



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

March 27, 2023

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 Wayne Geiger of First Baptist Church

ITEM IV: Pledge of Allegiance

- Alderman Rick Knox

ITEM V: Approval of Agenda

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

- The public is asked to please limit their comments to three (3) minutes

ITEM VIII: Consent Agenda

- March 13, 2023 – Board of Aldermen Regular Meeting Minutes
- March 27, 2023 – Accounts Payable

ITEM IX: Previous Business

- None

ITEM X: New Business

- None

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

- ITEM XIII (A)** **A Resolution by the Board of Aldermen of the City of Grain Valley to Censure Alderman Dale Arnold**
R23-29
Introduced by
Alderman Tom Cleaver To consider censure of Alderman Dale Arnold

ITEM XIV: Ordinances

- ITEM XIV (A)** **An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan**
B23-09
2ND READ
Introduced by
Alderman Shea Bass To amend the City's Comprehensive Plan Future Land Use Map pertaining to a 11.5-acre area from Single Family to Business Park

- ITEM XIV (B)** **An Ordinance Changing the Zoning on Approximately 4.83 Acres From District R-1 (Single Family Residential District) to R-1P (Single Family Residential District - Planned Overlay District) and change the Zoning on Approximately 11.44 Acres From District R-1 (Single Family Residential District) to District M-1P (Light Industrial - Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Village 4th Plat**
B23-10
2ND READ
Introduced by
Alderman Tom Cleaver

To change the zoning pertaining to approximately 4.83 acres and 11.44 acres

ITEM XV: City Attorney Report

- City Attorney

ITEM XVI: City Administrator & Staff Reports

- Police Chief Ed Turner
- Finance Director Steven Craig
- Community Development Director Mark Trosen
- Parks & Recreation Director Shannon Davies
- City Clerk Jamie Logan

ITEM XVII: Board of Aldermen Reports & Comments

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

ITEM XVIII: Mayor Report

- Mayor Mike Todd

ITEM XIX: 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 XX: Adjournment

Please Note

The next scheduled meeting of the Board of Aldermen is a Regular Meeting on April 10, 2023 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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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on March 13, 2023, 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

- Deputy City Clerk Khalilah Holland called roll
- *Present: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
- *Absent:*

-QUORUM PRESENT-

ITEM III: Invocation

- Invocation was given by Pastor Darryl Jones of Crossroads Church

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Tom Cleaver

ITEM V: Approval of Agenda

- None

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

- None

ITEM VIII: Consent Agenda

- February 27, 2023 – Board of Aldermen Regular Meeting Minutes
- March 13, 2023 – Accounts Payable
- *Alderman Skinner 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:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM IX: Previous Business

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

ITEM X: New Business

- The Grain Valley Fair Association requested permission to sell liquor (Beer Garden at the Pavilion) on City property at the Grain Valley Fair September 8-9, 2023
- Mayor Todd introduced the request to the Board of Aldermen to allow the sale of alcohol on city property. MO Country will be vendor who will operate the beer garden. To apply for a liquor license, the vendor must obtain permission from the landowner. The request to approve the liquor license will be at a future meeting. Justin Tyson and Jayci Stratton attended the meeting on behalf of the Grain Valley Fair Association. The operation of the beer garden will include a fenced off area with signage and two off-duty officers paid by the fair association.
 - *Alderman Bass made a Motion to allow liquor sales on City property for the Grain Valley Fair Beer Garden*
 - *The Motion was Seconded by Alderman Knox*
 - *No discussion*
 - *Motion to allow liquor sales on city property (pavilion) for the Grain Valley Fair Beer Garden was voted on with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-
- Discussion and possible action regarding discipline of an Alderman
 - The Board held a discussion related to possible interference of Alderman Arnold related to his phone call to the Jackson County Election Board (JCEB) in connection to a lawsuit filed by the city against the JCEB.
 - Mayor Todd asked Alderman Arnold if he did indeed call the JCEB. Alderman Arnold confirmed he called the JCEB.
 - Mayor Todd asked Alderman Arnold when he called the JCEB. Alderman Arnold stated he called them one or two mornings after the findings of the judgement on the case.
 - Mayor Todd asked Alderman Arnold if that was before the city attorney had updated the elected officials on the status of the case. Alderman Arnold stated he did not think so.
 - Mayor Todd asked Alderman Arnold what items he discussed with the JCEB. Alderman Arnold stated he asked them what their side of the situation was. Alderman Arnold stated he gave them nothing from the city's side. Alderman Arnold stated he explained to his legal representative, Mr. James Bowers what occurred. According to Alderman Arnold, Mr. Bowers, does not see anything he had done was inappropriate.

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Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

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- Mayor Todd asked how Alderman Arnold introduced himself to the election board. Alderman Arnold stated he gave full disclosure of who he was and his title.
- Mayor Todd asked Alderman Arnold if he had discussed with anyone the vote that occurred in the (January 9, 2023) executive session. Alderman Arnold stated the vote would be a matter of public information 72 hours after the vote was taken.
- City Attorney Lauber stated the 72-hour rule of a closed session vote only applies to an employee matter.
- Alderman Mills asked Alderman Arnold if he had disclosed the (January 9, 2023) executive session vote. Alderman Arnold said he thought the information was public information. Alderman Mills followed up and asked when the information was disclosed, the estimated time it was disclosed and to whom the information was disclosed to. Alderman Arnold wasn't sure of the time, couldn't give an estimated time, and wasn't sure if he did disclose the information.
- Alderman Knox addressed Alderman Arnold in regard to not being sure if he disclosed the information. Alderman Knox stated Chuck Johnston posted on social media that Alderman Arnold voted against the (January 9, 2023) executive session motion and the only way Mr. Johnston would have known it would have been coming from Alderman Arnold. Alderman Arnold replied that may have been, he had no malice intent, and was told by his legal representation he hadn't violated anything on these topics and the vote. Alderman Arnold stated if the Board takes offense; he apologizes. Alderman Arnold stated it was his job as an Alderman to fact find information to help him make his decisions as the city moves forward.
- Alderman Skinner asked Alderman Arnold if he told Mr. Johnston the vote the Board took during the (January 9, 2023) executive session. Alderman Arnold's response was it may have come up in conversation and the information was available 72 hours after the vote was taken. Alderman Arnold stated it may have been an error in his understanding.
- Alderman Skinner requested Mr. Lauber to clarify the 72-hour window to disclose an executive session vote. Mr. Lauber stated the 72-hour disclosure is strictly related to personnel matters, such as notifying the employee of a matter, and making available to the public a vote within 72 hours. Mr. Lauber explained under the Sunshine Law there are other executive session items that may be disclosed, such as, negotiating terms of a contract, and the actions on that contract are made available to the public after the contract has been signed by both parties. Mr. Lauber stated this matter being discussed was a matter of litigation by the city when Alderman Arnold called the opposing party (JCEB) prior to receiving information from the city attorney firm and at that time the city had the possibility to appeal the decision that had been made. Mr. Lauber stated there is no 72-hour rule in respect to the issue being discussed. To release the details of the (June 9,

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2023) executive session vote regarding the litigation, it would have required the permission by the Board of Aldermen.

- Alderman Arnold declared he didn't state to Mr. Johnston he voted against the motion but that stated he wasn't in favor of the (January 9, 2023) executive session vote and Mr. Johnston may have assumed he voted against, and Alderman Arnold doesn't remember stating it his vote specifically.
- Alderman Cleaver stated it sounds like private information was divulged from the private closed executive session.
- Alderman Mills stated not only was the executive session information released but it was also put on social media. Alderman Mills asked Alderman Arnold if this was the first time he has released information or has anyone ever advised Alderman Arnold about discussing private information from an executive session. Alderman Arnold answered no.
- Alderman Knox ask Alderman Arnold why the phone call to the JCEB was made as opposed to calling staff or the city's legal team. Alderman Arnold replied it was a fact-finding phone call. Alderman Arnold didn't think it would be a problem because the case had been ruled on. Alderman Arnold wasn't aware of a time lag for an appeal. Alderman Arnold stated a phone call had been made to city staff and states he hadn't received a call until two days after.
- Alderman Skinner asked Alderman Arnold if he had talked to anyone else on the Board about it. Alderman Arnold response was no, and it was one of those things he didn't think there was a problem with it. Alderman Arnold was doing what he thought he could do as an Alderman to find information to make the best decision for the citizens who had elected him.
- Mayor Todd asked Mr. Lauber when an email was sent out by his staff regarding the litigation decision. After researching his records during the meeting, Mr. Lauber stated the judge signed the order on February 14, 2023. Mr. Lauber received an email regarding the order on February 14th at 4:41 pm, Mr. Lauber called the evening of the 14th to inform Mr. Murphy, an email was sent from Lauber's firm to the City Administrator and Deputy City Administrator on the 15th at 1:15 pm. Alderman Arnold stated the email was forward to the Board on the 16th at 11:15 am.
- Mr. Lauber clarified a previous question during the discussion by Aldermen Skinner. Mr. Lauber stated in respect to litigation matters – "legal actions, causes of action or litigation involving a public governmental body", the Sunshine law says, "any minutes, vote or settlement agreement relating to legal actions, causes of action or litigation involving a public governmental body...shall be made public upon final disposition of the matter..." Mr. Lauber stated at the time an email was sent by the city's law firm the city had up to 30 days from the date the order was issued to make a decision about whether or not to appeal it. Mr. Lauber voiced the litigation matter was not final when the information was made public.

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- Alderman Mills asked Alderman Arnold why hadn't talked to the city attorney about the matter. Alderman Arnold answered Mr. Lauber has told Aldermen Arnold he's not lawyer for the Aldermen, he's the city's lawyer and represents the city and doesn't represent the Aldermen; so, Alderman Arnold sought his own lawyer.
- Alderman Skinner asked Alderman Arnold when he had the conversation with Mr. Johnston to express his viewpoint. Alderman Arnold answered he wouldn't be able to tell Alderman Skinner when as they talk on occasion so what day he couldn't say. Alderman Skinner followed up and asked if it was before he called the county and Alderman Arnold stated no it was after he made the call. Alderman Skinner confirmed with Alderman Arnold it was after his call to the JCEB but Alderman Arnold said he couldn't be for sure.
- Alderman Cleaver's stated again his concern was private information was divulged from a private vote and appears on social media. To Alderman Cleaver, it was a bigger concern to him executive session information was made public.
- Alderman Skinner stated the person (Mr. Johnston) being discussed has a proven track record of releasing information so if the information got to him, he would not have had a problem disclosing the information. Alderman Skinner stated what bothers him is the Board is discussing a person who was censured less than a year ago for disclosing executive session information. Alderman Skinner stated he did not have a conversation with Mr. Johnston so he had to get the information for somebody. Alderman Arnold stated it was an assumption on Mr. Johnston's part.
- Alderman Knox stated it was a pretty good assumption on Mr. Johnston's part when he posted on social media that Alderman Arnold was the only one who voted against the litigation matter. Alderman Arnold replied it may have been.
- Alderman Mills stated Alderman Arnold's responses were a simple matter of fact instead of a given fact. Alderman Mills asked if Alderman Arnold was advised to answer in such a way. Alderman Arnold stated he did not want to get into a long debate about the discussion he had with his attorney. Alderman Mills asked if Alderman Arnold thought he had crossed a line. Alderman Arnold had concerns he had crossed a line, so he spoke to his attorney, and he provided advice as a 20-year municipal lawyer. Alderman Mills asked Alderman Arnold if this is the first time, he's crossed the line. Alderman Arnold answered as far as he knew. Alderman Mills reminded Alderman Arnold about blocking people from his Alderman page. Alderman Arnold stated he doesn't have an Alderman page. Alderman Arnold believes the incident Alderman Mills was referring to was an Ward I Alderman page. Alderman Arnold stated he does not administer the page. Alderman Arnold admitted he blocked some people because the conversation went to a negative side. Alderman Arnold said he was not in violation of any political rule because it wasn't his page, and he doesn't manage the page.

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- Alderman Skinner and Alderman Mills disagreed with Alderman Arnold's opinion he was not in violation by turning the comments off. Alderman Skinner stated Alderman Arnold was acting in his capacity as an Alderman and he was commenting as an Alderman and when the comments became negative Alderman Skinner states when Alderman Arnold turned off the comments and did not allow the public to disagree with Alderman Arnold it took a way everyone's first amendment rights and stated Alderman Arnold can't do that. Alderman Skinner asked if people could disagree with Alderman Arnold. Alderman Arnold stated people can disagree with him. Alderman Arnold stated he intended the post to not allow public comments from the very beginning. Alderman Arnold stated it was intended to be an informational post for the people in Ward I. Alderman Skinner stated Alderman Arnold was posting about a vote that was taken and his disagreement with the rest of the Board. Alderman Skinner stated he couldn't even comment or respond because Alderman Arnold turned the comments off and violated his first amendment right by not being able to defend his viewpoint.
- Alderman Mills stated to the Board there's a pattern with Alderman Arnold.
- Alderman Mills reminded Alderman Arnold about a disagreement the two had about how Alderman Arnold treated a registered voter, Mr. Shafer.
- Alderman Bass asked Alderman Arnold questions for clarity of the timeline of the events being discussed. There was a decision made in the JCEB lawsuit and the decision was given at some point to the Board by the city's attorney firm. Alderman Bass asked Alderman Arnold when he made the call to the JCEB; if it was between the decision being made and when the Board found out about the decision officially by the proper channels through the city attorney's firm. Alderman Arnold could not confirm when he made the call. Alderman Arnold said the case findings came out on case.net and states he made a couple of calls to the City Administrator and Deputy City Administrator, left a message and received a message back from Mr. Murphy that they would be sending out some information. Alderman Arnold said the information may have been out, but he hadn't read it at that point. Alderman Bass asked Alderman Arnold when he made the call was he aware there was a possible avenue for the city to appeal. Alderman Arnold didn't know there was an appeal process, and he thought the case was complete. Alderman Arnold followed up and said he was not listed as a litigate on the case and according to Alderman Arnold he could have had a conversation with the JCEB before the case was finalized and Alderman Arnold stated it wouldn't have violated anything as far as attorney client privilege and clients can sometimes settle matters outside of attorneys but it wasn't his intent to settle the matter but a fact finding of some of the information he read on case.net and what was the other side (JCEB) of some of the issues. Alderman Bass asked was there a reason he identified himself as an Alderman. Alderman Arnold stated he was being honest with who he was and not to be sneak to have

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the JCEB give him information. Alderman Arnold thought he was doing everything proper when the call took place. Alderman Bass asked Alderman Arnold if there was any specific information he was seeking, and Alderman Bass expressed he didn't understand the purpose of the phone call. Alderman Arnold responded some of the litigation referred to communication by the JCEB and the city prior to the lawsuit and Alderman Arnold called to clarify what the communication had been. Alderman Bass stated he doesn't agree or believe that Alderman Arnold contacting the JCEB before talking with city staff was in the best interest of the citizens that had elected Alderman Arnold.

- Alderman Mills tried to clarify with Alderman Arnold if his call was before the Board had received an email from staff. Alderman Arnold stated he couldn't answer for sure and Alderman Arnold said the email may have come out before he made the call to the JCEB.
- Alderman Knox stated his concern was Alderman Arnold discussing confidential information from executive session; its not information to be shared.
- Alderman Skinner focused his attention on the conversation Alderman Arnold had with Mr. Johnston about the vote taken in executive session. Alderman Skinner asked Alderman Arnold to explain the conversation he had with Mr. Johnston. Alderman Arnold recollection of the conversation was that he wasn't in favor of the vote. Alderman Arnold said Mr. Johnston may have taken what Alderman Arnold's vote was and most likely the conversation took place after the case was complete.
- Alderman Knox asked Alderman Arnold why he discussed the vote with Mr. Johnston. Alderman Arnold said because it affected Mr. Johnston.
- Alderman Skinner asked Alderman Arnold what's more important the city or Mr. Johnston. Alderman Arnold stated the city. Alderman Skinner asked Alderman Arnold who took the vote Alderman Arnold wasn't in favor of. Alderman Arnold answered it was the Board. Alderman Skinner reminded Alderman Arnold of a previous conversation they had about moving forward as a Board even if the Alderman lost a vote and before a vote is made the Alderman have an opportunity to agree, disagree or plead a case but once a decision is made the Board moves forward collectively.
- Mayor Todd confirmed with Mr. Lauber what options the Board has for taking action against Alderman Arnold
 - Take no action and the Board could vote on the action during the meeting.
 - Informal verbal censure based on the meeting discussion and the Board could vote on the action during the meeting.
 - Mid-formal written censure document prepared by Mr. Lauber's firm could be presented at a future meeting.
 - Formal discipline of an impeachment hearing. Mr. Lauber explained an elected official would have a property right in retaining their term and

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protect the voter's intent for the elected official to serve their term. To extinguish a term earlier than the full term the Board would go through a full hearing. Mr. Lauber explained to the Board what the process would entail.

- Alderman Arnold stated it was not his intent to do harm to the Board, sought the mercy of the Board and their interpretation of what had occurred, explained he did not have any malice in mind when the phone call was made to the JCEB.
- Alderman Skinner stated he was more concerned about Alderman Arnold's conversation with Mr. Johnston in conjunction with his contact with the JCEB and both of those actions are in disagreement with the Board.
- *Alderman Skinner made a Motion for a written censure of Alderman Arnold be prepared*
- *The Motion was Seconded by Alderman Knox*
 - *Mr. Lauber clarified a motion for written censure would be direction from the Board to Staff to create a document with the facts discussed, the document would be reviewed by the Board, the Board would then consider a vote to adopt the document*
 - *Alderman Knox stated despite his disappointment of Alderman Arnold disclosing executive session information, Alderman Knox would give Alderman Arnold the benefit of the doubt and not call for an impeachment*
- *Motion to approve a written censure of Alderman Arnold be prepared for the next meeting was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay: Arnold*
 - *Abstain:*

-Motion Approved: 5-1-

ITEM XI: Presentations

- Marshall Allen from Confluence presented to the Board an overview of the citizen survey completed for the Comprehensive Plan & the Parks and Recreation Master Plan.
 - Mr. Allen stated the random sampling of surveys produced 432 responses. The goal was 400 responses.
 - The overall takeaways from the survey were:
 - General concern over traffic congestion and roadway capacity
 - Support for improving existing parks and recreation facilities/amenities
 - Need for walking and hiking trails
 - Desire for an indoor aquatic center
 - Need for adult fitness and wellness programs/community events
 - Bicycle infrastructure should be used to connect schools, parks and recreation facilities/trails, north and south sides of the community
 - Residents want safer and more walkable streets

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- Housing diversity not a high-priority item (diversity within neighborhoods/building)
- Mr. Allen explained the next steps:
 - Input review meeting with Steering Committee on April 5th
 - Draft Plan over the summer
 - Final Draft Plan and Adoption by the end of the year
- Alderman Cleaver requested clarification on citizens concern of traffic safety. Mr. Allen stated it was the amount of traffic and the proximity to traffic as it relates to sidewalks being close to traffic. Mayor Todd added traffic safety could be the lack of sidewalks in certain neighborhoods in the city. Alderman Skinner added traffic safety may include crosswalks, signage at intersections.

ITEM XII: Public Hearing

*-Mayor Todd opened the public hearings for **JAC'D LLC requesting an amendment to the City's Comprehensive Future Land Use Map and a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential – Planned Overlay District) and from R-1 (Single Family Residential) to M-1P (Light Industrial – Planned Overlay District at 7:55 PM –***

- Mr. Trosen clarified the Amendment to Comprehensive Plan Future Land Use Map – Creekside Village 4th Plat and the Rezoning and Preliminary Development Plan – Creekside Village 4th Plat were advertised as two separate public hearings.
- Mr. Trosen informed the Board the applicants representative Steve Wargar is present representing the property owner JAC'D LLC; Colby Vifquain is representing ICON which is a grading and construction company located in Grain Valley on Harris Street; and David Smith is representing Tandem Paving which is located in Blue Springs.
 - ICON and Tandem have discussed relocating their businesses to this location if the request and comprehensive plan future land use map amendment is approved.
- Mr. Trosen reported the city's comprehensive plan was approved in 2014 and by various ordinance changes the land use map has been amended by property owners and applicants in the past. The comprehensive plan contains the preferred land use plan presenting a vision of how the community will grow in the future. The preferred land use map is in the Board packet.
- Mr. Trosen stated the area being addressed is approximately 16 acres to the north of Creekside Village; the proposed map amendment consists of 12 acres; which is the northern part of the 16 acres; an exhibit was included in the Board packet that distinguishes the 12 acres change in the preferred land use to Business Park
- Mr. Trosen informed the Board that the city's zoning regulations address the process to amend the Comprehensive Plan Future Land Use Map.

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- Whether events after the Comprehensive Plan adoption have change the character and/or condition of the area to make the application acceptable.
 - Since the adoption of the Comprehensive Plan, the Federal Emergency Management Agency (FEMA) has studied this area and issued new FEMA maps in 2017. In the general area of the proposed map amendment, there is an area designated as Floodway which discourages any development within its boundaries. Another area shown is the 100-year flood area or floodway fringe, which permits development as long as the lowest basement floor elevation is one foot above the base flood elevation. Local governments frown on single family development occurring in this area but are encouraged when private investment in retail/office/industrial buildings are proposed.
- Whether the change is consistent with the goals and policies of the plan.
 - The goals and policies of the types of businesses in the Business Park are to create jobs and provide an additional base of property and sales tax revenue. The proposed map amendment to Business Park promotes these goals and policies more than single family residential in the Comprehensive Plan.
- Whether the public services and utilities are adequate to serve the proposed land use in the map amendment.
 - The property owner's development plan illustrates a private asphalt driveway to serve the four commercial buildings. The property owner will also install sanitary sewer and water extensions to serve this property and adjoining proposed lots. The property owner will construct the necessary stormwater management facilities, gas, communication, and electric service extensions required to serve the site.
- The impacts of the potential costs and benefits derived by the community or area by the proposed change.
 - This site has not been developed since the original Creekside Village was platted and constructed in 2007. The benefits outweigh the costs for the city since there will be revenue from property taxes and job creation whereas the new infrastructure will be installed by the developer and there should be little maintenance for several years. Other City services to be provided are snow removal and police protection.
- Mr. Trosen stated public notice was given in the Examiner regarding both public hearings.
- Mr. Trosen stated the Planning and Zoning Commission held a public hearing on February 8, 2023, for the amendment to the Comprehensive Plan Future Land Use Map. The Commission voted unanimously to recommend approval to the Board of Aldermen.
- Mr. Trosen stated staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan.

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- Mr. Trosen transition to the rezoning and preliminary development plan of Creekside Village 4th Plat and referenced an exhibit in the Board packet; a change of zoning from District R-1 (Single Family Residential) to District R-1p (Single Family Residential District – Planned Overlay District) and change of zoning on approximately 12 acres from District R-1 (Single Family Residential) to District M-1p (light Industrial) planned overlay district and would include the approval of a preliminary development plan for Creek Side Village 4th Plat.
- Mr. Trosen referenced the staff report regarding Creekside Village to the south was platted in 2007 and zoned R-1p (Single Family Residential District-Planned Overlay District). The average dimension of the single family lots in this Creekside Village plat are 32 feet wide and 76 feet deep or 2,432 square feet. This plat also included private alley so that lots could access rear entry garages. The private alleys are the responsibility of the Creekside Homeowner Association.
- Mr. Trosen stated Creekside Village 3rd Plat was recorded on October 12, 2022. This plat covered the 16 acres Mr. Trosen was referencing earlier that created three lots and tract A. The area encompasses the proposed Creekside Village 4th Plat that will contain the proposed 51 single family lots in the R-1p area and the one light industrial lot containing four buildings that would be zoned M-1p (Light Industrial) planned overlay district. Once Creekside Village 4th Plat is recorded, then Creekside Village 3rd Plat will be vacated.
- Mr. Trosen stated the applicant has filed an application as a planned overlay district. The purpose of the planned overlay district is to provide some flexibility and provide latitude and location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements.
- Mr. Trosen stated in reviewing the proposed preliminary development plan for the R-1p single family residential:
 - The development will consist of 51 single family lots. The dimensions of the lot are 32 feet wide and 80 feet deep and 2,560 square feet. In District R-1, the minimum lot width is 65 feet, the minimum lot depth is 100 feet, and the minimum lot area is 7,000 square feet. The applicant is requesting flexibility in yard requirements. These lots are similar to the lots platted now.
 - The applicant is requesting variation in setback requirements. In District R-1, the front yard setback requirement is 25 feet, the rear yard setback is 30 feet, and the side yard setback is 8 feet. The applicant is requesting that the front and rear yard setbacks be 20 feet and the side yard setbacks be 3 feet.
 - The single-family houses will be 1,350 square feet more or less, which exceeds the city's minimum requirement in district R-1 of 1,100 square feet.
 - The development proposes the extension of NE Wolf Creek Road and NE Deer Creek Road to city standards.
 - The residential area will be developed in phases will consist approximately 32 units in phase one and 19 units in phase two.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

- The development does not propose alleys as the previous Creekside Village does.
- The private pocket park will be maintained by the Homeowners Association and may include an amenity such as a gazebo or benches.
- Mr. Trosen provided in the Board packet an aerial map of the M-1 Light Industrial – Planned Overlay District
 - The site has a floodplain and floodway designation. An application is being made for a CLOMRF (Conditional Letter of Map Revision for Fill) to remove the floodplain designation by placing fill on the site per FEMA regulations. The area will be filled outside the floodway to an elevation 1 foot above the base floodplain elevation.
 - The large existing pond was a borrow area for neighboring development fill. This pond will be filled and eliminated.
 - The existing detention was designed for the entire development including the Creekside Village to the south and will be maintained in place.
 - There are wetlands designated on the site. The wetlands will be preserved or mitigated per Corp of Engineers requirements.
 - The development will consist of four buildings. Each building will be 11,200 square feet.
 - An asphalt driveway will provide access to the buildings from Seymour Road. There will be no access from the residential street.
 - The ordinance requires the Planned District to be permanently screened. The applicant proposes a six (6) feet tall solid fence installed and ornamental screening of landscaping as shown on the development plan.
- Mr. Trosen stated the change of zoning to District R-1p and proposed development plan for single-family residential development would be compatible and very similar to the development of Creekside Village to the south. The change of zoning to M-1p and proposed development plan would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground. Staff recommend approval of the zoning request and the preliminary development plan for Creekside Village 4th Plat.
- Mr. Trosen reported the Planning & Zoning Commission on February 8, 2023, and unanimously recommended approval to the Board.
- Alderman Cleaver confirmed with Mr. Trosen there was not going to be any truck traffic through the neighborhood and it would flow through the commercial property.
- Mayor Todd confirmed the paving trucks will be kept on the commercial property.
- Mayor Todd confirmed if noise issues were considered. Mr. Trosen stated the ordinance doesn't define a decimal level for noise but if there was a noise issue it would become a nuisance violation.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

- The applicant Steve Warger of Warger Associates 6127 NW Pine Ridge Circle Parkville, Missouri addressed the Board.
 - Mr. Warger reported the development was office and warehouse storage of the equipment.
 - Mr. Warger confirmed there will be a six-foot fence. Mr. Wager stated two of the four buildings will be occupied by the excavating and paving companies. There is flexibility of occupancy with the other buildings.
 - Mr. Warger anticipates the housing units will be owner occupied.
 - Mr. Warger stated the houses will match in width and depth with front entry off the street and not use an alley. Mr. Wagner stated he's spoken with the president of the HOA to dedicate the extra footage so they can have their full width alleys.
 - Alderman Skinner asked if the housing development would be an extension of the existing neighborhood and HOA. Mr. Wagner explained it would be a separate HOA. The developers HOA would be part maintenance of the detention area and the pocket park since it would be shared with the existing neighborhood.
 - Alderman Skinner asked if the new neighborhood would be accessed through the existing neighborhood. Mr. Warger explained part of the access would be from the existing neighborhood but there's access to the new neighborhood off of Seymour from Wolf Creek.
 - Alderman Skinner asked if the lots were in a flood zone. Mr. Wagner explained an application has been submitted to FEMA for the wetland determinations and mitigation with the conditional letter of map revision based on the fill of the detention which would move the flood zone/flood plain away and eliminate the existing designation.
 - Mayor Todd asked if Mr. Wagner foresaw the fill being completed before the houses are being constructed. Mr. Wagner stated the pond fill and housing construction being completed simultaneously.
 - Mr. Trosen confirmed for Alderman Skinner the initial plot of land was all zoned single family and the proposed four commercial buildings were initially zoned single family in a flood zone as a possible oversight.
 - Alderman Skinner asked if the city has received any other proposals from other developers to make the land all single family. Mr. Trosen explained the previous property owner submitted for three large housing lots and the rest of the land was in the floodway. The previous property owner was not able to sell the lots.
 - Alderman Skinner asked Mr. Wagner about the pricing of the houses. Mr. Wagner estimates the pricing to be in the mid to upper \$200,000.

- Mayor Todd opened the floor to citizens for comment at 8:19 PM for the Amendment of the Future Land Use Map-

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

- Mayor Todd closed the public hearing for **JAC'D LLC requesting an amendment to the City's Comprehensive Future Land Use Map** at 8:19 PM-

-Mayor Todd opened the public hearing **changing the zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential – Planned Overlay District) and from R-1 (Single Family Residential) to M-1P (Light Industrial – Planned Overlay District** at 8:19 PM –

- Mayor Todd opened the floor to citizens for comment at 8:19 PM for the change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential – Planned Overlay District) and from R-1 (Single Family Residential) to M-1P (Light Industrial – Planned Overlay District-

- None

ITEM XIII: Resolutions

Resolution No. R23-25 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter Into an Agreement With Utility Service Company, Inc. to Provide Maintenance for City Owned Water Tanks and Tower

- Alderman Mills moved to approve Resolution No. R23-25
- The Motion was Seconded by Alderman Bass
 - Mr. Murphy explained this is the company the city has used for a number of years for the maintenance of the water tanks and tower and staff recommends to continue the relationship with the company.
- Motion to approve Resolution No. R23-25 was voted upon with the following voice vote:
 - Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner
 - Nay:
 - Abstain:

-Resolution No. R23-25 Approved: 6-0-

Resolution No. R23-26 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement With Civic Review

- Alderman Skinner moved to approve Resolution No. R23-26
- The Motion was Seconded by Alderman Cleaver
 - Mr. Murphy explained Civic Review is the platform the city uses for online permitting and occupational license. A goal of the strategic plan is to give citizens and the public more technology options for conducting business with the city. The

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

resolution would be a renewal of the agreement.

- *Motion to approve Resolution No. R23-26 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Resolution No. R23-26 Approved: 6-0-

Resolution No. R23-27 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute an Agreement With Jackson County, Missouri for the Distribution of Combat Funds of \$85,867.00 for the 2023 Fiscal Year

- *Alderman Arnold moved to approve Resolution No. R23-27*
- *The Motion was Seconded by Alderman Knox*
 - Mr. Murphy explained this is an annual agreement to accept funds from COMBAT. The proceeds come from the anti-drug sales tax and covers a large amount of the D.A.R.E. expenses at the schools.
- *Motion to approve Resolution No. R23-27 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Resolution No. R23-27 Approved: 6-0-

Resolution No. R23-28 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute an Agreement with the Grain Valley School District for School Resource Services

- *Alderman Bass moved to approve Resolution No. R23-28*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy explained this is an annual agreement with the school district that outlines the School Resource Officer (SRO) responsibilities and duties as well as the financial responsibilities of the city and school. The language of the agreement was approved by the school district board.
 - Alderman Skinner asked if the SRO's were able to carry their issued weapons into the school. Chief Turner confirmed the officers were able to carry their issued weapons in the school.
- *Motion to approve Resolution No. R23-28 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

-Resolution No. R23-28 Approved: 6-0-

ITEM XV: Ordinances

Bill No. B23-06: An Ordinance Approving a Petition to Establish the Creekside Village Community Improvement District; Establishing the Term of Existence of the District; Directing the City Clerk to Report the Creation of the District to the Missouri Department of Economic Development; and Authorizing Certain Actions Related Thereto

Bill No. B23-06 was read by Deputy City Clerk Khalilah Holland for the second reading by title only

- *Alderman Knox moved to accept the second reading of Bill No. B23-06 and approve it as ordinance #2413*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy stated this is the second read of the ordinance to establish a Community Improvement District (CID) from a previous agenda to allow the applicant more time to schedule a meeting with those who would be impacted by the creation of the CID; however, only the Ward III Aldermen attended the meeting. There were no residents who attended the meeting the applicant scheduled.
 - Mayor Todd asked if the CID is not approved, and the alleys continue to deteriorate would the responsibility return to the city to condemn or fix the alleys and seek reimbursement. Mr. Murphy stated these are private alleys and the city has not had to address this type of situation but would be like a parking lot not meeting code requirements. Mr. Lauber further explained if the alleys were left to such disrepair it would be the owners issue and there would be a civil suit to recover damages. Mr. Lauber stated the city would be responsible for nuisance enforcement.
 - Alderman Skinner stated he doesn't like setting a precedent for other HOA's to establish a CID for a way to improve the community without the homeowner's approval. Alderman Skinner is concerned about the lack of oversight of the CID by not requiring any independent members to be on the CID and in this situation it's the HOA board members who would be the CID board members. Alderman Skinner is bothered by the lack of competitive procurement of services. Alderman Skinner stated the alley condition should be handled by the HOA through private funds and the city should not be involved.
 - Alderman Cleaver infers by no residents showing up to the meeting the residents are neither for nor against the CID.
 - Bill Moore attorney with Rouse Frets White Goss Gentile Rhodes addressed the Board and stated notices were sent to the residents and stated the petition to

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

establish the CID exceeded the state statute requirements.

- Mr. Trosen stated the city stopped receiving complaints on the conditions of the alleyways when it became clear the city was not responsible for maintenance.
- Mr. Moore state the purpose of creating the CID is to allow the HOA to borrow funds to pay for the repairs, a period of time to fix the alleys and establish a maintenance fund instead of a large amount of money being required upfront by the homeowners to cover the cost to repair.
- Mr. Moore stated the length of the CID would be related to the assessment required to repair, maintain the alley and pay the annual debt. The CID is there to be a funding mechanism not a governing body. The HOA board members are the governing body.
- Alderman Bass asked how much advanced notice was given to the residents. Mr. Moore stated the residents were given more than a weeks' notice.
- Alderman Bass requested clarification on the voting restrictions of the homeowners, how many units are in the HOA and how many units are owned by non-local investors. Mr. Moore explained the voting requirements, estimated the number of units to be 63 and the number of non-local owners to be more than 50 percent. Alderman Bass asked if a virtual meeting link was provided for the meeting. Mr. Moore said a virtual meeting link was not provided. Alderman Bass stated it concerned him and alarmed him that no owners showed up to the HOA meeting in support of the CID. Alderman Bass stated he generally agrees with Alderman Skinners concerns and does not think city government should be involved in private matters unless its an extenuating circumstance. Alderman Bass is concerned about the controls of the bidding process through the HOA.
- Alderman Arnold stated concern about the assessment added to the homeowners personal property taxes and if the homeowners aren't able to pay their personal property taxes after a number of the years their house may be foreclosed by non-payment and as a HOA a lien on the property would not be satisfied until the property is sold and there may be a hardship for those who are limited income homeowners.
- *Motion to accept the second reading of Bill No. **B23-06** and approve it as ordinance #2413 was voted upon with the following roll call vote:*
 - *Aye: Cleaver, Mills*
 - *Nay: Bass, Knox, Skinner, Arnold*
 - *Abstain:*

-Bill No. B23-06 FAILED 2-4-0

Bill No. B23-08: An Ordinance of the Board of Aldermen of the City of Grain Valley, Missouri, Amending Chapter 650 of the Municipal Code to Add a New Section 650.020 Regarding the Rates of Gross Receipts Taxes for All Applicable Utilities Operating in the City

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

Bill No. B23-08 was read by Deputy City Clerk Khalilah Holland for the first reading by title only

- *Alderman Arnold moved to accept the first reading of Bill No. **B23-08** and bring it back for a second reading by title only*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy explained Spire Energy received approval for a greater than 7 percent increase in their rates. Due to state statute, the city needs to pass an ordinance to maintain its current percentage of gross receipts from the utility company.
 - Mr. Lauber credits Mr. Craig for bringing it to his firm’s attention, as the cities the firm represents had not seen the notice by Spire Energy. Mr. Lauber apologized for the Board needing to have a 1st and 2nd read on the same evening but there is a statutory 90-day deadline after the approval of the Public Service Commission that expires on March 19, 2023 for the city pass an ordinance to maintain its current percentage.
- *Motion to accept the first reading of Bill No. **B23-08** and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved 6-0-

Bill No. B23-08: An Ordinance of the Board of Aldermen of the City of Grain Valley, Missouri, Amending Chapter 650 of the Municipal Code to Add a New Section 650.020 Regarding the Rates of Gross Receipts Taxes for All Applicable Utilities Operating in the City

Bill No. B23-08 was read by Deputy City Clerk Khalilah Holland for the second reading by title only

- *Alderman Arnold moved to accept the second reading of Bill No. **B23-08** and approve it as ordinance #2414*
- *The Motion was Seconded by Alderman Skinner Cleaver*
 - None
- *Motion to accept the first reading of Bill No. **B23-08** and approve it as ordinance #2414 was voted upon with the following roll call vote:*
 - *Aye: Bass, Bass, Cleaver, Knox, Mills, Skinner, Arnold*
 - *Nay:*
 - *Abstain:*

-Bill No. B23-08 Became Ordinance #2414 6-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

Bill No. B23-09: An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

Bill No. B23-09 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. **B23-09** and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
 - Mr. Murphy explained this is the change from single family to business park designation of future land use map.
- *Motion to accept the first reading of Bill No. **B23-09** and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved 6-0-

Bill No. B23-10: An Ordinance Changing the Zoning on Approximately 4.83 Acres From District R-1 (Single Family Residential District) to R-1P (Single Family Residential District - Planned Overlay District) and change the Zoning on Approximately 11.44 Acres From District R-1 (Single Family Residential District) to District M-1P (Light Industrial - Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Village 4th Plat

Bill No. B23-10 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. **B23-10** and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy explained this is the zoning change.
 - Alderman Skinner asked who currently maintains Seymour north of Wolf Creek. Mr. Trosen stated the city owns it to the north property line of the track. The city owns Seymour Road because it was annexed when obtaining the ground to the east of Seymour Road. The city owns near Mcquerry Road to the northern portion of the property. Mr. Trosen confirmed maintenance of the road does not change.
- *Motion to accept the first reading of Bill No. **B23-10** and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved 6-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

ITEM XV: City Attorney Report

- Mr. Lauber reported his firm has a new associate joining the firm and an offer has been extended to another associate.

ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - None
- Deputy City Administrator Theresa Osenbaugh
 - None
- Police Chief Ed Turner
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Mark Trosen
 - Mr. Trosen presented an example of a public notice sign to be placed on property designated for public hearings to be posted 15 days prior to the public hearing.
- Deputy City Clerk Khalilah Holland
 - None

ITEM XVIII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
 - Heartfelt condolence to the City of Hermann for the loss of officer and an injured officer
- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Rick Knox
 - None
- Alderman Darren Mills
 - none
- Alderman Ryan Skinner
 - Extended condolences to the City of Hermann as well

ITEM XVIII: Mayor Report

- None

ITEM XIX: Executive Session

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

ITEM XX: Adjournment

- The meeting adjourned at 8:57 P.M.

Minutes submitted by:

Khalilah Holland
Deputy City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Deputy City Clerk Khalilah Holland
City Attorney Joe Lauber

INTENTIONALLY LEFT BLANK

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	20.97		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,721.17		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	378.00		
		HAMPEL OIL INC	CJC FUEL	633.91		
		AFLAC	AFLAC AFTER TAX	73.73		
			AFLAC CRITICAL CARE	14.86		
			AFLAC PRETAX	226.33		
			AFLAC-W2 DD PRETAX	227.72		
		MIDWEST PUBLIC RISK	DENTAL	158.12		
			OPEN ACCESS	414.75		
			OPEN ACCESS	249.55		
			OPEN ACCESS	323.28		
			HSA	229.63		
			HSA	1,826.62		
			HSA	22.63		
			VISION	24.00		
			VISION	52.16		
			VISION	121.15		
			VISION	18.59		
		HSA BANK	HSA - GRAIN VALLEY, MO	270.78		
			HSA - GRAIN VALLEY, MO	601.06		
			TURNER	75.00-		
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	294.18		
			FLEX PLAN	70.00		
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	933.55		
			MISSIONSQUARE 457	425.62		
			MISSIONSQUARE ROTH IRA	67.45		
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,690.23		
			SOCIAL SECURITY	5,371.20		
			MEDICARE	<u>1,256.17</u>		
			TOTAL:	24,642.41		
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	385.52
				GENERAL CODE LLC	CODE SUPPLEMENT 2/28/23	971.12
AUTHORIZE.NET	FEB 2023 TRANSACTIONS			25.00		
	FEB 2023 TRANSACTIONS			29.80		
	FEB 2023 TRANSACTIONS			38.80		
INTERNATIONAL CODE COUNCIL	2018 PERMIT TECH SERIES: S			69.00		
MIDWEST PUBLIC RISK	DENTAL			51.84		
	OPEN ACCESS			365.96		
	HSA			259.33		
	HSA			358.21		
HSA BANK	HSA - GRAIN VALLEY, MO			100.27		
MERCHANT SERVICES	MARCH 2023 MONTHLY FEES			40.28		
JAMIE LOGAN	MEALS: MOCCFOA SPRING CONF			170.50		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			177.80		
	MEDICARE			41.58		
PSHRA	HOLLAND MEMBERSHIP			175.00		
	HOLLAND: 2023 CONFERENCE R			<u>750.00</u>		
	TOTAL:	4,010.01				
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	SERVER ROOM MOVE/ARUBA WIR	1,233.75		
			BUILD WORKSTATION FOR TURN	165.00		
			Data Back-up	1,100.00		
			Clarity Services	3,522.60		
			Office 365	1,007.50		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COBAN TECHNOLOGIES INC	COBAN DVMS SOLUTION RENEWA	1,485.00
		AMAZON.COM	EXTERNAL CD DVD DRIVE	79.18
			PORTABLE DVD WRITER DRIVE	107.96
			FLASH DRIVES/SELF ADHESIVE	<u>24.79</u>
			TOTAL:	8,725.78
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	CAT6 Runs	940.00
		AAA DISPOSAL SERVICE INC	50% FACILITIES MAINTENANCE	90.00
		COMCAST - HIERARCY ACCT	CITY HALL	53.33
			CITY HALL	210.60
		ORKIN	MARCH 2023 MAIN ST SERVICE	81.89
		SC REALTY SERVICES	MAR 2023 JANITORIAL SERVIC	1,062.27
		MO DIVISION OF FIRE SAFETY	ELEVATOR CERTIFICATE RENEW	15.45
		KENNYCO INDUSTRIES	2) 7.0 AH 12V BATTERY	38.64
		SPIRE	33333 - 624 JAMES ROLLO CT	71.07
			41111 - 711 S MAIN ST 70%	135.37
		COMCAST	FEB 2023 FIBER	445.70
			MAR 2023 FIBER	<u>445.70</u>
			TOTAL:	3,590.02
ADMINISTRATION	GENERAL FUND	MISSOURI MUNICIPAL LEAGUE	OSENBAUGH: 2023 MCMA SPRIN	200.00
			MURPHY: 2023 MCMA SPRING C	200.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	587.76
		AMAZON.COM	WALL MOUNTS	65.44
		PARTY CITY	TISSUE PAPER	6.56
		PURCHASE POWER	POSTAGE	2,020.99
		MIDWEST PUBLIC RISK	DENTAL	23.99
			DENTAL	1.98
			OPEN ACCESS	26.19
			HSA	11.64
			HSA	427.82
		HSA BANK	HSA - GRAIN VALLEY, MO	99.96
			HSA - GRAIN VALLEY, MO	2.20
		HAMPTON BY HILTON	LODGING: MML LEGISLATIVE D	168.00
			LODGING: MML LEGISLATIVE D	168.00
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 12/08/22-03/07	140.76
		LAUBER MUNICIPAL LAW LLC	FEB 2023 SPECIAL COUNSEL E	70.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	304.14
			MEDICARE	71.14
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	118.50
			MAR 2023 GFI LEASE	<u>118.50</u>
			TOTAL:	4,834.07
ELECTED	GENERAL FUND	PAPA MURPHYS	SALADS	24.08
		JACKSON COUNTY ELECTION BOARD	04/04/23 JCEB ELECTION DEP	16,995.00
		GRAIN VALLEY PARTNERSHIP	MILLS MAR LUNCHEON	20.00
		BAKING WITH A BASS LLC	CUPCAKES FOR PD GROUNDBREA	88.00
		CUSTOM SIGNS	NAME PLATES	37.71
		CASEYS GENERAL STORE #3325	FOOD FOR STAFF LUNCH	<u>128.70</u>
			TOTAL:	17,293.49
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	FEB 2023 CITY ATTORNEY	<u>10,097.60</u>
			TOTAL:	10,097.60
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	374.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	265.15
			HSA	348.67
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.58
			MEDICARE	<u>40.14</u>
			TOTAL:	1,335.50
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING - FEB 202	210.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	204.67
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	0.93
			OPEN ACCESS	398.00
			HSA	14.09
		HSA BANK	HSA - GRAIN VALLEY, MO	2.66
		MERCHANT SERVICES	MARCH 2023 MONTHLY FEES	29.71
		ROSS MILLER CLEANERS	DRY CLEANING: BLANKETS	23.45
		LAUBER MUNICIPAL LAW LLC	FEB 2023 CITY PROSECUTOR	11,862.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	159.42
			MEDICARE	<u>37.28</u>
			TOTAL:	12,960.21
VICTIM SERVICES	GENERAL FUND	MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	100.05
			MEDICARE	<u>23.40</u>
			TOTAL:	537.45
FLEET	GENERAL FUND	CLARKS TOOL & EQUIPMENT	DIGITAL INFLATOR GAUGE W/	114.30
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.71
		ADVANCE AUTO PARTS	17" XTRACLEAR/22" XTRACLEA	28.12
		OREILLY AUTOMOTIVE INC	OIL FILTER	17.58
			MINI BULB	3.73
		KORNIS ELECTRIC SUPPLY INC	3M PREMIUM VINYL TAPE	25.75
		FASTENAL COMPANY	S/S FW/BLACK FLEXHST/BLACK	125.88
		MIDWEST PUBLIC RISK	DENTAL	17.94
			HSA	165.02
		HSA BANK	HSA - GRAIN VALLEY, MO	38.55
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	4.70
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	65.44
			MEDICARE	15.31
		VEHICLE SERVICE GROUP LLC	ROTARY FLEX MAX 414 LIFT	<u>22,568.09</u>
			TOTAL:	23,318.12
POLICE	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	7,714.61
			MONTHLY CONTRIBUTIONS	429.29
		ADVANCE AUTO PARTS	BATTERY-GOLD/BATTERY FEE	295.78
			RELAYS	30.32
			CABIN AIR FILTER	15.99
		AMAZON.COM	EXPANDING FILE FOLDERS	70.96
		RECOGNITION PLUS	NAME PLATES/PLAQUES	176.00
		OREILLY AUTOMOTIVE INC	WIPER BLADE	19.98
		KC WIRELESS INC	SMA CONNECTOR/REV POL SMA	109.56
		HAMPEL OIL INC	FUEL	1,688.79
			FUEL	229.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GULF STATES DISTRIBUTORS	CASE	415.00
		LEXISNEXIS RISK DATA MGMT INC	FEB 2023 MIN COMM/SEARCHES	200.00
		GOODYEAR COMMERCIAL TIRE	3) GY 245/55R18 EAG RSA VS	420.12
		INTERNATIONAL LAW ENFORCEMENT EDUCATOR	PALECEK: ILEETA 2023 CONF	410.00
		JEFF PALECEK	MEALS: 2023 ILEETA CONFERE	332.00
		MIDWEST PUBLIC RISK	DENTAL	198.00
			DENTAL	488.60
			OPEN ACCESS	1,964.25
			OPEN ACCESS	796.00
			OPEN ACCESS	861.45
			OPEN ACCESS	758.10
			HSA	530.30
			HSA	2,889.00
			HSA	5,578.80
		HSA BANK	HSA - GRAIN VALLEY, MO	450.00
			HSA - GRAIN VALLEY, MO	900.00
			TURNER	100.00-
		ACEK9	AXEL/DOZER: 1 YEAR SERVICE	294.00
		OAK GROVE ANIMAL CLINIC	VET CARE FOR AXEL	76.20
		ROYAL SIGNS & GRAPHICS INC	VEHICLE GRAPHICS	140.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,812.16
			MEDICARE	891.56
		JACKSON COUNTY MGR OF FINANCE	DISPATCH SERVICES	8,157.20
		REJIS COMMISSION	REJIS FOR SRO'S	460.00
			SUPPORT	65.00
		CLUB CAR WASH OPERATING, LLC	CAR WASHES	190.00
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	237.00
			MAR 2023 GFI LEASE	237.00
			MAR 2023 GFI LEASE	120.00
		LEADSONLINE PARENT LLC	INVESTIGATION SERVICE PACK	2,819.00
		TONYBLAUER - BLAUER TACTICAL	THOMPSON: SPEAR SYSTEM TRA	<u>750.00</u>
			TOTAL:	46,121.50
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	168.99
		HAMPEL OIL INC	FUEL	51.40
		MIDWEST PUBLIC RISK	OPEN ACCESS	398.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	87.31
			MEDICARE	<u>20.42</u>
			TOTAL:	726.12
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	901.21
		OREILLY AUTOMOTIVE INC	WIPER BLADE/OIL FILTER	27.93
		HAMPEL OIL INC	FUEL	23.61
		MRC I, LLC	PICKUP FEE	125.00
		MIDWEST PUBLIC RISK	DENTAL	49.43
			DENTAL	10.24
			OPEN ACCESS	113.72
			HSA	881.51
			HSA	88.02
		HSA BANK	HSA - GRAIN VALLEY, MO	205.96
			HSA - GRAIN VALLEY, MO	14.33
		MERCHANT SERVICES	MARCH 2023 MONTHLY FEES	29.67
		JACKSON COUNTY RECORDER	ORDINANCE	27.74
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	493.34
			MEDICARE	115.38
		COLUMN SOFTWARE PBC	NOTICE: JAC'D LLC	63.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			NOTICE: BZA HEARING VARIAN	39.60
			NOTICE: RFP FOR ELECTRICAL	19.80
			NOTICE: RFP BUILDING MAINT	19.80
			NOTICE: RFP HVAC PREVENTAT	19.80
		TIMOTHY J LYNCH	PUBLIC HEARING YARD SIGNS	<u>475.00</u>
			TOTAL:	3,744.89
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	23.98
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	528.20
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.46
			AFLAC-W2 DD PRETAX	57.20
		MIDWEST PUBLIC RISK	DENTAL	13.54
			OPEN ACCESS	18.72
			HSA	134.65
			HSA	39.70
			VISION	8.00
			VISION	17.17
			VISION	2.15
			VISION	0.77
		HSA BANK	HSA - GRAIN VALLEY, MO	186.23
			HSA - GRAIN VALLEY, MO	113.84
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	55.73
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	343.14
			MISSIONSQUARE 457	226.04
			MISSIONSQUARE ROTH IRA	158.87
			MISSIONSQUARE ROTH IRA	47.56
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,412.05
			SOCIAL SECURITY	1,042.10
			MEDICARE	<u>243.70</u>
			TOTAL:	4,826.89
PARK ADMIN	PARK FUND	NETSTANDARD INC	Clarity Services	587.10
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	718.91
		AT&T	U-VERSE PARK MAINTENANCE	64.20
		COMCAST - HIERARCY ACCT	CITY HALL	8.03
			CITY HALL	41.69
		NATIONAL REC AND PARK ASSOCIATION	DAVIES: MEMBERSHIP	180.00
		HAMPEL OIL INC	FUEL	140.20
		MIDWEST PUBLIC RISK	DENTAL	3.50
			DENTAL	51.90
			OPEN ACCESS	73.19
			HSA	633.61
			HSA	62.39
			HSA	136.60
		HSA BANK	HSA - GRAIN VALLEY, MO	14.58
			HSA - GRAIN VALLEY, MO	139.07
		METALS BETTER ROOFING & SHEET METAL	REMOVE & DISPOSE EXISTING	8,000.00
		MOBILE TEXT ALERTS	KEYWORD "PROGRAMS" FOR 11	55.00
		COMCAST	FEB 2023 FIBER	74.28
			MAR 2023 FIBER	74.28
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	442.06
			MEDICARE	103.38
		MARGARITAVILLE LAKE RESORT	DAVIES: MPRA CONF LODGING	351.81
			JONES: MPRA CONF LODGING	351.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ROOT: MPRA CONF LODGING	351.81
		WOBBLY BOOTS ROADHOUSE	DINNER FOR 3 AT MPRA CONF	68.73
		JB'S BOATHOUSE	LUNCH FOR 2 AT MPRA CONFER	<u>47.36</u>
			TOTAL:	12,775.49
PARKS STAFF	PARK FUND	CLARKS TOOL & EQUIPMENT	DIGITAL PISTOL GRIP INFLAT	32.90
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	646.49
		ADVANCE AUTO PARTS	AIR 1/ROT T5/ROT T5	160.73
		OREILLY AUTOMOTIVE INC	HYD FILTER/AIR FILTER	147.96
			5GALTRACTRFL	279.96
		WEST CENTRAL ELECTRIC COOP INC	01/27-02/27 BALLPARK COMPL	161.37
		HOME DEPOT CREDIT SERVICES	GRADE STAKES	71.62
		MENARDS - INDEPENDENCE	REINFORCING MESH	288.76
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	963.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		MO DIVISION OF FIRE SAFETY	ELEVATOR CERTIFICATE RENEW	2.57
		KENNYCO INDUSTRIES	2) 7.0 AH 12V BATTERY	6.44
		SPIRE	00609 - 600 BUCKNER TARSNE	193.46
			33333 - 624 JAMES ROLLO CT	35.55
		OAK GROVE RENTAL INC	STUMP GRINDER/PROTECTIVE H	275.00
		LAWN & LEISURE	FUEL FILTER/3LB .095 QUIET	233.62
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	323.96
			MEDICARE	<u>75.76</u>
			TOTAL:	4,178.15
RECREATION	PARK FUND	AMAZON.COM	CORRUGATED PLASTIC CARDBOA	28.00
			STORYBOOK TRAIL BOOKS	<u>32.94</u>
			TOTAL:	60.94
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	COMMUNITY CENTER	65.00
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	158.88
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	421.45
		COMCAST - HIERARCY ACCT	COMMUNITY CENTER	273.36
		AMAZON.COM	VINYL GLOVES	17.96
			TRASH CAN LINERS	47.90
			LAPTOP CHARGER/PICKLEBALLS	127.99
			LAPTOP CHARGER/PICKLEBALLS	18.99
			LAPTOP CHARGER/PICKLEBALLS	51.21
			MULTIFOLD TOWELS	142.32
			HDMI TO DVI ADAPTER	7.83
			SIGN/BROCHURE HOLDERS	47.94
			GLADE PLUGINS/SPRAY BOTTLE	62.95
		AUTHORIZE.NET	FEB 2023 TRANSACTIONS	67.70
		KORNIS ELECTRIC SUPPLY INC	DOUBLE END WIRING 15W T8 L	79.50
		MIDWEST PUBLIC RISK	DENTAL	36.00
			HSA	642.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		SC REALTY SERVICES	MAR 2023 JANITORIAL SERVIC	177.05
		ROYAL ROOTER & PLUMBING LLC	WOMEN'S MIDDLE SHOWER REPA	430.00
		SPIRE	21111 - 713 S MAIN ST	496.12
			22222 - 713 S MAIN ST A	46.00
		MERCHANT SERVICES	MARCH 2023 MONTHLY FEES	806.44
		OFFICECRAVE	GYM WIPES	322.93
		MARY ALLGRUNN	02/21-03/02 LINE DANCING	150.00
		SAMANTHA PETRALIE	02/20-03/03 SILVERSNEAKERS	125.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	276.08
			MEDICARE	64.56
		JULIE HENGEL	02/20-02/27 SILVERSNEAKERS	50.00
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	237.00
			MAR 2023 GFI LEASE	119.00
		ABAROOT MANUFACTURING CO INC	CORNER MEDALLIONS	158.40
		TIVITY HEALTH - SILVERSNEAKERS	KEY: CIRCUIT CLASS CERTIFI	<u>50.00</u>
			TOTAL:	5,927.56
POOL	PARK FUND	FASTENAL COMPANY	3/8-16X5 BHSCS SS/3/8" MED	81.45
			3/8-16X5 BHSCS SS	18.23
		HOME DEPOT CREDIT SERVICES	PAINT/SPRAYER/DECK SCRUB/K	300.54
			RATCHET TIE DOWN/PAINT/UTI	115.84
		THE STEEL SOURCE	LIFEGUARD STAND REPAIR	<u>30.00</u>
			TOTAL:	546.06
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	170.08
		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	27.65
			OPEN ACCESS	67.87
			HSA	45.08
			HSA	121.59
			HSA	22.62
			VISION	1.60
			VISION	1.37
			VISION	4.40
			VISION	3.95
		HSA BANK	HSA - GRAIN VALLEY, MO	8.21
			HSA - GRAIN VALLEY, MO	62.11
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	73.30
			MISSIONSQUARE 457	60.00
			MISSIONSQUARE ROTH IRA	50.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	508.49
			SOCIAL SECURITY	311.90
			MEDICARE	<u>72.94</u>
			TOTAL:	1,671.26
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	Data Back-up	220.00
			Clarity Services	352.26
			Office 365	201.50
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	241.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	615.69
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATE	5.25
		ADVANCE AUTO PARTS	OIL FILTER/ROTT4TR/AIR FIL	22.46
		CTEC HOLDING CO LLC	WIPER TRANS	86.69
		COMCAST - HIERARCY ACCT	CITY HALL	1.00
			CITY HALL	15.45
			PW 36084	24.37
			TYER RD	24.97
			PW 59845	37.37
			PW 59845	61.67
		AMAZON.COM	FLASH DRIVES/SELF ADHESIVE	2.71
		OREILLY AUTOMOTIVE INC	WIPER BLADE	4.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			10PK TOWELS	14.99
		ORKIN	MARCH 2023 MAIN ST SERVICE	7.02
			MARCH 2023 JAMES ROLLO SER	17.19
		THE UPS STORE	SHIPPING FEES	24.57
		HAMPEL OIL INC	FUEL	147.58
		STREETWISE INC	PCMS 1500 VER-MAC FULL MAT	3,869.00
		SOUTHWEST AIRLINES	MARTIN: APWA CONF FLIGHTS	90.78
			TROSEN: APWA CONF FLIGHTS	90.96
		MIDWEST PUBLIC RISK	DENTAL	10.65
			DENTAL	59.11
			OPEN ACCESS	130.95
			OPEN ACCESS	265.34
			HSA	212.13
			HSA	189.97
			HSA	418.41
			HSA	88.02
		HSA BANK	HSA - GRAIN VALLEY, MO	44.40
			HSA - GRAIN VALLEY, MO	114.34
		SC REALTY SERVICES	MAR 2023 JANITORIAL SERVIC	106.23
		MO DIVISION OF FIRE SAFETY	ELEVATOR CERTIFICATE RENEW	1.55
		KENNYCO INDUSTRIES	2) 7.0 AH 12V BATTERY	3.86
		SPIRE	31111 - 405 JAMES ROLLO 20	129.49
			33333 - 624 JAMES ROLLO CT	71.07
			41111 - 711 S MAIN ST 6%	11.60
			81111 - 618 JAMES ROLLO CT	111.70
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	21.42
		EJ EQUIPMENT INC	EQUIPMENT MAINTENANCE	61.25
		COMCAST	FEB 2023 FIBER	44.57
			MAR 2023 FIBER	44.57
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	50.20
		QUIKTRIP #00259	SMALL EQUIP FUEL	3.63
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	311.90
			MEDICARE	72.96
		AMERICAN MESSAGING SERVICES, LLC	SERVICE FROM 3/1/23-2/29/2	30.24
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	47.40
		VEHICLE SERVICE GROUP LLC	ROTARY FLEX MAX 414 LIFT	<u>4,513.62</u>
			TOTAL:	13,349.56
PUBLIC HEALTH	PUBLIC HEALTH	AMAZON.COM	WIRELESS MICROPHONE SYSTEM	371.15
			TABLECLOTHS/VASES/SHAMROCK	<u>91.26</u>
			TOTAL:	462.41
NON-DEPARTMENTAL	ARPA FUND	HAMPTON BY HILTON	LODGING:MAIN ST QTRLY TRAI	105.58
			LODGING:MAIN ST QTRLY TRAI	105.58
		CONFLUENCE, INC.	PROJECT 22263 COMP/PARKS M	13,959.05
			PROJECT 22263 COMP/PARKS M	<u>17,118.52</u>
			TOTAL:	31,288.73
NON-DEPARTMENTAL	2022 GO BONDS	MCCOWNGORDON CONSTRUCTION LLC	JAN 2023: PROJECT #1-07-18	<u>302,129.45</u>
			TOTAL:	302,129.45
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,142.05
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.25
			AFLAC-W2 DD PRETAX	52.63
		MISCELLANEOUS SMITH, ROBIN	20-680787-02	65.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CARRIE MCDANIEL	10-203600-05	135.76
		COMBINED INSURANCE	10-214900-03	64.22
		COMBINED INSURANCE	10-214901-02	14.22
		DEAN, GEORGIA	10-247900-15	74.87
		DONNER, CURTIS L JR	10-256250-10	65.54
		SCARBOROUGH, GWENDOL	10-256270-09	31.08
		NELSON, JENNA	10-367900-11	65.54
		DAVID L. ARNOLD CONS	10-487438-00	11.44
		KERSHNER, NAOMI	10-820040-01	83.67
		DUREN, CARMEN S	10-820384-02	58.13
		MIDWEST PUBLIC RISK	DENTAL	95.03
			OPEN ACCESS	110.60
			OPEN ACCESS	365.73
			HSA	379.54
			HSA	646.54
			HSA	112.60
			VISION	6.40
			VISION	13.30
			VISION	26.30
			VISION	24.69
		HSA BANK	HSA - GRAIN VALLEY, MO	62.58
			HSA - GRAIN VALLEY, MO	392.60
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	226.75
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	524.66
			MISSIONSQUARE 457	458.34
			MISSIONSQUARE ROTH IRA	309.99
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,585.24
			SOCIAL SECURITY	2,211.25
			MEDICARE	<u>517.15</u>
			TOTAL:	12,090.23
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	45.00
		NETSTANDARD INC	Data Back-up	440.00
			Clarity Services	704.52
			Office 365	403.00
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	558.07
			BILL PRINT AND MAIL	88.10
		CITY OF INDEPENDENCE UTILITIES	4201CCF 01/12-02/09	6,581.55
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,192.74
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATE	10.52
		ADVANCE AUTO PARTS	OIL FILTER/ROTT4TR/AIR FIL	44.93
		CTEC HOLDING CO LLC	WIPER TRANS	173.36
		COMCAST - HIERARCY ACCT	CITY HALL	11.49
			CITY HALL	51.42
			PW 36084	48.74
			TYER RD	49.94
			PW 59845	74.75
			PW 59845	123.31
		AMAZON.COM	FLASH DRIVES/SELF ADHESIVE	5.44
		OREILLY AUTOMOTIVE INC	WIPER BLADE	8.00
		ORKIN	MARCH 2023 MAIN ST SERVICE	14.04
			MARCH 2023 JAMES ROLLO SER	34.40
		THE UPS STORE	SHIPPING FEES	49.16
		DELUXE	QUICK ENTRY DEPOSIT TICKET	111.61
		BLUE SPRINGS WINWATER CO	18-G2 3/4-.13 RUB MTR GSKT	76.00
		STEVEN SMITH	2500) #10 WINDOW ENVELOPES	105.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HAMPEL OIL INC	FUEL	295.16
		STREETWISE INC	PCMS 1500 VER-MAC FULL MAT	7,738.00
		MENARDS - INDEPENDENCE	PIPE/HOSE CLAMP/COUPLING	18.78
		SOUTHWEST AIRLINES	MARTIN: APWA CONF FLIGHTS	181.59
			TROSEN: APWA CONF FLIGHTS	181.50
		MIDWEST PUBLIC RISK	DENTAL	46.22
			DENTAL	182.79
			OPEN ACCESS	261.90
			OPEN ACCESS	727.05
			HSA	892.93
			HSA	902.14
			HSA	1,112.44
			HSA	219.06
		HSA BANK	HSA - GRAIN VALLEY, MO	210.79
			HSA - GRAIN VALLEY, MO	363.57
		SC REALTY SERVICES	MAR 2023 JANITORIAL SERVIC	212.45
		MO DIVISION OF FIRE SAFETY	ELEVATOR CERTIFICATE RENEW	3.09
		KENNYCO INDUSTRIES	2) 7.0 AH 12V BATTERY	7.73
		SPIRE	31111 - 405 JAMES ROLLO 40	258.99
			33333 - 624 JAMES ROLLO CT	88.84
			41111 - 711 S MAIN ST 12%	23.21
			81111 - 618 JAMES ROLLO CT	223.41
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	42.85
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 12/08/22-03/07	70.38
		MERCHANT SERVICES	MARCH 2023 MONTHLY FEES	3,033.60
		QUALITY CUSTOM CONCEPTS INC	REPLACE DRIVEWAY SECTIONS	6,932.36
		EJ EQUIPMENT INC	EQUIPMENT MAINTENANCE	122.54
		COMCAST	FEB 2023 FIBER	89.14
			MAR 2023 FIBER	89.14
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	100.40
		QUIKTRIP #00259	SMALL EQUIP FUEL	7.26
		SCHULTE SUPPLY INC	BRASS SADDLES	2,570.73
			BRASS SADDLES	975.10
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,106.85
			MEDICARE	258.83
		AMERICAN MESSAGING SERVICES, LLC	SERVICE FROM 3/1/23-2/29/2	60.48
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	94.80
			MAR 2023 GFI LEASE	118.50
			MAR 2023 GFI LEASE	59.25
			MAR 2023 GFI LEASE	59.25
		VEHICLE SERVICE GROUP LLC	ROTARY FLEX MAX 414 LIFT	<u>9,027.23</u>
			TOTAL:	50,975.42
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	45.00
		NETSTANDARD INC	Data Back-up	440.00
			Clarity Services	704.52
			Office 365	403.00
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	558.08
			BILL PRINT AND MAIL	88.10
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,192.71
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATE	10.52
		ADVANCE AUTO PARTS	OIL FILTER/ROTT4TR/AIR FIL	44.93
		CTEC HOLDING CO LLC	WIPER TRANS	173.36
		COMCAST - HIERARCY ACCT	CITY HALL	11.49
			CITY HALL	51.42
			PW 36084	48.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TYER RD	49.94
			PW 59845	74.75
			PW 59845	123.32
		AMAZON.COM	FLASH DRIVES/SELF ADHESIVE	5.44
		OREILLY AUTOMOTIVE INC	WIPER BLADE	8.00
		ORKIN	MARCH 2023 MAIN ST SERVICE	14.04
			MARCH 2023 JAMES ROLLO SER	34.40
		THE UPS STORE	SHIPPING FEES	49.16
		DELUXE	QUICK ENTRY DEPOSIT TICKET	111.62
		STEVEN SMITH	2500) #10 WINDOW ENVELOPES	105.00
		HAMPEL OIL INC	FUEL	295.16
		STREETWISE INC	PCMS 1500 VER-MAC FULL MAT	7,738.00
		SOUTHWEST AIRLINES	MARTIN: APWA CONF FLIGHTS	181.59
			TROSEN: APWA CONF FLIGHTS	181.50
		MIDWEST PUBLIC RISK	DENTAL	46.21
			DENTAL	181.67
			OPEN ACCESS	261.90
			OPEN ACCESS	702.85
			HSA	892.92
			HSA	902.15
			HSA	1,112.42
			HSA	219.05
		HSA BANK	HSA - GRAIN VALLEY, MO	210.76
			HSA - GRAIN VALLEY, MO	363.56
		SC REALTY SERVICES	MAR 2023 JANITORIAL SERVIC	212.45
		MO DIVISION OF FIRE SAFETY	ELEVATOR CERTIFICATE RENEW	3.09
		KENNYCO INDUSTRIES	2) 7.0 AH 12V BATTERY	7.73
		SPIRE	31111 - 405 JAMES ROLLO 40	258.99
			33333 - 624 JAMES ROLLO CT	88.84
			41111 - 711 S MAIN ST 12%	23.21
			81111 - 618 JAMES ROLLO CT	223.41
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	42.85
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	QTRLY PYMNT 12/08/22-03/07	70.38
		MERCHANT SERVICES	MARCH 2023 MONTHLY FEES	3,033.60
		QUALITY CUSTOM CONCEPTS INC	REPLACE SIDEWALK - SW ABAR	1,081.12
		EJ EQUIPMENT INC	EQUIPMENT MAINTENANCE	122.54
		COMCAST	FEB 2023 FIBER	89.14
			MAR 2023 FIBER	89.14
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	100.40
		QUIKTRIP #00259	SMALL EQUIP FUEL	7.26
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,104.36
			MEDICARE	258.26
		AMERICAN MESSAGING SERVICES, LLC	SERVICE FROM 3/1/23-2/29/2	60.48
		GREATAMERICA FINANCIAL SERVICES CORP.	MAR 2023 GFI LEASE	94.80
			MAR 2023 GFI LEASE	118.50
			MAR 2023 GFI LEASE	59.25
			MAR 2023 GFI LEASE	59.25
		VEHICLE SERVICE GROUP LLC	ROTARY FLEX MAX 414 LIFT	9,027.23
			TOTAL:	34,873.56
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	390.49
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	1,700.96
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	1,042.56
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	1,089.96
		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	1,449.14
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	2,229.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	1,051.45
		VISA-CARD SERVICES 1846	VISA-CARD SERVICES 1846	613.78
		VISA-CARD SERVICES 1853	VISA-CARD SERVICES 1853	<u>996.63</u>
			TOTAL:	10,564.47

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

100	GENERAL FUND	161,937.17
200	PARK FUND	28,315.09
210	TRANSPORTATION	15,020.82
230	PUBLIC HEALTH	462.41
285	ARPA FUND	31,288.73
291	2022 GO BONDS	302,129.45
600	WATER/SEWER FUND	97,939.21
999	POOLED CASH FUND	10,564.47

	GRAND TOTAL:	647,657.35

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 3/04/2023 THRU 3/16/2023
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	03/27/2023	
BILL NUMBER	R23-29	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY TO CENSURE ALDERMAN DALE ARNOLD	
REQUESTING DEPARTMENT	Legal Department	
PRESENTER	Joe Lauber, City Attorney	
FISCAL INFORMATION	Cost as recommended:	\$
	Budget Line Item:	\$
	Balance Available:	\$
	New Appropriation Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
PURPOSE	To consider censure Alderman Dale Arnold	
BACKGROUND		
SPECIAL NOTES	This is not eligible for closed session.	
ANALYSIS		
PUBLIC INFORMATION PROCESS		
BOARD OR COMMISSION RECOMMENDATION		
DEPARTMENT RECOMMENDATION		
REFERENCE DOCUMENTS ATTACHED	Resolution	

March 27, 2023

RESOLUTION NUMBER
R23-29

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY TO
CENSURE ALDERMAN DALE ARNOLD**

WHEREAS, the Board of Aldermen of the City of Grain Valley are authorized to meet in closed session by Section 610.021(3) RSMo. to discuss legal action, causes of action and litigation and to receive advice from their attorney; and

WHEREAS, on January 9, 2023, the Board of Aldermen did lawfully meet in closed session to discuss legal action, causes of action and litigation and to receive advice from their attorney; and

WHEREAS, Alderman Dale Arnold was present at that closed meeting; and

WHEREAS, on January 19, 2023, a case styled State ex. rel. Grain Valley, Missouri v. Jackson County Board of Election Commissioners, et. al. was filed on the City of Grain Valley's behalf in the Circuit Court of Jackson County, Missouri at Independence; and

WHEREAS, at 4:01 p.m. on February 14, 2023, Judge Marco Roldan filed his Judgment Denying Petition for Writ of Mandamus in the case; and

WHEREAS, the City had thirty days to determine whether to appeal Judge Roldan's decision once it had been issued; and

WHEREAS, on or about the morning of February 15 or 16, 2023, Alderman Arnold telephoned the Jackson County Board of Election Commissioners, an adverse party in the litigation, to discuss the still-pending litigation and disclosed details of the closed session without the authority to do so; and

WHEREAS, in his discussions with the Board of Elections Mr. Arnold identified himself as an Alderman, but did not clearly state that he was not calling for, or speaking on behalf of, the City; and

WHEREAS, Alderman Arnold did not request or receive permission of the Board of Aldermen, City Administrator, or City Attorney before telephoning the Jackson County Board of Election Commissioners; and

WHEREAS, at 5:22 p.m. on February 15, 2023, the City Attorney's office sent a confidential e-mail to inform the City Administrator and Deputy City Administrator to inform them of the outcome of the case and to provide options for the Board to consider going forward; and

WHEREAS, at 11:15 a.m. on February 16, 2023, the confidential e-mail was forwarded to the Mayor and Board of Aldermen for their information; and

WHEREAS, following the January 9, 2023, meeting, Alderman Arnold did disclose to Mr. Charles Johnston details of that closed session, including that a vote was taken, and that Alderman Arnold was not in favor of the matter voted upon, which were subsequently republished on social media by Mr. Johnston; and

WHEREAS, Alderman Arnold did not request or receive permission of the Board of Aldermen before disclosing the matter of the Board of Aldermen's vote and Alderman Arnold's position on the vote that occurred in a lawful executive (closed) session of the Board of Aldermen to Mr. Johnston; and

WHEREAS, pursuant to Section 610.021.1, RSMo., the Board of Aldermen may close meetings, records, and votes to the extent that they relate to "Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys". Such "minutes, records, and votes shall be made public upon final disposition of the matter voted upon..." ; and

WHEREAS, the Board of Aldermen did not vote on whether to appeal Judge Roldan's decision prior to the expiration of time to do so, which was Thursday, March 16, 2023; and

WHEREAS, the matter voted upon by the Board of Aldermen on January 9, 2023, did not reach a final disposition until March 16, 2023; and

WHEREAS, City Code Section 115.160 states that "no member of the Board of Aldermen shall directly interfere with the conduct of any department or duties of employees subordinate to the City Administrator except at the express direction of the Board of Aldermen, or with the approval of the City Administrator."; and

WHEREAS, the Board wishes to express its condemnation of the conduct and make clear that all City officials are bound to abide by Missouri law.

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

SECTION 1: The Board hereby adopts and incorporates the facts stated in the above recitals.

SECTION 2: The Board believes that each member of the Board owes a duty to the Board as a whole not to reveal the discussions of closed session so long as that information remains lawfully closed. The Board further believes that revealing closed information shows disrespect to the Board of Aldermen as a group and to its members individually. By violating the trust placed upon him as a member of the Board of Aldermen, Alderman Arnold failed to act in a professional and circumspect manner, bringing disrespect upon himself and the City of Grain Valley.

SECTION 3: The Board believes that by telephoning the Jackson County Board of Election Commissioners, an adverse party to the City in litigation that had not reached its final disposition, without express direction of the Board of Aldermen, or without the approval of the City Administrator, Alderman Arnold committed the offense of interference as provided in City Code Section 115.160.

SECTION 4: The Board hereby censures Alderman Dale Arnold for his conduct as set out herein.

SECTION 5: That the Board calls on Alderman Dale Arnold to refrain from such behavior in the future and act in a manner which is in accordance with Missouri law.

PASSED and APPROVED, via voice vote this ____ Day of _____, 2023.

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

Ordinances

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

MEETING DATE	3/13/2023	
BILL NUMBER	B23-09	
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 11.5-acre area from Single Family to Business Park.	
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 February 8, 2023. 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, Application, Comprehensive Plan Preferred Land Use Plan, FIRM Map	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B23-09

ORDINANCE NO.
SECOND READING
FIRST READING

March 13, 2023 (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, February 8, 2023 and unanimously voted to recommend approval on the request from JAC'D, LLC 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 Exhibit A from Single Family to Business Park.

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 _____, 2023, 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

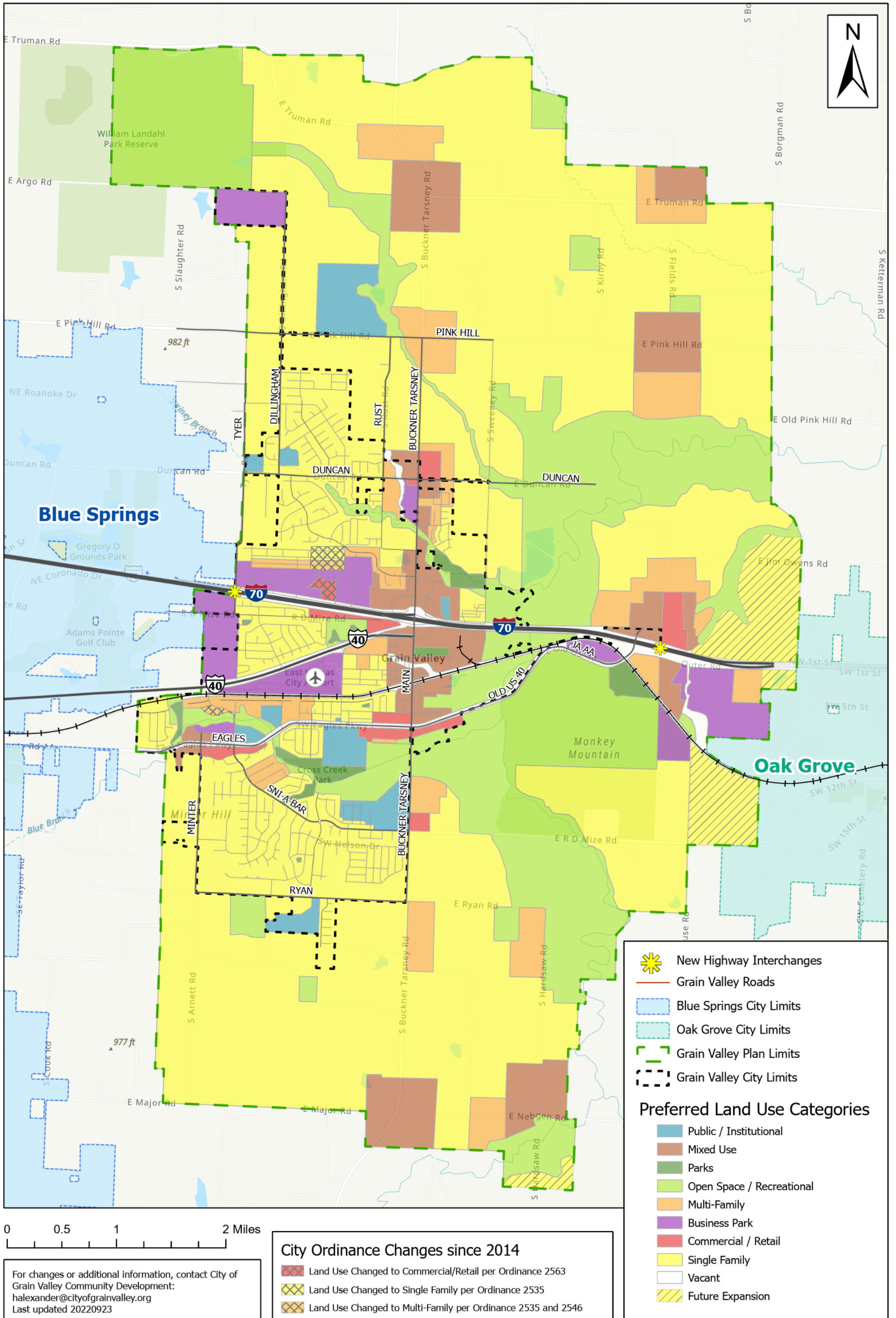
ATTEST:

Jamie Logan
City Clerk

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PREFERRED LAND USE PLAN - April 2014

Including Ordinance Changes up to September 26, 2022



0 0.5 1 2 Miles

For changes or additional information, contact City of Grain Valley Community Development:
 halexander@cityofgrainvalley.org
 Last updated 20220923

City Ordinance Changes since 2014

- Land Use Changed to Commercial/Retail per Ordinance 2563
- Land Use Changed to Single Family per Ordinance 2535
- Land Use Changed to Multi-Family per Ordinance 2535 and 2546

- New Highway Interchanges
- Grain Valley Roads
- Blue Springs City Limits
- Oak Grove City Limits
- Grain Valley Plan Limits
- Grain Valley City Limits

Preferred Land Use Categories

- Public / Institutional
- Mixed Use
- Parks
- Open Space / Recreational
- Multi-Family
- Business Park
- Commercial / Retail
- Single Family
- Vacant
- Future Expansion

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Seymour Road north of McQuerry

7479492

01/10/2023 - 01/09/2024

5e311040-905f-11ed-9145-e7662327d806

Planning and Zoning

General

Active

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	01/09/2023
Final-Review	Not Reviewed	

Fees

COMP PLAN AMENDMENT	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

01/10/2023	Card Visa *1182	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

STEVEN

Last Name

WARGER

Phone Number

(816) 769-6132

Email

stevewarger@gmail.com

Do you have an additional contact person?

No

Project Street Address

Seymour Road north of McQuerry

City

GRAIN VALLEY

State

MO

Zip Code

64029

Lot #

1

Subdivision

Proposed M-1P

Zoning District

R-1 Single-Family Residential District

First Name

Dave

Last Name

Smith JAC D LLC

Phone Number

(816) 215-8294

Street Address

6603 S Stillhouse Road

City

Oak Grove

State

MO

Zip Code

64075

Please upload a map showing the current designated property use

 **CREEKSIDE VILLAGE R-1P 2023.01.09.docx**

 **CREEKSIDE VILLAGE M-1P 2023.01.09.docx**

 **CREEKSIDE VILLAGE OVERALL 2023.01.09.docx**

 **J-22350 PRELIM PLAT-PRELIM DEV PLAN.pdf**

 **J-22350 PRELIM PLAT-FUTURE LAND USE.pdf**

Please upload a map showing proposed future designation of property
it is included above PDF would not upload here

What type of project is this?

Future Land Use Map

Please provide a description of the project

This is to rezone an existing R-1 site fo M-1P for 4 commercial buildings off of Seymour Road north of McQuerry Road

Company Name

Warger Associates LLC

Street Address

6127 NW PINE RIDGE CIR

City

PARKVILLE

State

MO

Zip Code

64152

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Steven M Warger - Invalid date



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014397898
Date Filed: 8/10/2022
Effective: 8/11/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

JAC'D, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

1. To buy, sell, develop, lease and manage real property; and

2.2. To transact any or all lawful business for which a limited liability company may be organized under the laws of the State of Missouri.

3. The name and address of the limited liability company's registered agent in Missouri is:

Charles Colby

Vifquain

30806 E Argo Rd

Grain Valley, MO 64029-9479

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Vifquain, Charles Colby

30806 E Argo Rd

Grain Valley MO 64029-9479

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Terence O'Malley

Address: Email: terence@omalleylawkc.com

City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

30806 E Argo Rd

Grain Valley, MO 64029-9479

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: : 8/11/2022

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Charles Colby Vifquain

CHARLES COLBY VIFQUAIN

08/10/2022

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

JAC'D, LLC
LC014397898

filed its Articles of Organization with this office on the 10th day of August, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 10th day of August, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 10th day of August, 2022.

Effective Date: August 11, 2022


Secretary of State



PRELIMINARY DEVELOPMENT PLAN CREEKSIDE VILLAGE - 4TH PLAT

A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST GRAIN VALLEY, JACKSON COUNTY, MISSOURI

OWNER/APPLICANT: JAC D, LLC 6603 S. STILLHOUSE ROAD OAK GROVE, MO 64075

PROPERTY DESCRIPTION (OVERALL)

CONTAINING 708,721 SQUARE FEET OR 16.27 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI...

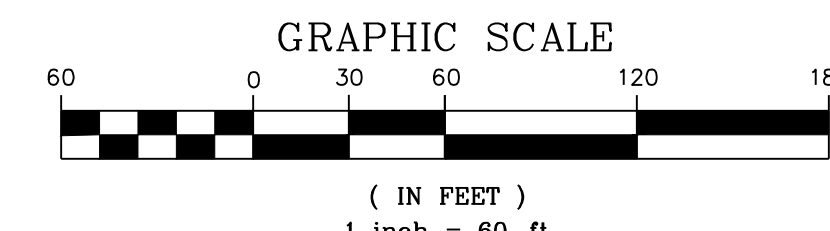
OVERALL DEVELOPMENT INFORMATION

Table with 4 columns: Item, Existing Zoning, Proposed Zoning, and Value. Rows include A. Existing Zoning, B. Total Land Area, C. Gross Land Area, D. Existing Building, E. Height of Building, F. Gross Floor Area, G. Coverage Area, H. Parking, and I. Landscaping.

GENERAL NOTES

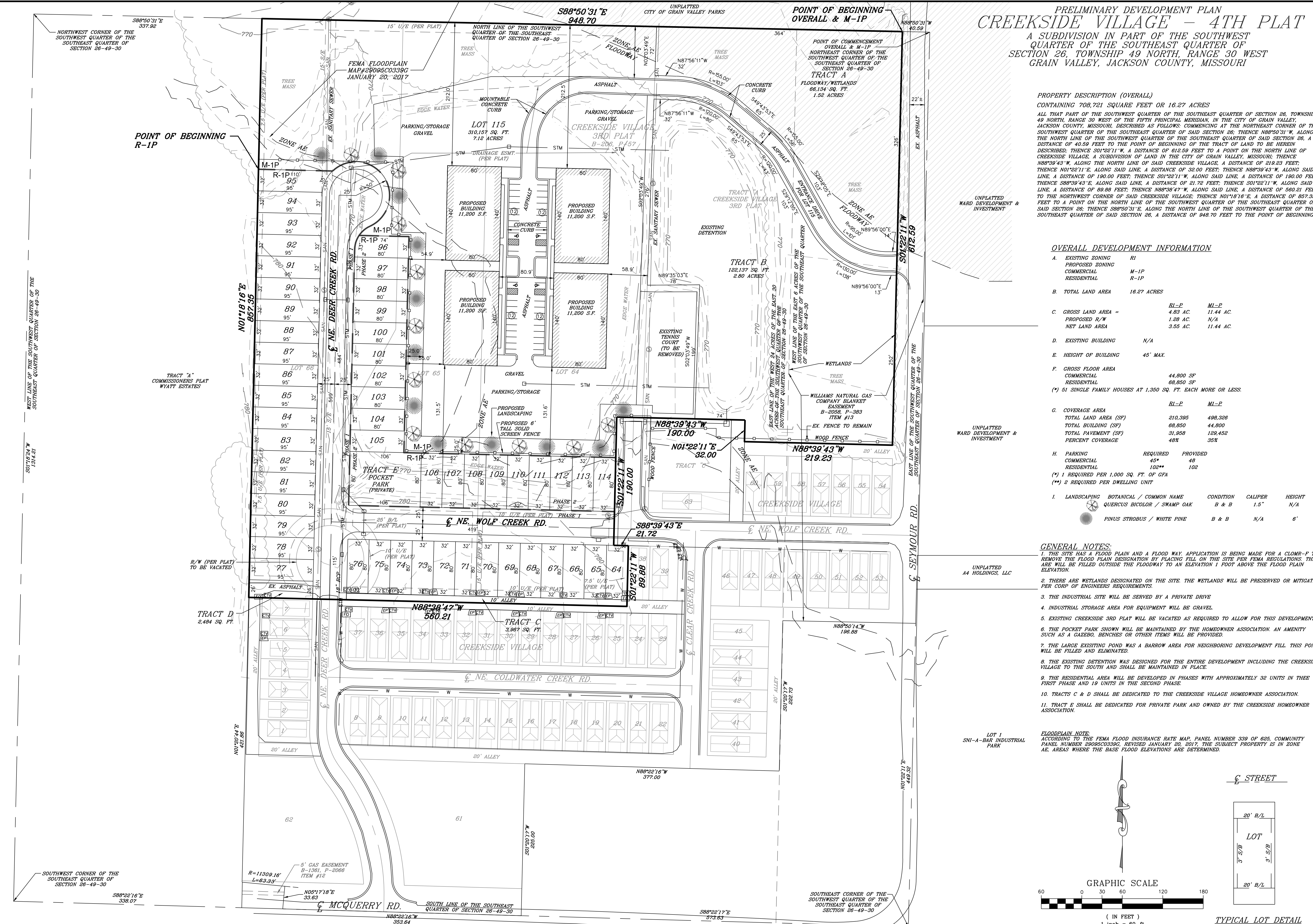
- 1. THE SITE HAS A FLOOD PLAIN AND A FLOOD WAY. APPLICATION IS BEING MADE FOR A CLOMR-F TO REMOVE THE FLOOD PLAIN DESIGNATION... 2. THERE ARE WETLANDS DESIGNATED ON THE SITE... 3. THE INDUSTRIAL SITE WILL BE SERVED BY A PRIVATE DRIVE...

FLOODPLAIN NOTE: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 339 OF 625, COMMUNITY PANEL NUMBER 29085C0339C, REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE AE...



SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS... ROBERT G. YOUNG, 01/08/2023

Project information block including R.L. Buford & Associates, LLC logo, job number J-22350, date 1/19/2023, and 'PRELIMINARY DEVELOPMENT PLAN' for JAC D, LLC.



CREEKSIDE VILLAGE - 4TH PLAT COMPREHENSIVE PLAN/ FUTURE LAND USE AMENDMENT

OWNER/APPLICANT:
JAC D, LLC
6603 S. STILLHOUSE ROAD
OAK GROVE, MO 64075
DAVE SMITH
816-216-8284
dave@landempaving.com

PROPERTY DESCRIPTION (OVERALL)
CONTAINING 708,721 SQUARE FEET OR 16.27 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°50'31"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET TO THE NORTHWEST CORNER OF SAID CREEKSIDE VILLAGE; THENCE N01°18'16"E, A DISTANCE OF 857.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION (M-1P ZONING)
CONTAINING 498,326 SQUARE FEET OR 11.44 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°50'31"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S88°39'43"E, A DISTANCE OF 21.72 FEET; THENCE N01°20'17"E, A DISTANCE OF 320.00 FEET; THENCE N88°39'52"W, A DISTANCE OF 73.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N33°59'18"E AND A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE NORTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE N88°38'47"W, A DISTANCE OF 109.88 FEET; THENCE N01°18'16"E, A DISTANCE OF 223.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION (R-1P ZONING)
CONTAINING 210,395 SQUARE FEET OR 4.83 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 337.92 FEET; THENCE S01°18'16"W, A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S88°38'47"E, A DISTANCE OF 109.88 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N46°34'34"E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE SOUTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE S88°39'52"E, A DISTANCE OF 73.84 FEET; THENCE S01°20'17"W, A DISTANCE OF 320.00 FEET; THENCE S88°39'43"E, A DISTANCE OF 313.91 FEET TO A POINT ON THE NORTHERLY LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET; THENCE N01°18'16"E, A DISTANCE OF 634.23 FEET TO THE POINT OF BEGINNING.

LAND USE CATEGORY:
RECREATION/
OPEN SPACE

UNPLATTED
WARD DEVELOPMENT &
INVESTMENT

UNPLATTED
WARD DEVELOPMENT &
INVESTMENT

UNPLATTED
A4 HOLDINGS, LLC

LOT 1
SNI-A-BAR INDUSTRIAL
PARK

EXISTING LAND USE CATEGORY:
SINGLE FAMILY

REQUESTED LAND USE CATEGORY:
BUSINESS PARK

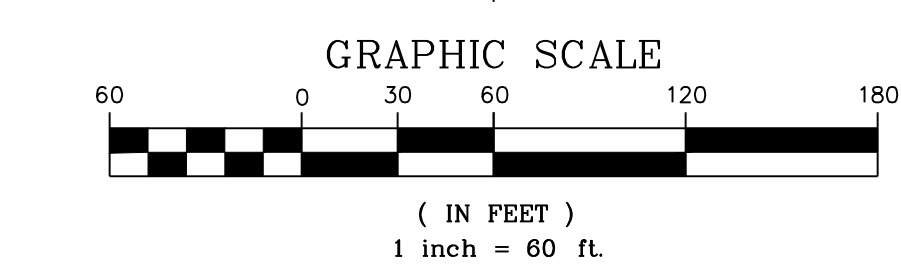
LAND USE CATEGORY:
SINGLE FAMILY

LAND USE CATEGORY:
MIXED USE

TRACT "A"
COMMISSIONERS PLAT
WYATT ESTATES

TRACT D
2,484 SQ. FT.

6" GAS EASEMENT
9-1381, P-2066
ITEM #12



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF SURVEYS, AND THE MISSOURI SURVEYORS AND LANDSCAPE ARCHITECTS BOARD. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
Robert G. Young
ROBERT G. YOUNG, SLS-200700089
DATE: 01/08/2023

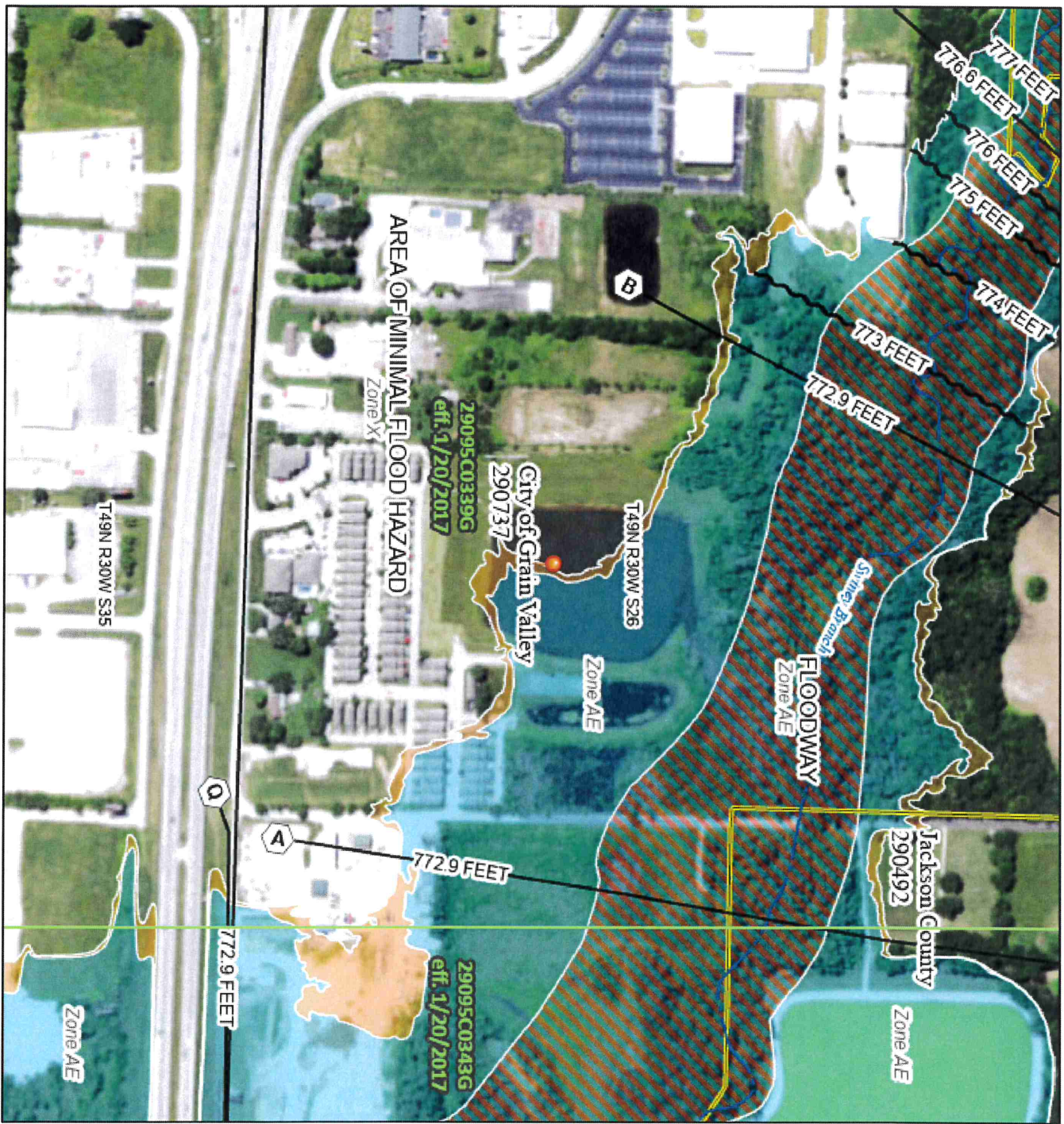
R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC, MO. CERT. OF AUTHORITY: 015-200700089
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
FOR JAC D, LLC
SEC.-TWP.-RGE. COUNTY JOB NO.
26-49-30 CLINTON J-2250
DATE: 1/8/2023 FIELD BOOK
DRAWN BY: J.K.R.
FUTURE LAND USE AMENDMENT

COPYRIGHT 2022, R.L. BUFORD & ASSOCIATES, LLC

National Flood Hazard Layer FIRMette



94°11'46"W, 39°13'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery. Data refreshed October, 2020
 94°11'8"W, 39°1'9"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- No Screen
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/19/2023 at 3:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FIRMette effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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**BOA STAFF REPORT – AMENDMENT TO COMPREHENSIVE PLAN
FUTURE LAND USE MAP
CREEKSIDE VILLAGE 4th PLAT
MARCH 13, 2023**

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 from Single Family to Business Park (Industrial) on 11.44 acres. The applicant is Steven Warger. Mr. Warger is representing the property owner, JAC’D, LLC (Colby Vifquain). Mr. Vifquain owns ICON, a grading and construction company that specializes in excavation and land clearing services. ICON is a Grain Valley Business with offices on Harris Street. Tandem Paving is owned by David Smith and is located in Blue Springs. ICON and Tandem Paving have discussed relocating their businesses to this location if this request and the rezoning and development plan are approved.

BACKGROUND:

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.

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, commercial/retail, mixed use, and business park.

The Preferred Land Use Plan illustrates the approximate 12 acres referenced in the application as Single Family. This land use designation would comprise primarily with the zoning classification of District R-1 (Single Family Residential).

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:



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

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

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

ANAYLSIS:

The proposed future land use map amendment illustrates the approximate 12 acres to be Business Park. JAC'D intends to develop the property as an industrial development. An application has also been filed to change the zoning of the property from R-1 (Single Family) to M-1P (Light Industrial – Planned Overlay District). The intent of the overlay district is to have an approved development plan that could guild the construction of four industrial structures that adequately proves off-street parking, landscaping and screening from the single-family residences to the south.

Regarding the four factors above, Staff finds the following:

- 1) Since the adoption of the Comprehensive Plan, the Federal Emergency Management Agency (FEMA) has studied this area and issued new FEMA maps in 2017. In the general area of the proposed map amendment, there is an area designated as Floodway which discourages any development within its boundaries. Another area shown is the 100-year flood area or floodway fringe, which permits development as long as the lowest basement floor elevation is one foot above the base flood elevation. Local governments frown on single family development occurring in this area but are encouraged when private investment in retail/office/industrial buildings are proposed.
- 2) The goals and policies of the types of businesses in the Business Park are to create jobs and provide an additional base of property and sales tax revenue. The proposed map amendment to Business Park promotes these goals and policies more than single family residential in the Comprehensive Plan.



**Page 3, Staff Report
Comprehensive Plan Future Land Use Map Amendment**

- 3) The property owner's development plan illustrates a private asphalt driveway to serve the four commercial buildings. The property owner will also install sanitary sewer and water extensions to serve this property and adjoining proposed lots. The property owner will construct the necessary stormwater management facilities, gas, communication, and electric service extensions required to serve the site.
- 4) This site has not been developed since the original Creekside Village was platted and constructed in 2007. The benefits outweigh the costs for the city since there will be revenue from property taxes and job creation whereas the new infrastructure will be installed by the developer and there should be little maintenance for several years. Other City services to be provided are snow removal and police protection.

PUBLIC INFORMATION AND PROCESS:

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

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission held a public hearing on February 8, 2023. The Commission voted unanimously to recommend approval to the BOA.

STAFF RECOMMENDATION:

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

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

MEETING DATE	3/13/2023	
BILL NUMBER	B23-10	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 4.83 ACRES FROM DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-1P (SINGLE FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND CHANGE THE ZONING ON APPROXIMATELY 11.44 ACRES FROM DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DISTRICT M-1P (LIGHT INDUSTRIAL -PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAGE 4th PLAT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	MARK TROSEN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial buildings each containing 11,200 square feet.	
BACKGROUND	The Preferred Land Use Map in the City’s Comprehensive Plan illustrates this area to be Single Family. The applicant has also filed an application to amend the future land use map to designate the area to be M-1P to be Business Park so that it is consistent with the proposed Creekside Village 4 th Plat preliminary development plan.	
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, February 8, 2023. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Creekside Village 4 th Plat.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Rezoning Exhibit, Preliminary Development Plan, Staff Report, Aerial Map

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B23-10

ORDINANCE NO.
SECOND READING
FIRST READING

March 13, 2023 (6-0)

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 4.83 ACRES FROM DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-1P (SINGLE FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND CHANGING THE ZONING ON APPROXIMATELY 11.44 ACRES FROM DISTRICT R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO M-1P (LIGHT INDUSTRIAL - PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAGE 4th PLAT

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

WHEREAS, a public hearing was held on February 8, 2023 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-1P (Single Family Residential District – Planned Overlay District) on approximately 4.83 acres and zoning change to M-1P (Light Industrial District – Planned Overlay District) on approximately 11.44 acres and approval of the Preliminary Development Plan for the Creekside Village 4th Plat; 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 March 13, 2023; 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-1P (Single Family Residential District – Planned Overlay District):

Legal Description: ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50’31”E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 337.92 FEET; THENCE S01°18’16”W, A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S88°38’47”E, A DISTANCE OF

109.88 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N46°34'34"E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE SOUTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE S88°39'52"E, A DISTANCE OF 73.84 FEET; THENCE S01°20'17"W, A DISTANCE OF 320.00 FEET; THENCE S88°39'43"E, A DISTANCE OF 313.91 FEET TO A POINT ON THE NORTHERLY LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 130.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET; THENCE N01°18'16"E, A DISTANCE OF 634.23 FEET TO THE POINT OF BEGINNING.

SECTION 2: The zoning for the property generally described below is hereby established as M-1P (Light Industrial District – Planned Overlay District):

Legal Description: ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°39'43"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 60.00 FEET; THENCE N88°39'43"W, A DISTANCE OF 313.91 FEET; THENCE N01°20'17"E, A DISTANCE OF 320.00 FEET; THENCE N88°39'52"W, A DISTANCE OF 73.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N33°59'18"E AND A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE NORTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE N88°38'47"W, A DISTANCE OF 109.88 FEET; THENCE N01°18'16"E, A DISTANCE OF 223.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING.

SECTION 3: The Board of Aldermen approves the preliminary development plan for the Creekside Village 4th Plat.

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 _____, 2023, 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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**BOA STAFF REPORT – REZONING AND PRELIMINARY DEVELOPMENT PLAN
CREEKSIDE VILLAGE 4th PLAT
MARCH 13, 2023**

ACTION: JAC'D LLC is requesting a change of zoning on approximately 4.83 acres from District R-1 (Single Family Residential) to District R-1p (Single Family Residential District – Planned Overlay District) and change of zoning on approximately 11.44 acres from District R-1 (Single Family Residential) to District M-1p (light Industrial) District and approval of the preliminary development plan/plat for Creekside Village 4th Plat. JAC'D, LLC is Colby Vifquain. Mr. Vifquain owns ICON, a grading and construction company that specializes in excavation and land clearing services. ICON is a Grain Valley Business with offices on Harris Street. Tandem Paving is owned by David Smith and is in Blue Springs. ICON and Tandem Paving have discussed relocating their businesses to this location if this request and comprehensive Plan future land use map amendment is approved.

The development site is generally located less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates the area requesting the change of zoning to District M-1p as Single Family residential. The proposed requested zoning to District R-1p is shown as Single Family. The property owner has also filed an application for a Comprehensive Plan Future Land Use Map Amendment to change the are requesting the zoning to District M-1p to the land use category, Business Park.

BACKGROUND: Creekside Village to the south was platted in 2007 and zoned R-1p (Single Family Residential District-Planned Overlay District). The average dimension of the single family lots in this Creekside Village plat are 32 feet wide and 76 feet deep or 2,432 square feet. This plat also included private alley so that lots could access rear entry garages. The private alleys are the responsibility of the Creekside Homeowner Association.

Creekside Village 3rd Plat was recorded on October 12, 2022. This plat created three lots and tract A. The area of the 3rd Plat encompasses the proposed Creekside Village 4th Plat that will contain the proposed 51 single family lots and the one light industrial lot containing four buildings. Once Creekside Village 4th Plat is recorded, then Creekside Village 3rd Plat will be vacated.

PURPOSE: The applicant has filed an application that maintains the underlying zoning of R-1 (Single Family Residential) and M-1 (Light Industrial) but proposes an overlay zoning to a District "P". A Planned Overlay District shall be for the purpose of permitting and regulating the

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STAFF REPORT, CREEKSIDE VILLAGE 4th PLAT

zoning districts in the zoning regulations such as District R-1 (Single Family Residential) and M-1 (Light Industrial) 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.

ANALYSIS: The following are observations regarding the preliminary development plan for Creekside Village 4th Plat:

R-1P Single Family Residential – Planned Overlay District

- 1) The development will consist of 51 single family lots. The dimensions of the lot are 32 feet wide and 80 feet deep and 2,560 square feet. In District R-1, the minimum lot width is 65 feet, the minimum lot depth is 100 feet, and the minimum lot area is 7,000 square feet. The applicant is requesting flexibility in yard requirements.
- 2) The applicant is requesting variation in setback requirements. In District R-1, the front yard setback requirement is 25 feet, the rear yard setback is 30 feet, and the side yard setback is 8 feet. The applicant is requesting that the front and rear yard setbacks be 20 feet and the side yard setbacks be 3 feet.
- 3) The single-family houses will be 1,350 square feet more or less.
- 4) The development proposes the extension of NE Wolf Creek Road and NE Deer Creek Road to city standards to provide access to the proposed new lots. The development does not propose alleys.
- 5) The residential area will be developed in phases will approximately 32 units in phase one and 19 units in phase two.
- 6) The private pocket park will be maintained by the Homeowners Association and may include an amenity such as a gazebo or benches.

M-1 Light Industrial – Planned Overlay District

- 1) The site has a floodplain and floodway designation. An application is being made for a CLOMR-F (Conditional Letter of Map Revision -Fill) to remove the floodplain designation by placing fill on the site per FEMA regulations. The area will be filled outside the floodway to an elevation 1 foot above the base floodplain elevation.
- 2) The large existing pond was a borrow area for neighboring development fill. This pond will be filled and eliminated.
- 3) The existing detention was designed for the entire development including the Creekside Village to the south and will be maintained in place.

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STAFF REPORT, CREEKSIDE VILLAGE 4th PLAT

- 4) There are wetlands designated on the site. The wetlands will be preserved or mitigated per Corp of Engineers requirements.
- 5) The development will consist of four buildings. Each building will be 11,200 square feet.
- 6) An asphalt driveway will provide access to the buildings from Seymour Road.
- 7) The ordinance requires the Planned District to be permanently screened from adjoining properties zoned for residential use by a wall, fence, or other suitable enclosure at least six (6) feet in height. The area adjacent to such a wall or fence shall be planted with trees and shrubs to form an ornamental screen and trees and shrubs shall be maintained by the property owner. The preliminary development plan illustrates a six-foot-tall solid screen fence with alternating white pine and swamp oak along the boundary with the proposed R-1p zoned area.

STAFF RECOMMENDATION: The change of zoning to District R-1p and proposed development plan of single-family residential development would be compatible and very similar to the development of Creekside Village to the south.

The change of zoning to M-1p and proposed development plan would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.

PLANNING AND ZONING COMMISSION: The Commission held a public hearing on February 8, 2023. The Commission unanimously recommends approval to the BOA.

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Reports*

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**Annual Report for Grain Valley's
Stormwater Management Program
MoDNR MS4 Permit Compliance**

Prepared for the Mayor and Board of Aldermen – March 27, 2023

By: City Engineer Richard Tuttle, P.E.

1. Major Control Measure 1-Public Education and Outreach
 - Erosion Control checks were completed weekly and contractors were provided instruction on proper methods of control methods and consequences for failure to comply.
 - Discussions were held with HOA Board members about proper maintenance of stormwater treatment areas.
 - The City's website received 48 hits on the stormwater page.
 - The annual City wide cleanup event had 45 pickups for seniors and 183 cars during the drop off resulting 7 dumpsters filled with trash and 2 dumpsters with metal recycling.
 - City participation in the MARC Household Hazardous Waste collection resulted in 150 Grain Valley residents and 20,000 pounds of waste collected.
 - City staff conducted dry weather screenings at 36 outfalls looking for illicit discharges of pollutants. No pollutants were found.
 - The dry weather screening included several HOA owned and maintained stormwater treatment areas. No citations were issued.
 - The annual Public Works event was well attended with an estimate of 140 residents attending. Papa Murphys donated 56 pizzas for the event. Public Works Equipment and stormwater dos and don'ts were displayed with information provided to the public about stormwater pollution.

2. Major Control Measure 2-Public Involvement and Participation
 - In addition to the events discussed above in MCM1, the City's Revised Stormwater Management Plan was presented to the BOA during a public Hearing and put on the City's website for comment. No comments were received.
 - The City's webpage and Facebook site are monitored for comments or concerns about the City's stormwater management. None were received during 2022.
 - Telephone calls and in person inquires were received, investigated and solved.
 - Rosewood Hills HOA held a BMP clean up with 10 residents attending.

3. Major Control Measure 3-Best Management Practices (BMPs)
 - The City’s stormwater mapping was updated to add new facilities and stormwater outlets.
 - Section 705 of the Code of Ordinances was modified to provide ways to deal with illicit discharges.
 - A standard operating procedure and check list were developed to find and track illicit discharges. No illicit discharges were detected during 2022.
 - During 2022 36 outlets were screened during dry weather to check for illicit discharges and proper maintenance. 10 of the dry weather screenings were conducted in industrial and commercial areas of the City.

4. Major Control Measure 4-Construction Site Runoff Control
 - Existing Sections 405, 501 and 705 of the Code of Ordinances were modified to provide better definitions for erosion control, duties of HOAs, contractors and property owners. These sections now also provide enforcement and a method for the City to correct.
 - City staff conducted weekly erosion control inspections of all construction sites. An average of 150 inspections were conducted weekly.
 - All plans for new developments were reviewed for proper BMPs and erosion control during construction.
 - All erosion control complaints were resolved within 48 hours.
 - Erosion control inspections resulted in 40 warnings issued and 12 sites were shut down until they were brought into compliance.

5. Major Control Measure 5-Post Construction Stormwater Management for Development and Re-Development
 - Sections 405 and 501 of the Code of Ordinances were amended to provide the requirements for maintenance of private stormwater systems and the ability of the City to correct if the owner does not correct.
 - Privately owned BMPs were identified using the Jackson County Parcel Viewer and 15 were inspected as part of the annual dry weather screening. All BMPs were in compliance.

6. Major Control Method 6-Pollution Prevention/Good House Keeping Measures for Municipal Operations
 - During weekly staff meetings at Public Works on April 27th, June 8th, July 27th and December 14th storm water and erosion control were discussed and proper procedures emphasized.

- Near the first of each month PW staff conducted checks of all facilities. No waste was noted during these inspections, however, procedures are in place to handle in case a spill or pollutants are discovered.
- All City vehicles are washed off-site and any hazardous waste is stored in a covered area and disposed of by contract or at the annual household hazardous waste event.

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