

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

NOVEMBER 28, 2016

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

- Deputy City Clerk Khalilah Holland

ITEM III: INVOCATION

- Wayne Geiger of First Baptist Church of Grain Valley

ITEM IV: PLEDGE OF ALLEGIANCE

- Alderman Yolanda West

ITEM V: APPROVAL OF AGENDA

- City Administrator Ryan Hunt

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

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

ITEM VIII: CONSENT AGENDA

- May 11, 2016 – Board of Zoning Adjustment Meeting Minutes
- October 2016 – Court Report
- October 12, 2016 – Planning & Zoning Meeting Minutes
- October 18, 2016 – Park Board Meeting Minutes
- October 19, 2016 – Board of Aldermen Special Meeting Minutes
- October 24, 2016 – Board of Aldermen Regular Meeting Minutes
- November 2, 2016 – Board of Aldermen Special Meeting Minutes
- November 14, 2016 – Board of Aldermen Regular Meeting Minutes
- November 28, 2016 – Accounts Payable



ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

ITEM XIII (A) **An Ordinance Amending Section 415 of the Grain Valley Code of Ordinances to Comply with the Latest Federal Emergency Management Agency (FEMA) Requirements for Floodplain Management**
B16-23
2ND READ
Introduced by
Alderman
Arnold

To update the City of Grain Valley Code of Ordinances with the updated FEMA maps

ITEM XIII (B) **An Ordinance Approving the 2017 Fiscal Year Budget, Comprehensive Fee Schedule and Compensation Plan of the City of Grain Valley, Missouri**
B16-24
2ND READ
Introduced by
Alderman
West

To adopt the balanced budget, comprehensive fee schedule, and compensation plan for the 2017 Fiscal Year for the City of Grain Valley, Missouri

ITEM XIII (C) **An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 4, 2017**
B16-25
2ND READ
Introduced by
Alderman
Arnold

To give notice of the annual City of Grain Valley, Missouri General Municipal Election

ITEM XIII (D) **An Ordinance Approving the Final Plat of Harmony Meadows**
B16-26
1ST READ
Introduced by
Alderman
Johnston

To gain final plat approval for Harmony Meadows



ITEM XIV: RESOLUTIONS

ITEM XIV (A) **A Resolution by the Board of Aldermen of the City of Grain Valley Approving a Memorandum of Understanding with the Grain Valley Park Board**

R16-46
Introduced by
Alderman
Palecek

To state the statutory authority that the Grain Valley Park Board has and identify the roles and responsibilities of the Park Board moving forward as it pertains to designated park land and the funding sources for such

ITEM XIV (B) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement with Foley Company, LLC for Heating, Ventilation and Air Conditioning (HVAC) and Mechanical Services**

R16-47
Introduced by
Alderman
Arnold

To approve the contract with Foley Company, LLC to provide HVAC and mechanical services on City owned buildings and equipment

ITEM XIV (C) **A Resolution Authorizing the City Administrator to Enter Into an Agreement with Engineered Systems, Inc. for Pump Upgrades to the Tyer Road Booster Station**

R16-48
Introduced by
Alderman
Coleman

To provide higher pumping capacity at the Tyer Road Station

ITEM XIV (D) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the Allocation of One (1) 2016 Fiscal Year Meeting Salary from each Elected Official, Totaling \$375, as a Donation Toward the Senior Holiday Gift Basket Program**

R16-49
Introduced by
Alderman
Headley

To provide assistance toward the Grain Valley Senior Holiday Gift Basket Program

ITEM XV: CITY ATTORNEY REPORT

- City Attorney Jim Cook

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
- Community Development Director Ken Murphy
- Finance Director Cathy Bowden
- Deputy City Clerk Khalilah Holland
- Parks & Recreation Director Shannon Davies
- Chief of Police David Starbuck



ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
- Alderman Jeff Coleman
- Alderman Bob Headley
- Alderman Chuck Johnston
- Alderman Valerie Palecek
- Alderman Yolanda West

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
- 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 CITY OF GRAIN VALLEY BOARD OF ALDERMEN WILL TAKE PLACE DECEMBER 12, 2016 AS A SPECIAL MEETING AT 6:30 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF GRAIN VALLEY CITY HALL

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816.847.6211 AT LEAST 48 HOURS BEFORE THE MEETING

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS

UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING
816.847.6211



Consent

Agenda

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Grain Valley Community Development
711 Main St
Grain Valley, Missouri 64029
816.847.6220
Fax: 816.847.6206
www.cityofgrainvalley.org

**CITY OF GRAIN VALLEY
BOARD OF ZONING ADJUSTMENT
Wednesday, May 11, 2016
Grain Valley Community Center – 713 Main St
6:00 P.M.**

MINUTES

1) Call to Order

Meeting was called to order at 6:00 pm

2) Roll Call:

Board Chair: Steve Shatto - Present

Board Member: Joe Panza - Present

Board Member: Mark Clark - Present

Board Member: Lynne Berend - Present

Board Member: Mike Coon - Present

3) Approval of Minutes

- September 8, 2015

Motion to approve the minutes as written by Mark Clark; motion seconded by Lynne Berend. Motion passed 5-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – aye, M. Coon - aye.

4) Agenda Items

A. Case V16-001: Submitted by Nicholas Miller, a request for variance to size restrictions for a proposed accessory structure located at 907 S. Minter Road, Grain Valley, MO. The property is zoned R-1 single-family residential.

Staff gave the Board an overview of the request before them. The applicant, Nicholas Miller has applied for a permit to build a 2400 sq. ft. accessory structure on his property at 907 S. Minter Road. The Municipal Code of the City of Grain Valley states that no detached garage or accessory building may exceed 1000 sq. ft. Mr. Miller's property is approximately 1.6 acres which is considerably larger than most single-family lots in Grain Valley. The lot is also surrounded by other large lots relative to the typical residential lot. The proposed building is a typical metal building.

Mark Clark asked the applicant what he was planning on using the building for. Mr. Miller stated that he was going to use it to store his classic cars and big truck. Mark Clark also asked if Mr. Miller had talked to his neighbors. He stated that he had and nobody seemed to have an issue. Staff noted that notice was sent to all neighbors within 185 feet and they hadn't received any feedback from the neighbors.

Motion:

Mike Coon motioned to approve variance; motion seconded by Mark Clark. Motion passed 5-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – aye, M. Coon - aye.

5) New Business

Staff told the Board that the Eastern Jackson County Yard Waste Facility was going to be opening back up and run through the end of November.

6) Adjournment

Motion:

Mark Clarke motioned to adjourn, motion seconded by Lynne Berend. Motion passed 5-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – aye, M. Coon - aye.

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity

I. COURT INFORMATION		Contact information same as last report ☐	
Municipality: GRAIN VALLEY		Reporting Period: October, 2016	
Mailing Address: 711 MAIN		Software Vendor: Tyler Technologies	
Physical Address: 711 MAIN		County JACKSON	Circuit: 16
Telephone Number: (816) 847-6240		Fax Number: (816) 847-6209	
Prepared By: Kari Boardman	E-mail Address kboardman@cityofgrainvalley.org iNotes ☐		
Municipal Judge(s): JOHN JACK		Prosecuting Attorney: JAMES COOK	

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month	165	647	205
B. Cases (citations / informations) filed	28	58	19
C. Cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	16	10	19
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	0	21	0
6. dismissed by court	4	13	15
7. nolle prosequi	0	0	0
8. certified for jury trial(not heard in the Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	20	44	34
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	173	661	190
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)	IV. PARKING TICKETS
1. # Issued during reporting period	28
2. # Served/withdrawn during reporting period	19
3. # Outstanding at end of reporting period	322
☐ Court staff does not process parking tickets	

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110

OSCA Help Desk: 1-888-541-4894

Fax: 573-526-0338

E-mail: MunicipalDivision.Reports@courts.mo.gov

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: October, 2016
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V. DISBURSEMENTS			
Excess Revenue (minor traffic violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 3,026.00	O/R CVC Paid to City	\$ 20.35
Clerk Fee - Excess Revenue	\$ 288.00		\$
Crime Victims Compensation (CVG) Fund surcharge - Paid to City/Excess Revenue	\$ 8.88		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 3,322.88		\$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			\$
Fines - Other	\$ 5,185.45		\$
Clerk Fee - Other	\$ 653.37		\$
Judicial education Fund (JEF) ☒ Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 82.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to state	\$ 584.66		\$
Law Enforcement Training (LET) Fund surcharge	\$ 156.63		\$
Domestic Violence Shelter surcharge	\$ 304.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 0.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 228.16		\$
Restitution	\$ 1,180.81		\$
Parking ticket revenue (including penalties)	\$ 0.00		\$
Bond forfeitures (paid to city) - Other	\$ 0.00		\$
Total Other Revenue	\$ 8,375.08		\$
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		Total Other Disbursements	\$ 731.85
INCARCERATION REIMBURSEMENT	\$ 309.50	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$ 12,429.81
OFFICER REIMBURSEMENT DWI	\$ 244.00	Bond Refunds	\$ 3,544.00
EQUIPMENT REIMB DWI	\$ 158.00	Total Disbursements	\$ 15,973.81

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

10/12/2016
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session October 12, 2016, at 7:00 p.m. in the Wynonna Burgess Room in the Grain Valley Community Center
- The meeting was called to order by Kevin Browning

ITEM II: ROLL CALL

- *Present: James Pycior*
- *Present: Kevin Browning*
- *Present: Bob Dimmitt*
- *Present: Elijah Greene*
- *Present: Debbie Saffell*
- *Absent: Haydn Ambrose*
- *Present: Craig Shelton*
- *Present: Dale Arnold*
- ***There was a quorum present***

ITEM III: APPROVAL OF MINUTES

- James Pycior motioned to approve the minutes from the September 21, 2016 regular meeting; the motion was seconded by Elijah Greene; Commission approved 6-0.

ITEM IV: CITIZEN PARTICIPATION

- None

ITEM V: PUBLIC HEARING

- None

ITEM VI: ACTION ITEMS

- Appointment of Planning & Zoning Commission Chairman
 - Ken Murphy stated that the Commission needed to appoint a chairman because of Mike Reneau's resignation. Mr. Murphy asked if anyone wanted to be considered for the position. James Pycior stated that he would like to be considered. Debbie Saffell then stated that she would like to be considered. Mr. Murphy passed out cards for the Commissioners to place their votes. The vote was tied 3-3.
 - Debbie Saffell motioned to move the appointment process to after the final plat;

Commissioners Present	Commissioners Absent	Staff Officials Present
Dale Arnold Craig Shelton Elijah Greene Kevin Browning Bob Dimmitt Debbie Saffell	Haydn Ambrose	Community Development Director - Ken Murphy



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

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the motion was seconded by Elijah Greene; Commission approved 6-0.

- Site Plan Approval – Grain Valley Marketplace – Lot &
 - Ken Murphy gave an overview of the preliminary plat request. He stated that any new building in the Downtown Overlay District must receive site plan approval prior to construction. He also stated that the lot had been previously approved as part of the entire Grain Valley Marketplace site plan but Star Development is now proposing a larger building with a different orientation than what was originally approved.
 - Debbie Saffell questioned whether a fire truck could turn into the eastern access point off of McQuerry. Dale Arnold stated that he didn't think it would be a problem. Art Akin (project engineer) stated that it was designed with the standard radius which is acceptable.
 - Craig Shelton asked if a traffic signal was going to be added at Sunny Lane & McQuerry. Mr. Murphy stated that it was not being required. Mr. Shelton stated that he had concerns about being able to get around with the Price Chopper going in.
 - James Pycior motioned to approve the site plan for Grain Valley Marketplace – Lot 7; the motion was seconded by Elijah Greene; Commission approved 6-0.
- Final Plat – Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat
 - Ken Murphy gave an overview of the final plat request. He stated that the area was originally platted as Sni-A-Bar Crossing at Sni-A-Bar Farms 3rd Plat and consisted of twelve lots that were estate size. This proposal will create eighteen lots and will decrease the lot widths to approximately seventy feet which is allowed by code.
 - Elijah Greene asked if the infrastructure was in place. Mr. Murphy stated that it was.
 - James Pycior motioned to approve the final plat of Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat; the motion was seconded by Elijah Greene; Commission approved 6-0.
- Appointment of Planning & Zoning Commission Chairman
 - Ken Murphy asked if any of the commissioners would change their vote if a re-vote occurred. The commissioners stated that they would not. The question of moving the vote to the next meeting was brought up. Mr. Murphy stated that at the September meeting, a motion was made to move it to the October meeting with the understanding that a final decision would be made. Because of the tie, the commission and the two members running for the position agreed to a coin

Commissioners Present	Commissioners Absent	Staff Officials Present
Dale Arnold Craig Shelton Elijah Greene Kevin Browning Bob Dimmitt Debbie Saffell	Haydn Ambrose	Community Development Director - Ken Murphy



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

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flip to determine the Chairman. Debbie Saffell was the winner and was named the Chairman of the Planning & Zoning Commission.

ITEM VII: PREVIOUS BUSINESS

- None

ITEM VIII: NEW BUSINESS

- Trail or Treat
 - Mr. Murphy reminded the commission that the 4th annual Trail or Treat event would be held on October 28th at 6:30 at Butterfly Trail.
- Community Shred-It and Pill Drop Off
 - Mr. Murphy stated that there will be a prescription pill drop off and paper shredding event in the City Hall parking lot on October 22nd.

ITEM IX: ADJOURNMENT

- There being no further business, James Pycior motioned to adjourn the October 12, 2016 Planning Commission Meeting; seconded by Debbie Saffell; Commission approved 6-0.

-The Regular Meeting Adjourned at 7:45 p.m.-

Commissioners Present	Commissioners Absent	Staff Officials Present
Dale Arnold Craig Shelton Elijah Greene Kevin Browning Bob Dimmitt Debbie Saffell	Haydn Ambrose	Community Development Director - Ken Murphy

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GRAIN VALLEY PARK BOARD
MINUTES
October 18, 2016

Meeting called to order at 7:02pm by President Jared English.

ROLL CALL:

PRESENT: Jared English (President), John Savala (Vice President), Don Caslavka, Pam Coon, Derek Bell, Terry Hill, Shannon Davies (Director)

ABSENT: Brad Welle (Secretary), Norm Combs (Treasurer), Nathan Hays, Alderman Valerie Palecek

CONSENT AGENDA:

- a. APPROVAL OF MINUTES: Motion by Don Caslavka, seconded by John Savala, to approve minutes of our regular meeting on September 20, 2016. Motion carried.

TREASURER'S REPORT:

- a. REVIEW OF ACCOUNTS PAYABLE/EXPENDITURES/REVENUES: Shannon highlighted and explained the more notable expenditures in the summary report.
 - i. Derek Bell asked where the surplus funds go at the end of the budget year. Shannon Davies stated that they go to the park and recreation fund balance/reserves.

CITIZEN COMMENTS: none

COMMITTEE REPORTS:

- a. **Veteran's Tribute – Jared English**

Jared stated that a benefactor had donated \$5,000 towards the project. There has been enough money raised to complete Phase I of the tribute. Pathways of Honor plans on having a booth at the upcoming Trail or Treat event.

OLD BUSINESS:

- a. **Park Board Roles & Authority/Memorandum of Understanding (MOU) – Group Discussion**
 - i. Jared English provided the board with a proposed draft of the MOU. The MOU was split into six separate sections that covered Purpose, Scope, Roles & Responsibilities, Funding, Administration, and Communication. The board discussed each of these areas.

Motion to approve the MOU as written and present to the Board of Aldermen by Derek Bell, seconded by Pam coon.

Shannon Davies will present this draft for feedback to the Board of Aldermen at their first meeting in November and then report back to the board.

b. 2016 Trails Project – Group Discussion

- i. At the October 10th Board of Aldermen meeting, the BOA approved the resolution to enter into a supplemental agreement with Bartlett & West to begin design on the Dillingham Trail. The City is still waiting for signed copies of the contract from B&W. Shannon Davies and City Engineer Rick Arroyo have a meeting scheduled for October 25th with B&W to set timelines for the design and get the project started. The board requested that we enforce the project deadlines with B&W but to make sure the deadlines are reasonable.

c. 2017 Budget Development – Shannon Davies

- i. Shannon Davies stated that the Board of Aldermen have a budget workshop scheduled for Wednesday, October 19th. Shannon has notified the BOA that Park Board is wanting more involvement in the budgetary planning process and that to expect members of the Park Board present at this workshop.
- ii. Jared English will be present for the workshop and Shannon will reach out to Brad Welle to see if he will be able to attend as well.
- iii. The board asked Shannon to email them a copy of the proposed 2017 budget as several members have been absent at the last two meetings.

d. Park Board Vacancy – Shannon Davies

- i. John Savala will be stepping down from the board after tonight's meeting.
- ii. Shannon Davies confirmed that Bryan Nolte is in fact still interested in serving on the Park Board.
- iii. Don Caslavka motioned to draft a resolution recommending appointment of Bryan Nolte to the Park Board for the November 14th Board of Aldermen meeting, seconded by Derek Bell.

NEW BUSINESS:

NONE

DIRECTOR'S REPORT

a. Operational Updates

- i. Staff are preparing for the 4th Annual Trail or Treat event.

b. City Updates

- i. The City Clerk position is currently vacant and the City is getting ready to post for the position.
- ii. The Board of Aldermen Budget Workshops have been scheduled for October 5th, 19th and November 2nd.
- iii. The City has reserved 2 tables for the Community Prayer Breakfast on November 4th. Two seats have been reserved for park board members. Pam Coon and Terry Hill volunteered to attend the event.

- c. Past Programs/Special Events
 - i. Painting Party
 - ii. Fall Karate
 - iii. Tot Time

- d. Upcoming Programs/Special Events
 - i. Preschool Pumpkins
 - ii. Halloween Candy Scramble
 - iii. 4th Annual Trail or Treat Event
 - iv. Preschool Players (Basketball)

[Flyers were provided]

TOPICS FOR NEXT MEETING:

- a. Park Board MOU
- b. 2016 Trail Project
- c. Grant Funding for Parks
- d. 2017 Budget Development

ADJOURNMENT:

Motion by John Savala, seconded by Terry Hill, to adjourn. Motion carried.
Meeting adjourned at 8:49 pm.

Next regular meeting will be November 15, 2016.

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Special Session

10/19/2016
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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Special Session on October 19, 2016 at 6:38 p.m. in the Council 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: Coleman, Palecek, Johnston, Arnold, West, Headley*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: APPROVAL OF AGENDA

- No Changes

ITEM IV: ORDINANCES

Bill No. B16-21: An Ordinance Repealing Ordinance No. 2394 and Enacting a New Ordinance Finding that the Grain Valley Marketplace Neighborhood Improvement District Improvements Have Been Completed in Accordance with the Approved Plans and Specifications; Apportioning the Final Costs of the Improvements Among the Properties Benefitted by the Improvements; and Assessing the Final Costs of the Improvements as Special Assessments Against the Property Described in the Final Assessment Roll

- City Administrator Ryan Hunt read **Bill No. B16-21** for its first reading by title only
- *Alderman West moved to accept first reading of Bill No. B16-21 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Johnston*
- City Administrator Hunt explained that as the bond counsel and financial advisor were going through the final assessment numbers they identified an error in the square footage of one of the property owners; the error resulted in a change to the assessed value of the property; the assessed values were recalculated and sent to owners for approval; this ordinance is repealing Ordinance No. 2394 and correcting the final costs accordingly
- **Bill No. B16-21** was voted upon with the following voice vote:
 - *Aye: Arnold, Coleman, Headley, Palecek, Johnston, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B16-21 Approved for a Second Reading: 6-0-

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		Deputy City Clerk Khalilah Holland
Alderman Jeff Coleman		Community Development Director
Alderman Bob Headley		Ken Murphy
Alderman Chuck Johnston		Finance Director Cathy Bowden
Alderman Valerie Palecek		Chief of Police David Starbuck
Alderman Yolanda West		Parks & Recreation Director
		Shannon Davies



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- City Administrator Ryan Hunt read **Bill No. B16-21** for its second reading by title only
- *Alderman West moved to accept the second reading of **Bill No. B16-21** making it Ordinance #2395*
- *The Motion was Seconded by Alderman Johnston*
 - No Discussion
- **Bill No. B16-21** was voted upon with the following roll call vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Johnston, West
 - Nay: None
 - Abstain: None

-BILL NO. B16-21 BECAME ORDINANCE #2395: 6-0-

ITEM V: DISCUSSION

- 2017 Fiscal Year Budget
 - Mr. Hunt provided the Aldermen with a copy of his PowerPoint presentation, bond schedule, the 2017 VERP, proposed 2017 comprehensive fee schedule, proposed organizational chart changes
 - Mr. Hunt recapped the responses received regarding the timekeeping management question submitted to the Missouri City Managers Association
 - Parks and Recreation Director Shannon Davies presented the Park budget consisting of 5 divisions – Administration, Parks, Recreation, Community Center, Aquatic
 - The cost of subscriptions and memberships for staff increased
 - The money budgeted for meetings and conferences are for staff to maintain their state certifications; staff does not attend the Parks national conference
 - Money has been budgeted for Wi-Fi access for the Park Superintendent at the Park Maintenance facility
 - \$33,500 has been budgeted for a replacement Pick-up with dump bed
 - P&R requested purchase of a John Deer Commercial 36” and 52” mowers
 - Alderman Johnston stated standing mowers are more safe
 - P&R requested purchase of trailers for the bobcat and mowers
 - P&R requested Air Conditioning units for Armstrong and Monkey Mountain concession stands
 - A/C units will help to extend the life of the equipment in the concession stands
 - Alderman Johnston asked if the cool air would escape the front window; Mr. Davies explained the window is 2/3 plexiglass

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
City Administrator Ryan Hunt
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Special Session

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and the remaining portion is a screened window

- Alderman Coleman asked what is the policy on purchasing supplies locally; Mr. Davies explained if the amount of purchase cost is within 5% supplies are purchased locally; Mr. Davies explained there's a limited variety and bulk items that can't be purchased locally
- Funds have been budgeted for a single vault restroom stall at the Butterfly Trail to replace the porta potty vandalized in the summer of 2016; the waste would be pumped out monthly
 - o Alderman Johnston asked if the location of the restroom facility could be incorporated with the Legacy Plaza memorial
 - Mr. Davies explained the location of the ADA parking makes it the most conducive for the location of the restroom
- The budgeted \$135,000 Dillingham trail project will connect the two largest neighborhoods in the City
- Mr. Davies explained the ballfield maintenance cost has been up over the last few years as the fields have been replaced with aglime
- Mayor Todd requested shading for the first base t-ball dugout at Armstrong Park and that the bleacher seats be replaced
- Mr. Davies will verify the electricity budgeted line item includes the cost to operate the requested A/C units
- Mr. Davies confirmed for Alderman Johnston the concession stand makes a profit
- Summer 2017 is the last year on the 3 year pool maintenance contract; in 2018 the contract will be rebid
- 12-15 pool deck loungers are replaced yearly
- The zero entry pool slide needs repairs and will need to be replaced in 1 to 2 years; the replacement cost will be \$15/20k
- Alderman Headley and Johnston requested Mr. Davies research the possibility of solar panel for the community center
- Mr. Davies summarized the financing sources for the Park Budget: \$25K (General Fund), \$250k (Capital Improvement/C.O.P), \$25K (Transportation), \$40k (Public Health) – Total \$340k
- Alderman Headley asked if Parks & Rec would continue to receive \$250k after the Certificate of Participation bonds were paid off in 2020; Mr. Hunt said he would recommend a more equal split of the funds to continue improvement of all infrastructure
- Alderman Palecek asked when the Dillingham project would be

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
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- complete; Mr. Davies stated construction is scheduled to start in 2017
- Mr. Davies reviewed the proposed 2017 increased fees to the Pool Rental, Shelter Rental, Field Set-Up and Field Lighting (per hour)
 - Mr. Jared English and Dr. Brad Welle attended the budget discussion; Mr. English thanked Mr. Davies for his work with the Board of Aldermen and the Park Board
- City Administrator Ryan Hunt reviewed the City Clerk/Human Resources budget
 - Staff has budgeted for a 12% increase cost to health insurance for 2017
 - Training includes the Building Official certification tests
 - The International Institute of Municipal Clerks annual conference in Montréal, Canada will be removed from the meetings and conferences line item
 - Staff has budgeted \$35K for a human resources outsourcing contract to be split between the general, park, water and transportation funds
 - Annual safety equipment expenditure for AED and fire extinguisher; Alderman Palecek asked if City employees are CPR/AED trained; Mr. Hunt explained employees were trained two years ago and is discussing recertification through CJC
 - Alderman West asked what the cost of benefits are for employee's; Mr. Hunt said it's an average of 36%
 - Finance Director will remove the duplicate cellphone stipend for the Deputy City Clerk in the City Clerk/Human Resources budget as the stipend is included in the Administration budget
 - Alderman West asked if the education reimbursement is for bachelor degree programs; Mr. Hunt said the reimbursement is for police commander training
 - Community Development Director Ken Murphy recapped the IT budget
 - Computer maintenance: server and network migration is ongoing, the virtualization of the G: drive is expected to be complete in 2017, risk management and website security is a priority
 - IT is requesting (2) 48 port switches and (4) 24 port switches under capital equipment
 - 4 desktops and 2 laptops are scheduled to be replaced in 2017
 - Asset management software by Cartegraph is being discontinued; a replacement has been identified that can be integrated with the City website
 - Alderman Johnston asked if the servers were backed up off site; Mr.

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Murphy said the City Hall server is backed up at maintenance; staff is looking at a cloud based backup system for the future

- Mr. Murphy confirmed for Alderman Headley Net Standard hosts a few of the City servers
- Building & Grounds
 - \$25K has been budgeted for Sni-A-Bar improvements; the money allocated will also be used for future public hearings and conceptual designs
- Administration
 - The Administration budget includes the Public Information Officer position and expenses
 - Mr. Hunt's quarterly Rotary dues have been included in membership line items
 - Meetings & Conferences: the winter Missouri City/County Management Association is in Columbia, MO; the International City/County Management Association conference will be held in San Antonio, TX
 - Funds have been allocated under professional services for financial and organization management to assist with Economic Development analysis as projects become available
 - Money has been budgeted for Table/Chairs for the City Administrator's office
 - Mr. Hunt added funds for fuel to support the vehicle use by the administration department
 - \$4k has been allocated for new main street decorations under Christmas light expenses
 - Capital Equipment line item: Mr. Hunt discussed with the Board of Aldermen a lease program for a new vehicle for the City Administrator per the C/A contract
 - The proposed budget includes a lease payment of \$20k per year split between the general and water/sewer funds
 - While researching vehicle options Mr. Hunt was able to negotiate a trade in of his current vehicle for a Chevrolet Silverado crew cab LTZ series for purchase in 2016 for under \$30k
 - The vehicle purchase in 2016 will eliminate the total lease payment of \$60k over 3 years

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Alderman Johnston moved to approve the trade in of the current City Administrator's vehicle and purchase of Chevrolet Silverado crew cab LTZ series truck up to \$30,000

The Motion was Seconded by Alderman West

No Discussion

Motion was voted upon with the following roll call vote:

Aye: Arnold, Coleman, Headley, Palecek, Johnston, West

Nay: None

Abstain: None

-Motion Passed: 6-0-

- The land acquisition purchase payment from the general fund \$42,500 is the 2nd or 4 year payment of \$85k split with Water/Sewer
- Elected Official
 - Meetings and Conferences: Mr. Hunt has budgeted for two tables for the Truman Heartland Community Foundation Gala, Mr. Hunt has budgeted for the annual board retreat; Mr. Hunt will discuss with the Board other ideas for the structure of the retreat
 - Mayor Todd holds staff appreciation lunches twice a year
 - Public Communication line item has increased for the publication of the City View on a quarterly basis
 - Mr. Hunt highlighted the cellphone stipend of the Elected Officials
 - Alderman Johnston did not agree with employees receiving a \$40/month cellphone stipend
 - Alderman Arnold doesn't think it's fair for the City to expect employees to use personal cellphones for City business
 - Mr. Hunt said employees are given the option of a cellphone stipend or a City issued cell phone; the City issued cellphone costs the City approximately \$60 per month
 - Alderman Headley was in favor of the employee being responsible for the damage and upgrade of their own cellphone and sees the cellphone as a mobile desk for the employees
 - Alderman Palecek is personally aware of the amount of

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- calls, emails and texts Sergeant Palecek receives on a daily basis
- After the discussion amongst the Elected Officials, Alderman Johnston stated it appeared he was the only one who thought the stipend was an unnecessary expense
 - o Mr. Hunt stated \$65k is allocated for City Attorney expenses for Attorney's Cook and Geary; the City doesn't have an attorney agreement with Mr. Cook
- Finance
 - o Finance Director Bowden highlighted the Finance department portion of the budget
 - o Ms. Bowden has budgeted for the National Government Finance Officers Association conference in Colorado
 - o The auditor contract will be rebid in 2017
 - o Ms. Bowden is requesting new office chairs for her staff
- Court
 - o Mr. Hunt highlighted \$1,550 is budgeted for overtime for the Deputy Court Clerk
 - o Memberships for the Court Administrator and Deputy Court Clerk to the Missouri Association for Court Administration (MACA) and the Western Association for Court Administration (WACA) are budgeted
 - o The prosecuting attorney budget expense is the same for 2016 and 2017
 - o Prisoner related costs are \$35/day for men and \$40/day for women
- Victim Services
 - o Chief Starbuck said there are no significant deviations in the budget
- Fleet Maintenance
 - o Overall Fleet Maintenance costs have been low; no capital equipment or building purchases are budgeted
 - o Alderman Johnston asked the status of the previously requested lift; Mr. Murphy stated the purchase of the lift was not pursued
- Police
 - o Chief Starbuck stated the actual amount of benefits for police personnel has fluctuated due not being fully staffed over the

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- last year
- Chief Starbuck has increased the amount of training and safety for the Police staff
- GVPD is partnering with Target Time Defense in Blue Springs for firearm training
- Line item 100-20-76510 Cellular Service is missing the detail description of expenses in the proposed budget; staff will provide
- Final payment of the Video/Mobile Data Computer in 2017 is listed under capital equipment
- Patrol sergeant vehicle is being replaced
- Alderman Palecek asked how does the Grain Valley starting salary compare to other local communities; Chief Starbuck stated the salaries are comparable but the Officers are being recruited by the larger city's; Chief Starbuck has started implementing special assignments within the department to give the Officers ownership within the department; Chief stated the pool of candidates within the State and Nationwide are weak and enrollment of candidates in the local police academies are down
- Alderman Palecek asked if there was a need for a specialized team for emergency entry; Chief Starbuck doesn't see a need for a specialized team in Grain Valley
- Animal Control
 - Chief Starbuck reported no major changes to the budget
 - the Animal Control Officer position is close to being filled
- Planning & Engineering
 - Mr. Murphy explained the purchase of the 2018 International Code Council educational is material for the Building Official to begin to become familiar with; the City is currently using the 2012 code standards; the code will be reviewed and adopted as needed in the future
 - Professional and Engineering services are budgeted for but are not necessarily used fully on a yearly basis
 - Postage has decreased overtime with a change in the code enforcement notification process; the department has seen an increase in compliance with the use of door hangers
 - Fuel costs have seen a 25% decrease in fuel expenditures based

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- off of historical trends
 - Alderman West asked if staff had an opportunity to research the asphalt zipper program; Mr. Murphy stated he hadn't had a chance to research the program; the Jackson County asphalt contract has been helpful for keeping the cost of asphalt replacement down
- The Tourism & Health Fund is funded by sales tax
- Economic Development
 - the KCADC membership will be made either through the City or contributed to the EDC for their membership. This is in addition to the contracted amount to the EDC; 2-3 projects are filtered through the KCADC per month
 - EDC contracted amount is \$35k
 - The City has a Chamber fair sponsorship of \$5k
 - Chamber Director James Pycior is requesting an additional \$16k for a GV info phone line and GV info Facebook ran through the Chamber for businesses to advertise on the Facebook page
 - Alderman West recalls a sophisticated software package purchased by the Chamber for communication and advertisement: Mr. Pycior wasn't familiar with the purchase
 - Alderman Johnston asked what hours will the service be available during the day; Mr. Pycior said someone is in the office 10 a.m. to 3 p.m. daily; messages will be returned during office hours and/or calls can be forwarded
 - Alderman Arnold said he would need to think about his support of the expenditure
 - Mr. Hunt asked Mr. Pycior to provide a memo to the Board of Aldermen with the request and details of the investment
 - Mr. Pycior highlighted the Chambers current and future programs: Fireworks stand, Fair, Taste of the World, Business and Health Expo, Jefferson City capital field trip, golf tournament, 5k run; the Chamber wants to provide more for the community in Grain Valley
 - Total Tourism Tax Fund expenditures are \$65k; the fund is \$31k under expenditures; \$31k is budgeted to be transferred from the General Fund
- Public Health Fund
 - Mr. Hunt reduced the amount allocated for Senior Lunches to \$2k based on historical data of what has been spent in the past

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- Funds have been allocated to the Grain Valley Focus organization for the annual December senior baskets
- \$13k has been budgeted for a Emergency Management Contract community program; the funding is for CJC EMA facilitator, training for all coordinators, and tornado siren maintenance and equipment
- \$10k has been budgeted for a Senior/Disabled transportation program; Mr. Davies is taking the lead to work with Phil Hanson with the Truman Heartland Community Foundation to provide a transportation program in Grain Valley
- The Public Health fund has \$40k revenues transferred to Parks and Recreation to balance that budget

ITEM XIII: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for 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
- *Alderman Coleman moved to close the Regular Meeting for items related to Section 610.021(13), RSMo 1998, As Amended.*
- *The motion was seconded by Alderman Headley*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 10:09 PM

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Johnston*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		Deputy City Clerk Khalilah Holland
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Alderman Bob Headley		Ken Murphy
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CITY OF GRAIN VALLEY
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-THE REGULAR MEETING OPENED AT 10:20 PM

- Mr. Hunt stated the final budget presentation will be on November 2, 2016
- The Board of Aldermen were in consensus they would like the final budget provided in electronic format

ITEM IX: ADJOURNMENT

- The meeting adjourned at 10:23 p.m.

Minutes submitted by:

Khalilah Holland
Deputy City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

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City Administrator Ryan Hunt
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Chief of Police David Starbuck
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Shannon Davies

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CITY OF GRAIN VALLEY
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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 October 24, 2016 at 7:00 p.m. in the Council 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, Palecek, Johnston, West, Headley, Coleman*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Ray Gurney of Cross Creek Baptist Mission

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Chuck Johnston

ITEM V: APPROVAL OF AGENDA

- Mr. Hunt requested a change from one read to two reads of B16-22: An Ordinance Approving the Final Plat of Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat to accelerate the process on the property
- *Alderman West made a Motion to approve two reads of B16-22 An Ordinance Approving the Final Plat of Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat to accelerate the process on the property*
- *The Motion was Seconded by Alderman Coleman*
 - *No Discussion*
- *Motion to Approve Agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Coleman, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VI: PROCLAMATIONS

- None

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		City Attorney Jim Cook
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CITY OF GRAIN VALLEY
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ITEM VII: CITIZEN PARTICIPATION

- Mayor Todd opened the floor for citizen participation
 - None

ITEM VIII: CONSENT AGENDA

- September 21, 2016 – Planning & Zoning Meeting Minutes
- October 5, 2016 – Board of Aldermen Special Meeting Minutes
- October 10, 2016 – Board of Aldermen Regular Meeting Minutes
- October 24, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Headley*
 - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- Sugar Shack Revocation – City Attorney Jim Cook informed Ms. Williams if her no sales tax due was not resolved by Tuesday, October 25, 2016 he would proceed with a public hearing for revocation of occupational license

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATION

- None

ITEM XII: ORDINANCES

Bill No. B16-20: An Ordinance Authorizing the Issuance of Not to Exceed \$3,400,000 Principal Amount of Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016, of the City of Grain Valley, Missouri; and Authorizing Certain Other Documents and Actions in Connection Therewith

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- City Attorney Jim Cook read **Bill No. B16-20** for its second reading by title only
- *Alderman West moved to accept the second reading of **Bill No. B16-20** making it Ordinance #2396*
- *The Motion was Seconded by Alderman Johnston*
 - No Discussion
- **Bill No. B16-20** was voted upon with the following roll call vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Coleman, West
 - Nay: None
 - Abstain: None

-BILL NO. B16-20 BECAME ORDINANCE #2396: 6-0-

Bill No. B16-22: An Ordinance Approving the Final Plat of Sni-A-Bar Crossing at Sni-A-Bar Farms 4th Plat

- City Attorney Jim Cook read **Bill No. B16-22** for its first reading by title only
- *Alderman Arnold moved to accept first reading of **Bill No. B16-22** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
 - Mr. Murphy explained the property was originally platted in 2005 as Sni-A-Bar Crossing at Sni-A-Bar Farms 3rd plat consisting of 12 single-family lots; the replat of the property will increase the lots to 18; the lots meet the City minimum requirements
- **Bill No. B16-22** was voted upon with the following voice vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Coleman, West
 - Nay: None
 - Abstain: None

-Bill No. B16-22 Approved for a Second Reading: 6-0-

- City Attorney Jim Cook read **Bill No. B16-22** for its second reading by title only
- *Alderman Arnold moved to accept the second reading of **Bill No. B16-22** making it Ordinance #2397*
- *The Motion was Seconded by Alderman Arnold*
 - No Discussion
- **Bill No. B16-22** was voted upon with the following roll call vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Coleman, West
 - Nay: None
 - Abstain: None

-BILL NO. B16-22 BECAME ORDINANCE #2397: 6-0-

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ITEM XIII: RESOLUTIONS

Resolution No. R16-43: A Resolution Authorizing the City Administrator to Enter into an Agreement with the Mid-America Regional Council (MARC) Solid Waste Management District as Related to Grain Valley's Participation in the 2017 Regional Household Hazardous Waste Collection Program

- City Attorney Jim Cook read **Resolution No. R16-43** by title only
- *Alderman Palecek moved to accept Resolution No. R16-43 as read*
- *The Motion was Seconded by Alderman Headley*
 - City Administrator Hunt explained this is the annual program for solid and hazard waste with MARC; this program is included in the proposed 2017 budget; resolution gives Grain Valley residents access to waste facilities in Kansas City and Lee's Summit and other mobile disposable events
- *Resolution No. R16-43 was voted upon with the following voice vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-43 APPROVED: 6-0-

ITEM XIV: CITY ATTORNEY REPORT

- None

ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - Deputy City Clerk will be out of town for two weeks; Ms. Holland's email and voicemail will be forwarded accordingly; the Budget workshop scheduled for November 2nd at 6:30 pm will be covered by Sara Nadeau, PIO
 - Mr. Hunt provided the Board of Aldermen a copy of the revised City Clerk job description; the pay range was change to reflect a hiring range; supervision and management will be by the City Administrator; the minimum qualifications reflects one to two years of office administration or clerical experience and the one to two years in city clerk's office was moved to preferred to open up the number of candidates eligible to apply
 - The Board of Aldermen was in consensus to post the City Clerk position with the presented job description

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- Community Development Director Ken Murphy
 - Mr. Murphy provided the Aldermen with information regarding the trash haulers in Grain Valley and surrounding communities
 - Trash Haulers for Grain Valley, MO:
 - AAA Disposal: (Tues -North of I-70, Wednesday - South of I-70, Friday - Cross Creek)
 - KC Hook: (Roll Offs Only)
 - EWS: (Wednesday - South of I-70, Thursday - North of I-70)
 - Allied Services: (Commercial Only)
 - Deffenbaugh: (No Service)
 - Briggs: (Wednesday - North of I-70, Tuesday - South of I-70)
 - Urban Disposal: (Tuesday only)
 - Monday: None
 - Tuesday: AAA, Briggs, Urban
 - Wednesday: AAA, Briggs, EWS
 - Thursday: EWS
 - Friday: AAA
 - Trash Haulers for Lee's Summit, MO:
 - Republic Services DBA Allied Waste
 - Constable Sanitation
 - Deffenbaugh
 - EWS
 - Ted's Trash Service
 - Urban
 - WCA DBA Town & Country Disposal
 - Trash pick-ups are Monday-Friday
 - Trash Haulers for Blue Springs, MO:
 - AAA
 - EWS
 - Deffenbaugh
 - Trash pick-ups are Monday-Friday
 - Trash Haulers for Oak Grove, MO:
 - AAA
 - Briggs
 - EWS

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- Trash pick-ups are on Monday and Tuesday for residential. Commercial trash pick-ups vary.
 - Trash Haulers for Lone Jack, MO:
 - AAA
 - Town & Country
 - Heartland Waste
 - Deffenbaugh
 - Allied Waste
 - Trash pick-ups are on Wednesday, Thursday and Friday
 - Trash Haulers for Lake Lotawana MO:
 - EWS
 - Trash pick-ups are on Monday only
- Finance Director Cathy Bowden
 - None
- Deputy City Clerk
 - None
- Parks & Recreation Director Shannon Davies
 - Trail or Treat is October 28, 2016; 34 vendors are registered
- Chief of Police David Starbuck
 - The Police department held a school bus enforcement operation on Friday, October 21, 2016; there were no violations noted
 - The annual paper shredding and prescription drug disposal event was held on Saturday, October 22, 2016; 56 lbs of prescription drugs were disposed of and 1 Ton of paper materials were shredded; the event is made possible by the City, Bank of Grain Valley and State Bank

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
 - None
- Alderman Jeff Coleman
 - Thanked and impressed with the prompt fix to the road mentioned at the previous meeting and the downtown light installation
- Alderman Bob Headley
 - Requested staff provide the financial impact of a 2% COLA
- Alderman Chuck Johnston
 - None

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		City Attorney Jim Cook
Alderman Jeff Coleman		Deputy City Clerk Khalilah Holland
Alderman Bob Headley		Community Development Director
Alderman Chuck Johnston		Ken Murphy
Alderman Valerie Palecek		Finance Director Cathy Bowden
Alderman Yolanda West		Chief of Police David Starbuck
		Parks & Recreation Director
		Shannon Davies



CITY OF GRAIN VALLEY
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- Alderman Valerie Palecek
 - None
- Alderman Yolanda West
 - None

ITEM XVII: MAYOR REPORT

- Mayor Mike Todd
 - None

ITEM XIII: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- *Alderman Headley moved to close the Regular Meeting for items related to Section 610.021(1), RSMo 1998, As Amended*
- *The motion was seconded by Alderman Coleman*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 7:25 PM

- *Alderman West moved to open the Regular Meeting*
- *The motion was seconded by Alderman Johnston*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 8:05 PM

- Alderman Arnold asked Staff to research a registration of rental property
- Alderman Johnston requested staff to check the property schedule to see if the City has any property they can sell off

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		City Attorney Jim Cook
Alderman Jeff Coleman		Deputy City Clerk Khalilah Holland
Alderman Bob Headley		Community Development Director
Alderman Chuck Johnston		Ken Murphy
Alderman Valerie Palecek		Finance Director Cathy Bowden
Alderman Yolanda West		Chief of Police David Starbuck
		Parks & Recreation Director
		Shannon Davies



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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ITEM XIX: ADJOURNMENT

- The meeting adjourned at 8:15 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 Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
City Attorney Jim Cook
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Special Session

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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Special Session on November 2, 2016 at 6:32 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: ROLL CALL

- City Administrator Ryan Hunt called roll
- *Present: Arnold, Coleman, Headley, Johnston, Palecek, West*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: EXECUTIVE SESSION

- Ryan Hunt moved to amend the agenda to move Executive Session to take place before the budget presentation. The recommended Executive Session was to include matters in the category of Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021 (1), RSMo. 1998, as Amended.
- Mayor attained motion to move Executive Agenda before Budget discussions to include legal matters including items related to Section 610.021 (1), RSMo. 1998, as Amended.
- *The motion was seconded by Alderman West*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 6:34 PM

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Johnston*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
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CITY OF GRAIN VALLEY
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- *Nay: None*
- *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 6:51 PM

ITEM IV: DISCUSSION

- 2017 Fiscal Year Budget
 - The Board of Aldermen received a 2017 budget binder which included City Administrator Ryan Hunt's budget executive summary letter to the Board
 - City Administrator Hunt presented a 2017 Budget Review PowerPoint presentation to Board of Aldermen
 - Mr. Hunt outlined budget workshop objectives
 - Discuss outstanding items from previous workshops
 - Review transportation fund expenditures
 - Review capital projects fund expenditures
 - Review water fund expenditures
 - Review sewer expenditures
 - Mr. Hunt referred to an item previously sent to the Board at the request of Alderman West regarding true expenditures vs. revenues
 - The two items that are currently operating at a deficit are tourism and the park fund
 - The tourism fund is at a deficit of -\$31,000 with \$65,000 in expenses.
 - The Park fund is at a deficit of -\$468,703 with revenues of \$836,130. Expenditures are \$1,304,833; Mr. Hunt referred to variables which lend to the Park fund's deficit including pool operation costs and the certificate of participation is outstanding on the community center - which are reasons that their budget is subsidized from general funds, public health, transportation and other funds that contribute to it
 - The other funds operate in the black and have met the requirements for reserve amounts – the overall surplus for 2017 is \$793,454
 - Mr. Hunt offered follow-up to Alderman Johnston's request for information regarding City employee cell phone stipends
 - Mr. Hunt presented a chart on the Power Point presentation that included all employees who receive a cell phone stipend and for

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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CITY OF GRAIN VALLEY
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what purpose they utilize it

- There are 33 employees who receive a stipend which totals \$15,840 – If each of these were provided a city provided cell phone, the total cost would be \$21,780
- The stipend policy saves the City money
- Mr. Hunt referred to the last meeting the Board held in which they discussed the \$16,000 sponsorship the Chamber of Commerce had requested. The Board requested a list of the events that the Chamber will be planning; the list had been emailed to the Board by Mr. Hunt
 - Alderman Johnston expressed that he does not see how the City will benefit from sponsoring the Chamber in the amount of \$16,000 – he stated that the majority of the events they held last year were fundraisers and he does not see that the funding is justified
 - Alderman West referred to her concern that the Chamber does not have an adequate system in place in regard to accountability specific to the organization's finances as they currently do not have a treasurer
 - Mr. Hunt requested direction from the Board regarding the budgeted \$16,000 for the Chamber; the Board discussed the manner in which the money was distributed: 4 quarterly payments of \$4,000 each
 - Alderman Palecek asked what will happen to the Chamber if they do not receive the \$16,000
 - James Pycior, Executive Director for the Chamber of Commerce addressed the Board, stating that the Chamber will continue operate in the same manner they currently are; he said they will plan more events and that they intend to make some changes – he said he has plans for an outside source to review the financial situation of the Chamber in the near future
 - Alderman West vocalized her concern with the newly elected Chamber President – She said that the Chamber's election was not held in accordance to the by-laws of the organization
 - Alderman Coleman suggested that he abstain from the discussion regarding the Chamber due to the position he holds as President of the EDC

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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- The Board decided to strike the \$16,000 Chamber sponsorship from the 2017 budget
 - Alderman Headley, Arnold and Palecek recommended that if the Chamber makes changes, the \$16,000 may be renewed at a later date and the budget could be amended
- Mr. Hunt introduced, Ken Murphy, Community Development Director to discuss the transportation fund
 - Mr. Murphy referred to the personnel section, pages 82 & 83 in the budget binder
 - He recommended two maintenance employees attend APWA conference in Des Moines, IA regarding information on snow removal
 - Mr. Murphy informed the Board that overall fuel costs are down 25%
 - He referred to the portion of the budget that will be utilized for the lakeview channel; two years ago the City installed a new type of matting; they did not ask for more money to be budgeted this year because they wanted more time to see if it's working well
 - In regards to equipment costs, Mr. Murphy recommended a new jetter hose, an additional spare wand for the crack sealer, a chain scraper, weighting system for the camera system and concrete forms
 - No changes with contractual expenses or utilities
 - Upon discussing capital equipment, Mr. Murphy reminded the Board that many items listed in this portion of the budget are split between departments' budgets (20% transportation, 40% water, 40% sewer) including the skid steer lease, which is due for renewal
 - He recommended the purchase of a new mini excavator and a light tower (included generator) – can be used for emergency situations as well as special events
 - Alderman Arnold questioned the necessity of the purchase of a new mini excavator; he wanted to know why the City needs to have two excavators
 - Mr. Murphy explained that the two excavators vary in their operations and that both are necessary, depending on the type of

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CITY OF GRAIN VALLEY
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- jobs they are performing
- Alderman West asked how the light tower would be transported; Mr. Murphy explained that the unit includes a trailer
 - Mr. Murphy noted the scheduled capital projects include an overlay at Hereford Drive, RD Mize & OOIDA Dr, SAB Traffic Circle, Ridgeview Dr., and Harvest Dr. and annual concrete maintenance
 - Alderman Johnston referenced the road that goes North towards OOIDA Dr.; he wanted to know why the left side lane is not marked as a turning lane
 - Mr. Hunt said that the City would check into the lane width and see about getting it marked as a turning lane
 - In reference to building improvements, Mr. Murphy recommended lighting improvements in the office area of the maintenance building, including the breakroom
 - Mr. Hunt explained two expenditures for capital projects from a tax that is collected city-wide for any type of improvements within the City (street, sewer, water); total budget for the capital projects from the tax is \$350,000
 - He said that \$100,000 should be earmarked for future use as downtown maintenance needs arise throughout the year
 - The remaining \$250,000 revenue will be transferred to Parks & Rec for the payment of their COP on the Community Center
 - Alderman Headley asked when the Community Center's COP will be completed to which Mr. Hunt replied 2020 and at that time the \$350,000 will be redistributed
 - Mr. Murphy addressed the topic of the Water & Sewer Department budget
 - He said that the utility expenses are contracted with a company who takes care of water towers who also keeps the City informed on all DNR regulations
 - He said that water line leak detection is a necessary, yearly expense that helps save the City money by detecting leaks which could be costly
 - Central Power regularly services the City's generators
 - This year maintenance for two water stations and two sewer stations was added
 - They have budgeted for 350 water meters to be replaced

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Alderman Yolanda West

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- Added an auto-flush system on Ryan Rd. to eliminate the problem of “yellow water” complaints from citizens
- Included a new belt clip meter reader that is an updated version compliant with new meters
- Mr. Murphy recommended new software for infrastructure tracking that is Internet compatible
- There are items that are 75% allocated to the sewer budget; 25% transportation, such as the sewer camera
- Regarding capital projects, the City has a wet well re-line for the Tyre Road and Countryside lift stations; a complete re-line that comes with a 10 year warranty; cheaper to do both at the same time at \$35,000 vs. \$23,000 to do just one
- Alderman Headley inquired what year we are on for the meter replacement program
- Mr. Hunt replied that 1/3 of the meters have been replaced as it is a 15-year replacement program; it’s a perpetual cycle- when it ends, the cycle starts over again
- Alderman Arnold asked what is the total cost for the new excavator
- Mr. Murphy said the total cost for the excavator is around \$80,000 including attachments
- Mr. Hunt said it is a considerable investment, but one of the most frequently used tools for the public works department for water main repairs, sewer manhole digs, street repairs – It’s used an average of 260 hours per year
- Mr. Murphy said the excavator has been well maintained as they’ve had it for more than 10 years
- Mayor Todd asked approximate trade in value on excavator
- Mr. Murphy estimated \$15,000
- Alderman Headley asked if leasing an excavator is an option
- Mr. Murphy explained that excavators are not typically offered for lease; he anticipates it might be an option offered in the next year or two
- Mr. Hunt explained the capital outlays on large equipment are a sensitive subject and they make sure the money spent is done so

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

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- wisely; this is an item that is used frequently
- Alderman Arnold said he is surprised by the number of hours the excavator is utilized and he feels confident it's a wise purchase
 - Mr. Hunt said he provided the Board with fee schedules at last meeting; he referred to the difficulties the police department is having in recruiting new officers due to negative media attention
 - He said 4-5 years ago the department started charging applicants a \$25 fee to take a test to apply for the department; he explained that the money brought in from test fees goes into a miscellaneous revenue line item
 - Mr. Hunt suggested that the application fee is preventing potential new hires from applying; sometimes the applicants apply 3-4 times before they're considered for the position; he said that he believes applicants often look to other police departments who do not charge application fees
 - Mr. Hunt suggested that the police department application fee be waved; he said in the final draft of the 2017 budget, the application fee will be "zeroed" out
 - Alderman West asked if the fee will be removed for any position applied for
 - Mr. Hunt said the fee was set up only for police officer positions
 - Alderman Headley asked if the test is a personality-type test
 - Chief Starbuck said it involves several categories: general education, problem solving
 - Mr. Hunt said the 2017 budget presentation was complete and welcomed questions; he said they will make documented changes to the budget and have it ready for the first read of the ordinance at the November 14th meeting; final read will be November 28th
 - Alderman West asked what was the percentage of benefits
 - Last year was 35%
 - This year it's 36%
 - Alderman Headley inquired about increasing the merit increase from 1% to 2%
 - Mr. Hunt said that it could be increased without changing the budget

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- The surplus in the budget is high enough to accommodate an increase from 1% to 2%
- The general fund has a \$17,000 increase;
 - parks & rec fund- \$3,090 increase
 - transportation- \$600 increase
 - water & sewer- approximately \$4,500
 - combined will add approximately \$27,000 to the payroll for each percentage increase, including all benefits
- Mr. Hunt stated he would like the Board's recommendation for what the final budget should show in regards to the merit increase- he wanted to know if it should remain a 3% increase (2% COLA, 1% merit) or a 4% increase (2% COLA, 2% merit)
- Alderman West wanted to know what it would look like in the final budget
- Mayor Todd clarified that releasing the \$16,000 from the Chamber sponsorship plus the \$20,000 for the truck makes up for the \$27,000 adjustment
- Mr. Hunt said his main area of concern is the parks & rec department; whether they would have enough money to sustain the 4% increase and that with the amount of surplus they have this year, they're able to take on the additional 1%
- Alderman Arnold said he'd say make it so
- Alderman West asked how this type of increase compares to nearby communities
- Mr. Hunt said that Blue Springs starts their fiscal year Oct 1, and he thinks they're doing a 3% merit increase
- Alderman West requested more comparisons to other community's merit increases
- Alderman Headley agreed that he would like to see other community comparisons; he said the City has more flexibility this year, but may not always be so flexible
- Alderman West said benefits increased significantly 2-3 years ago – she reiterated that she would like to see comparisons to other communities
- Mr. Hunt asked if he could get the comparison to the Board via email before the next scheduled meeting and would like feedback

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

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CITY OF GRAIN VALLEY
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from the Board prior to

- Alderman Palecek reminded the Board that she'll abstain from voting on all payroll issues in the budget
- Mayor Todd asked if anyone had anything else to add
- Alderman Johnston asked if there was more information regarding the electrical box on Sni-A-Bar
 - Mr. Murphy said that so far there's been no movement in getting it changed
 - Mr. Hunt suggested he reach out to Janet Waddell with KCP&L
- Alderman Johnston said he has heard complaints regarding the corner near McDonald's on Eastbound on 40 highway; there's a "notch" on the South curb; he's seen new tire marks on it each time he passes it
 - Alderman Arnold suggested the use of optic paint on dangerous curbs, such as the one Alderman Johnston mentioned
 - Mr. Hunt said any work done there would require MoDot's approval

-THE REGULAR MEETING CLOSED AT 7:52 PM

ITEM V: ADJOURNMENT

- The meeting adjourned at 7:52 p.m.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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CITY OF GRAIN VALLEY
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Minutes submitted by:

Sara Nadeau
Public Information Officer

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

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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 November 14, 2016 at 7:00 p.m. in the Council 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: Palecek, Johnston, Arnold, Headley, Coleman, West*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by James Pycior of Mission Woods Community of Christ

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Valerie Palecek

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Mayor Todd opened the floor for citizen participation
 - Norm Combs (1008 SW Foxtail Dr) – thanked the Board of Aldermen and Staff for being public servants
 - Nancy Totton (309 Front St) – thanked the Police department for all they do; thanked a student for auctioning a bicycle to help the community by providing the proceeds from the auction; thanked for the support she gets from the racetrack and the EWS

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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ITEM VIII: CONSENT AGENDA

- September 20, 2016 – Park Board Meeting Minutes
- October 4, 2016 – Park Board Meeting Minutes
- November 14, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Headley*
 - Mr. Hunt noted two copies of the October 4, 2016 Park Board minutes were included in the November 14, 2016 e-packet; Mr. Hunt provided a copy of the September 20, 2016 Park Board minutes to be approved as a part of the Consent Agenda
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATION

- Attorney Jim Cook read a Commendation letter submitted by Chief Starbuck to Police Officer Jason Youngs for his Life-Saving actions on May 7, 2016; Chief Starbuck presented Officer Youngs with a commendation certificate and a life-saving uniform ribbon

ITEM XII: ORDINANCES

Bill No. B16-23: An Ordinance Amending Section 415 of the Grain Valley Code of Ordinances to Comply with the Latest Federal Emergency Management Agency (FEMA) Requirements for Floodplain Management

- City Attorney Jim Cook read **Bill No. B16-23** for its first reading by title only
- *Alderman Arnold moved to accept first reading of **Bill No. B16-23** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Johnston*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- Mr. Murphy stated FEMA has revised and updated the Flood Insurance Rate Maps for Jackson County; FEMA has reviewed and approves the amended Section 415 of the Grain Valley Code of Ordinances
- **Bill No. B16-23** was voted upon with the following voice vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Johnston, West
 - Nay: None
 - Abstain: None

-Bill No. B16-23 Approved for a Second Reading: 6-0-

Bill No. B16-24: An Ordinance Approving the 2017 Fiscal Year Budget, Comprehensive Fee Schedule and Compensation Plan of the City of Grain Valley, Missouri

- City Attorney Jim Cook read **Bill No. B16-24** for its first reading by title only
- Alderman West moved to accept first reading of **Bill No. B16-24** bringing it back for a second reading by title only
- The Motion was Seconded by Alderman Arnold
 - City Administrator Ryan Hunt stated an overview of the budget was provided in the City Administrator Budget Memorandum included in the E-packet; the proposed 2017 budget is balanced as discussed in the three budget workshops; a 2% merit and 2% COLA was included in the budget based on the individual feedback Mr. Hunt had received from the Aldermen
- **Bill No. B16-24** was voted upon with the following voice vote:
 - Aye: Arnold, Coleman, Headley, Johnston, West
 - Nay: None
 - Abstain: Palecek

-Bill No. B16-24 Approved for a Second Reading: 5-0-1

Bill No. B16-25: An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 4, 2017

- City Attorney Jim Cook read **Bill No. B16-25** for its first reading by title only
- Alderman Arnold moved to accept first reading of **Bill No. B16-25** bringing it back for a second reading by title only
- The Motion was Seconded by Alderman Palecek
 - Mr. Hunt said this ordinance was for the annual general municipal election; filing opens on December 13, 2016 and closes on January 17, 2017 with the lottery being held on January 18, 2017 for position on the ballot
- **Bill No. B16-25** was voted upon with the following voice vote:
 - Aye: Arnold, Coleman, Headley, Palecek, Johnston, West

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
City Attorney Jim Cook
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies



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- *Nay: None*
- *Abstain: None*

-Bill No. B16-25 Approved for a Second Reading: 6-0-

ITEM XIII: RESOLUTIONS

Resolution No. R16-44: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri, to Authorize the City Administrator to Enter Into an Agreement With Lauber Municipal Law, LLC, as Special Counsel for the Marketplace Tax Increment Financing (TIF) and Economic Development (ED)

- City Attorney Jim Cook read **Resolution No. R16-44** by title only
- *Alderman Johnston moved to accept Resolution No. R16-44 as read*
- *The Motion was Seconded by Alderman West*
 - City Administrator Hunt noted the resolution was originally scheduled for October 24, 2016 but it was moved to the November 14, 2016 meeting; the date on the resolution presented to the Board of Aldermen needs to be changed to reflect the correct date; the letter of engagement is to continue service with Lauber Municipal Law; Mr. Lauber had approached former City Administrator Barton regarding an increase in 2012; the increase delayed to be revisited in three years; the letter of engagement is being approved at the end of year four.
- *Resolution No. R16-44 was voted upon with the following voice vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-44 APPROVED: 6-0-

Resolution No. R16-45: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Brian Nolte to the Grain Valley Park Board for a Three Year Term

- City Attorney Jim Cook read **Resolution No. R16-45** by title only
- *Alderman Palecek moved to accept Resolution No. R16-45 as read*
- *The Motion was Seconded by Alderman Coleman*
 - Mr. Davies introduced Mr. Nolte to the Board of Aldermen; Mr. Nolte completed an interview process with the Park Board
 - Alderman Headley welcomed Mr. Nolte
 - Alderman Johnston thanked Mr. Nolte for volunteering

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
City Attorney Jim Cook
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies



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- *Resolution No. R16-45 was voted upon with the following voice vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-45 APPROVED: 6-0-

ITEM XIV: CITY ATTORNEY REPORT

- None

ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - Mr. Hunt invited the Elected Officials to the Employee Christmas Luncheon on Thursday, December 22, 2016 from 11am-1pm.
- Community Development Director Ken Murphy
 - None
- Finance Director Cathy Bowden
 - None
- Deputy City Clerk
 - None
- Parks & Recreation Director Shannon Davies
 - Annual Mayor Christmas Tree Lighting and Holiday Festival is Thursday, November 17, 2016 at 6 pm.
 - Mr. Davies presented Eastern Metro Municipal Challenge medals to Mayor Todd with his 2nd Place finish in the Mayor basketball shootout; Alderman Headley for his 2nd place Dodgeball team participation; City Administrator Ryan Hunt for his 3rd place finish in the Administrator basketball shootout
- Chief of Police David Starbuck
 - Chief Starbuck informed the Board of Aldermen the Police department is participating in “No-Shave November” and collecting donations for cancer research

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
 - None
- Alderman Jeff Coleman
 - None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
City Attorney Jim Cook
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies



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- Alderman Bob Headley
 - None
- Alderman Chuck Johnston
 - Requested an update of the replacement of the electoral box on Sni-A-Bar; Mr. Hunt stated Staff has not been successful in following the proper process of notifying KCP&L for replacement; Mr. Hunt has informed the City's marketing representative of the issue and asked for assistance on getting the box replaced
- Alderman Valerie Palecek
 - None
- Alderman Yolanda West
 - None

ITEM XVII: MAYOR REPORT

- Mayor Mike Todd
 - Asked the Board of Aldermen if they would be willing to donate one meetings salary in December to the Senior Basket program
 - The Board of Aldermen were in consensus to donate one meetings salary to the Senior Basket program
 - Mr. Hunt said a resolution will be prepared accordingly for the November 28, 2016 meeting

ITEM XIII: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended; Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), 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
- *Alderman Headley moved to close the Regular Meeting for items related to Section 610.021(1), 610.021(3), 610.021(13), RSMo 1998, As Amended*
- *The motion was seconded by Alderman Johnston*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Administrator Ryan Hunt
Alderman Dale Arnold		City Attorney Jim Cook
Alderman Jeff Coleman		Deputy City Clerk Khalilah Holland
Alderman Bob Headley		Community Development Director
Alderman Chuck Johnston		Ken Murphy
Alderman Valerie Palecek		Finance Director Cathy Bowden
Alderman Yolanda West		Chief of Police David Starbuck
		Parks & Recreation Director
		Shannon Davies



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-THE REGULAR MEETING CLOSED AT 7:31 PM

- *Alderman Johnston moved to open the Regular Meeting*
- *The motion was seconded by Alderman Arnold*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 8:32 PM

- Mr. Hunt explained the City's financial advisor needed the Elected Officials signature for their acknowledgement of the NID ordinance read at the Special meeting on October 19, 2016

ITEM XIX: ADJOURNMENT

- The meeting adjourned at 8:35 p.m.

Minutes submitted by:

Khalilah Holland
Deputy City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
City Attorney Jim Cook
Deputy City Clerk Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Chief of Police David Starbuck
Parks & Recreation Director
Shannon Davies

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,201.45
		FAMILY SUPPORT PAYMENT CENTER	VANDER LINDEN CASE 6079233	184.62
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	803.21
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	105.21
			FLEX PLAN	131.25
		ICMA RC	ICMA 457 %	322.50
			ICMA 457	368.32
		INTERNAL REVENUE SERVICE	FEDERAL WH	5,824.49
			SOCIAL SECURITY	3,564.88
			MEDICARE	833.71_
			TOTAL:	14,339.64
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	DEC MONTHLY IT SERVICES	1,357.82
			DEC MONTHLY IT SERVICES	43.12
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	1.21
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	160.04
			CELLULAR SERVICES 10/19-11	40.01
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2.41
			MEDICARE	0.56_
			TOTAL:	1,605.17
BLDG & GRDS	GENERAL FUND	MISSOURI GAS ENERGY	624 JAMES ROLLO CT	7.63
			711 S MAIN ST	31.01
		KCP&L	600 BUCKNER TARSNEY	13.57
			800 MAIN (FAIRGROUND)	17.26
			CAPPELL & FRONT, PH	11.19
			618 JAMES ROLLO CT	74.94
			6100 S BUCKNER TARSNEY	21.61
			618 JAMES ROLLO CT	16.38
			711 MAIN ST	1,165.73
			620 JAMES ROLLO CT	60.39
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	25.00
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	224.85
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	37.35
			MEDICARE	8.74_
			TOTAL:	1,715.65
ADMINISTRATION	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	62.97
		VISA-CARD SERVICES 0139	FRONT OFFICE SHREDDER	692.00
		RICOH USA INC	MAILROOM C85075881	211.25
			ADMIN C85075927	211.25
		ICMA RC	EMPLOYEE DEDUCTIONS	100.03
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	253.75
			MEDICARE	59.34_
			TOTAL:	1,590.59
LEGAL	GENERAL FUND	JAMES T COOK	CITY ATTORNEY	800.00_
			TOTAL:	800.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.32
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	140.09
			MEDICARE	32.77_
			TOTAL:	223.68
COURT	GENERAL FUND	JAMES T COOK	CITY PROSECUTOR	1,000.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		RAY COUNTY TREASURER/COUNTY	OCTOBER 2016	560.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	108.37
			MEDICARE	25.35_
			TOTAL:	1,743.72
VICTIM SERVICES	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	51.65
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	128.89
			MEDICARE	30.14_
			TOTAL:	260.68
FLEET	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	47.56
		OREILLY AUTOMOTIVE INC	DIAGNOSTIC SMOKE MACHINE	817.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	96.72
			MEDICARE	22.62_
			TOTAL:	983.90
POLICE	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	900.00
		VISA-CARD SERVICES 1317	GALLS ORDER	516.76
		VISA-CARD SERVICES 1325	REFRIGERATOR	742.97
		RICOH USA INC	PD C85075912	211.25
			PD C85075930	224.26
			PD DESK C85075921	29.56
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	466.83
			BULK GASOHOL/DIESEL	80.28
			BULK GASOHOL/DIESEL	528.09
			BULK GASOHOL/DIESEL	92.86
		COMCAST	HIGH SPEED INTERNET	149.85
		SHRED-IT KANSAS CITY	SHRED EVENT	1,048.13
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	754.99
			CELLULAR SERVICES 10/19-11	80.02
			CELLULAR SERVICES 10/19-11	204.94
		CREATIVE PRODUCT SOURCING INC	DARE GRADUATION	2,255.81
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,493.08
			MEDICARE	583.06_
			TOTAL:	11,362.74
ANIMAL CONTROL	GENERAL FUND	VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	31.86
		GRAIN VALLEY ANIMAL HOSPITAL	KENNELING	2,640.00
			VET CARE	516.51_
			TOTAL:	3,188.37
PLANNING & ENGINEERING	GENERAL FUND	UMB BANK-HSA	HSA - GRAIN VALLEY, MO	146.05
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	19.88
			BULK GASOHOL/DIESEL	52.67
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	304.22
			MEDICARE	71.15_
			TOTAL:	593.97
ECONOMIC DEVELOPMENT	TOURISM TAX FUND	KC AREA DEVELOPMENT COUNCIL	BUSINESS DEVELOPMENT	7,500.00_
			TOTAL:	7,500.00
NON-DEPARTMENTAL	PARK FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	339.28
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	89.72
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	228.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			FLEX PLAN	91.67
		ICMA RC	ICMA 457 %	144.14
			ICMA 457	330.88
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,022.01
			SOCIAL SECURITY	750.54
			MEDICARE	175.54_
			TOTAL:	3,172.73
PARK ADMIN	PARK FUND	NETSTANDARD INC	DEC MONTHLY IT SERVICES	162.43
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	119.79
		COMCAST - HIERARCHY ACCT	COMCAST 46122 CITY HALL	37.47
			COMCAST 90898 TYER TOWER	99.85
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	125.06
			BULK GASOHOL/DIESEL	45.29
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	51.65
		ICMA RC	EMPLOYEE DEDUCTIONS	19.61
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	288.80
			MEDICARE	67.55_
			TOTAL:	1,017.50
PARKS STAFF	PARK FUND	MISSOURI GAS ENERGY	600 BUCKNER TARSNEY RD	38.15
			624 JAMES ROLLO CT	3.82
		KCP&L	701 SW EAGLES PKWY	17.26
			ARMSTRONG PARK 041503	178.63
			ARMSTRONG PARK	36.32
			ARMSTRONG PARK 098095	50.15
			800 MAIN (FAIRGROUND)	17.26
			ARMSTRONG PARK 017576	313.50
			28605 E HWY AA #4	30.14
			28605 E HWY AA #3	17.19
			28605 E HWY AA B3	17.19
			28605 E HWY AA #2	17.19
			JAMES ROLLO SHELTER #2	39.79
			MAIN-ARMSTRONG SHELTER 1	17.19
			618 JAMES ROLLO CT	37.47
			ARMSTRONG PARK	30.80
			6100 S BUCKNER TARSNEY	68.10
			28605 E HWY AA, FOOTBALL F	173.81
			28605 E HWY AA, EAST	24.84
			618 JAMES ROLLO CT	8.20
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	100.00
		WEST CENTRAL ELECTRIC COOP INC	09/28-10/27 BALLPARK COMPL	1,454.77
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	263.89
			MEDICARE	61.72_
			TOTAL:	3,017.38
RECREATION	PARK FUND	INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3.80
			SOCIAL SECURITY	6.65
			MEDICARE	0.89
			MEDICARE	1.56_
			TOTAL:	12.90
COMMUNITY CENTER	PARK FUND	MISSOURI GAS ENERGY	713 S MAIN ST	72.97
			713 S MAIN ST #A	38.15
		KCP&L	713 MAIN ST	1,178.17
			713 MAIN #A	112.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	123.48
		COMCAST - HIERARCY ACCT	COMCAST 46130 CC	90.56
		RICOH USA INC	COMM CTR C85075928	211.25
			CC DESK C85075922	29.58
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	51.65
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	184.95
			SOCIAL SECURITY	2.45
			MEDICARE	43.26
			MEDICARE	0.56_
			TOTAL:	2,139.42
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	138.28
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	69.48
		ICMA RC	ICMA 457	21.40
		INTERNAL REVENUE SERVICE	FEDERAL WH	423.84
			SOCIAL SECURITY	243.15
			MEDICARE	56.86_
			TOTAL:	953.01
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	DEC MONTHLY IT SERVICES	101.52
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	7.62
			624 JAMES ROLLO CT	7.63
			711 S MAIN ST	2.66
			405 JAMES ROLLO DR	8.54
		KCP&L	655 SW EAGLES PKWY	28.94
			GRAIN VALLEY ST LIGHTS	6,429.35
			GRAIN VALLEY STREET LIGHTS	5,316.53
			GRAIN VALLEY ST LGHTS	75.32
			618 JAMES ROLLO CT	74.94
			AA HWY & SNI-A-BAR BLVD	24.21
			618 JAMES ROLLO CT	16.38
			711 MAIN ST	99.92
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	117.25
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	22.48
			COMCAST 69165 PW	25.18
		VANCE BROTHERS INC	ASPHALT	200.41
			ASPHALT	932.49
			ASPHALT	1,140.00
		RICOH USA INC	2016 RICOH RENT	42.25
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	85.44
			BULK GASOHOL/DIESEL	48.45
		HERTZ EQUIPMENT RENTAL CORP	PLATE COMPACTOR	339.80
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	24.37
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	243.17
			MEDICARE	56.86_
			TOTAL:	15,471.71
TIF-OLD TOWN MKT PLACE OLD TOWNE TIF		OLD TOWNE MARKETPLACE LLC	PROPERTY/SALES TAX	3,785.93
			3RD QTR CJCFD	4,826.60_
			TOTAL:	8,612.53
NON-DEPARTMENTAL	MKTPL TIF-PR#2 SPE UMB BANK		MKTPL TIF, PRO #2, SALES,C	3,221.53_
			TOTAL:	3,221.53
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	895.99
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	547.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		MISCELLANEOUS	PROPERTY MGMT OF GRA	10-141820-00 15.54
			PRECISIONAIRE OF THE	10-206500-02 62.50
			EARTHWORKS CONSTRUCT	10-208200-04 64.24
			BROWN, WILLIAM E	10-213600-00 3.67
			MERCADO, ERIC A	10-215400-04 47.71
			LEARY, JEREMY S	10-239500-04 11.70
			PUDERBAUGH, JANIS &	10-252900-03 15.54
			BRACKEN, ASHLEY	10-256000-04 65.54
			KRUGER, GENA	10-343500-07 59.45
			ARNETT, TABBITHA	10-353800-02 60.14
			SCOFIELD, AMY	10-410100-02 10.92
			MANNING, DONNA	10-435520-01 30.23
			MAPLES, LYNN	10-503800-06 65.54
			STOWE, AGNES F	10-820043-01 83.67
			MUSCHETT, RICHARD &B	10-830170-05 20.36
			BYAM, RANDALL	10-830440-01 65.54
			MANN, ELIZABETH	10-383800-04 21.17
			MANN, JOSEPH	10-383900-04 50.00
			MANN, JOSEPH	10-829980-04 50.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	82.50
		ICMA RC	ICMA 457 %	199.76
			ICMA 457	204.40
		INTERNAL REVENUE SERVICE	FEDERAL WH	2,811.88
			SOCIAL SECURITY	1,603.64
			MEDICARE	375.04_
			TOTAL:	7,524.31
WATER	WATER/SEWER FUND	NETSTANDARD INC	DEC MONTHLY IT SERVICES	182.73
		PEREGRINE CORPORATION	OCT MONTHLY BILL PRINTING	420.05
			OCT MONTHLY BILL PRINTING	81.90
		CITY OF INDEPENDENCE UTILITIES	20196 100CF 09/19-10/18	30,759.48
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	15.26
			624 JAMES ROLLO CT	9.54
			711 S MAIN ST	5.32
			405 JAMES ROLLO DR	17.10
		KCP&L	825 STONEBROOK DR	37.77
			1301 TYER RD UNIT A	53.50
			618 JAMES ROLLO CT	93.68
			110 SNI-A-BAR BLVD	52.01
			1301 TYER RD UNIT B	191.58
			618 JAMES ROLLO CT	20.48
			618 JAMES ROLLO CR UNIT B	2,047.62
			711 MAIN ST	199.84
			1012 STONEBROOK LN	36.37
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	882.41
			MONTHLY CREDIT CARD FEES	624.36
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	364.94
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	44.97
			COMCAST 69165 PW	50.36
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	15,685.11
			DEBT	65,542.18
		RICOH USA INC	PW C85075929	84.50
			CD C85075926	131.47
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	170.86
			BULK GASOHOL/DIESEL	124.75
		HERTZ EQUIPMENT RENTAL CORP	PLATE COMPACTOR	679.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	48.75
		SPRINGSTED	RATE STUDY UPDATE	2,508.56
		ICMA RC	EMPLOYEE DEDUCTIONS	39.22
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	801.83
			MEDICARE	187.53_
			TOTAL:	122,195.63
SEWER	WATER/SEWER FUND	NETSTANDARD INC	DEC MONTHLY IT SERVICES	182.73
		PEREGRINE CORPORATION	OCT MONTHLY BILL PRINTING	420.04
			OCT MONTHLY BILL PRINTING	81.90
		MISSOURI GAS ENERGY	405 JAMES ROLLO DR	15.27
			624 JAMES ROLLO CT	9.53
			711 S MAIN ST	5.31
			405 JAMES ROLLO DR	17.12
		KCP&L	925 STONE BROOK DR	17.19
			WOODLAND DR	171.18
			405 JAMES ROLLO DR	190.40
			1326 GOLFVIEW DR	37.49
			618 JAMES ROLLO CT	93.69
			WINDING CREEK SEWER	17.26
			618 JAMES ROLLO CT	20.48
			711 MAIN ST	199.83
			1201 SEYMOUR RD	17.26
			110 NW SNI-A-BAR PKWY	17.19
			1017 ROCK CREEK LN	17.19
		ETS CORPORATION	MONTHLY CREDIT CARD FEES	882.41
			MONTHLY CREDIT CARD FEES	624.36
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	364.91
		COMCAST - HIERARCY ACCT	COMCAST 46122 CITY HALL	44.97
			COMCAST 69165 PW	50.36
		RICOH USA INC	PW C85075929	84.50
			CD C85075926	131.47
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	170.86
			BULK GASOHOL/DIESEL	124.75
		HERTZ EQUIPMENT RENTAL CORP	PLATE COMPACTOR	679.60
		ON THE RISE CONCRETE SERVICE	MUDJACKING	900.00
			MUDJACKING	3,150.00
			MUDJACKING	300.00
		VERIZON WIRELESS	CELLULAR SERVICES 10/19-11	48.75
		SPRINGSTED	RATE STUDY UPDATE	2,508.55
		ICMA RC	EMPLOYEE DEDUCTIONS	39.22
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	801.79
			MEDICARE	187.49_
			TOTAL:	12,625.05
NON-DEPARTMENTAL	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	161.58
			PPO	656.70
			HSA	466.72
			HSA	860.84
			HSA	112.72
		KCMO CITY TREASURER	KC EARNINGS TAX WH	41.89
		DELTA DENTAL OF MO LOCKBOX	DENTAL	77.42
			DENTAL	135.75
			DENTAL	53.98
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	270.00
		HAMPEL OIL INC	CJC FUEL	146.29

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			CJC FUEL	311.94
		AFLAC	AFLAC AFTER TAX	71.37
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	213.59
			AFLAC-W2 DD PRETAX	209.40
		JASWANT SINGH	WENZEL RESTITUTION	200.00
		JPNS CORP	LYON RESTITUTION	30.00
		LAUBER MUNICIPAL LAW LLC	OCT MKTPL NID	17,396.25
		VISION SERVICE PLAN - IC	VISION	27.12
			VISION	21.13
			VISION	43.71
			VISION	26.55_
			TOTAL:	21,541.73
HR/CITY CLERK	GENERAL FUND	US HEALTHWORKS	LOWE SCREENING	80.00
		MID-AMERICA REGIONAL COUNCIL	NADEAU: PUBLISHER CLASS	100.00
		GLENN MCINTIRE	ICC CERTIFICATION EXAM	199.00
		MO POLICE CHIEFS ASSOCIATION	POST SELF SCORE FORMS	240.00
		ARC PHYSICAL THERAPY PLUS LP	BODENHAMMER WORKSTEPS	150.00
		INDEPENDENCE EXAMINER	CITY CLERK	100.00_
			TOTAL:	869.00
INFORMATION TECH	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	4.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	3.20
		DELTA DENTAL OF MO LOCKBOX	DENTAL	0.45
		CISCO WEBEX	WEBEX PREMIUM 8 12 MONTH	217.38
		APPLE ITUNES	I-PAD SOFTWARE	6.99_
			TOTAL:	233.00
BLDG & GRDS	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	102.48
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	49.40
		AMAZON.COM	3) LED GU10 LIGHT BULBS	113.97
			3) CLEAN STEP SCRAPER FLOO	149.70
		PROGRESSIVE ELECTRONICS	4TH QTR MONITORING	117.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	9.23
		ELEVATOR SAFETY SERVICES INC	ANNUAL INSPECTION	150.00
		MO DIVISION OF FIRE SAFETY	2016 ELEVATOR CERTIFICATE	25.00
		SONSHINE LAWN AND LANDSCAPING	CLOSE IRRIGATION SYSTEM	100.00
		DORMA USA INC	TRANSMITTERS/LABOR/TRAVEL	178.50_
			TOTAL:	995.88
ADMINISTRATION	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	320.86
			HSA	151.65
			HSA	49.99
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	275.91
		SAMS CLUB/GEGRB	HOT CHOC CUPS/NAPKINS	128.13
		WALMART COMMUNITY	BOWS FOR LIGHT POLES	10.96
			HOLIDAY FESTIVAL SUPPLIES	57.36
			HOLIDAY FESTIVAL SUPPLIES	124.97
			CANDY & CONTAINERS	60.15
			HOLIDAY FESTIVAL RETURNS	30.96-
			100' X 8" CANADIAN PINE GA	59.09
			100' X 8" CANADIAN PINE GA	70.52
			100' X 8" CANADIAN PINE GA	498.46
		MIDWEST TINTING INC	FRONT WINDOWS 17 CHEV SILV	50.00
		COSTCO	WATER & CANDY	219.82

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		AMAZON.COM	30) RED VELVET BOW	324.01
			4) RED VELVET BOW (2PACK)	51.94
			FRONT OFFICE SHREDDER	692.00
			FRONT OFFICE SHREDDER	692.00-
		MICHAELS	COSTUME MATERIALS	27.43
		54TH STREET GRILL & BAR	LUNCH: INTRO TO PIO NETWORK	48.75
		FUN EXPRESS INC	JAIL CELL PHOTO STAND	87.53
		PARTY CITY	TRAIL OR TREAT SUPPLIES	200.91
		TARGET	CANDY TUB	26.97
		CLIPART OF LLC	HOLIDAY FESTIVAL FLYER	20.00
		FACEBOOK INC	TRAIL OR TREAT ADVERTISING	99.96
		SPIRIT HALLOWEEN	2 FOG MACHINES	155.10
		DROPBOX INC	DROPBOX PRO - 1TB 1 YEAR	99.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	30.42
			DENTAL	13.63
			DENTAL	13.95
		CHRISTMASLIGHTSETC.COM	4' X 8' NET LIGHTS - 200 W	235.25
		KANSAS CITY COSTUME	HOLIDAY FEST COSTUME RENTA	101.50
		QUIKTRIP #00150	FUEL FOR 2017 CHEV SILVERA	39.35
			FUEL FOR 2017 CHEV SILVERA	19.61
			FUEL FOR 17 CHEV SILVERADO	43.06
			FUEL FOR CHEV SILVERADO	13.12
			FUEL FOR 17 CHEV SILVERADO	25.00
		AFLAC	HUNT PREMIUMS	2.28
			HUNT PREMIUMS	28.24
			HUNT PREMIUMS	32.51
		FASTENAL COMPANY	HOLIDAY FESTIVAL	31.93
			CHRISTMAS VILLAGE	32.48
			CHRISTMAS VILLAGE SCREWS	18.45
		ART.COM	MUMMY/SKELETON STAND IN	67.96
		HOME DEPOT CREDIT SERVICES	RED VELVET BOW	19.98-
			LIGHTS	119.74
			STAPLES/RED MULCH	24.39
			BASIC BRUSHES/POLY ROLLER	37.71
			FX MOTION PROJECTOR	69.00
			CREWS FOR CHRISTMAS VILLAG	29.98
			6) LIGHT SET/VELVET BOW	79.86
			LIGHTS	23.96
			LIGHTS/CHRISTMAS TREE/PLIE	148.30
			LIGHTS	31.26
		ROTARY CLUB OF BLUE SPRINGS	RYAN HUNT 3RD QTR MEMBERSH	247.00
		AUDITORIUM PLAZA GARAGE	PARKING FOR KCADC ANNUAL L	10.00
		STEVE SIMMONS	SOUND SYSTEM FOR MAYORS XM	200.00
		SPRINGSTED	FINANCIAL ADVISOR FOR PRO	2,016.65
		MFA	100) 6' ORANGE T-POSTS	388.00
		CASEYS GENERAL STORE	DINNER FOR TRAIL OR TREAT	99.50
		VISION SERVICE PLAN - IC	VISION	7.36_
			TOTAL:	7,449.98
LEGAL	GENERAL FUND	DYSART TAYLOR COTTER	GENERAL FEES & EXPENSES	479.81_
			TOTAL:	479.81
FINANCE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	206.28
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	189.14
		DELUXE	2016 4-UP LASER W-2 AND EN	142.96
		DELTA DENTAL OF MO LOCKBOX	DENTAL	9.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			DENTAL	12.65
		MO DEPT OF REVENUE	OCT 16 MONTHLY SALES TAX R	35.00_
			TOTAL:	595.26
COURT	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	140.35
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		ROSS MILLER CLEANERS	OCT 2016 CLEANING	45.00_
			TOTAL:	408.77
VICTIM SERVICES	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	297.19
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	110.55
		DELTA DENTAL OF MO LOCKBOX	DENTAL	26.70_
			TOTAL:	434.44
FLEET	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	194.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	128.87
		ADVANCE AUTO PARTS	24) BRAKE CLEANER	47.76
		OREILLY AUTOMOTIVE INC	SCUFF PAD	3.79
			BARREL PUMP/WINDOW LIFT	44.99-
			WHEEL WEIGHT	55.40
			WHEEL WEIGHT	23.97
		DELTA DENTAL OF MO LOCKBOX	DENTAL	23.77
		FASTENAL COMPANY	10ML BL THREADLOCKER	17.71
			3/4-10X2.5 PB DOM P8	5.50
			4.5"X 1/4 GRINDING DISC	9.96
			7A4-1/2" ANGLE GRINDER	117.87
		UNDERPRESSURE CLEANING SYSTEMS	UPC SALT B GONE/UPC BIG RI	76.25
		MISCELLANEOUS	R S USED OIL SERVICES:	50.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	8.48
			PW/WOLTZ UNIFORMS	8.48
			PW/WOLTZ UNIFORMS	8.48_
			TOTAL:	736.26
POLICE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	297.19
			PPO	840.34
			HSA	594.38
			HSA	2,254.56
			HSA	1,680.68
			HSA	317.69
		GALLS LLC	TACTICAL EAR GADGETS	7.36
			4) SL-20L ALUM RECHARGEAB	516.76
			4) SL-20L ALUM RECHARGEAB	516.76-
		MID-AMERICA REGIONAL COUNCIL	CARR/VIGLIATURO: LAWS OF L	270.00
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,157.46
			MONTHLY CONTRIBUTIONS	253.63
		COSTCO	TRUNK OR TREAT CANDY	80.20
		AMAZON.COM	2) VOICE RECORDER/2)NOISE	219.70
		OREILLY AUTOMOTIVE INC	BARREL PUMP/WINDOW LIFT	18.00-
		LOWES	REFRIGERATOR FOR PD BREAK	742.97
			REFRIGERATOR FOR PD BREAK	742.97-
		S & S PRINTING	250) 9X12 BOOKLET ENVELOPE	90.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	80.10
			DENTAL	203.06
			DENTAL	165.45
			DENTAL	74.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		VERIZON	CHANCE NEW PHONE	92.61
		PAYPAL.COM	VIGLIATURO: LEADERSHIP CON	119.00
		LEXISNEXIS RISK DATA MGMT INC	OCTOBER 16 MINIMUM COMMITM	50.00
		WALGREENS	GIFT CARD FOR RODNEY WAGNE	28.95
		MISSOURI MUNICIPAL AND ASSOCIATE CIRCU	PALECEK: REGIONAL SEMINAR	52.00
		VERSARE.COM	PORTABLE ACCORDION PARTITI	424.00
		MISCELLANEOUS	TRANS IN DISPUTE WITH PD:	436.00
		LAW ENFORCEMENT TARGETS INC	TARGETS/TARGET STAND	238.73
		GRAINGER	50) TRAFFIC CONE 4IN ORANG	411.96
		MIRROR IMAGE EXPRESS CARWASH	OCTOBER 2016 WASHES	112.00
		ROSS MILLER CLEANERS	OCT 2016 CLEANING	57.00
		REJIS COMMISSION	GRAIN VALLEY NETMOTION SET	332.00
		R DAVID STARBUCK	STARBUCK: MEALS 16 MO POLI	150.00_
			TOTAL:	13,073.02
PLANNING & ENGINEERING GENERAL FUND		BLUE CROSS BLUE SHIELD OF KC	HSA	460.64
			HSA	280.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	427.85
		DELTA DENTAL OF MO LOCKBOX	DENTAL	14.69
			DENTAL	43.77
		INTERNATIONAL CODE COUNCIL	SELCK: RESIDENTIAL PLANS E	69.00
		GOODYEAR COMMERCIAL TIRE	2) GY 215/70R16 WRL SRA 10	157.48
		JACKSON COUNTY RECORDER	RECORDED LIENS	81.00_
			TOTAL:	1,535.41
NON-DEPARTMENTAL	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	36.50
			HSA	193.49
			HSA	112.72
		KCMO CITY TREASURER	KC EARNINGS TAX WH	17.78
		DELTA DENTAL OF MO LOCKBOX	DENTAL	16.80
			DENTAL	27.15
			DENTAL	1.20
		AFLAC	AFLAC CRITICAL CARE	3.48
			AFLAC PRETAX	18.10
			AFLAC-W2 DD PRETAX	18.62
		MISCELLANEOUS	DENNIS SHROUT:	150.00
		VISION SERVICE PLAN - IC	VISION	6.07_
			TOTAL:	601.91
PARK ADMIN	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	62.90
			HSA	623.49
			HSA	40.73
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	414.98
		DELTA DENTAL OF MO LOCKBOX	DENTAL	5.96
			DENTAL	29.32
			DENTAL	3.65
			DENTAL	33.09
			DENTAL	2.47
		FRED PRYOR SEMINARS	STRADER/MEYER: EXCEL BASIC	158.00
		AFLAC	HUNT PREMIUMS	0.45
			HUNT PREMIUMS	5.54
			HUNT PREMIUMS	6.37
		HYATT REGENCY	REFUND FOR TAX EXEMPT	19.26-
		VISION SERVICE PLAN - IC	VISION	1.44_
			TOTAL:	1,369.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
PARKS STAFF	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	204.96
			HSA	204.96
			HSA	317.69
		FELDMANS FARM & HOME	WINTERIZE RESTROOMS	69.36
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	154.49
		VALLEY OUTDOOR EQUIPMENT	BLADE JOHN DEERE GATOR	76.56
		OREILLY AUTOMOTIVE INC	LIFT SUPPORT	34.36
		DELTA DENTAL OF MO LOCKBOX	DENTAL	55.38
		FASTENAL COMPANY	TOOLS & SUPPLIES	12.39
		HOME DEPOT CREDIT SERVICES	SEPTIC TANK TREATMENT/PETC	85.79_
			TOTAL:	1,215.94
RECREATION	PARK FUND	WALMART COMMUNITY	CANDY/TAPE	118.60
			CANDY SCRAMBLE RETURNS	21.14-
			TOTAL:	97.46
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	11/02-11/16 SILVERSNEAKERS	175.00
			11/07-11/14 SILVERSNEAKERS	50.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	131.43
		WALMART COMMUNITY	STOP WATCH	9.77
			HAND VACUUM	81.86
		PRISCILLA YOUNG	11/01-12/13 YOGA FUSION	36.00
		AUTHORIZE.NET	OCT SIGNUPS	40.20
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		EPIC SPORTS	BASKETBALLS	68.93
		STEAMMASTER	RUST REMOVAL	125.00
		WEBSTAUANTSTORE	FLOOR MACHINE/BRUSH	347.95
		LETTER PERFECT	OUTSIDE MARQUEE SIGN LETTE	67.28
		MISSOURI PARK & REC ASSN	STRADER:MPRA PULLOVER	35.00
		MARK A LONG	10/04-12/13 FALL KARATE	765.00
		MEYER LABORATORY INC	JANITORIAL SUPPLIES	256.97
			JANITORIAL SUPPLIES	16.36-
		FREDAH JOHNSTON	11/03-11/15 LINE DANCING	100.00
		ALEXANDER APPAREL	PRESCHOOL BASKETBALL SHIRT	216.00_
			TOTAL:	2,508.49
NON-DEPARTMENTAL	TRANSPORTATION	BLUE CROSS BLUE SHIELD OF KC	PPO	32.32
			HSA	23.06
			HSA	135.27
			HSA	22.54
		KCMO CITY TREASURER	KC EARNINGS TAX WH	3.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	3.83
			DENTAL	16.29
			DENTAL	2.42
		AFLAC	AFLAC PRETAX	6.75
			AFLAC-W2 DD PRETAX	8.05
		VISION SERVICE PLAN - IC	VISION	1.11
			VISION	5.82
			VISION	1.77_
			TOTAL:	262.83
TRANSPORTATION	TRANSPORTATION	BLUE CROSS BLUE SHIELD OF KC	PPO	59.44
			HSA	74.30
			HSA	224.47
			HSA	217.25
			HSA	63.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		CLARKS TOOL & EQUIPMENT	GREASE GUN PISTOL GRIP W/	10.30
		FELDMANS FARM & HOME	20MM TO 1" ARBOR ADAPTER S	2.38
		TANDEM TRUCK SALES & PAINTING INC	BATTERY COVER	40.60
			AIR CLEANER	83.60
			AIR CLEANER	83.60
		COOPER TRAILER CORRAL LLC	TILT TRAILER ALUM PULL PIN	3.98
		AMERICAN TRAFFIC SAFETY	48"X100YD CLEAR C2 PREMASK	447.49
			24"X50YD BLACK 3MIL/24"X50	421.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	306.98
		PAVING MAINTENANCE SUPPLY INC	GASKET/NOZZLE	123.40
		ADVANCE AUTO PARTS	2) WIPER BLADES	5.20
			2) WIPER BLADES	4.60
		CTEC HOLDING CO LLC	SENSOR/MIRROR	37.58
		MARK MELHORN	MELHORN: 16 DAMAGE PREVENT	18.40
		OREILLY AUTOMOTIVE INC	CABIN/AIR FILTER	11.87
			CABIN FILTER	2.70
			5GAL GEAR LUBE	12.99
			REPLACE LENS/LIGHT	2.96
			CABIN AIR	4.24-
			CABIN/AIR FILTER	10.33
			WORK LIGHT	15.99
			BATTERY	50.36
			BATTERY/WORK LIGHT	24.79-
			AIR/TRANS/OIL FILTERS	12.68
		PROGRESSIVE ELECTRONICS	4TH QTR MONITORING	10.08
		BLUE SPRINGS WINWATER CO	15) AQUATAP CARBIDE-TIPPED	96.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	6.68
			DENTAL	27.60
			DENTAL	19.85
			DENTAL	5.00
		VANCE BROTHERS INC	FINE MIX	184.50
			FINE MIX	125.00
		HOME DEPOT CREDIT SERVICES	20"X20X1 HOUSEHOLD PLEAT F	3.58
			MILWAUKEE 12AMP SAWZALL	11.07
			MILWAUKEE 12AMP SAWZALL	57.40
			7)ENERGIZER 200 LUMEN HEAD	33.95
			7)ENERGIZER 200 LUMEN HEAD	7.84
			7)ENERGIZER 200 LUMEN HEAD	6.86
		MIKE MYERS	MYERS: MEALS 16 DAMAGE PRE	18.40
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	17.62
			PW/WOLTZ UNIFORMS	17.62
			PW/WOLTZ UNIFORMS	17.76
		SUMMIT TRUCK GROUP	HOSE/KIT-FILTER	38.79
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	31.99
			MURPHY BOOTS	29.99
		GRAIN VALLEY RENTAL INC	PROPANE 20# BOTTLE RE-FILL	16.99_
			TOTAL:	3,104.03
NON-DEPARTMENTAL	MKT PLACE CID - PR LAUBER MUNICIPAL LAW LLC		OCT MKTPL NID	17,396.25-
			TOTAL:	17,396.25-
NON-DEPARTMENTAL	MKT PLACE CID - PR LAUBER MUNICIPAL LAW LLC		OCT MKTPL NID	17,396.25_
			TOTAL:	17,396.25
NON-DEPARTMENTAL	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	129.26
			HSA	146.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			HSA	541.11
			HSA	202.90
		KCMO CITY TREASURER	KC EARNINGS TAX WH	24.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	24.35
			DENTAL	65.16
			DENTAL	27.17
		AFLAC	AFLAC PRETAX	51.87
			AFLAC-W2 DD PRETAX	54.84
		VISION SERVICE PLAN - IC	VISION	10.40
			VISION	23.32
			VISION	7.08_
			TOTAL:	1,308.86
WATER	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	118.87
			HSA	125.81
			HSA	236.53
			HSA	779.82
			HSA	434.53
			HSA	285.93
		CLARKS TOOL & EQUIPMENT	GREASE GUN PISTOL GRIP W/	20.60
		FELDMANS FARM & HOME	20MM TO 1" ARBOR ADAPTER S	4.76
		TANDEM TRUCK SALES & PAINTING INC	BATTERY COVER	81.20
			AIR CLEANER	167.20
			AIR CLEANER	167.20
		COOPER TRAILER CORRAL LLC	TILT TRAILER ALUM PULL PIN	7.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,017.42
		ADVANCE AUTO PARTS	2) WIPER BLADES	10.40
			2) WIPER BLADES	9.21
		CTEC HOLDING CO LLC	SENSOR/MIRROR	75.16
		MARK MELHORN	MELHORN: 16 DAMAGE PREVENT	36.80
		MIDWEST TINTING INC	FRONT WINDOWS 17 CHEV SILV	25.00
		OREILLY AUTOMOTIVE INC	CABIN/AIR FILTER	23.75
			CABIN FILTER	5.39
			5GAL GEAR LUBE	26.00
			REPLACE LENS/LIGHT	5.94
			CABIN AIR	8.46-
			CABIN/AIR FILTER	20.68
			WORK LIGHT	32.00
			BATTERY	100.71
			BATTERY/WORK LIGHT	49.60-
			AIR/TRANS/OIL FILTERS	25.37
		PROGRESSIVE ELECTRONICS	4TH QTR MONITORING	20.16
		BLUE SPRINGS WINWATER CO	15) AQUATAP CARBIDE-TIPPED	192.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	11.93
			DENTAL	21.25
			DENTAL	84.50
			DENTAL	39.70
			DENTAL	28.04
		AFLAC	HUNT PREMIUMS	0.89
			HUNT PREMIUMS	11.07
			HUNT PREMIUMS	12.75
		ORIENTAL TRADING	20) CONSTRUCTION HATS	119.80
		HOME DEPOT CREDIT SERVICES	20"X20X1 HOUSEHOLD PLEAT F	7.18
			MILWAUKEE 12AMP SAWZALL	22.14
			MILWAUKEE 12AMP SAWZALL	114.80
			7)ENERGIZER 200 LUMEN HEAD	67.91

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			7)ENERGIZER 200 LUMEN HEAD	13.73
		MIKE MYERS	MYERS: MEALS 16 DAMAGE PRE	36.80
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	35.26
			PW/WOLTZ UNIFORMS	35.26
			PW/WOLTZ UNIFORMS	35.51
		SPRINGSTED	FINANCIAL ADVISOR FOR PRO	1,008.32
		MIRROR IMAGE EXPRESS CARWASH	MONTHLY REOCCURING	15.50
		SUMMIT TRUCK GROUP	HOSE/KIT-FILTER	77.57
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	63.98
			MURPHY BOOTS	59.98
		VISION SERVICE PLAN - IC	VISION	2.88_
			TOTAL:	5,925.09
SEWER	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	118.88
			HSA	125.81
			HSA	236.53
			HSA	779.79
			HSA	434.52
			HSA	285.91
		CLARKS TOOL & EQUIPMENT	GREASE GUN PISTOL GRIP W/	20.60
		FELDMANS FARM & HOME	20MM TO 1" ARBOR ADAPTER S	4.76
			50# K-31 FESCUE	52.99
		TANDEM TRUCK SALES & PAINTING INC	BATTERY COVER	81.20
			AIR CLEANER	167.20
			AIR CLEANER	167.20
		COOPER TRAILER CORRAL LLC	TILT TRAILER ALUM PULL PIN	7.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,017.41
		ADVANCE AUTO PARTS	2) WIPER BLADES	10.40
			2) WIPER BLADES	9.21
		CTEC HOLDING CO LLC	SENSOR/MIRROR	75.16
		MARK MELHORN	MELHORN: 16 DAMAGE PREVENT	36.80
		MIDWEST TINTING INC	FRONT WINDOWS 17 CHEV SILV	25.00
		OREILLY AUTOMOTIVE INC	CABIN/AIR FILTER	23.75
			CABIN FILTER	5.39
			5GAL GEAR LUBE	26.00
			REPLACE LENS/LIGHT	5.94
			CABIN AIR	8.46-
			CABIN/AIR FILTER	20.68
			WORK LIGHT	32.00
			BATTERY	100.71
			BATTERY/WORK LIGHT	49.60-
			AIR/TRANS/OIL FILTERS	25.37
		SHAWN V HELT	6) CU YDS PULVERIZED TOPSO	168.00
			6)CU YDS PULVERIZED TOPSOI	168.00
			6)CU YDS PULVERIZED TOPSOI	168.00
			16) CU YDS PULVERIZED TOPS	448.00
		PROGRESSIVE ELECTRONICS	4TH QTR MONITORING	20.16
		BLUE SPRINGS WINWATER CO	15) AQUATAP CARBIDE-TIPPED	192.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	11.93
			DENTAL	21.23
			DENTAL	84.52
			DENTAL	39.72
			DENTAL	28.03
		AFLAC	HUNT PREMIUMS	0.88
			HUNT PREMIUMS	11.07
			HUNT PREMIUMS	12.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		HOME DEPOT CREDIT SERVICES	20"X20X1 HOUSEHOLD PLEAT F	7.18
			MILWAUKEE 12AMP SAWZALL	22.14
			MILWAUKEE 12AMP SAWZALL	114.80
			7)ENERGIZER 200 LUMEN HEAD	67.91
			7)ENERGIZER 200 LUMEN HEAD	13.73
			80LB QUIKRETE CONCRETE	187.20
		MIKE MYERS	MYERS: MEALS 16 DAMAGE PRE	36.80
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	35.26
			PW/WOLTZ UNIFORMS	35.26
			PW/WOLTZ UNIFORMS	35.51
		SPRINGSTED	FINANCIAL ADVISOR FOR PRO	1,008.32
		MIRROR IMAGE EXPRESS CARWASH	MONTHLY REOCCURING	15.50
		SUMMIT TRUCK GROUP	HOSE/KIT-FILTER	77.57
		KLEINSCHMIDTS WESTERN STORE	MARTIN BOOTS	63.98
			MURPHY BOOTS	59.98
		VISION SERVICE PLAN - IC	VISION	2.89
			TOTAL:	6,997.43
NON-DEPARTMENTAL	POOLED CASH FUND	GALLS LLC	4) SL-20L ALUM RECHARGEAB	516.76
		VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	551.97
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	2,373.15
		AMAZON.COM	FRONT OFFICE SHREDDER	692.00
		VISA-CARD SERVICES 0139	VISA-CARD SERVICES 0139	2,109.87
		LOWES	REFRIGERATOR FOR PD BREAK	742.97
		VISA-CARD SERVICES 0749	VISA-CARD SERVICES 0749	1,042.04
		VISA-CARD SERVICES 1028	VISA-CARD SERVICES 1028	1,493.87
			TOTAL:	9,522.63

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

100	GENERAL FUND	86,760.67
170	TOURISM TAX FUND	7,500.00
200	PARK FUND	15,152.86
210	TRANSPORTATION	19,791.58
250	OLD TOWNE TIF	8,612.53
302	MKTPL TIF-PR#2 SPEC ALLOC	3,221.53
320	MKT PLACE CID - PR#2	0.00
600	WATER/SEWER FUND	156,576.37
999	POOLED CASH FUND	9,522.63

GRAND TOTAL:	307,138.17
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SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 11/05/2016 THRU 11/18/2016
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
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

Ordinances

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

MEETING DATE	11/14/2016 & 11/28/2016	
BILL NUMBER	B16-23	
AGENDA TITLE	AN ORDINANCE AMENDING SECTION 415 OF THE GRAIN VALLEY CODE OF ORDINANCES TO COMPLY WITH THE LATEST FEMA REQUIREMENTS FOR FLOODPLAIN MANAGEMENT	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Ken Murphy, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	The City of Grain Valley is a member of the National Flood Insurance Program (NFIP) and must update all necessary ordinances and Flood Insurance Rate Map (FIRM) panel numbers to remain a member.	
BACKGROUND	FEMA has revised and updated the Flood Insurance Rate Maps (FIRM) for Jackson County.	
SPECIAL NOTES	FEMA has reviewed and approves the amended section 415 of the Grain Valley Code of Ordinances.	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Memo, Amended Chapter 415, Revised Chapter 415
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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B16-23

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

November 14, 2016 (6-0)

INTRODUCED BY:
ALDERMAN ARNOLD

**AN ORDINANCE AMENDING SECTION 415 OF THE GRAIN VALLEY CODE OF
ORDINANCES TO COMPLY WITH THE LATEST FEMA REQUIREMENTS FOR
FLOODPLAIN MANAGEMENT**

WHEREAS, the Legislature of the State of Missouri has in section 89.020 of the Revised Statutes of Missouri, as amended, delegated the responsibilities to local governmental units to adopt floodplain management regulations designated to protect the health, safety, and general welfare; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has made changes to 44 Code of Federal Regulations (CFR) Section 60.3(d) of the National Flood Insurance Program (NFIP) regulations; and

WHEREAS, the City must meet the requirements of the new regulations in order to remain in the NFIP program.

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is in the best interest of the City to amend Section 415 to remain in the NFIP program.

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

SECTION 1: Section 415 of the Grain Valley Code of Ordinances is hereby amended as set forth in Attachment A.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, 2016, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD _____
ALDERMAN JOHNSTON _____
ALDERMAN WEST _____
MAYOR _____
(in the event of a tie only)

ALDERMAN HEADLEY _____
ALDERMAN PALECEK _____
ALDERMAN COLEMAN _____

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

Memorandum

To: Ken Murphy
From: Richard Arroyo, P.E.
Date: 10-25-16
Re: FEMA Ordinance Update to Adopt new FIRM maps

For the last several years the Federal Emergency Management Agency (FEMA) has been in the process of updating the Flood Insurance Rate Maps (FIRM's) with new hydrological data and topography for Jackson County Missouri. The City of Grain Valley has participated in the National Flood Insurance Program (NFIP) since 1976 and has adopted Ordinance 415 to reflect the necessary steps to protect and develop within flood prone areas. This program allows citizens to purchase flood insurance for properties that may be in or outside flood zone areas as shown on the FEMA FIRM maps. Periodically FEMA updates the flood hazard areas as delineated on the FIRM maps and requires the local government to adopt and amend those ordinances with updated information to remain in the NFIP. This ordinance amendment replaces the existing Floodplain Management Ordinance 415 with the new required language and map panel numbers for Jackson County within our community. The new FIRM maps will become effective on January 20, 2017.

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Chapter 415

Flood Hazard Prevention

Editor's Note — Ord. no. 2397, adopted November 28, 2016, repealed ch. 415 "flood hazard prevention" and enacted new provisions set out herein. Former ch. 415 derived from ord. no. 1857, adopted September 11, 2006.

Article I

Statutory Authorization, Findings of Fact and Purposes

Section 415.010 Statutory Authorization, Findings of Fact and Purposes.

[Ord. No. 2397, 11-28-2016]

- A. *Statutory Authorization.* The legislature of the State of Missouri has in Section 79.110, RSMo., as amended, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of Grain Valley, Missouri, ordains as follows.
- B. *Findings of Fact.*
 - 1. *Flood losses resulting from periodic inundation.* The special flood hazard areas of Grain Valley, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
 - 2. *General causes of the flood losses.* These flood losses are caused by:
 - a. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - b. The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated or otherwise unprotected from flood damages.
 - 3. *Methods used to analyze flood hazards.* The Flood Insurance Study (FIS) that is the basis of this Chapter uses a standard engineering method of analyzing flood hazards which consists of a series of interrelated steps.
 - a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS for Jackson County, Missouri, dated January 20, 2017, as amended, and illustrative materials dated January 20, 2017, as amended, and any future revisions thereto.
 - b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - c. Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.

- d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines but still subject to inundation by the base flood.
- C. *Statement of Purpose.* It is the purpose of this Chapter to promote the public health, safety and general welfare; to minimize those losses described in Subsection **(B) (1)** above; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter to:
- 1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities.
 - 2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.
 - 3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Article II General Provisions

Section 415.020 **Definitions.** [Ord. No. 2397, 11-28-2016]

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the same meaning they have in common usage and to give this Chapter it's most reasonable application.

ACCESSORY STRUCTURE

Means the same as *APPURTENANT STRUCTURE*.

ACTUARIAL RATES

See *RISK PREMIUM RATES*.

ADMINISTRATOR

The Federal Insurance Administrator.

AGENCY

The Federal Emergency Management Agency (FEMA).

AGRICULTURAL COMMODITIES

Means agricultural products and livestock.

AGRICULTURAL STRUCTURE

Means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

APPEAL

A request for review of the Floodplain Administrator's interpretation of any provision of this Chapter

or a request for a variance.

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

BASE FLOOD

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT

Any area of the structure having its floor subgrade (below ground level) on all sides.

BUILDING

See *STRUCTURE*.

CHIEF EXECUTIVE OFFICER OR CHIEF ELECTED OFFICIAL

The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

COMMUNITY

Any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

DEVELOPMENT

Any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

ELEVATED BUILDING

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

ELIGIBLE COMMUNITY OR PARTICIPATING COMMUNITY

A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "*Existing construction*" may also be referred to as "*existing structures*".

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is

completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)

An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

FLOOD ELEVATION DETERMINATION

A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards.

FLOOD FRINGE

The area outside the floodway encroachment lines but still subject to inundation by the regulatory flood.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A Zones.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN OR FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source (see "*FLOODING*").

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of Police power. The term describes such State or local regulations, in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING

Any combination of structural and non-structural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures and their contents.

FLOODWAY OR REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOODWAY ENCROACHMENT LINES

The lines marking the limits of floodways on Federal, State and local floodplain maps.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "*Freeboard*" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved State program as determined by the Secretary of the Interior, or

- b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable flood proofing design requirements of this Chapter.

MANUFACTURED HOME

A structure, transportable in one (1) or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "*manufactured home*" does not include a "*recreational vehicle*".

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MAP

The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM) or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

MARKET VALUE OR FAIR MARKET VALUE

An estimate of what is fair, economic, just and equitable value under normal local market conditions.

MEAN SEA LEVEL

For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "*new construction*" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP

The National Flood Insurance Program (NFIP).

100-YEAR FLOOD

See *BASE FLOOD*.

PARTICIPATING COMMUNITY, also known as an ELIGIBLE COMMUNITY

A community in which the administrator has authorized the sale of flood insurance.

PERSON

Includes any individual or group of individuals, corporation, partnership, association or any other entity, including Federal, State and local governments and agencies.

PRINCIPALLY ABOVE GROUND

At least fifty-one percent (51%) of the actual cash value of the structure, less land value, is above ground.

RECREATIONAL VEHICLE

A vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REMEDY A VIOLATION

To bring the structure or other development into compliance with Federal, State or local floodplain management regulations or, if this is not possible, to reduce the impacts of its non-compliance.

REPETITIVE LOSS

Means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

RISK PREMIUM RATES

Those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "*Risk premium rates*" include provisions for operating costs and allowances.

SPECIAL FLOOD HAZARD AREA

See *AREA OF SPECIAL FLOOD HAZARD*.

SPECIAL HAZARD AREA

An area having special flood hazards and shown on a FHBM, FIRM or FBFM as Zones (unnumbered or numbered) A and AE.

START OF CONSTRUCTION

Includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvements were within one hundred eighty (180) days of the permit date. The "*actual start*" means either the first (1st) placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond

the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "*actual start of construction*" means the first (1st) alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY

That agency of the State Government or other office designated by the Governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "*Structure*", for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE

Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences. The term does not apply to:

- a.) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
- b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- c.) Any improvement to a building.

SUBSTANTIAL IMPROVEMENT

Means any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period, in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work done.

The term does not apply to:

- a.) any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
- b.) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.” Or
- c.) Any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE

A grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required by this Chapter is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified), of floods of various magnitudes and frequencies in the floodplain.

Section 415.030 General Provisions.

[Ord. No. 2397, 11-28-2016]

- A. *Lands to Which This Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Grain Valley identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate Map (FIRM) Jackson County Panels 29095C0330G, 29095C0336G, 29095C0337G, 29095C0338G, 29095C0339G 29095C0343G, 29095C0451G, and 29095C0452G dated January 20, 2017, as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and as specifically noted in Article IV.
- B. *The Enforcement Officer.* The Community Development Director shall designate an enforcement officer under this Chapter. The enforcement officer shall have the title of Floodplain Administrator.
- C. *Compliance.* No development located within the special flood hazard areas of this community shall be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.

- D. *Abrogation and Greater Restrictions.* It is not intended by this Chapter to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other ordinances inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.
- E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the Governing Body and shall not be deemed a limitation or repeal of any other powers granted by State Statutes.
- F. *Warning and Disclaimer Of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create a liability on the part of the City of Grain Valley, any officer or employee thereof for any flood damages that may result from reliance on this Chapter or any administrative decision lawfully made thereunder.
- G. *Severability.* If any Section, clause, provision or portion of this Chapter is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Chapter shall not be affected thereby.

Article III Administration

Section 415.040 **Administration.**

[Ord. No. 2397, 11-28-2016]

- A. *Permit Required.* A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 415.030, Subsection A. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.
- B. *Designation of Floodplain Administrator.* It is hereby made the duty of the Community Development Director or designee to appoint a Floodplain Administrator to implement the provisions of Chapter 415.
- C. *Duties and Responsibilities of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:
 - 1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this ordinance have been satisfied;
 - 2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required by Federal, State, or local law;
 - 3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;

4. Issue floodplain development permits for all approved applications;
5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
6. Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse.
7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been flood proofed;
9. When flood proofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.

D. *Application for Floodplain Development Permit.* To obtain a Floodplain Development Permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every Floodplain Development Permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the Floodplain Administrator;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Article IV Provisions for Flood Hazard Reduction

Section 415.050 **Provisions for Flood Hazard Reduction.**

[Ord. No. 2397, 11-28-2016]

A. *General Standards*

1. No permit for floodplain development shall be granted for new construction, substantial-improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this Subsection are satisfied.
2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.
3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
4. All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
 - a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. construction with materials resistant to flood damage;
 - c. utilization of methods and practices that minimize flood damages;
 - d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - e. new or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination; and
 - f. subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 - (1) All such proposals are consistent with the need to minimize flood damage;
 - (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 - (3) Adequate drainage is provided so as to reduce exposure to flood hazards; and
 - (4) All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.

5. *Storage, material, and equipment*

- a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation or if readily removable from the area within the time available after a flood warning.
- 6. *Nonconforming Use* A structure, or the use of a structure or premises that was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:
 - a. If such structure, use, or utility service is discontinued for three (3) consecutive months, any future use of the building shall conform to this ordinance.
 - b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

B. *Specific Standards*

- 1. In all areas identified as numbered and unnumbered A zones and AE zones, where **base flood elevation** data have been provided, as set forth in Article **IV**, Subsection **(A)(2)**, the following provisions are required:

- a. *Residential Construction*

New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation. An elevation certificate certified by a registered professional engineer, or architect, shall be provided.

- b. *Non-Residential Construction*

New construction or substantial-improvement of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be flood proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Article **III**, Subsection **(C)(9)**.

- c. Require, for all new construction and substantial-improvements that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer, or architect or meet or exceed the following minimum criteria:

- (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and
- (2) The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

C. Manufactured Homes

1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones and AE zones, on the community's FIRM on sites:
 - a. outside of manufactured home park or subdivision;
 - b. in a new manufactured home park or subdivision;
 - c. in an expansion to and existing manufactured home park or subdivision; or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial-damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of Article IV, Subsection (C)(2) of this ordinance, be elevated so that either:
 - a. the lowest floor of the manufactured home is at one (1) foot above the base flood level; or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

D. *Floodway*. Located within areas of special flood hazard established in Article II, Section **415.030**, Subsection (A) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:

1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.
2. The community shall prohibit any encroachments, including fill, new construction, substantial- improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in

accordance with standard engineering practice that the proposed encroachment would not result in **any** increase in flood levels within the community during the occurrence of the base flood discharge.

3. If Article **IV**, Subsection **(D) (2)** is satisfied, all new construction and substantial-improvements shall comply with all applicable flood hazard reduction provisions of Article **IV**.
4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article **IV**, Subsection **(A) (2)**.

E. *Recreational Vehicles*

1. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones and AE zones on the community's FIRM either:
 - a. be on the site for fewer than 180 consecutive days,
 - b. be fully licensed and ready for highway use*; **or**
 - c. meet the permitting, elevation, and the anchoring requirements for manufactured homes of this ordinance.

*A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Article V

Floodplain Management Variance Procedures

Section 415.060 **Floodplain Management Variance Procedures.**

[Ord. No. 2397, 11-28-2016]

- A. *Establishment of Appeal Board.* The Zoning Board of Adjustment as established by the City of Grain Valley shall hear and decide appeals and requests for variances from the floodplain management requirements of this ordinance.
- B. *Responsibility of Appeal Board.* Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Manager, the applicant may apply for such floodplain development permit or variance directly to the Zoning Board of Adjustment, as defined in Article **V**, Subsection **(A)**.

The Zoning Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this ordinance.

- C. *Further Appeals.* Any person aggrieved by the decision of the Zoning Board of Adjustment or any taxpayer may appeal such decision to the Jackson County Circuit Court as provided in RSMo 89.110.
- D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Zoning Board of Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this ordinance, and the following criteria:
 1. The danger to life and property due to flood damage;
 2. The danger that materials may be swept onto other lands to the injury of others;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flood damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

E. Conditions for Approving floodplain Management Variances.

1. Generally, variances may be issued for new construction and substantial-improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 2 through 6 below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure=s continued historic designation.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
6. A community shall notify the applicant in writing over the signature of a community official that (1) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

Article VI

Penalties for Violation

Section 415.070 **Penalties for Violation.** **[Ord. No. 2397, 11-28-2016]**

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$ 500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Article VII

Amendments

Section 415.080 **Amendments** **[Ord. No. 2397, 11-28-2016]**

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this ordinance are in compliance with the National Flood Insurance Program (NFIP) regulations.

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Chapter 415

Flood Hazard Prevention

Editor's Note — Ord. no. ~~1857, adopted September 11, 2006~~ XXXX, adopted November XX, 2016, repealed ch. 415 "flood hazard prevention" and enacted new provisions set out herein. Former ch. 415 derived from ord. no. ~~1277 §370, 6-14-1999~~ 1857, adopted September 11, 2006.

Article I

Statutory Authorization, Findings of Fact and Purposes

Section 415.010 Statutory Authorization, Findings of Fact and Purposes.

[Ord. No. ~~1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

- A. *Statutory Authorization.* The legislature of the State of Missouri has in Section ~~79.110~~ 89.020, RSMo., as amended, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of Grain Valley, Missouri, ordains as follows.
- B. *Findings Of Fact.*
1. *Flood losses resulting from periodic inundation.* The special flood hazard areas of Grain Valley, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
 2. *General causes of the flood losses.* These flood losses are caused by:
 - a. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - b. The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated or otherwise unprotected from flood damages.
 3. *Methods used to analyze flood hazards.* The Flood Insurance Study (FIS) that is the basis of this Chapter uses a standard engineering method of analyzing flood hazards which consists of a series of interrelated steps.
 - a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS for Jackson County, Missouri, dated ~~January 20, 2017~~ September 29, 2006, as amended, and illustrative materials dated ~~January 20, 2017~~ September 29, 2006, as amended, and any future revisions thereto.
 - b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.

- c. Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.
 - d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines but still subject to inundation by the base flood.
- C. *Statement Of Purpose.* It is the purpose of this Chapter to promote the public health, safety and general welfare; to minimize those losses described in Subsection **(B)(1)** above; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter to:
- 1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities.
 - 2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.
 - 3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.
 - 4. ~~Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the Federal Flood Insurance Program.~~

Article II General Provisions

Section 415.020 **Definitions.**

[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the same meaning they have in common usage and to give this Chapter its most reasonable application.

ACCESSORY STRUCTURE

Means the same as *APPURTENANT STRUCTURE*.

ACTUARIAL RATES

See *RISK PREMIUM RATES*.

ADMINISTRATOR

The Federal Insurance Administrator.

AGENCY

The Federal Emergency Management Agency (FEMA).

AGRICULTURAL COMMODITIES

Means agricultural products and livestock.

AGRICULTURAL STRUCTURE

Means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

APPEAL

A request for review of the Floodplain Administrator's interpretation of any provision of this Chapter or a request for a variance.

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

BASE FLOOD

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT

Any area of the structure having its floor subgrade (below ground level) on all sides.

BUILDING

See *STRUCTURE*.

CHIEF EXECUTIVE OFFICER OR CHIEF ELECTED OFFICIAL

The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

COMMUNITY

Any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

DEVELOPMENT

Any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

ELEVATED BUILDING

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

ELIGIBLE COMMUNITY OR PARTICIPATING COMMUNITY

A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "*Existing construction*" may also be referred to as "*existing structures*".

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)

An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

FLOOD ELEVATION DETERMINATION

A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards.

FLOOD FRINGE

The area outside the floodway encroachment lines but still subject to inundation by the regulatory flood.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A Zones.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN OR FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source (see "*FLOODING*").

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of Police power. The term describes such State or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING

Any combination of structural and non-structural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures and their contents.

FLOODWAY OR REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOODWAY ENCROACHMENT LINES

The lines marking the limits of floodways on Federal, State and local floodplain maps.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "*Freeboard*" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved State program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this Chapter.

MANUFACTURED HOME

A structure, transportable in one (1) or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "*manufactured home*" does not include a "*recreational vehicle*".

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MAP

The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM) or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

MARKET VALUE OR FAIR MARKET VALUE

An estimate of what is fair, economic, just and equitable value under normal local market conditions.

MEAN SEA LEVEL

For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "*new construction*" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP

The National Flood Insurance Program (NFIP).

100-YEAR FLOOD

See *BASE FLOOD*.

PARTICIPATING COMMUNITY , also known as an ELIGIBLE COMMUNITY

A community in which the administrator has authorized the sale of flood insurance.

PERSON

Includes any individual or group of individuals, corporation, partnership, association or any other entity, including Federal, State and local governments and agencies.

PRINCIPALLY ABOVE GROUND

At least fifty-one percent (51%) of the actual cash value of the structure, less land value, is above ground.

RECREATIONAL VEHICLE

A vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for

recreational, camping, travel or seasonal use.

REMEDY A VIOLATION

To bring the structure or other development into compliance with Federal, State or local floodplain management regulations or, if this is not possible, to reduce the impacts of its non-compliance.

REPETITIVE LOSS

Means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

RISK PREMIUM RATES

Those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. *"Risk premium rates"* include provisions for operating costs and allowances.

SPECIAL FLOOD HAZARD AREA

See *AREA OF SPECIAL FLOOD HAZARD*.

SPECIAL HAZARD AREA

An area having special flood hazards and shown on a FHBM, FIRM or FBFM as Zones (unnumbered or numbered) A and AE.

START OF CONSTRUCTION

Includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvements were within one hundred eighty (180) days of the permit date. The *"actual start"* means either the first (1st) placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the *"actual start of construction"* means the first (1st) alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY

That agency of the State Government or other office designated by the Governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. *"Structure"*, for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a

permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE

~~Damage of any origin sustained by a structure whereby the cost of restoring the structure to predamaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.~~

Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences. The term does not apply to:

- a.) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
- b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- c.) Any improvement to a building.

SUBSTANTIAL IMPROVEMENT

~~Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:~~

- ~~1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or~~
- ~~2. Any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".~~

Means any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period, in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work done.

The term does not apply to:

- a.) any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
- b.) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.” Or
- c.) Any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE

A grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required by this Chapter is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified), of floods of various magnitudes and frequencies in the floodplain.

Section 415.030 General Provisions.

[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

- A. *Lands To Which This Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Grain Valley identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate Map (FIRM) Jackson County Panels ~~29095CO211F, 29095CO212F, 29095CO213F, 29095CO214F, 29095CO218F, 29095CO326F, 29095CO327F, 29095CIND1A and 29095CIND2A~~ dated September 29, 2006 ~~29095C0330G, 29095C0336G, 29095C0337G, 29095C0338G, 29095C0339G 29095C0343G, 29095C0451G, and 29095C0452G~~ dated January 20, 2017, as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and as specifically noted in Article ~~HH~~ **IV**.

B. *The Enforcement Officer.* The Community Development Director shall designate an enforcement officer under this Chapter. The enforcement officer shall have the title of Floodplain Administrator.

~~C. *Rules For Interpretation Of District Boundaries.* The boundaries of the Floodway and Floodway-Fringe Overlay Districts are shown on the Flood Insurance Rate Map with the Community Panels listed in Subsection (A), and are hereby adopted as a part of the official Zoning Map. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his case and to submit his own technical evidence, if he so desires. In A Zones or the absence of FIA-BFE data and floodway data, engineering calculations will be required to establish the base flood elevation for residential and non-residential structures. Engineering calculations must be computed using a format that is accepted by the Army Corps of Engineers such as Hec-2 or Hec-Raz hydraulic modeling program.~~

~~D.~~ C. *Compliance.* No development located within the special flood hazard areas of this community shall be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.

~~E.~~ D. *Abrogation And Greater Restrictions.* It is not intended by this Chapter to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other ordinances inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.

~~F.~~ E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the Governing Body and shall not be deemed a limitation or repeal of any other powers granted by State Statutes.

~~G.~~ F. *Warning And Disclaimer Of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create a liability on the part of the City of Grain Valley, any officer or employee thereof for any flood damages that may result from reliance on this Chapter or any administrative decision lawfully made thereunder.

~~H.~~ G. *Severability.* If any Section, clause, provision or portion of this Chapter is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Chapter shall not be affected thereby.

~~I. *Appeal To Board Of Adjustment.*~~

~~1. *Where a request for a permit to develop is denied by the Floodplain Administrator, the applicant may apply for such permit or variance to the Board of Adjustment.*~~

~~2. *The Board of Adjustment may grant or deny such request by appropriate resolution adopted within thirty (30) days after the date of such application to the Board of Adjustment.*~~

~~J. *Duties And Responsibilities Of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:~~

~~1. *Review of all applications for floodplain permits to assure that sites are reasonably safe from flooding.*~~

~~and that the floodplain development permit requirements of this Chapter have been satisfied;~~

- ~~2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State or local law;~~
- ~~3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposal will be reasonably safe from flooding;~~
- ~~4. Issue floodplain development permits for all approved applications;~~
- ~~5. Notify adjacent communities and the State Emergency Management Agency prior to any alteration or relocation of watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);~~
- ~~6. Assure that maintenance is provided within the altered or relocated portion of any watercourse so that the flood carrying capacity is not diminished;~~
- ~~7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;~~
- ~~8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed; and~~
- ~~9. When floodproofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.~~

Article III Development Permit **Administration**

Section 415.040 **Development Permit Administration.**

[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

- A. *Permit Required.* ~~No person, firm or corporation shall initiate any development within Floodway and Floodway Fringe Overlay Districts or cause the same to be done without first obtaining a separate permit for development for each such building, structure or other development. Subdivisions of land larger than five (5) acres or fifty (50) lots shall also require base flood evaluation data along with a permit application.~~ **A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 415.030, Subsection A. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.**
- B. *Application For Permit* **Designation of Floodplain Administrator.** ~~To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:~~
 - ~~1. Identify and describe the work to be covered by the permit for which application is made.~~
 - ~~2. Describe the land on which the proposed work is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or work.~~

- ~~3. Indicate the use or occupancy for which the proposed work is intended.~~
- ~~4. Be accompanied by plans and specifications for proposed construction.~~
- ~~5. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.~~
- ~~6. Be accompanied by elevations (in relation to mean sea level) of the lowest floor (including basement) or, in the case of floodproofed non-residential structures, the elevation to which it has been floodproofed.~~
- ~~7. Give such other information as reasonably may be required by the Floodplain Administrator including, but not limited to:~~
 - ~~a. Evidence that the site of the proposed development is reasonably safe from flooding and that all necessary permits have been received as required by Federal or State law (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. Code 1334).~~
 - ~~b. Evidence that the community downstream from the development and the State Emergency Management Agency (SEMA) have been notified prior to any alterations or relocation of a watercourse and evidence of such notification to the Federal Insurance Administration.~~
 - ~~c. Evidence that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.~~
- ~~8. Specify whether development is located in designated flood fringe or floodway.~~
- ~~9. Indicate the assessed value of the structure and the fair market value of the improvement.~~
- ~~10. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.~~ **It is hereby made the duty of the Community Development Director or designee to appoint a Floodplain Administrator to implement the provisions of Chapter 415.**

C. *Duties and Responsibilities of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:

- 1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this ordinance have been satisfied;**
- 2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required by Federal, State, or local law;**
- 3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;**
- 4. Issue floodplain development permits for all approved applications;**

5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
6. Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse.
7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed;
9. When floodproofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.

D. *Application for Floodplain Development Permit.* To obtain a Floodplain Development Permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every Floodplain Development Permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the Floodplain Administrator;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Article IV

~~Establishment of Zoning Districts~~ **Provisions for Flood Hazard Reduction**

Section 415.050 ~~Establishment of Zoning Districts~~ **Provisions for Flood Hazard Reduction.**
[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

~~The mapped floodplain areas within the jurisdiction of this Chapter are hereby divided into the two (2) following districts: a Floodway Overlay District (FW) and Floodway Fringe Overlay District (FF) identified in the Flood Insurance Study and shown on the Flood Boundary and Floodway Maps. The boundaries of these districts shall become part of the official Zoning Map. Within these districts all uses not meeting the standards of this Chapter and those standards of the underlying zoning district shall be prohibited. These zones shall be consistent with the numbered and unnumbered A Zones as identified on the official FIRM and identified in the Flood Insurance Study provided by the Federal Insurance Administration.~~

A. General Standards

1. No permit for floodplain development shall be granted for new construction, substantial-improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this Subsection are satisfied.
2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.
3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
4. All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
 - a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. construction with materials resistant to flood damage;
 - c. utilization of methods and practices that minimize flood damages;

- d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- e. new or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination; and
- f. subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 - (1) All such proposals are consistent with the need to minimize flood damage;
 - (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 - (3) Adequate drainage is provided so as to reduce exposure to flood hazards; and
 - (4) All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.

5. *Storage, material, and equipment*

- a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation or if readily removable from the area within the time available after a flood warning.
6. *Nonconforming Use* A structure, or the use of a structure or premises that was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:
- a. If such structure, use, or utility service is discontinued for three (3) consecutive months, any future use of the building shall conform to this ordinance.
 - b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

B. *Specific Standards*

- 1. In all areas identified as numbered and unnumbered A zones and AE zones, where **base flood elevation** data have been provided, as set forth in Article IV, Subsection (A)(2), the following provisions are required:

a. *Residential Construction*

New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation. An elevation certificate certified by a registered professional engineer, or architect, shall be provided.

b. *Non-Residential Construction*

New construction or substantial-improvement of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Article III, Subsection (C)(9).

c. Require, for all new construction and substantial-improvements that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer, or architect or meet or exceed the following minimum criteria:

- (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and
- (2) The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

C. Manufactured Homes

1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones and AE zones, on the community's FIRM on sites:
 - a. outside of manufactured home park or subdivision;
 - b. in a new manufactured home park or subdivision;
 - c. in an expansion to and existing manufactured home park or subdivision; or

- d. in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial-damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of Article **IV**, Subsection **(C)(2)** of this ordinance, be elevated so that either:
 - a. the lowest floor of the manufactured home is at one (1) foot above the base flood level; or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

D. *Floodway*. Located within areas of special flood hazard established in Article **II**, Section 415.030, Subsection **(A)** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:

1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.
2. The community shall prohibit any encroachments, including fill, new construction, substantial- improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in **any** increase in flood levels within the community during the occurrence of the base flood discharge.
3. If Article **IV**, Subsection **(D)(2)** is satisfied, all new construction and substantial-improvements shall comply with all applicable flood hazard reduction provisions of Article **IV**.
4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article **IV**, Subsection **(A)(2)**.

E. *Recreational Vehicles*

1. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones and AE zones on the community's FIRM either:
 - a. be on the site for fewer than 180 consecutive days,
 - b. be fully licensed and ready for highway use*; **or**
 - c. meet the permitting, elevation, and the anchoring requirements for manufactured homes of this ordinance.

*A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Article V
Standards for the Floodway Overlay District and the Floodway Fringe Overlay District Floodplain Management Variance Procedures

Section 415.060 ~~Standards for the Floodway Overlay District and the Floodway Fringe Overlay District.~~ **Floodplain Management Variance Procedures.**
[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

A. In all areas of special flood hazards, the following provisions are required:

1. ~~No permit for development shall be granted for new construction or substantial improvements within all numbered and unnumbered A Zones unless the conditions of this Section are satisfied.~~
2. ~~All new construction and substantial improvements shall be located such that the lowest floor elevation is no less than one (1) foot above the base flood elevation or, in the event that construction below that elevation is permitted, it must be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.~~
3. ~~All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.~~
4. ~~All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.~~
5. ~~No development, including landfill, may be permitted within Zones A1-30 and AE on the City's FIRM unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and reasonably anticipated uses, will not increase the water surface elevation of the 100-year flood more than one (1) foot on the average cross section of the reach in which the development or landfill is located as shown on the Flood Insurance Rate Study incorporated by reference (Subsection (B)(3)(a) of Section 415.010).~~
6. ~~New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.~~
7. ~~On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.~~
8. ~~Storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plant life is prohibited.~~
9. ~~Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.~~
10. ~~Subdivision proposals and other proposed new development shall be required to assure that:~~
 - a. ~~All such proposals are consistent with the need to minimize flood damage;~~
 - b. ~~All public utilities and facilities, such as sewer, gas, electrical and water systems, are located, elevated and constructed to minimize or eliminate flood damage;~~

- ~~c. Adequate drainage is provided so as to reduce exposure to flood hazards; and~~
- ~~d. Proposals for development include within such proposals the regulatory flood elevation.~~
- ~~11. All utility and sanitary facilities shall be floodproofed up to the regulatory flood protection elevation so that any space below the regulatory flood protection elevation is watertight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effect of buoyancy.~~
- ~~12. In all unnumbered A Zones where Flood Insurance Study data is not furnished, any base flood elevation and floodway data currently available from Federal, State or other sources will be used.~~

A. *Establishment of Appeal Board.* The Zoning Board of Adjustment as established by the City of Grain Valley shall hear and decide appeals and requests for variances from the floodplain management requirements of this ordinance.

B. *Responsibility of Appeal Board.* Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Manager, the applicant may apply for such floodplain development permit or variance directly to the Zoning Board of Adjustment, as defined in Article V, Subsection (A).

The Zoning Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this ordinance.

C. *Further Appeals.* Any person aggrieved by the decision of the Zoning Board of Adjustment or any taxpayer may appeal such decision to the Jackson County Circuit Court as provided in RSMo 89.110.

D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Zoning Board of Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this ordinance, and the following criteria:

1. The danger to life and property due to flood damage;
2. The danger that materials may be swept onto other lands to the injury of others;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flood damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

E. *Conditions for Approving floodplain Management Variances.*

1. Generally, variances may be issued for new construction and substantial-improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 2 through 6 below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure=s continued historic designation.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
6. A community shall notify the applicant in writing over the signature of a community official that (1) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

Article VI

~~Floodway Overlay District~~ **Penalties for Violation**

Section 415.070 ~~Permitted Uses.~~ **Penalties for Violation**
[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

~~Any encroachments, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway, shall be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.~~

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$ 500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Article VII
Floodway Fringe Overlay District Amendments

Section 415.080 ~~Permitted Uses.~~ **Amendments**
[Ord. No. 1857, 9-11-2006 Ord. No. XXXX, 11-XX-2016]

Any use permitted in Section ~~415.070~~ shall be permitted in the Floodway Fringe Overlay District. Other uses which are permitted by the appropriate zoning district shall be permitted subject to the standards set forth in Section ~~415.090~~. No use shall be permitted in the district unless the standards of Section ~~415.060~~ are met.

Section 415.090 ~~Standards for the Floodway Fringe Overlay District.~~
[Ord. No. 1857, 9-11-2006]

- A. ~~Residential.~~ New construction or substantial improvements of residential structures shall have the lowest floor, including basement, elevated to at least one (1) foot above the base flood elevation.
- B. ~~Non-Residential.~~ New construction or substantial improvements of non-residential structures shall have the lowest floor, including basement, elevated to at least one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, shall be floodproofed up to one (1) foot above the regulatory flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this Section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in this Chapter.
- C. ~~Areas Below Base Flood Elevation (BFE).~~ For all new construction and substantial improvements, that fully enclosed areas below lowest floor used for parking of vehicles, buildings access or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
1. ~~A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided; and~~
 2. ~~The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~
- D. ~~Recreational Vehicles.~~ Require that recreational vehicles placed on sites within all floodplain districts shall be on the site for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use or meet the permitting, elevating and the anchoring requirements for manufactured homes of this Section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.
- E. ~~Manufactured Homes.~~ All manufactured homes to be placed within all floodplain districts shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over the top or frame ties to ground anchors.
- F. ~~Manufactured homes that are placed or substantially improved within floodplain districts outside of manufactured home parks or subdivisions or in new manufactured home parks or subdivisions and/or~~

~~expansion to an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse and lateral movement.~~

~~G. New manufactured homes, manufactured homes that are substantially improved, manufactured home parks and manufactured home subdivisions or expansions of the same shall be elevated to one (1) foot above the base flood elevation and comply with the following requirements:~~

- ~~1. Over the top ties shall be provided at each of the four (4) corners of the manufactured home with two (2) additional ties per side at the intermediate locations and manufactured homes less than fifty (50) feet long requiring one (1) additional tie per side.~~
- ~~2. Frame ties shall be provided at each corner of the home with five (5) additional ties per side at intermediate points and manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side.~~
- ~~3. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.~~
- ~~4. Any additions to manufactured homes shall be similarly anchored.~~
- ~~5. All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Subsection (C)(1) hereof.~~

~~H. New construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~

~~Article VIII~~ ~~Certification and Information~~

~~Section 415.100 Floodproofing.~~ ~~{Ord. No. 1857, 9-11-2006}~~

- ~~A. Applicants for a development permit for a floodproofed structure shall provide certification by a registered professional engineer or architect that the floodproofing plans are adequate to be watertight with walls impermeable to the passage of water and withstand the hydrostatic and hydrodynamic forces associated with the 100-year flood.~~
- ~~B. Floodproofing of residential structures will not be allowed unless an exception is specifically granted from the provisions of this Chapter by the Administrator of the Federal Insurance Administration.~~
- ~~C. *Elevation Of Property.* The applicant shall provide information identifying the elevation of the property in relation to mean sea level of the lowest floor (including the basement of the proposed structure) to which structures are floodproofed. In addition, the applicant shall provide this information for the second (2nd) lowest floor when the lowest floor is below grade on one (1) or~~

~~more sides.~~

- ~~D. The Community Development Department will maintain the records of certification when issuing development permits in conformance with this Section.~~

~~Article IX~~

~~Floodplain Management Variance Procedures~~

~~Section 415.110 Adjustment Board.~~

~~{Ord. No. 1857, 9-11-2006}~~

- ~~A. The Board of Zoning Adjustments as established by the Board of Aldermen shall hear and decide appeals and requests for variances from the floodplain management requirements of this Chapter.~~

~~B. Board Responsibilities.~~

- ~~1. Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the Board of Zoning Adjustments as defined in this Chapter.~~
- ~~2. The Board of Zoning Adjustments shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.~~

- ~~C. Further Appeals. Any person aggrieved by the decision of the Board of Zoning Adjustments or any taxpayer may appeal such decision to the Jackson County Circuit Court of Missouri as provided in Section 89.090, RSMo.~~

- ~~D. Floodplain Management Variance Criteria. In passing upon such applications for variances, the Board of Zoning Adjustments shall consider all technical data and evaluations, all relevant factors, standards specified in other Sections of this Chapter and the following criteria:~~

- ~~1. The danger to life and property due to flood damage;~~
- ~~2. The danger that materials may be swept onto other lands to the injury of others;~~
- ~~3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
- ~~4. The importance of the services provided by the proposed facility to the community;~~
- ~~5. The necessity to the facility of a waterfront location, where applicable;~~
- ~~6. The availability of alternative locations not subject to flood damage for the proposed use;~~
- ~~7. The compatibility of the proposed use with existing and anticipated development;~~
- ~~8. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the proposed use;~~
- ~~9. The safety of access to the property in times of flood for ordinary and emergency vehicles;~~
- ~~10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, if applicable, expected at the site; and~~

- ~~11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems; streets; and bridges.~~

~~E. Conditions For Approving Floodplain Management Variances.~~

- ~~1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size and such lot is contiguous to and surrounded by lots with existing structures constructed below the regulatory flood protection elevation, providing Subparagraphs (2) through (5) below have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.~~
- ~~2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or Local Inventory of Historic Places upon determination provided proposed activity will not preclude the structure's continued historic designation.~~
- ~~3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.~~
- ~~4. Variances shall only be issued upon:~~
 - ~~a. A showing of good and sufficient cause;~~
 - ~~b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and~~
 - ~~c. A determination that the variance issuance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local or State laws or ordinances.~~
- ~~5. A community shall be notified in writing by the community officer that:~~
 - ~~a. The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance; and~~
 - ~~b. Such construction below the base flood level increases risk to life and property.~~
 - ~~c. Such notification shall be maintained with the record of all variance actions as required by this Chapter.~~

~~Article X~~
~~Non-Conforming Use~~

~~Section 415.120 Non-Conforming Use.~~
~~{Ord. No. 1857, 9-11-2006}~~

- ~~A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Chapter but which is not in conformity with the provisions of this Chapter may be continued subject to the following instructions:~~
 - ~~1. No such use or substantial improvement of that use shall be expanded, changed, enlarged or altered in a way which increases its non-conformity.~~
 - ~~2. If such use is discontinued for three (3) consecutive months, any future use of the building premises shall conform to this Chapter.~~

~~3. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as non-conforming uses.~~

~~B. If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty percent (50%) of the market value of the structure before the damage occurred except if it is reconstructed in conformity with the provisions of this Chapter. This limitation does not include the cost of any alteration to comply with existing State or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.~~

~~Article XI Violations~~

~~Section 415.130 Penalties for Violation.~~

~~[Ord. No. 1857, 9-11-2006]~~

~~Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars (\$500.00) and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.~~

~~Article XII Amendments~~

~~Section 415.140 Process for Amending These Regulations.~~

~~[Ord. No. 1857, 9-11-2006]~~

~~The regulations, restrictions and boundaries set forth in this Chapter may from time to time be amended, supplemented, changed or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973; provided however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley. At least twenty (20) days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this Chapter are in compliance with the National Flood Insurance Program (NFIP) regulations.~~

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this ordinance are in compliance with the National Flood Insurance Program (NFIP) regulations.

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

MEETING DATE	11/14/2016 & 11/28/2016	
BILL NUMBER	B16-24	
AGENDA TITLE	AN ORDINANCE APPROVING THE 2017 FISCAL YEAR BUDGET, COMPREHENSIVE FEE SCHEDULE AND COMPENSATION PLAN OF THE CITY OF GRAIN VALLEY, MISSOURI	
REQUESTING DEPARTMENT	Administration and Finance	
PRESENTER	Ryan Hunt, City Administrator Cathy Bowden, Finance Director	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	All
	Balance Available:	Not Applicable
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To adopt the balanced budget, comprehensive fee schedule, and compensation plan for the 2017 Fiscal Year for the City of Grain Valley, Missouri	
BACKGROUND	All specific information regarding budget documents provided to the Board of Aldermen for reference	
SPECIAL NOTES	The City staff has prepared the attached balanced budget through meetings and work sessions with the Mayor & Board of Aldermen.	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	The Board of Aldermen held a budget Work Sessions on Wednesday, October 5, October 19 and November 2, 2016.	
BOARD OR COMMISSION RECOMMENDATION	None	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Budget Letter, 2017 Line Item Summary, Comprehensive Fee Schedule & 2017 Compensation Plan
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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B16-24

ORDINANCE NO.
SECOND READING
FIRST READING

November 14, 2016 (5-0-1)

INTRODUCED BY:
ALDERMAN WEST

**AN ORDINANCE APPROVING THE 2017 FISCAL YEAR BUDGET,
COMPREHENSIVE FEE SCHEDULE AND COMPENSATION PLAN OF THE CITY
OF GRAIN VALLEY, MISSOURI**

WHEREAS, the Board of Aldermen has appointed the City Administrator to prepare and submit the 2017 budget, comprehensive fee schedule and compensation plan; and

WHEREAS, the City Administrator has worked closely with the Finance Director, all Department Directors and City staff to develop and prepare the 2017 budget; and

WHEREAS, the 2017 budget is a balanced budget as required by the Statutes in the State of Missouri; and

WHEREAS, this appropriation order and the budget outline, which are attached hereto; and are a part of this ordinance may not be amended except by written ordinance of the Board of Aldermen; and

WHEREAS, Notwithstanding the above, the City Administrator is hereby authorized, in his discretion to make adjustments, revisions or amendments to a particular expense object code/line item within the adopted budget only, and without further order of the Board of Aldermen only in the following circumstances:

- the adjustment, revision or amendment is requested in writing by the department/expenditure authority from whose account the change is proposed to be made;
- the City Finance Director certifies in writing that sufficient unencumbered funds exist for the proposed adjustment, revision or amendment;
- the total amount of the adjustment, revision or amendment does not exceed the overall budget amount as adopted herein; and
- this authorization shall not be construed to allow increases in the total appropriation for a particular fund.

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

SECTION 1:

(100) GENERAL FUND

Total Revenues \$ 3,681,804

Expenditures

HR/City Clerk \$ 181,759

Information Tech 106,684

Building & Grounds 108,518

Administration 385,889

Elected 81,377

Legal 90,000

Finance 119,141

Court 133,676

Victim Services 80,760

Fleet Maintenance 44,044

Police 2,022,368

Animal Control 58,973

Planning & Engineering 227,352

Total Expenditures \$ 3,640,541

Balance \$ 41,263

(170) TOURISM TAX

Total Revenues \$ 65,000

Total Expenditures 65,000

Balance \$ 0

(200) PARK FUND

Total Revenues \$1,314,630

Expenditures

Park Administration \$ 471,189

Park 246,643

Recreation 29,375

Community Center 418,554

Pool 147,784

Total Park Expenditures \$1,313,545

Balance \$ 1,085

(210) TRANSPORTATION FUND

Total Revenues \$ 847,500

Total Expenditures \$ 785,134

Balance \$ 62,366

(230) PUBLIC HEALTH FUND

Total Revenues \$ 93,400

Total Expenditures 93,000

Balance \$ 400

(250) OLD TOWNE TIF FUND	
Total Revenues	\$ 380,000
Total Expenditures	<u>\$ 380,000</u>
<i>Balance</i>	\$ 0
(280) CAPITAL PROJECTS FUND	
Total Revenues	\$ 350,000
Total Expenditures	<u>\$ 350,000</u>
<i>Balance</i>	\$ 0
(290) GENERAL OBLIGATION BOND FUND	
Total Revenues	\$ 0
Total Expenditures	<u>\$ 0</u>
<i>Balance</i>	\$ 0
(295) 2011 GENERAL OBLIGATION BOND FUND	
Total Revenues (Fund Balance)	\$ 785,000
Total Expenditures	<u>\$ 785,000</u>
<i>Balance</i>	\$ 0
(300) MARKETPLACE TIF PROJECT #2	
Total Revenues	\$ 8,000
Total Expenditures	<u>\$ 8,000</u>
<i>Balance</i>	\$ 0
(301) MARKETPLACE TIF RESERVE PROJECT #2	
Total Revenues	\$ 75,000
Total Expenditures	<u>\$ 55,000</u>
<i>Balance</i>	\$ 20,000
(302) MARKETPLACE TIF SPECIAL ALLOCATION PROJECT #2	
Total Revenues	\$ 165,000
Total Expenditures	<u>\$ 165,000</u>
<i>Balance</i>	\$ 0
(305) MARKETPLACE TIF IDA BONDS PROJECT #2	
Total Revenues	\$ 191,770
Total Expenditures	<u>\$ 190,000</u>
<i>Balance</i>	\$ 1,770
(310) MARKETPLACE NID PROJECT #2	
Total Revenues	\$ 76,000
Total Expenditures	<u>\$ 76,000</u>
<i>Balance</i>	\$ 0
(320) MARKETPLACE CID PROJECT #2	
Total Revenues	\$ 0
Total Expenditures	<u>\$ 0</u>
<i>Balance</i>	\$ 0

(321) MARKETPLACE CID-PROJECT #2 SALES/USE		
Total Revenues	\$	120,050
Total Expenditures	\$	<u>120,050</u>
<i>Balance</i>	\$	0
(325) MARKETPLACE CID-PROJECT #1A SALES/USE		
Total Revenues	\$	80,050
Total Expenditures	\$	<u>0</u>
<i>Balance</i>	\$	80,050
(400) DEBT SERVICE FUND		
Total Revenues	\$	1,784,000
Total Expenditures	\$	<u>1,745,000</u>
<i>Balance</i>	\$	39,000
(600) WATER/SEWER FUND		
Total Revenues	\$	5,739,216
Expenditures		
Water		2,862,008
Sewer		2,149,421
Total Expenditures	\$	<u>5,011,429</u>
<i>Balance</i>	\$	727,787

Read two times and PASSED by the Board of Aldermen this _____ day of _____, 2016,
the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN HEADLEY	_____
ALDERMAN JOHNSTON	_____	ALDERMAN PALECEK	_____
ALDERMAN COLEMAN	_____	ALDERMAN WEST	_____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

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

MEETING DATE	11/14/2016 & 11/28/2016	
BILL NUMBER	B16-25	
AGENDA TITLE	AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 4, 2017	
REQUESTING DEPARTMENT	City Administrator	
PRESENTER	Ryan Hunt, City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$11,0000
	Budget Line Item:	100-11-78400
	Balance Available:	\$20,000 (2017 Fiscal Year Budget)
	New Appropriation Required:	[] Yes [X] No
PURPOSE	To give notice of the annual City of Grain Valley, Missouri General Municipal Election	
BACKGROUND	Notice, via ordinance, must be issued by the City Clerk, as the election authority, before candidates can file for election as required by Missouri State Statute	
SPECIAL NOTES	The first day for candidates to file for the General Municipal Election will be Tuesday, December 13, 2016; and the last day for candidacy filing will be Tuesday, January 17, 2017. Lottery selection on Wednesday, January 18, 2016 at 3:00 p.m. will determine ballot placement	
ANALYSIS	Not Applicable	
PUBLIC INFORMATION PROCESS	Notice of City of Grain Valley, Missouri General Municipal Election will be posted in The Examiner on Tuesday, December 6, 2016, outside City Hall, and on the City's webpage.	

BOARD OR COMMISSION RECOMMENDATION	Not Applicable
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance & 2017 Missouri Election Calendar

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B16-25

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

November 14, 2016 (6-0)

INTRODUCED BY:
ALDERMAN ARNOLD

**AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY,
MISSOURI ON APRIL 4, 2017**

WHEREAS, it is necessary and proper for the City of Grain Valley, Missouri to hold regular elections in accordance with the revised statutes of the State of Missouri and the City of Grain Valley, Missouri Municipal Code of Ordinances; and

WHEREAS, the City Clerk, as the Election Official for the City of Grain Valley, is required by Missouri State statute to propose an ordinance calling a municipal election.

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

SECTION 1: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward I for a two year term.

SECTION 2: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward II for a two year term.

SECTION 3: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward III for a two year term.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, 2016, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD _____
ALDERMAN HEADLEY _____
ALDERMAN PALECEK _____

ALDERMAN COLEMAN _____
ALDERMAN JOHNSTON _____
ALDERMAN WEST _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

2017 ELECTION CALENDAR

Jackson County Board of Election Commissioners

P. O. Box 296

Independence, Missouri 64051

Phone: (816) 325-4600

OFFICIAL ELECTION DAY	TYPE OF ELECTION	DEADLINE FOR ENTITIES TO CERTIFY ELECTIONS TO ELECTION AUTHORITY	VOTER REGISTRATION DEADLINE
FEBRUARY 7, 2017	SPECIAL BOND ELECTIONS ONLY	NOVEMBER 29, 2016	JANUARY 11, 2017
APRIL 4, 2017	GENERAL MUNICIPAL ELECTION	JANUARY 24, 2017	MARCH 8, 2017
AUGUST 8, 2017	SPECIAL ELECTION	MAY 30, 2017	JULY 12, 2017
NOVEMBER 7, 2017	SPECIAL ELECTION	AUGUST 29, 2017	OCTOBER 11, 2017
FEBRUARY 6, 2018	SPECIAL BOND ELECTIONS ONLY	NOVEMBER 28, 2017	JANUARY 10, 2018

JACKSON COUNTY BOARD OF ELECTION COMMISSIONERS

Mary Ellen Miller, Chairman
Colleen M. Scott, Secretary
Michael K. Whitehead, Member
Vacant, Member

Robert C. Nichols, Jr., Director
Tammy L. Brown, Director

<http://jcebmo.org>

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

MEETING DATE	11/28/2016	
BILL NUMBER	B16-26	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF HARMONY MEADOWS	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Ken Murphy, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	The purpose of this request is to gain final plat approval for Harmony Meadows.	
BACKGROUND	This is an almost seven acre tract located near the Grain Valley Airport bordered by Walnut Street to the south, EE Kirby to the west and Yennie to the north. This property has been vacant for well over a decade.	
SPECIAL NOTES	As part of the downtown improvement project the City made upgrades to Kirby and Walnut that included curb, gutter and utility upgrades.	
ANALYSIS	This plat consists of seven lots and two tracts. Lots 1 through 7 will be single-family residences located along Walnut Street. The existing house will be demolished during this phase. Tract B will not be utilized at this time but is being considered for future development. Tract A is going to be used for storm water mitigation. Water is currently located on the north side of Walnut, which will make tie-ins relatively simple. The sewer is currently on the south side of Walnut so the developer is looking at adding a new main line on the north side.	
PUBLIC INFORMATION PROCESS	None	

BOARD OR COMMISSION RECOMMENDATION	Planning & Zoning Commission Recommends Approval
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Plat & Aerial

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B16-26

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN JOHNSTON

AN ORDINANCE APPROVING THE FINAL PLAT OF HARMONY MEADOWS

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

WHEREAS, a meeting was held on November 9, 2016 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

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

WHEREAS, the approved plat shall be recorded at the Jackson County Recorder of Deeds office.

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

SECTION 1: The property legally described below as Harmony Meadows, is hereby accepted as a final plat.

PROPERTY DESCRIPTION

A tract of land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 34, Township 49 North of the Baseline, Range 30 West of the 5th Principal Meridian, Grain Valley, Jackson County, Missouri and being more particularly described as follows:

Commencing at the Northeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 34; thence with the North line of said $\frac{1}{4}$, $\frac{1}{4}$ section N87°54'32"W, 789.91' to the Point of Beginning; thence continuing with said North line N87°54'32"W; 531.83' to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 34-49-30; thence with the West line of aforesaid $\frac{1}{4}$, $\frac{1}{4}$ section S01°33'48"W, 560.05' to the Centerline extended of NW WALNUT STREET; thence with the Centerline of said NW WALNUT STREET S88°03'43"E, 530.39'; thence leaving said Centerline N01°42'37"E, 558.62' back to the Point of Beginning and containing 6.82 acres

Subject to Rights-of-Way and Easements as may now be established.

Read two times and PASSED by the Board of Aldermen this ____ day of _____, 2016,
the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD _____
ALDERMAN HEADLEY _____
ALDERMAN PALECEK _____

ALDERMAN COLEMAN _____
ALDERMAN JOHNSTON _____
ALDERMAN WEST _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk



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FINAL PLAT

HARMONY MEADOWS

Section 34, Township 49 North, Range 30 West
Grain Valley, Jackson County, Missouri

DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"HARMONY MEADOWS"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF GRAIN VALLEY, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANITOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING WITHOUT LIMITATION, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS:
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:
PINK HILL PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS DAY OF _____, 2016.

PINK HILL PROPERTIES, L.L.C.

JEFF WOLFF, OWNER
NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____, JSS

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED **JEFF WOLFF**, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SHOWN BY ME DULY THAT HE IS THE OWNER OF PINK HILL PROPERTIES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF " _____ " WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

CHAIRMAN: DEBBIE SATELL

SECRETARY: KEVIN BROWNING

THESE EASEMENTS AND RIGHT-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _____ DAY OF _____, 2016.

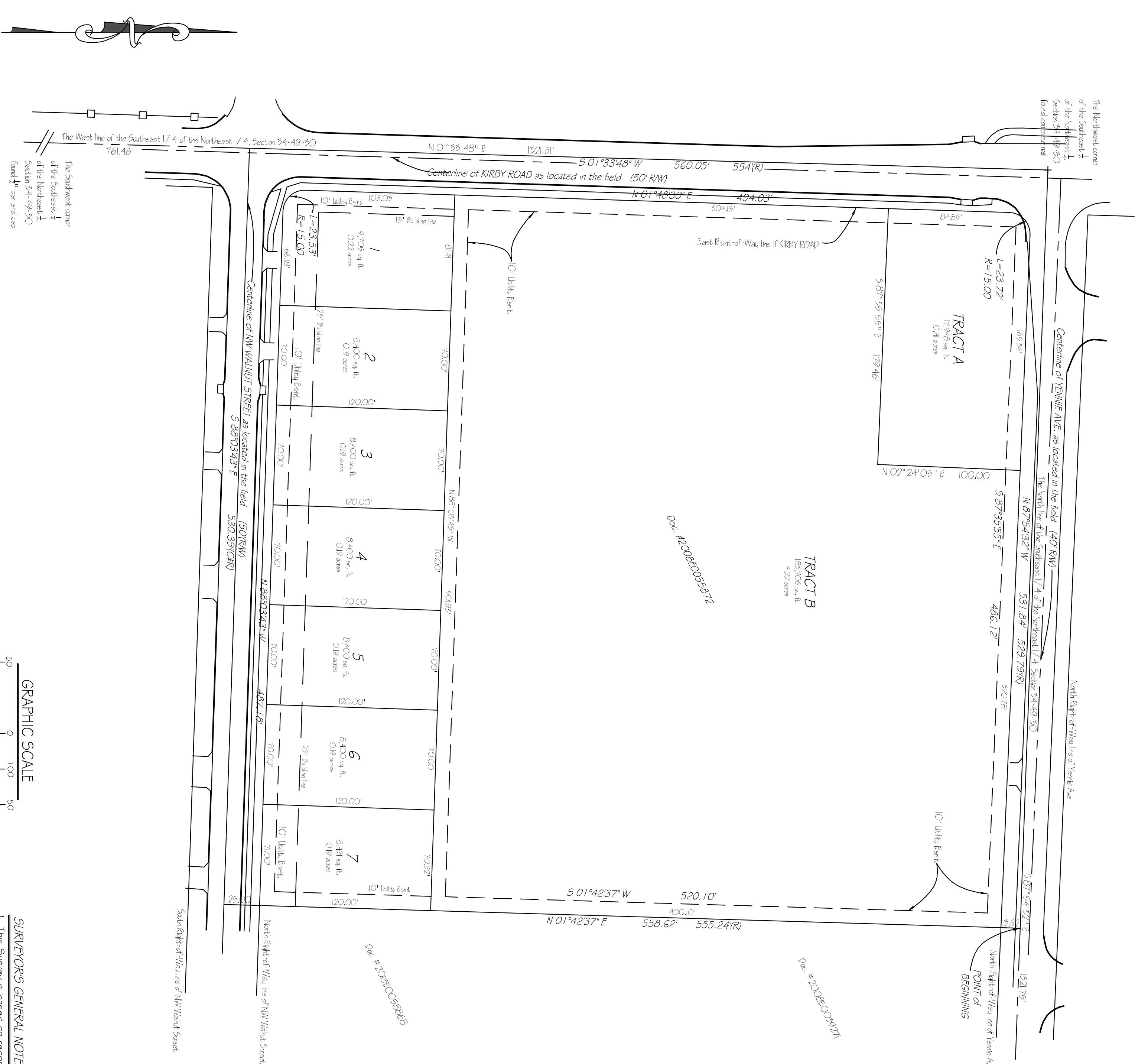
MAJOR MIKE TODD

DEPUTY CITY CLERK: KHALILAH HOLLAND

JACKSON COUNTY:

APPROVED ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR _____ DATE _____



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 10/28/2016
Mark B. Holt- PLS No. 2001.015251
Eagle Pointe Surveying, L.L.C., 2009006504

This Survey was prepared for:
PINK HILL PROPERTIES
c/o JEFF WOLFF
PO BOX 2941
GRAIN VALLEY, MO 64029

NO.	DATE	DESCRIPTION	BY

HARMONY MEADOWS
Section 34, Township 49N, Range 30W

Grain Valley
Jackson County, Missouri

DATE OF SURVEY: AUG-OCT, 2016
CLASS OF PROPERTY: RURAL
SURVEY CREW: MH
DRAWING NAME: 201608-1074

EAGLE POINTE SURVEYING
1216 NE APPLEWOOD ST.
LEE'S SUMMIT, MISSOURI 64086
(816) 456-0156

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Resolutions

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

MEETING DATE	11/28/2016	
RESOLUTION NUMBER	R16-46	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE GRAIN VALLEY PARK BOARD	
REQUESTING DEPARTMENT	Parks & Recreation	
PRESENTER	Shannon Davies, Director of Parks and Recreation	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To state the statutory authority that the Grain Valley Park Board has and identify the roles and responsibilities of the Park Board moving forward as it pertains to designated park land and the funding sources for such.	
BACKGROUND	Initially, the Grain Valley Park Board was "administrative" and separate from city government. In the late 1990's and with the creation of the parks and recreation department, the park board became "advisory." The Park Board now wants to exercise their statutory authority and be more involved with the future of designated park land and the funding sources for such.	
SPECIAL NOTES	None	
ANALYSIS	None	

PUBLIC INFORMATION PROCESS	This issue was on the agenda and discussed at the following 2016 Park Board Meetings/Workshops: 1/28, 2/16, 3/15, 4/26, 5/5, 5/17, 6/21, 7/7, 7/12, 8/16, 9/20, 10/4, 10/18, 11/15
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Memorandum of Understanding

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

November 28, 2016

RESOLUTION NUMBER

R16-46

SPONSORED BY

ALDERMAN PALECEK

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE
GRAIN VALLEY PARK BOARD**

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

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

WHEREAS, the Grain Valley Park Board has authority over the improvements to and the funding for designated park land within Grain Valley; and

WHEREAS, the Grain Valley Park Board acknowledges the importance of working with the City of Grain of Valley to provide quality park facilities, recreational offerings and support services; and

WHEREAS, the Grain Valley Park Board shall have more involvement in and authority over the maintenance, improvement, planning and funding for designated park land as stated in the Memorandum of Understanding.

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

SECTION 1: that the Board of Aldermen of the City of Grain Valley, Missouri approve the Memorandum of Understanding with the Grain Valley Park Board.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2016.

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

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To: Grain Valley Board of Alderman
From: Grain Valley Park Board
Subject: Memorandum of Understanding
Date: 11/15/16

Purpose

The purpose of this Memorandum of Understanding (MOU) is to outline the expectations between the Grain Valley Board of Aldermen and the Grain Valley Park Board.

Scope

The scope of this MOU is the long-term planning of the Grain Valley Park System, as well as the maintenance of and improvements to existing park properties and facilities therein.

Roles & Responsibilities

The City of Grain Valley and the Park Board recognize the creation of the Grain Valley Park Board as a separate and autonomous entity per Missouri Revised Statute, Section 90.550. The Park Board has sole jurisdiction over designated park property and the maintenance and improvements to park property.

The Park Board may, at any time, improve, sell or purchase park property. The Board also has the authority to refuse or accept property "willed" to the Park Board by the City or private third parties.

The Park Board shall review all Park Board applications and recommend to the Mayor and Board of Aldermen new appointees to the Park Board.

The Mayor and Board of Aldermen are responsible for appointing Park Board members and ensuring that revenues owed to the Park Board are turned over for park maintenance and improvement.

Funding

Activities not falling under the scope of this MOU shall be funded through revenue provided by the City of Grain Valley. The Park Board reserves the right to set and collect fees for usage of park property, park facilities and other park activities.

The Park Board shall have a more active role in the budgeting process. Moving forward, the Park Board will send at least one member to the annual budgeting workshop.

Administration

The City will continue to maintain the funds owned and controlled solely by the Park Board as well as any additional funding transfers provided by the City to the Parks Department for operations outside the scope of this MOU.

Communication

The Park Board requests the presence of the City Administrator at our Park Board meeting on a quarterly basis. The Park Board President will attend the Board of Aldermen meeting (or workshop) twice annually to provide the Board of Aldermen with a report.

This MOU shall remain in effect until such time as both the Park Board and the Board of Aldermen mutually agree to any changes or amendments herein.

Mayor
City of Grain Valley

Park Board President
City of Grain Valley

Date

Date

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

MEETING DATE	11/28/2016	
BILL NUMBER	R16-47	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH FOLEY COMPANY, LLC FOR HEATING, VENTILATION AND AIR CONDITIONING (HVAC) AND MECHANICAL SERVICES	
REQUESTING DEPARTMENT	Administration and Community Development	
PRESENTER	Ken Murphy	
FISCAL INFORMATION	Cost as recommended:	\$14,451 (\$1,204.25 per month) FY2017
	Budget Line Item:	100-09-76900 (44%) 200-25-76900 (33%) 210-55-76900 (03%) 600-60-76900 (10%) 600-65-76900 (10%)
	Balance Available:	\$24,000 FY2017
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To approve the contract with Foley Company, LLC to provide HVAC and mechanical services on City owned buildings and equipment	
BACKGROUND	Our past agreement with Source Mechanical Services has expired and the City went through the RFP process to solicit bids for services	
SPECIAL NOTES	Advertised as RFP no. 2016-01	
ANALYSIS	All submissions received were reviewed and ranked based on cost, included services and references	

PUBLIC INFORMATION PROCESS	None
BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Memo and Agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

November 28, 2016

RESOLUTION NUMBER

R16-47

SPONSORED BY

ALDERMAN ARNOLD

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN
AGREEMENT WITH FOLEY COMPANY, LLC FOR HEATING, VENTILATION AND
AIR CONDITIONING (HVAC) AND MECHANICAL SERVICES**

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

WHEREAS, the Board of Aldermen adopted the 2017 budget that appropriated funds for the maintenance of City facilities; and

WHEREAS, the Board of Aldermen understand the importance of maintaining City facilities; and

WHEREAS, Foley Company, LLC has the experience and resources necessary to provide the City with the desired services.

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

SECTION 1: The City Administrator is hereby authorized to enter into an agreement with Foley Company, LLC for HVAC and mechanical services.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2016.

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

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Memorandum

To: Ken Murphy, Community Development Director

From: Glenn McIntire, CBO

Date: 11/07/2016

Re: Mechanical Maintenance and Repair Services RFP

Community Development staff recently put out a request for proposal for mechanical maintenance and repair services and received five bids. The RFP was for two options: full-service and maintenance only. The five companies that submitted a bid and their prices are as follows:

	<u>Full-Service</u>	<u>Maintenance Only</u>
Foley Company, LLC	14451.00	10145.00
McGraff HVAC, LLC	19287.00	12833.00
Trinity Team, LLC	25200.00	9600.00
Lippert Mechanical Services Corp	26900.00	6800.00
LBA Commercial Services	did not bid	15349.00

The bids were evaluated based on cost, equipment included, experience and professional references. All bids are comparable in the level of service provided and all companies received positive reviews from the references we contacted.

It is therefore the recommendation of staff that the City enter into an agreement with Foley Company, LLC for Full-Service mechanical maintenance and repair services.

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CITY OF GRAIN VALLEY

711 S. MAIN ST.
GRAIN VALLEY, MO 64029
816-847-6220 Phone 816-847-6206 Fax

REQUEST FOR PROPOSAL FOR HVAC & MECHANICAL SERVICES RFP #2016-01

The City of Grain Valley is seeking a qualified contractor to provide HVAC and mechanical services and will accept sealed proposals from qualified persons, contractors or firms interested in providing the following:

**THREE (3) SIGNED UNBOUND PROPOSALS
MUST BE RECEIVED BY:
3:00 P.M. October 28, 2016**

PLEASE MARK YOUR SUBMITTAL "SEALED PROPOSAL GRAIN VALLEY HVAC & MECHANICAL SERVICES" AND SEND IT TO:

City of Grain Valley
Attention: Glenn McIntire, Building Official
711 S. Main St.
Grain Valley, Missouri 64029
816-847-6220

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

Company Name Foley Company

7501 E Front St

Address

Kansas City, MO 64120

City/State/Zip

816-241-3332 816-659-9134

Telephone #

Fax #

service@foleycompany.com

E-mail

Authorized Person (Print) Scott Corkill

Signature

Service Sales

Title

10/28/16

43-1267170

Date

Tax ID #

Mechanical Contractor

Entity Type

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Cover Title-Signature Page
Legal Notice
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 Insurance Requirements
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 Fee Schedule
 Addendum
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 Acceptance and Notification
 Defined Terms
 Forms 1-3

PART III

General Conditions

Advertisement:

NOTICE OF RFP
RFPs for HVAC &
MECHANICAL SERVICES
City of Grain Valley
Attention: Glenn McIntire
711 S Main Street
Grain Valley MO 64029
No later than 3:00 P.M. on
October 28th 2016 RFP packet
Available at 816-847-6220 or
www.cityofgrainvalley.org

PART 1

DESCRIPTION OF PROJECT AND SERVICES REQUIRED

The City of Grain Valley will accept separate sealed bids from qualified persons or firms for mechanical services, all-inclusive full-services and preventative maintenance only options, for all public facilities to include (as applicable):

- Providing HVAC and mechanical all-inclusive full-services and/or preventative maintenance only in a complete and workmanlike manner for the City Hall, Community Center, Public Works Maintenance facilities and two off-site sewer pump-stations as a three year contract with two possible one year extensions.
- The work will consist of the furnishing all labor, equipment, transportation, supervision and materials for all-inclusive full-services and/or preventative maintenance only and on-call service as needed.
- The contract or any portion thereof, SHALL NOT BE SUBLET WITHOUT WRITTEN CONSENT OF THE CITY. No such consent shall be construed as making a party to such subcontractor, or subjecting the City to liability of any kind to any subcontractor. No subcontract shall, under any circumstance, relieve the contractor of his liability and obligation under his contract, and all transactions with the City must be through the general contractor.
- An initial inspection of the facilities shall be completed by bidder to identify needs; preventative maintenance will be determined and implemented in a routine manner and according to industry and manufacturer standards; and on-call services will be provided as needed.

Facility Locations and Contacts:

City Hall

711 S. Main St.

Contact: Glenn McIntire – 816-847-6226

Community Center

713 S. Main Street

Contact: Jim Meyer – 816-847-6230

Public Works Maintenance Building

405 James Rollo

Contact: Jacque Landers – 816-847-6274

Two Off-Site Pump Stations

Contact: Patrick Martin – 816-847-6273

Proposals must be received by and will be opened at 3 P.M. local time, on October 28, 2016 at the City Hall, 711 S. Main St., Grain Valley, MO 64029. Proposal documents are available by accessing the City's web site at www.cityofgrainvalley.org or by contacting the City Hall 816-847-6220.

The City reserves the right to reject any and all proposals, to waive technical defects in the proposals, and to select the proposal deemed most advantageous to the City, price, and other factors considered.

PART II
INSTRUCTIONS TO RESPONDENTS

1. FIRM (BIDDER) INFORMATION

Please refer to Form No. 1

2. LICENSE/PERMIT REQUIREMENTS

- Each applicant shall follow the City of Grain Valleys Municipal Code section 500.075 for contractor licensing. Qualified applicants must hold all necessary Master trade certifications prior to the start of work.
- The awarded individual or firm shall obtain a City of Grain Valley Business License within fifteen (15) calendar days of the date of the notification of award.
- The awarded individual or firm shall obtain all City of Grain Valley permits applicable to the work.

3. INSURANCE REQUIREMENT

Insurance Certificates evidencing the coverage described below shall be included in the proposal.

- **Worker's Compensation Insurance** with statutory limits of not less than \$1,000,000 per accident.
- **Commercial General Liability Insurance** with a combined single limit of \$1,000,000 per occurrence. Successful bidder shall add the City of Grain Valley as an "additional insured" on a standard Commercial General Liability Policy during the course of construction.
- **Business Automobile Liability Insurance** with a combined single limit of not less than \$1,000,000 per occurrence.

4. REFERENCES

Please refer to Form No. 2 for experience and references.

5. BIDDER'S INSPECTION

No proposals will be considered without a full on-site evaluation of existing equipment and conditions. All bidders are responsible for thoroughly examining the job site, any specifications, utility maps, and the existence of all materials hazardous or otherwise. Bidders are responsible for knowledge of all existing conditions and limitations that may have an effect on the job. Bidder's price shall include a sufficient sum to cover all items that are required or implied for a complete project. Errors, omissions or discrepancies shall be called to the attention of the City and clarified at least five (5) days prior to the submission of bids. No bidder shall at any time after submission of a proposal make any claim or assertion that there was any misunderstanding or lack of information regarding the nature or amount of the work necessary for the satisfactory completion of the job.

6. PROJECT SCHEDULE

Each proposal shall contain a Project Schedule showing the proposed timeline from beginning to end.
(Document to be provided by bidder)

7. FEE SCHEDULE

Each bidder shall include a Fee Schedule detailing the items in **PART 1**. (Document to be provided by bidder)

8. ADDENDA – (IF APPLICABLE)

9. CRITERIA FOR SELECTION

An evaluation team composed of City staff will review the proposals. All proposals that contain all of the required documents and information and are received prior to the deadline date and time will be fully considered and rated by the evaluation team based on the following criteria:

- Qualifications and Experience
- Cost/Value
- Client References

10. ACCEPTANCE AND NOTIFICATION

Following approval by the Board of Aldermen of the City of Grain Valley, the City will notify the successful bidder of award and be requested to furnish the appropriate insurance certifications no later than fifteen (15) calendar days after the notice of award. Failure to comply with this requirement may be cause for cancellation of the award.

After the City receives and approves all required insurance and documentation, the City and successful bidder will execute the contract.

11. DEFINED TERMS

- The term "City" means the City of Grain Valley.
- The term "Bidder" means the one who submits a Bid directly to the City also considered the firm, persons, or respondent.
- The term "Successful Bidder" means the lowest, most qualified, responsible, and responsive Bidder to whom the City shall make an award of the Contract.
- The term "Single Proposal" and "Proposal" includes this entire document with all forms, instructions, conditions, and supplemental documents required by bidder.

FORM NO. 1: FIRM PROFILE

1. Lead Consultant Firm Name and Address: Foley Company, 7501 E Front St., Kansas City, MO 64120
- 1a. Firm / Provider is: ☐ National ☒ Regional ☐ Local
- 1b. Year Firm / Provider Established: 1913
- 1c. Years of Experience providing services: 103 years construction, 8 years service
- 1d. Licensed to do business in the State of Missouri: ☒ Yes ☐ No
- 1e. Name, title, telephone number and email address of Principal to contact:
Scott Corkill, Service Sales, 816-241-3332. Email:scottc@foleycompany.com
- 1f. Address of office to perform work, if different from Item No. 1: Same
2. Please list the number of persons by discipline that your Firm will commit to the City's project:
6 Pipefitter Journeymen, 2 pipefitter Apprentices, 1 plumber
3. If submittal is by Joint Venture or utilizes subcontractors, list participating firms / providers and outline specific areas of responsibility (including administrative, technical, and financial) for each firm:
N/A

FORM NO. 2: EXPERIENCE / REFERENCES

Work by Firm that best illustrate current qualifications relevant to the City's project that has been/is being accomplished by personnel that shall be assigned to the City's project. List no more than ten (10) total projects:

Project Name & Location: See Attachments 3 & 4

Completion Date (Actual or Estimated):

Project Owners Name & Address:

Project Owner's Contact Person, Title & Telephone Number:

Estimated Cost (in Thousands) for Entire Project: \$

Scope of Entire Project: (Please give quantitative indications wherever possible).

Nature of Firm's responsibility in project: (Please give quantitative indications wherever possible).

Firms Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project and applicable certifications that personnel hold:

FORM NO. 3: PROPOSAL CHECKLIST

- X Signed Proposal
- X Evidence of required licenses and certificates
- X Evidence of Insurance
- X Form No. 1
- X Form No. 2
- X Form No. 3
- X Signed Fee Schedules (You Furnish Your Own Schedule)
- N/A Addendum (if applicable)

PART III
GENERAL CONDITIONS
GOVERNING RESPONSES AND SUBSEQUENT CONTRACTS
City of Grain Valley, MO

1. SCOPE: The following terms and conditions, unless otherwise modified by the City of Grain Valley within this document, shall govern the submission of proposals and subsequent contracts. The City of Grain Valley reserves the right to reject any proposal that takes exception to these conditions.
2. DEFINITIONS AS USED HEREIN:
 - a. The term "request for proposal" means a solicitation of a formal, sealed proposal.
 - b. The term "respondent" means the person, firm, bidder or corporation who submits a formal sealed proposal.
 - c. The term "City" means City of Grain Valley, MO.
 - d. The term "Board of Aldermen" means the governing body of the City of Grain Valley, MO.
 - e. The term "contractor" means the respondent awarded a contract under this proposal.
3. COMPLETING PROPOSAL: All information must be legible. Any and all corrections and/or erasures must be initialed. Each proposal must be signed in ink by an authorized representative of the respondent and required information must be provided. The contents of the proposal submitted by the successful respondent of this RFP will become a part of any contract award as a result of this solicitation.
4. REQUEST FOR INFORMATION: Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the City of Grain Valley, 711 Main Street Grain Valley, MO 64029, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above stated deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the City in the form of an addendum addressed to all prospective respondents.
5. CONFIDENTIALITY OF PROPOSAL INFORMATION: Each proposal must be submitted in or under cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project.

All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.
6. SUBMISSION OF PROPOSAL: Proposals are to be sealed and submitted to the City of Grain Valley, 711 Main Street Grain Valley, MO 64029, prior to the date and time indicated on the cover sheet. At such time, all proposals received will be formally opened. The opening will consist of only the name and address recording of respondents.
7. ADDENDA: All changes, additions and/or clarifications in connection with this proposal will be issued by the Purchasing office in the form of a WRITTEN ADDENDUM. SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED. Verbal responses and/or representations shall not be binding on the City.
8. LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS: Proposals received after the date and time indicated on the cover sheet shall not be considered.

Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.
9. BONDS:

When a Bond is required it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least A Best's rating and a FPR9 or better financial performance rating per the current A.M. Best Company ratings.)
10. NEGOTIATION: The City reserves the right to negotiate any and all elements of this proposal.
11. TERMINATION: Subject to the provisions below, any contract derived from this Request For Proposal may be terminated by either party upon thirty (30) days advance written notice to the other party; but if any work or service hereunder is in progress, but not completed as of the date of termination, then said contract may be extended upon written approval of the City until said work or services are completed and accepted.
 - (a) TERMINATION FOR CONVENIENCE

In the event that the contract is terminated or cancelled upon request and for the convenience of the City, without the required thirty (30) days advance written notice, then the City shall negotiate reasonable termination costs, if applicable.
 - (b) TERMINATION FOR CAUSE

Termination by the City for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived in the event of Termination for Cause.

(c) TERMINATION DUE TO UNAVAILABILITY OF FUNDS IN SUCCEEDING FISCAL YEARS.

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be cancelled and the contractor shall be reimbursed for the reasonable value of any nonrecurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.

12. TAX EXEMPT: The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.
13. SAFETY: All practices, materials, supplies, and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, State and/or local safety or environmental codes.
14. RIGHTS RESERVED: The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make award to the response deemed to be most advantageous to the City.
15. RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this proposal or any resultant agreement or its rights, title, or interest therein or its power to execute such agreement to any other person, company or corporation without the previous written approval of the City.
16. DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any respondent for any liability whatsoever.
17. HOLD HARMLESS: The contractor shall agree to protect defend, indemnify, and hold the Board of Aldermen, City of Grain Valley, MO, its officers, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission or negligent act of the contractor, its agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from award of this proposal.
18. LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.
19. ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in any way, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. DOMESTIC PRODUCTS
The City of Grain Valley has adopted a formal written policy to encourage the purchase of products manufactured or produced in the United States. (City of Grain Valley Resolution No. 87-18, MO. State Statute No. 34.353, Section 3, (5)).
21. CONFLICTS: No salaried officer or employee of the City, and no member of the Board of Aldermen shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450 – 105.496 shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.
22. DEBARMENT: By submission of its response, the Contractor certifies that neither it nor its principals is presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administrations List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to in excess of \$100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of \$100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by an Federal Department , agency or prevision of law. If the Contractor is unable to certify any of the statements in this certification, the responder must attach an explanation to its response.

Para 17 Revised by Legal 1-4-96
Para 21 Revised by Legal 10-31-03
Para 20 Added by Legal 8/02

	Qty	Component	Manufacturer	Model	Serial #	Rating	Locations
1	2	Split Systems	Trane	ITA180B300DA		15 Ton	City Hall
2	1	Split Systems	Trane	ITA120A300DA		10 Ton	City Hall
3	1	Split Systems	Trane			7.5 Ton	City Hall
4	1	Split Systems	Trane			12.5 Ton	Community Center
5	1	Split Systems	Trane			25 Ton	Community Center
6	1	Split Systems	Trane			7.5 Ton	Community Center
7	1	Split Systems	Trane			5 Ton	Community Center
8	1	Split Systems	Trane			2 Ton	Pavilion
9	1	Split Systems	Heil			3.5 Ton	Public Works
10	4	Unit Heaters	Trane				City Hall
11	4	Unit Heater	Trane				Community Center
12	2	Unit Heater	Lennox				Public Works
13	4	Exhaust Fans					City Hall
14	2	Bard Units					Pump Stations
15	1	Mini-Split/2 Heads					Fleet Maintenance
16	1	Unit Heater					Fleet Maintenance
17	1	Unit Heater					Public Works
18	1	Split Systems					Parks Maintenance
19	1	Unit Heater					Parks Maintenance



7501 Front Street
Kansas City, Missouri 64120-1999
(816) 241-3332
FAX (816) 659-9134
www.foleycompany.com

QUARTERLY MAINTENANCE INSPECTION SCOPES FOR CITY OF GRAIN VALLEY

SPRING & SUMMER INSPECTIONS

Condensing Units

- Clean condensers
- Check refrigerant charges
- Check all electrical components
- Check amp draws
- Check fan operation
- Check and tighten all electrical connections
- Check all relays and contactors

Air Handlers

- Check blower operation
- Check and tighten all electrical connections
- Check amp draws
- Check evaporator condensate pans
- Check air flows
- Check all electrical components
- Grease motor and blower bearings
- Check blower belts

FALL & WINTER INSPECTION

Heating Systems

- Start heat and check fuel/air mixture
- Check safety components
- Check amp draws
- Check all relays and contactors
- Check gas pressures
- Check and clean heat exchangers as needed
- Check for proper combustion
- Check induce draft motors & blowers
- Check main blower operations
- Check thermostat accuracy

Replace filters 2 times per year Spring/Fall



7501 Front Street
Kansas City, MO 64120
phone: 816-241.3332
fax: 816.241.4321

GENERAL TERMS AND CONDITIONS

The attached proposal executed by the parties (the "Proposal") is subject to the specifications, terms and conditions stipulated herein. The Proposal, and the terms and conditions set forth below, constitute the entire agreement between Foley and Customer, and may be changed or modified only by written instrument signed and executed by both parties.

Services. The customer agrees to employ Foley Company exclusively for the service and repair work of the listed equipment (as set forth in the Proposal) and to promptly notify Foley Company of any condition of the equipment that is unusual or that may adversely affect its operation and reliability. Normal working hours will apply to all services including major repairs except for emergency service. Excluded from this agreement are repairs or replacement of non-mechanical items such as: cabinets, casings, structural supports or piping external to the unit.

Warranties. Foley Company warrants that its labor shall be free from defects and shall be performed in a workmanlike manner. This warranty shall survive inspection, acceptance and payment, and shall continue for a period of one year after performance by Foley Company.

Termination. Customer shall have the right to terminate its agreement with Foley Company, in whole or in part, without cause, without liability, upon notice in writing to Foley Company. Upon any such termination, Customer shall pay to Foley Company all amounts owed as of the date of termination.

Rates for Additional Work. In the event that Foley Company renders service for the Customer in addition to those services specified in the Proposal, the Customer agrees to pay for such services at Foley Company's current service rates.

Taxes and Surcharges. All prices shall be exclusive of state and local sales taxes, which shall be added to the invoice amount.

Limitation of Liability.

The aggregate liability of Foley Company to Customer (or any successor thereto or assignee thereof) for any and all claims and/or liabilities arising out of or relating in any matter to the agreement or to either party's rights or obligations hereunder, whether based in contract, tort (including negligence), strictly liability, or otherwise, shall not exceed the price of the services.

Foley Company shall not be liable for accident, injury, breakage, loss of damage to Customer's property unless such damage is caused by negligent acts of its employees. Any alterations, additions, adjustments, or repairs made by others will be the responsibility of the Customer and Foley Company will have no responsibility in connection therewith.

Neither party to this agreement shall hold the other responsible for any indirect or consequential damages of a commercial nature such as, but not limited to, loss of revenue or loss of use of any equipment or facilities.

Foley Company shall not be responsible for damage caused by lightning, power failure or any other electrical damage caused by malfunction of the electrical distribution system. Foley Company shall not be responsible for waterside damage to evaporator tubes or condenser tubes due to corrosion, freeze-up or any other reason.

Any Customer claim arising from performance or nonperformance of Foley Company shall be brought within one year from the date such claim arose.

Force Majeure. Neither party to this agreement shall be responsible to the other for any loss, damage, detention or delay due to causes beyond the control of, and without fault or negligence of the party asserting the protection of this paragraph, including but not limited to wars, floods, labor disputes, unusual delay in transportation, epidemics abroad, earthquakes, adverse weather conditions not reasonably anticipated, and other acts of God ("Force Majeure").

Assignment. This agreement shall be binding upon, and shall inure to the benefit of, and may be performed by, the successors and permitted assigns of the parties, except Foley Company may not, without the written consent of Customer, assign or transfer any of its rights, obligations or duties under the agreement.

ADDITIONAL CONDITIONS APPLICABLE TO FULL SERVICE MAINTENANCE AGREEMENTS:

Hazardous Substances. Foley Company shall not be responsible for identifying, detecting, encapsulating or removing asbestos, or products/materials containing asbestos or similar hazardous substances.

Initial Condition of Equipment. Equipment listed in the Proposal (or schedule attached thereto) shall be in good operating condition at time of initial inspection. If there are any repairs needed to bring equipment in good condition, Foley Company will provide quote for necessary repairs. If the quote is not inspected by Customer, then the equipment shall be excluded from the Agreement.

Equipment Warranties. Customer shall provide to Foley Company a copy of all warranties covering equipment listed in the Proposal (or attached schedule). Foley Company shall advise Customer if such equipment becomes defective under warranty, during which time Foley Company shall not be responsible for replacing or repairing such equipment. Foley Company shall continue with maintenance inspections under this Agreement upon repair/replacement of such equipment.



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 FAX (816) 659-9134
 www.foleycompany.com

HVAC & Mechanical Services Proposal
 RFP 2016-01

Foley Company is pleased to provide the following proposal in response to RFP 2016-01 for HVAC & Mechanical Services for the City of Grain Valley. As part of this proposal Foley will provide a guaranteed 4 hour response time on all emergency service calls. Should the City have any emergency service needs that fall outside of the scope of this proposal you will have a preferred customer rate of \$98.00 per hour for service during normal business hours, \$137.20 for overtime services, and \$156.80 for Sunday's and holidays.

Foley is proposing the following annual pricing for the three year agreement as well as two extension years if required.

Full Maintenance Pricing		Preventative Maintenance	
2016	\$14,019.00	2016	\$9,850.00
2017	\$14,451.00	2017	\$10,145.00
2018	\$14,886.00	2018	\$10,449.00
2019	\$15,333.00	2019	\$10,762.00
2020	\$15,795.00	2020	\$11,085.00

The scope of the proposal by Foley will consist of the following:

- Quarterly Preventive Maintenance Inspections
- Spring and Summer Condenser Coil Cleanings
- Filter Changes two times per year
- Annual Belt Changes

Exclusions: Heat exchangers and building controls are excluded from the scope of this proposal. Repairs that qualify to be covered by the customers General Liability and Property Insurance, including but not limited to, weather damage, vandalism, and damage caused by other service contractors.

Before the contract begins Foley would require a walk through and detailed inspections done on a time and material basis of all of the existing equipment.

Respectfully,

Scott Corkill
 Service Sales



7501 Front Street
Kansas City, Missouri 64120-1999
(816) 241-3332
FAX (816) 659-9134
www.foleycompany.com

General Work Experience:

Foley Company has worked for multiple school districts, colleges, industrial plants and commercial buildings maintaining chillers, boilers, rooftop units, air handling units, and split systems. Foley Company was established in 1913 and expanded to add a full time service department in 2009.

Specialties and Strengths:

ABB VFD Certified
Specializes in chiller repair and maintenance.
Can provide a variety of services including HVAC, sheet metal, and plumbing.

Our goal is to provide timely and quality service at competitive rates. Our customers' needs are our foremost concern.

Reference:

Shawnee Mission Medical Center
David Mattson
913-676-2428
dmattson@smmc.saint-lukes.org

Kansas City Kansas School District
Steve Knight
913-238-3278
Steve.knight@kckps.org

Shawnee Mission School District
Steve Bassett
913-993-8536
stevebassett@smsd.org

Northwest Missouri State University
Kay Nicholson
660-562-1572
kayn@nwmissouri.edu

Big Hearts Pet Brands (Full Service Maintenance Agreement)
Tom Fisher
785-338-5802
Tom.Fisher@bigheartpet.com

Attachment 3

Maintenance Contracts

Kansas City Kansas School District	625 Minnesota Ave Kansas City, KS 66101	Steve Knight	913-238-3277	Steve.knight@kckps.org
St. Mary's Hospital	201 W. RD Mize Rd Blue Springs, MO 64015	Stacy Seibert	816-679-7268	<u>ssiebert@carondelet.com</u>
Hostess, LLC	1525 Industrial Rd Emporia, KS 66801	Ken Robinson	913-832-0107	kenneth.robinson@hostessbrands.com
Two Pershing Square	2300 Main St. Kansas City, MO 64108	Tom Smith	816-215-7715	<u>tsmith@kessingerhunter.com</u>
Merrill Companies	11500 NW Ambassador Kansas City, MO 64153	Nick Nicholson	816-464-7355	<u>nick@merrillcompanies.com</u>
Shawnee Mission Medical Center	9100 West 74 th St Shawnee Mission, KS 66204	Dave Mattson	913-676-2428	dmattson@smmc.saint-lukes.org

Attachment 4

Similar Relevant Experience

<i>Project Name</i>	<i>Location</i>	<i>Contract Amt</i>	<i>Project Description</i>
KCI Airport B-29 Boilers	Kansas City, MO	\$4,748,7000	Removal of central steam system, demolition of central plant, install new hydronic pumping systems, install new jet fuel and natural gas distribution systems
Sprint Center Arena	Kansas City, MO	\$21,263,600	Construction of new indoor professional sports arena
Newman Memorial Hospital	Emporia, KS	\$2,578,572	Mechanical and Plumbing addition and renovations
Kauffman Stadium	Kansas City, MO	\$19,584,000	Renovation and addition to existing Royals Major League Baseball Stadium
Kansas City Star Production Facility	Kansas City, MO	\$2,353,190	Construction of new downtown production facility
NNSA Honeywell Boiler House Chillers	Kansas City, MO	\$17,173,383	Demolition and construction at NNSA Kansas City Plant
Big Hearts Pet Brands	Topeka, KS	\$43,980.00	2 Year Full Maintenance Contract at \$21,980.00 per year.
Kansas City Kansas School District	KCK Metro Area	\$45,437.00	Preventative Maintenance on all Kansas City Kansas Public Schools that are equipped with Chillers.

Attachment 5

Sub-Contractors List

Name	Trade	Location	Phone	Contact
Foley Company	Plumbing	7006 Universal Ave, Kansas City, MO 64120	816-241-3332	Eric McGhee, Service Manager Roger Marshall, Master Plumber
Pro Electric	Electrical	5320 Speaker Rd Kansas City, KS 66106	913-621-6611	Andy Inzerillo, Project/Service Manager
All Season Insulation	Insulation Services	35400 E. Stringtown Rd, Lone Jack, MO 64070	816-697-8810	Troy Hulsey
Sheet Metal Contractors	Sheet Metal	15655 S. Keeler Ter Olathe, KS 66062	913-397-9130	Andy Seibolt, Owner



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Addendum 1
HVAC & Mechanical Services Proposal
RFP 2016-01

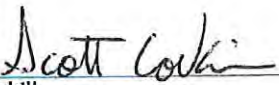
This Addendum clarifies/revises services proposed in the HVAC & Mechanical Services Proposal dated October 28, 2016.

1. Refrigerant is included in the full-service option plan
2. All maintainable parts are included in the full-service option plan.
3. Compressors are included in the full-service option plan.
4. Service after-hours calls are included in the full-service option plan if the equipment is in a critical area and repairs/maintenance cannot wait until normal business hours.

The full-service maintenance plan consists of two (2) inspections per year. A fall inspection and a spring start-up inspection.

The full-service maintenance excludes heat exchangers, building controls, acts of god and mother nature and equipment replacements. Repairs that qualify to be covered by the customers General Liability and Property Insurance, including but not limited to, weather damage, vandalism, and damage caused by other service contractors.

A thorough inspection prior to the start of the contract will not be required by Foley if repairs found during the fall heating inspection and spring startup inspection will be repaired at a time and material basis paid by the City of Grain Valley.



Scott Corkill
Service Sales



Dated

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

MEETING DATE	11/28/2016	
BILL NUMBER	R16-48	
AGENDA TITLE	A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH ENGINEERED SYSTEMS, INC. FOR PUMP UPGRADES TO THE TYER ROAD BOOSTER STATION	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Ken Murphy, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	\$37,824
	Budget Line Item:	600-60-79400
	Balance Available:	\$142,000
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To provide higher pumping capacity at the Tyer Road Station.	
BACKGROUND	This project was identified from the 2007 water system study done by Ponzer-Youngquist and verified by Bartlett & West in this year's water study update.	
SPECIAL NOTES	None	
ANALYSIS	Engineered Systems Inc. was the only respondent to an advertised bid.	
PUBLIC INFORMATION PROCESS	None	
BOARD OR COMMISSION RECOMMENDATION	None	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Resolution, Bid Sheet, Proposal Form & Memo
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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

November 28, 2016

RESOLUTION NUMBER

R16-48

SPONSORED BY

ALDERMAN COLEMAN

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER
INTO AN AGREEMENT WITH ENGINEERED SYSTEMS, INC. FOR PUMP
UPGRADES TO THE TYER ROAD BOOSTER STATION**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, must approve all contacts; and

WHEREAS, Engineered Systems, Inc. has been selected from an advertised Bid process; and

WHEREAS, staff has verified the qualifications of Engineered Systems, Inc. to meet the needs of the community and provide quality water system improvements; and

WHEREAS, the Board of Aldermen have reviewed this recommendation and believe it to be in the best interest of the City.

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

SECTION 1: The City Administrator shall enter into an Agreement with Engineered Systems, Inc. for pump upgrades to the Tyer Road Booster Station.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2016.

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

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GrainValley Tyer Road Booster Station Upgrade

Proposal Opening November 15, 2015

				Engineered Systems, Inc. Overland Park, KS		JCI Industries, Inc. Lee's Summit, MO		DXP / Pump & Power, Lenexa KS	
Item No.	Description	Unit	Est. Qty	Unit Price	Total bid	Unit Price	Total bid	Unit Price	Total bid
Proposal Prices									
1	Provide and Install Pumps and Motors (40 HP)	LS	1.0	\$ 18,894	\$ 18,894	\$ -	\$ -	\$ -	\$ -
2	Provide and Install New Variable-Frequency Motor Controllers (VFDs)	LS	1.0	\$ 8,554	\$ 8,554	\$ -	\$ -	\$ -	\$ -
3	Piping, Fittings, and Connections to Existing Pipe	LS	1.0	\$ 6,670	\$ 6,670	\$ -	\$ -	\$ -	\$ -
4	Electrical connections, circuit breakers and conductors.	LS	1.0	\$ 3,706	\$ 3,706	\$ -	\$ -	\$ -	\$ -
	Total of All Unit Price Base Bid Items				\$ 37,824		\$ -		\$ -

Note plans and specifications requesting proposals were sent to the three firms for pricing, all three indicated an initial interest in responding. Only the response from ESI was received however on Nov. 15th.

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PROPOSAL FORM

Proposal of Engineered Systems, Inc., organized and existing under the
(Company Name)

law of the State of Missouri, doing business as _____ *

To the City of Grain Valley, Missouri: In compliance with the Project Drawings and Specifications, Contractor hereby proposes and agrees to furnish all labor, tools, materials and supplies to completely construct City Project No. 18214.005 Contract Documents for TYRE ROAD BOOSTER STATION UPGRADE.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) _____, issued thereto, receipt of which is hereby acknowledged for the following lump sum and unit prices.

The Contractor hereby agrees to commence work under this contract on or before the date specified in the Notice to Proceed and to substantially complete the project in 60 calendar days and to fully complete the project in 90 calendar days after receipt of Notice to Proceed.

Item No.	Description	Unit	Est. Qty	Bid Unit Price	Bid Price
1 **	Provide and Install Pumps and Motors (40 HP)	L.S.	1.0	\$18,894	\$18,894
2	Provide and Install New Variable-Frequency Motor Controllers (VFDs)	L.S.	1.0	\$8,554	\$8,554
3	Piping, Fittings, and Connections to Existing Pipe	L.S.	1.0	\$6,670	\$6,670
4 ***	Electrical connections, circuit breakers and conductors.	L.S.	1.0	\$3,706	\$3,706
Total Price *Taxes not Included.					\$37,824

If awarded, the Contract will be awarded per the Bid Documents and at the Owner's discretion.

Contractor acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Proposals, and final payment for all unit price items will be based on actual quantities, determined as provided in the Contract Documents.

* Taxes are not included in this price. The price of this proposal includes the insurance coverage attached. If more insurance is required it will be at an additional cost.

** Pumps must be shut down a minimum of three hours each.

*** Installation of Circuit Breakers requires a minimum of four hours shut down.

FIRM NAME: Engineered Systems, Inc.

ADDRESS: 4343 Merriam Dr Overland Park KS 66203
Street City State Zip

PHONE: 816-468-9119

DATE: November 15 2016
(Month-Day-Year)

Robb White President of ESI
Signature of Officer/Title

DATE: November 15 2016
(Month-Day-Year)

Bill Huber Secretary
Signature of Officer/Title

ATTEST: _____
(Corporate Seal)

STATE OF ~~MISSOURI~~ Illinois

County of Marion

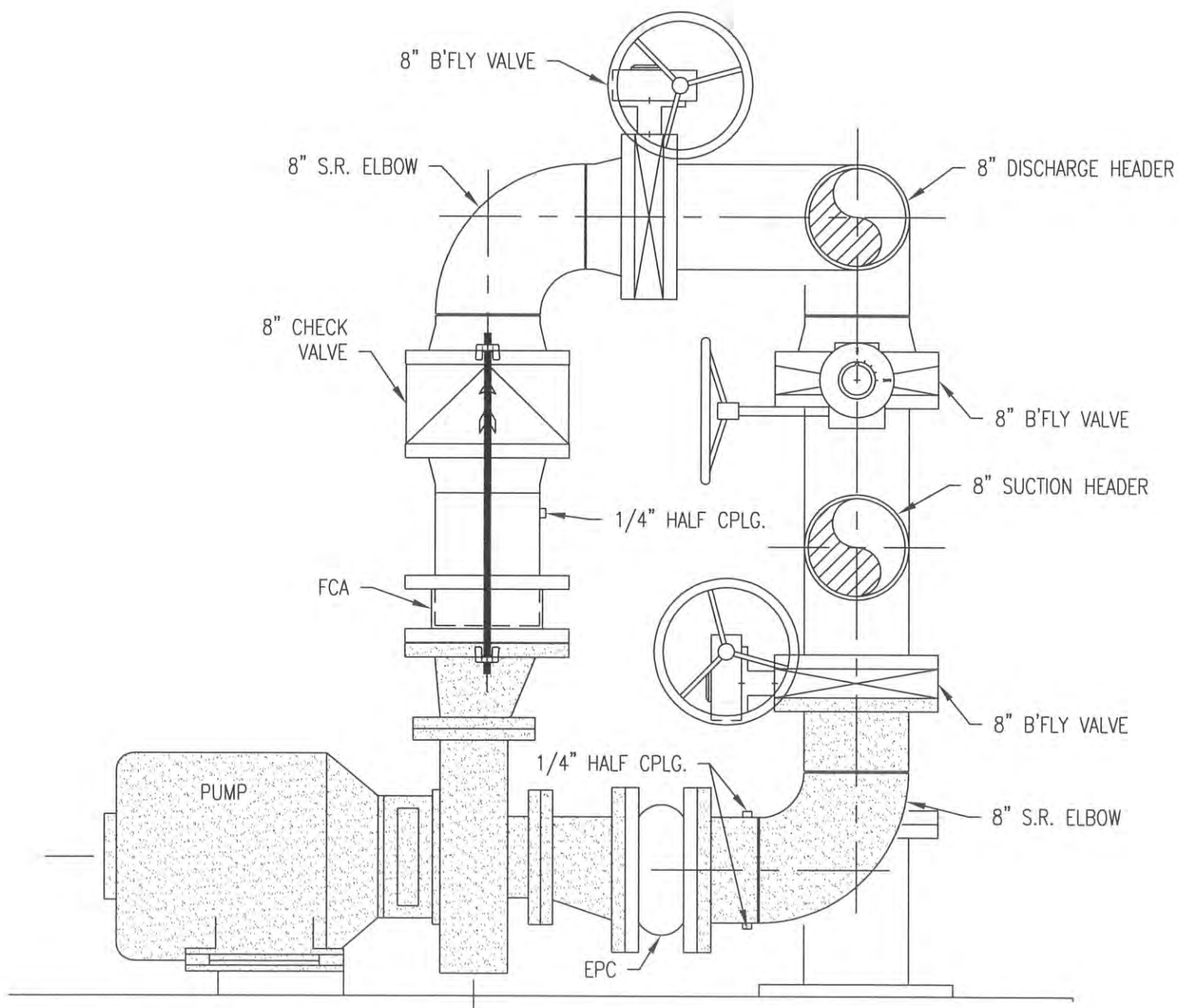
The foregoing instrument was acknowledged before me this 15 day of November, 2016.

(SEAL)



Notary Public Cheri Marie Chumley
Marion County, Missouri

My Commission expires on July 20, 2020



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Memorandum

To: Ken Murphy
From: Richard Arroyo, P.E.
Date: 11/18/16
Re: Recommending Engineered Systems, Inc. for Tyer Road Booster Station Upgrades

In 2007 Ponzer-Youngquist Engineers first identified the need to upgrade the Tyer Road Booster Station to nearly double the pumping capacity for future needs into 2030. In 2016 Bartlett & West provided an updated water systems study with new future supply projections. In the study the Tyer booster station was also identified for upgrades to meet the flow projections into the year 2035 with an expected population growth of 2.0 to 2.5% annually.

Bartlett & West Engineers provided the necessary pump configuration and specifications necessary to upgrade the station and accepted bids on November 15th 2016. Engineered Systems Inc. (ESI) was the only responded to the bid. It's important to note that ESI is the manufacture of the current pump station and all associated pumping equipment inside the station.

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

MEETING DATE	11/28/2016
RESOLUTION NUMBER	R16-49
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE ALLOCATION OF ONE (1) 2016 FISCAL YEAR MEETING SALARY FROM EACH ELECTED OFFICIAL, TOTALING \$375, AS A DONATION TOWARD THE SENIOR HOLIDAY GIFT BASKET PROGRAM
REQUESTING DEPARTMENT	Administration
PRESENTER	Ryan Hunt, City Administrator
PURPOSE	To provide assistance toward the Grain Valley Senior Holiday Gift Basket Program
BACKGROUND	Historically each elected official has donated their pay from one (1) City meeting in support of this program
SPECIAL NOTES	None
ANALYSIS	Not Applicable
PUBLIC INFORMATION PROCESS	Not Applicable
BOARD OR COMMISSION RECOMMENDATION	Not Applicable
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

November 28, 2016

RESOLUTION NUMBER

R16-49

SPONSORED BY

ALDERMAN HEADLEY

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE ALLOCATION OF ONE (1) 2016 FISCAL YEAR MEETING SALARY FROM EACH ELECTED OFFICIAL, TOTALING \$375, AS A DONATION TOWARD THE SENIOR HOLIDAY GIFT BASKET PROGRAM

WHEREAS, the Mayor and Board of Aldermen of the City of Grain Valley, Missouri are committed to making the holiday season enjoyable for the citizens of the community; and

WHEREAS, the Senior Gift Basket Program is a long-standing tradition that the seniors of the community look forward to every year; and

WHEREAS, the elected body are happy to assist this valuable program.

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

SECTION 1: The Mayor (\$75) and Board of Aldermen (\$50/each) shall donate the equivalent of one (1) meeting salary, totaling \$375, for the purpose of providing Holiday Gift Baskets to Grain Valley Senior Citizens.

PASSED and APPROVED, via voice vote, (-) this ____ Day of _____, 2016.

Mike Todd
Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk