMENTAL	ARPA FUND	COBAN TECHNOLOGIES INC	CAMERA PKG W/ LIC	28,350.00
			DOCKING STATION	3,660.00
			DELL W/ LCD - UPS	9,360.38
			MICROSOFT SQL 2019	2,995.00
			WINDOWS SRVR 2019	1,150.00
			VEHICLE DOCKING	5,700.00
			SERVICE PLAN	2,100.00
			BACKOFFICE SETUP	3,295.00
			SHIPPING	1,030.00
		MOTOROLA SOLUTIONS INC	BATTERY	1,932.21
			RADIO CHARGER	2,039.94
			RADIO MIC	1,715.28
		CANDID MARKETING	NAME BADGES	<u>247.62</u>
			TOTAL:	63,575.43
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,136.18
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	110.77
			DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	JUNE 22 SALES TAX	4,241.72
			JUNE 22 SALES TAX	84.83-
		AFLAC	AFLAC PRETAX	36.56
			AFLAC-W2 DD PRETAX	52.70
		MISCELLANEOUS HARRIS & DASTRUP, LL	20-120000-15	250.00
		MIDWEST PUBLIC RISK	DENTAL	84.76
			OPEN ACCESS	110.60
			OPEN ACCESS	135.73
			HSA	402.22
			HSA	648.48
			HSA	112.75
			VISION	6.40
			VISION	13.39
			VISION	26.40
			VISION	15.31
		HSA BANK	HSA - GRAIN VALLEY, MO	62.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	393.49
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	66.12
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	226.57
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	462.02
			MISSIONSQUARE 457	394.00
			MISSIONSQUARE ROTH IRA	273.21
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,446.27
			SOCIAL SECURITY	2,019.19
			MEDICARE	<u>472.23</u>
			TOTAL:	15,234.91
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	CAMERA INSTALL	377.50
		NETSTANDARD INC	DATA SAFE SERVICE	392.00
			CLARITY SERVICES	739.73
		RICOH USA INC	40% PW C85162113	5.90
			50% CD C85162115	56.54
			25% MAILRM C85162118	42.82
			25% ADMIN C85162117	19.71
		CITY OF INDEPENDENCE UTILITIES	28572CCF 5/16-6/16	44,356.60
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,999.47
		ADVANCE AUTO PARTS	BATTERIES - FARM & TRUCK	85.75
			FRAM DEF 2.5 GAL	12.79
		OFFICE DEPOT	POST IT NOTES/PAPER/BINDER	2.07
			POST IT NOTES/PAPER/BINDER	14.14
			SCREEN WIPES	6.74
			CHAIRMAT/TAPE/PAPER/MOUSE	8.48
			KEYBOARD	9.07
		OREILLY AUTOMOTIVE INC	3PK PAPER/FOAMCLNR/INTER C	9.82
		PROGRESSIVE ELECTRONICS	SERVICE CALL 6/6/22	79.00
			EXIT BUTTONS	151.92
			ELECTRIC STRIKE	173.76
		ORKIN	711 MAIN ST	13.08
			405 JAMES ROLLOR DR	32.00
		MISSOURI ONE CALL SYSTEM INC	MO ONE CALL SYSTEM	708.00
			MO ONE CALL SYSTEM	0.75
		BLUE SPRINGS WINWATER CO	WATER MAIN REPAIR PARTS	1,261.98
			3/4 CPLNG CTSXCTS NL	251.88
			CUT OFF BLADES	5.90
		STEVEN SMITH	SELF INKING RETURN ADDRESS	13.00
		FASTENAL COMPANY	36" HD UVBLK CBL TIE	19.25
		UTILITY SERVICE CO INC	WATER TOWER MAINTENANCE	28,515.07
			WATER TOWER MAINTENANCE	3,791.38
		HOME DEPOT CREDIT SERVICES	CAUTION TAPE/BUNGEE CORDS/	17.96
			PLUG BRASS/TAPE MEASURE/SH	28.97
			BATT INSUL/STAPLES/BIT SOC	102.46
			BATT INSUL/STAPLES/BIT SOC	26.76
			SIGN HAMMER	143.54
			SIGN HAMMER	856.06
			SIGN HAMMER	239.60
		HD GRAPHICS & APPAREL	REBRANDING PUBLIC WORKS	166.00
			PW REBRANDING EVENT SHIRTS	289.00
		MIDWEST PUBLIC RISK	DENTAL	46.32
			DENTAL	162.54
			OPEN ACCESS	261.90
			OPEN ACCESS	265.34
			HSA	901.50



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	906.40
			HSA	1,115.76
			HSA	219.35
		HSA BANK	HSA - GRAIN VALLEY, MO	211.77
			HSA - GRAIN VALLEY, MO	365.72
		SC REALTY SERVICES	Custodial Services	212.45
			Custodial Services	212.45
		PATRICK MARTIN	APWA/PWX NATL CONF TRAVEL	103.80
		KENNYCO INDUSTRIES	6 MONTHS FIRE ALARM MONITO	57.60
		SPIRE	405 JAMES ROLLO DR	16.24
			624 JAMES ROLLO CT	10.15
			711 S MAIN ST	5.95
			618 JAMES ROLLO CT	20.24
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	134.66
		CDW GOVERNMENT	Purchase Dell Server	4,500.00
		CINTAS CORPORATION # 430	PW UNIFORMS	53.15
			PW UNIFORMS	53.15
			PW UNIFORMS	53.15
			PW UNIFORMS	53.15
		ULINE	6X16 1.5MIL DOORKNOB BAG	55.32
		OAK GROVE RENTAL INC	DINGO TX1000 WIDE TRACK SK	92.00
		COMCAST	PUMP STATION INTERNET	46.62
		NAVIGATE360 LLC	ALICE TRAINING LICENSE	270.00
		TYLER TECHNOLOGIES INC	UB TRANSACTION FEES	3,823.12
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,009.59
			MEDICARE	236.13
		WILLIAM WRISINGER	HAND RAIL FOR CITY HALL	650.00
			TOTAL:	101,151.97
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	CAMERA INSTALL	377.50
		NETSTANDARD INC	DATA SAFE SERVICE	392.00
			CLARITY SERVICES	739.73
		RICOH USA INC	40% PW C85162113	5.90
			50% CD C85162115	56.53
			25% MAILRM C85162118	42.82
			25% ADMIN C85162117	19.71
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,999.39
		ADVANCE AUTO PARTS	BATTERIES - FARM & TRUCK	85.75
			FRAM DEF 2.5 GAL	12.79
		OFFICE DEPOT	POST IT NOTES/PAPER/BINDER	2.08
			POST IT NOTES/PAPER/BINDER	14.14
			SCREEN WIPES	6.75
			CHAIRMAT/TAPE/PAPER/MOUSE	8.47
			KEYBOARD	9.07
		OREILLY AUTOMOTIVE INC	3PK PAPER/FOAMCLNR/INTER C	9.82
		PROGRESSIVE ELECTRONICS	SERVICE CALL 6/6/22	79.00
			EXIT BUTTONS	151.92
			ELECTRIC STRIKE	173.76
		ORKIN	711 MAIN ST	13.08
			405 JAMES ROLLOR DR	32.00
		BLUE SPRINGS WINWATER CO	CUT OFF BLADES	5.90
		STEVEN SMITH	SELF INKING RETURN ADDRESS	13.00
		HOME DEPOT CREDIT SERVICES	CAUTION TAPE/BUNGEE CORDS/	17.96
			PLUG BRASS/TAPE MEASURE/SH	28.97
			BATT INSUL/STAPLES/BIT SOC	102.46
			BATT INSUL/STAPLES/BIT SOC	26.76

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SIGN HAMMER	143.54
			SIGN HAMMER	856.06
			SIGN HAMMER	239.60
		HD GRAPHICS & APPAREL	REBRANDING PUBLIC WORKS	166.00
		MIDWEST PUBLIC RISK	DENTAL	46.34
			DENTAL	162.51
			OPEN ACCESS	261.91
			OPEN ACCESS	265.32
			HSA	901.52
			HSA	906.39
			HSA	1,115.74
			HSA	219.34
		HSA BANK	HSA - GRAIN VALLEY, MO	211.78
			HSA - GRAIN VALLEY, MO	365.71
		SC REALTY SERVICES	Custodial Services	212.45
			Custodial Services	212.45
		PATRICK MARTIN	APWA/PWX NATL CONF TRAVEL	103.80
		KENNYCO INDUSTRIES	6 MONTHS FIRE ALARM MONITO	57.60
		SPIRE	405 JAMES ROLLO DR	16.24
			624 JAMES ROLLO CT	10.15
			711 S MAIN ST	5.95
			618 JAMES ROLLO CT	20.24
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUG 2022 DISABILITY	134.66
		CDW GOVERNMENT	Purchase Dell Server	4,500.00
		CINTAS CORPORATION # 430	PW UNIFORMS	53.15
			PW UNIFORMS	53.15
			PW UNIFORMS	53.15
			PW UNIFORMS	53.15
		OAK GROVE RENTAL INC	DINGO TX1000 WIDE TRACK SK	92.00
		COMCAST	PUMP STATION INTERNET	46.62
		NAVIGATE360 LLC	ALICE TRAINING LICENSE	270.00
		TYLER TECHNOLOGIES INC	UB TRANSACTION FEES	3,823.13
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,009.60
			MEDICARE	236.10
		WILLIAM WRISINGER	HAND RAIL FOR CITY HALL	650.00

\* REFUND CHECKS \*

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	WATER/SEWER FUND	HOWELL, NAVADA	US REFUNDS	100.00
		OBERHAUS, MITCHELL	US REFUNDS	43.08
		DAVIS, CALEB	US REFUNDS	15.54
		WASTE CORP OF MISSOURI LLC	US REFUNDS	28.44
		CUNNINGHAM, LUANN	US REFUNDS	39.51
		COOLEY INVESTMENTS LLC	US REFUNDS	65.54
		GRAGG, KAITLYNN	US REFUNDS	65.54
		DILLIVAN, BRIANNA	US REFUNDS	15.54
		LUNCEFORD, JUSTIN	US REFUNDS	40.79
		STALLINGS, MARY ANN	US REFUNDS	56.48
		WISEMAN, LYNDA	US REFUNDS	118.68
		SCHROEDER, MARLIS	US REFUNDS	15.54
		KENYON, JOSEPH	US REFUNDS	65.54
		TICHACEK, DAVID C	US REFUNDS	65.54
		DUNKIN, DON	US REFUNDS	83.67
		PRUETT, TANYA	US REFUNDS	15.25
		PIEDIMONTE, JAMES	US REFUNDS	15.54
		LEHNING, KYLE	US REFUNDS	15.54
		BURKHART, CHAD	US REFUNDS	9.93
		OFFERPAD LLC	US REFUNDS	15.54
		JONES, JASON	US REFUNDS	60.43
		BRUNER, SHANE	US REFUNDS	3.92
		WYATT, TUCKER	US REFUNDS	15.54
			TOTAL:	22,873.73

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

100	GENERAL FUND	118,164.43
200	PARK FUND	113,248.94
210	TRANSPORTATION	43,279.43
285	ARPA FUND	63,575.43
600	WATER/SEWER FUND	139,260.61
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	GRAND TOTAL:	477,528.84
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SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 7/02/2022 THRU 7/21/2022  
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  
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PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM: YES  
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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 July 11, 2022, at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: Roll Call**

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

**-QUORUM PRESENT-**

**ITEM III: Invocation**

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

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Dale Arnold

**ITEM V: Approval of Agenda**

- No Changes

**ITEM VI: Proclamations**

- None

**ITEM VII: Citizen Participation**

- Scott Shafer, 1006 W. Shorthorn; stated he's disappointed an alderman representing his ward made a vote against the building access policy that includes a door buzzer; he feels employee safety is important in today's world and with the police department moving to a new building in the future
- Jeff Bronson, 604 SW Montana Ridge Drive; he does not agree with the City/government getting involved in the parking rights behind citizen's homes and feels it is an overreach for the city; he feels concrete pads are expensive and many cannot do that; he feels an HOA can make those rules, but the city should not be involved
- Jan Brill, 1035 SW Ephraim; She addressed the 4<sup>th</sup> of July fireworks & how she feels many respected the rules and hours

**ITEM VIII: Consent Agenda**

- June 27, 2022 – Board of Aldermen Regular Meeting Minutes
- July 11, 2022 – Accounts Payable
- *Alderman Mills made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- *Aye: Arnold, Cleaver, Knox, Mills*
- *Nay:*
- *Abstain:*

*-Motion Approved: 4-0-*

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- None

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

*-Mayor Todd opened the public hearing for **The Lofts at Creekside Landing Zoning Change** at 7:06 PM –*

- *Mr. Trosen provided a brief summary of the project; the applicant is Blue Springs Safety Storage South and is requesting a change of zoning on approx. 7.53 acres from District R-3 PUD to R-3p and approval of the preliminary development plan/plat for the Lofts at Creekside Landing; There is no longer a proposed looped public street to serve the buildings and the interior parking lot will be private and maintained by the property owner; Mr. Royer owns property to the east of this development and sold this property to the developer and requested the fence/screening or barrier could be installed on the north property like the east property; the commission voted 3 to 1 approving recommendation to the board of aldermen*
- *No discussion by the board*

*-Mayor Todd opened the floor to citizens for comment at 7:11PM-*

- *Alderman Arnold feels this design is high density/close set up that is normally seen in areas with lack of space to build on; said a lot of traffic will be added to this area without a controlled light and stated there is a significant impact potentially to the city's infrastructure as this is a busy intersection; he said this would add another 192 apartments to our city to our already near 600 apartments; he feels there is a potential congestion issue for emergency services with lack of parking as well; he stated too much structure – not enough parking; He said if a fire starts with these buildings that close could get all of them since emergency services cannot get in easily; he feels this needs to be reconsidered as only 4 of the 7 were present at the P&Z meeting with one against & he'd like to see what the rest of that board would feel about this being a good fit or not in our community*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- Brian Ross, 1000 NW High Point, Lee's Summit, MO; he stated they have requested additional parking over and above the requirements; he said unfortunately due to the market, densities have gone up and they have provided a mix of items there adding courtyards between buildings to allow for fire truck access with a base for them to come off hard surfaces; They decided to request private streets/sidewalks/trails not requesting city services to maintain; Although the site is dense, they are at 50% green space and below city's requirements for density for this type of project; they feel they have come up with a viable project to match City's interests as well
- Alderman Knox asked what the courtyard space is; The ground has stabilization so a firetruck would not sink and they would meet all regulations from the fire department including sprinklers; there is one duplex in the project up by the other duplexes; Alderman Knox states other trucks cannot get thru if the first fire truck on scene stops at the entrance; he feels other ways around this should be considered; Brian said they'd follow all CJC requirements
- Mayor Todd asked how things will be maintained in the future with Private roads; what recourse do we have if not being maintained; parking lot maintained by the developer; City responsibility would end at the current public street;
- Alderman Arnold stated when parking issues on private property, people will call the police; and it should be taken care of by the developer; he sees this structure as a significant issue as well
- City Administrator Murphy asked how shopping centers, Old Towne Marketplace etc., is a different kind of parking issue than what is proposed ; Alderman Arnold feels the difference would be between commercial and multifamily residential; Brian stated they were under the impression to make it a viable project, the density needs to go up and he feels they followed and exceeded requirements the city put in place as far as parking and the codes the city lays out; he stated this is the same situation that Bristol Park would have
- Alderman Cleaver asked if CJC has reviewed the plans; Mr. Trosen stated that is during the building phase
- Mayor Todd asked what the comp plan designates for this area; it shows multi-family
- Alderman Arnold asked what the change in zoning is for; this would add for the plan development; R3 Multifamily stays the same; the planned unit development is requested when items are more dense and the site plan shows green space; Mr. Trosen stated there will be a final development plan and plat that goes before P&Z Commission and the Board of Aldermen before any building permits are issued; The developer has not requested to go outside the lines on this project- they have attempted everywhere they can; they have gone over and above amenity requirements

*-Mayor Todd closed the public hearing **The Lofts at Creekside Landing Zoning Change** at 7:32 PM –*

*-Mayor Todd opened the public hearing for **Chapter 400 Zoning Regulations Amendment** at 7:33 PM –*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- *First part: requests chapter 400.230 regarding accessory uses related to garages and accessory buildings to prohibit certain structures as an accessory building and that the materials should be similar to the main structure (no roll off Conex containers, no wheeled trailers, etc. in residential districts)*
- *Mayor Todd asked if someone skinned a Conex container to match the house; if it was similar to architectural design/materials of the house; are existing containers grandfathered in; Mr. Trosen stated so long as it stays there, it would be a legal non-conforming building; don't move off and bring back on site; anything going forward from the passage of the ordinance would be prohibited*
- *Second part: pertains to section 400.290 off street parking; current allows autos, trucks, recreational vehicles, boats (no lawn mowers and tractors)- adding language excluding lawn equipment; currently says not improves on unimproved surfaces in front- adding in back; properties with existing gravel driveways/side areas and are properly maintained will remain; if someone is currently parking in the grass in the back yard will not be allowed; the planning and zoning commission talked about fencing and a 6 foot privacy fence allowed in the rear*
- *The rear of the property must be enclosed by a 6-foot privacy fence in industrial/commercial*
- *Alderman Arnold spoke with several in his area and some didn't apply since over 2 acres lots; some feel government is overreaching and once you pass their front door (includes back yard) that the government should have little to do with what they do on their property; he stated he cut/pasted the proposal for his ward; he feels this is an overreach; he understands aesthetics, but thinks this goes too far; he doesn't agree that only 4 at the meeting where P&Z was decided and feels full commission should have voted*
- *Alderman Knox stated he has had numerous inquiries, and many concerned stated they cannot afford to put down concrete pads and privacy fencing; he would like this to go back to the P&Z commission again*
- *Alderman Cleaver stated there should be some standards as it could open up to many issues such as multiple trailers/cars in the backyards and he feels there should be something and shouldn't be open with no rules*
- *Mayor Todd asked how many members need to be present for a quorum for the Planning & Zoning Commission 4 or 5 is typical attendance and 4 is a quorum*
- *Alderman Knox asked if they have a chain link fence and a boat or camper is on their grass, are they grandfathered; Mr. Trosen stated if it passes as is now, they would not be allowed to park on the grass- it must be on an improved surface either concrete/asphalt and the fence part has been removed; Alderman Knox stated many of the people he knows of have been doing this for a long time; Mr. Trosen stated the code enforcement officer receives many calls regarding this issue and the neighbors are requesting this*
- *Alderman Arnold stated he feels the issues stem from overgrown vegetation around the item parked and not the actual items being parked in the grass*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez



- *City Administrator Murphy stated the complaints are not about the yards; Alderman Mills thinks this is more about the ones with multiple things parked in the back yard; maybe add a limit of the number of items to make it look nicer*

*-Mayor Todd opened the floor to citizens for comment at 7:51PM-*

- Jeff Bronson, 604 SW Montana Ridge Drive; he does not agree with the City/government getting involved in the parking rights behind citizen's homes and feels it is an overreach for the city; he feels concrete pads are expensive and many cannot do that; he feels an HOA can make those rules, but the city should not be involved

*-Mayor Todd closed the public hearing **Chapter 400 Zoning Regulations Amendment** at 7:51 PM -*

**ITEM XIII: Resolutions**

**Resolution No. R22-55** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the Offering for Sale of General Obligation Bonds for the Benefit of the City of Grain Valley, Missouri

- *Alderman Knox moved to approve Resolution No. R22-55*
- *The Motion was Seconded by Alderman Cleaver*
  - Jack Ryan-Feldman from bakertilly financial advisors provided a presentation to the board; he took them through the process relating to this bond; this will be on the city's books for 11 years or so; They are the part of the city's finance team as the City's independent Municipal advisor; They work with the financing team with Gilmore Bell (bond council for the city) and UMB is the Registered paying agent wiring funds to UMB
  - Purpose of the bond is to provide new money for the police facility project; sale date is August 8 at 10:30am with a closing of August 31; Par amount is \$13,580,000 estimated not to exceed \$14 million
  - Banks and investment firms see these types of asks every day and this allows for competition to provide the best rates for the bonds; they structured around other outstanding bonds the city currently has; tax exempt bonds with anticipated S&P rating of AA- with a 3.75 % interest rate
  - Resolution authorizes the sale of the GO Bonds; city staff and consultants to prepare necessary documents for the sale of these bonds; August 8 they will return to a board meeting to approve the sale
  - Alderman Arnold asked if there are designs for the building; Mr. Murphy stated they are about 50% through that as of the election time; Alderman Arnold asked if the bond should be increased due to inflation; he his hesitant we borrow 14 million when 12 million might only be needed; the architects and design team do

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
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City Clerk Jamie Logan  
City Attorney Anthony Hernandez

not feel the dollar amount is inflated; he feels the money will be sitting in the bank and not being used; Mr. Murphy stated they need to have the funds ready and at the current interest rates instead of waiting and not having the funds when needed; they plan to start some pieces in December of this potentially this year

- *Resolution No. R22-55 was voted upon with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-55 Approved: 4-0-**

**ITEM XV: Ordinances**

**Bill No. B22-20:** An Ordinance Amending Traffic Code Schedule II Stop Intersections of the City of Grain Valley Municipal Code

**Bill No. B22-20** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Arnold moved to accept the first reading of Bill No. B22-20 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
  - This is an update to our code to include all stop signs in the city; these need to be in there for an officer to enforce
- *Motion to accept the first reading of Bill No. B22-20 and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 4-0-**

**Bill No. B22-21:** An Ordinance Changing the Zoning on Approximately 7.53 Acres From District R-3 PUD (Multi-Family Residential District -Planned Unit Development) to District R-3P (Multi-Family Residential District - Planned Overlay District) and Approval of the Preliminary Development Plan/Plat for the Lofts at Creekside Landing

**Bill No. B22-21** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B22-21 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Mills*
  - This is related to the public hearing this evening; this piece of land is already zoned for multi family but changes the multi-family plan from the original plan in 2006

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- Mayor Todd stated if the board would like this to go back to P&Z for further review they could vote to table
- Alderman Knox was okay with it as is due to the final approvals coming back to the P&Z and board
- *Motion to accept the first reading of Bill No. B22-21 and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Cleaver, Knox, Mills*
  - *Nay: Arnold*
  - *Abstain:*

**-Motion Fails 3-1-**

**ITEM XV: City Attorney Report**

- None

**ITEM XVI: City Administrator & Staff Reports**

- City Administrator Ken Murphy
  - Headshots for elected officials is on 7/25
- Deputy City Administrator Theresa Osenbaugh
  - None
- Captain Palecek Police Department
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - None
- City Clerk Jamie Logan
  - None

**ITEM XVIII: Board of Aldermen Reports & Comments**

- Alderman Dale Arnold
  - Asked about public hearing notices and asked if these could be on social media to offer more awareness/transparency to keep the public better informed; Mr. Trosen puts the public hearing for Planning and Zoning Commission on the city website and unofficial minutes are out there as well and stated he'd put on social media
- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Rick Knox

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
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City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- He has received citizen requests to increase patrols/presence related to speed limits on Broadway/Main Street West over Gardner
- Alderman Darren Mills
  - None
- Alderman Ryan Skinner
  - Absent

**ITEM XVIII: Mayor Report**

- In April resolution R22-34 passed Food Truck Fridays for the two locations and they would like to move to only first and third Fridays downtown only and eliminate the community center potentially next year
- Need a motion to add July 15<sup>th</sup> to allow trucks to set up on city right-of-way
- *Alderman Mills made a Motion to add July 15<sup>th</sup> to the list of nights approved for Food Truck Fridays in the downtown location*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *The motion to add July 15<sup>th</sup> to the list of dates food trucks can set up downtown was voted on with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 4-0-*
- Alderman Arnold stated he drove through town last Friday and cones were up at 8am and he feels that seemed to be a parking infringement on Main Street businesses; Mayor Todd stated the businesses on Main Street did not have an issue with it from discussions and stated they can do later in the day and leave the Main Street spots open after lunch rush

**ITEM XIX: Executive Session**

- *Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *Alderman Knox moved to close the Regular Meeting for items related to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Mills*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- *Abstain: None*

**-Motion Carried:4-0-**

**- The regular meeting closed at 8:14 PM-**

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

**- Motion Carried: 4-0-**

**- The regular meeting opened at 8:41 PM-**

- Alderman Arnold expressed he would like to discuss the policy for citizen participation in meetings; He feels that if one of them are being personally attacked or singled out, the Mayor should speak up on their behalf or have a procedure in place
- The Board will review potential policy update options at a future meeting

**ITEM XX: Adjournment**

- The meeting adjourned at 8:53 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

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# *Ordinances*

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

<b>MEETING DATE</b>	07/11/2022, 07/25/2022	
<b>BILL NUMBER</b>	B22-20	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING TRAFFIC CODE SCHEDULE II STOP INTERSECTIONS OF THE CITY OF GRAIN VALLEY MUNICIPAL CODE</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Community Development Director	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	210-55-73740
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To add existing stop sign locations to the Code of Ordinances.	
<b>BACKGROUND</b>	Section 350.010 grants authority to the City Engineer to install traffic control devices. These devices include stop signs.	
<b>SPECIAL NOTES</b>		
<b>ANALYSIS</b>	The stop signs included in this ordinance are for recently completed subdivisions. Developers have paid the cost of the signs as part of their construction permit.	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	
<b>REFERENCE DOCUMENTS ATTACHED</b>	Proposed Ordinance	

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B22-20

ORDINANCE NO.  
SECOND READING  
FIRST READING

\_\_\_\_\_  
\_\_\_\_\_  
July 11, 2022 (4-0)

**AN ORDINANCE AMENDING TRAFFIC CODE SCHEDULE II STOP  
INTERSECTIONS OF THE CITY OF GRAIN VALLEY MUNICIPAL CODE**

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

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

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

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

**SECTION 1:** The Traffic Code Schedule II Stop Intersections of the City of the City of Grain Valley Municipal Code is hereby amended to include the following:

**Stop On**

**At**

Aspen Drive NW	Hill Top Lane NW
Aspen Drive NW	High View Drive NW
Chrisman Drive NW	Hill Top Lane NW
Chrisman Drive NW	High View Drive NW
Chrisman Drive NW	Eagle Ridge Drive NW
Chrisman Farms Road	Jefferson Street
E Kansas City Industrial Park Blvd. NW	Chrisman Farms Road
Hickorywood Drive NW	Megan Drive NW
Hickorywood Drive NW	Rymeg Drive NW
High View Drive NW	Whitney Drive NW
Hill Top Lane NW	Whitney Drive NW
Hill Top Court NW	Eagle Ridge Blvd.
Megan Drive NW	Lindenwood Drive NW
Rymeg Drive NW	Lindenwood Drive NW
Rymeg Drive NW	Crestwood Drive NW
Sale Court NE	Greystone Blvd. NE
Sni-A-Bar Blvd.	Sni-A-Bar Pkwy.
Whitney Drive NW	Woodbury Drive NW (4 Way)
Woodbury Drive NW	Whitney Drive NW (4 Way)

Read two times and PASSED by the Board of Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2022, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD \_\_\_\_\_  
ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN MILLS \_\_\_\_\_

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN SKINNER \_\_\_\_\_

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

Approved as to form:

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

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

ATTEST:

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

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

<b>MEETING DATE</b>	7/25/2022	
<b>BILL NUMBER</b>	B22-22	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE AMENDING TITLE IV (LAND USE) OF THE MUNICIPAL CODE OF ORDINANCES IN SECTION 400.230 (ACCESSORY USES) PERTAINING TO GARAGES AND ACCESSORY BUILDINGS</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	MARK TROSEN, DIRECTOR	
<b>FISCAL INFORMATION</b>	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	Amend Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by prohibiting a wheeled trailer, portable storage container or a roll-off trash container or a similar container shall not be an accessory building.	
<b>BACKGROUND</b>	Property Owners have used the Conex metal box storage containers or similar container as accessory buildings in the backyard of residence. These types of structures are an eyesore and aesthetically inconsistent with the neighborhood.	
<b>SPECIAL NOTES</b>	None	
<b>ANALYSIS</b>	Please refer to Staff Report	
<b>PUBLIC INFORMATION PROCESS</b>	Public Notice was given in the Examiner on June 25, 2022 as required by State Statute. The BOA held a public hearing on Monday, July 11, 2022.	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission held a public hearing on Wednesday, June 8, 2022. The Commission forwards Resolution 2022-03 where a vote was taken on each section. Section 1 pertaining to prohibiting roll-off containers as accessory structures was recommended for approval by a vote of 4 to 0.	

<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval.
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Commission Resolution 2022-03, Staff Report, Photograph Examples of Storage Containers.

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

BILL NO. B22-22

ORDINANCE NO.  
SECOND READING  
FIRST READING

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

**AN ORDINANCE AMENDING TITLE IV (LAND USE) OF THE MUNICIPAL CODE OF ORDINANCES IN SECTION 400.230 (ACCESSORY USES) PERTAINING TO GARAGES AND ACCESSORY BUILDINGS**

**WHEREAS,** the Mayor and the Board of Aldermen are committed to the public health, safety and welfare of the community; and

**WHEREAS,** Title IV of the Code of Ordinances is titled "Land Use" and Chapter 400 pertains to the zoning regulations; and

**WHEREAS,** the Community Development Department has found that property owners are using roll-off metal container boxes as accessory buildings in the backyards which are an eyesore and aesthetically inconsistent with the neighborhood; and

**WHEREAS,** the Planning and Zoning Commission conducted a public hearing regarding said matter at 6:30PM on June 8<sup>th</sup>, 2022;

**WHEREAS,** the Planning and Zoning Commission approved Resolution 2022-03 recommending that the Board of Aldermen adopt the amendments to Chapter 400 pertaining to garages and accessory buildings.

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

**SECTION 1:** That Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley Missouri be amended to include text to read as follows (Double underline is addition; Strike through is a deletion):

**Section 400.230 Accessory Uses**

*C.2. Garages and accessory buildings.*

- a. In a lot that does not exceed 43, 560 square feet ( 1 acre) in size and lies within Districts "R1", " R -1A", " R -1B", " R -1C" and " R-2", a detached garage, not exceeding twenty (20) feet or two ( 2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand ( 1, 000) square feet, whichever is smaller, and one ( 1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.

b. In a lot that is at least 43, 560 square feet ( 1 acre), but does not exceed 130, 680 square feet ( 3 acres) in size and lies within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/accessory buildings, not exceeding twenty ( 20) feet or two ( 2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent ( 30%) of a rear yard and not more than two thousand four hundred ( 2,400) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

c. In a lot that equal to or greater than 130, 680 square feet (3 acres) in size and lies within Districts "R-1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/ accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than five thousand ( 5, 000) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

d. In "A" District, detached garages and agricultural accessory buildings are limited to thirty percent (30%) of the area of the rear yard. In no case shall a detached garage or accessory building be located closer to the front of the lot than the front of the house or, in the case of corner lots, no closer than the required building setback lines for the zoning district.

e. A garage or accessory building may be built not less than five (5) feet from a side lot line and not less than five (5) feet from the rear property line. Accessory buildings may not be placed on utility easements.

f. In a lot within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", the drives and parking areas for the new detached garage and detached accessory storage building shall be concrete.

g. With the exception of "M-1" or "M-2" Zoning Districts, inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.

**h. The exterior building materials and colors should be similar to the main building or should share the architectural design of the principal building.**

**i. Storage buildings that have been converted from a wheeled trailer, a portable storage container or a roll-off trash container or a similar container shall not constitute an accessory building or use.**

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



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

**SECTION 4:** All existing Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2022, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN BASS	_____
ALDERMAN CLEAVER	_____	ALDERMAN KNOX	_____
ALDERMAN MILLS	_____	ALDERMAN SKINNER	_____

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

Approved as to form:

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

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

ATTEST:

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

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**RESOLUTION NO: 2022-03**

**A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV (LAND USE) OF THE CODE OF ORDINANCES BE AMENDED IN SECTION 400.230 (ACCESSORY USES) PERTAINING TO GARAGES AND ACCESSORY BUILDINGS BY PROHIBITING CERTAIN CONTAINERS AND SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PROHIBITING IN THE REAR YARD UNLESS ENCLOSED BY A 6-FOOT PRIVACY FENCE.**

**WHEREAS**, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.230 so that the exterior building materials and colors of a detached garage or accessory building should be similar to the main building or should share the architectural design of the main building; and

**WHEREAS**, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen that Chapter 400 of the Code of Ordinances be further amended in Section 400.230 to include, "Storage buildings that have been converted from a wheeled trailer, a portable storage container, or a roll-off trash container, or another similar container shall not constitute as an accessory building or use.

**WHEREAS**, the Planning and Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.290 so that parking is not allowed in the rear of the property on unimproved surface unless the rear yard is enclosed by a 6-foot privacy fence.

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri held a public hearing at 6:30 PM on Wednesday, June 8, 2022, to hear public comments on the proposed changes to Chapter 400, Section 400.230 and Section 400.290.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:**

**SECTION 1.** That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

**Section 400.230 Accessory Uses**

*C.2. Garages and accessory buildings.*

- a. In a lot that does not exceed 43, 560 square feet ( 1 acre) in size and lies within Districts "R1", " R -1A", " R -1B", " R -1C" and " R-2", a detached garage, not exceeding twenty (20) feet or two ( 2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand ( 1, 000) square feet, whichever is smaller, and one ( 1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.

b. In a lot that is at least 43, 560 square feet ( 1 acre), but does not exceed 130, 680 square feet ( 3 acres) in size and lies within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/accessory buildings, not exceeding twenty ( 20) feet or two ( 2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent ( 30%) of a rear yard and not more than two thousand four hundred ( 2,400) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

c. In a lot that equal to or greater than 130, 680 square feet (3 acres) in size and lies within Districts "R-1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/ accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than five thousand ( 5, 000) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

d. In "A" District, detached garages and agricultural accessory buildings are limited to thirty percent (30%) of the area of the rear yard. In no case shall a detached garage or accessory building be located closer to the front of the lot than the front of the house or, in the case of corner lots, no closer than the required building setback lines for the zoning district.

e. A garage or accessory building may be built not less than five (5) feet from a side lot line and not less than five (5) feet from the rear property line. Accessory buildings may not be placed on utility easements.

f. In a lot within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", the drives and parking areas for the new detached garage and detached accessory storage building shall be concrete.

g. With the exception of "M-1" or "M-2" Zoning Districts, inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.

**h. The exterior building materials and colors should be similar to the main building or should share the architectural design of the principal building.**

**i. Storage buildings that have been converted from a wheeled trailer, a portable storage container or a roll-off trash container or a similar container shall not constitute an accessory building or use.**

**SECTION 2.** That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

**Section 400.290 Off-Street Parking and Loading Regulations**

*A. Parking*

*10. Additional parking regulations.*

f. Parking of automobiles, trucks, boats, trailers, recreational vehicles, ~~lawnmowers, tractors,~~ or any other motorized vehicles excluding lawn equipment is not permitted on unimproved surfaces in front, rear, and side areas of property in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City.

Exception: Properties with existing gravel driveways and/or gravel parking areas in the side yard, provided they are properly maintained.

**SECTION 3.** That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

**SECTION 1 IS PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION BY A VOTE OF 4 TO 0 PRESENT OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 8<sup>th</sup> DAY OF JUNE 2022.**

**SECTION 2 IS PASSED AND APPROVED AS AMENDED BY CITY ATTORNEY BY THE PLANNING & ZONING COMMISSION BY A VOTE OF 3 TO 1 PRESENT OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 8<sup>th</sup> DAY OF JUNE 2022.**



  
\_\_\_\_\_  
Craig M. Shelton  
Chair

ATTEST:

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

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**Examples of Portable Storage Roll-Off Containers**



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**BOA STAFF REPORT**  
**Chapter 400 – Zoning Regulation Amendments**  
**July 25, 2022**

**ACTION:**

Requesting the Board of Alderman approve amendments to Chapter 400 on the Zoning Regulations regarding accessory buildings.

**ANAYLSIS:**

Requesting Chapter 400, Zoning Regulations, of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by prohibiting a wheeled trailer, portable storage container, or roll-off trash container as an accessory building.

The exterior building materials and colors should be similar to the main building or should share the architectural design of the principal building.

**PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Saturday, June 25, 2022.

The Board of Aldermen held a public hearing on Monday, July 11, 2022. There was no one present to speak in opposition to the proposed amendments.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission held a public hearing on Wednesday, June 8, 2022. The Commission forwards Resolution 2022-03 where a vote was taken on each section. Section 1 pertaining to prohibiting roll-off containers as accessory structures was recommended for approval by a vote of 4 to 0.

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