

CITY OF GRAIN VALLEY BOARD OF ALDERMEN REGULAR MEETING AGENDA

NOVEMBER 13, 2018

7:00 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

- Mayor Mike Todd

ITEM II: ROLL CALL

- City Clerk Theresa Osenbaugh

ITEM III: INVOCATION

- Darryl Jones of Crossroads Church

ITEM IV: PLEDGE OF ALLEGIANCE

- Alderman Jeff Coleman

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

- July 18, 2018 – Planning and Zoning Meeting Minutes
- September 12, 2018 – Planning and Zoning Meeting Minutes
- October, 2018 – Court Report
- October 9, 2018 – Board of Zoning Adjustment Meeting Minutes
- October 22, 2018 – Board of Aldermen Regular Meeting Minutes
- October 29, 2018 – Board of Aldermen Budget Workshop Minutes
- November 13, 2018 – Accounts Payable



ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- Request for Zone Change R-1 Single Family to R-3 Multi-Family Planned Unit Development for Senior Housing
- Request for Conditional Use Permit- Operation of a Convenience Storage Facility

ITEM XIII: ORDINANCES

ITEM XIII (A) B18-18 1 ST READ <i>Introduced by</i> <i>Alderman</i> <i>Headley</i>	An Ordinance Changing the Zoning for Certain Land in Grain Valley from R-1 Single Family to R-3 Multi Family Planned Unit Development To allow the area to be developed as an age restricted senior development, similar to Blue Branch Manor in Grain Valley
ITEM XIII (B) B18-19 1 ST READ <i>Introduced by</i> <i>Alderman</i> <i>Headley</i>	An Ordinance Approving a Conditional Use Permit for a Convenience Storage Facility for Chad Risinger To respond to the applicant's request for an approval of a conditional use permit to operate a convenience storage facility
ITEM XIII (C) B18-20 1 ST READ <i>Introduced by</i> <i>Alderman</i> <i>Coleman</i>	An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 2, 2019 To give notice of the annual City of Grain Valley, Missouri General Municipal Election
ITEM XIII (D) B18-21 1 ST READ <i>Introduced by</i> <i>Alderman</i> <i>Bamman</i>	An Ordinance Approving the Sale of Certain Real Property in Grain Valley, Missouri To L and L Development, LLC and Authorizing the City Administrator to Execute All Necessary Documents Required to Effectuate and Close Said Transaction To sell approximately 16 acres of land acquired in the 2013 purchase of property with Habitat-Missouri, LLC



ITEM XIII (E) **An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2018 GO Bond Downtown Improvements Fund to Reflect Interest Payments and All Main Street Project Refunds**
B18-22
1ST & 2ND READ
Introduced by

Alderman

West

To transfer interest revenue and bond funds refunded by MoDOT on the Main Street Improvements Project into the 295-00-79900 expenditures line item

ITEM XIV: RESOLUTIONS

ITEM XIV (A) **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Eight New Street Lights in the Woodbury 5th Plat Subdivision**
R18-45
Introduced by

Alderman

Totton

To provide lighting of the road and community safety

ITEM XV: CITY ATTORNEY REPORT

- City Attorney

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
- Assistant City Administrator Ken Murphy
- Parks & Recreation Director Shannon Davies
- Community Development Director Rick Arroyo
- Finance Director Cathy Bowden
- Interim Chief of Police James Beale
- City Clerk Theresa Osenbaugh

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Chris Bamman
- Alderman Jeff Coleman
- Alderman Bob Headley
- Alderman Jayci Stratton
- Alderman Nancy Totton
- 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 GRAIN VALLEY BOARD OF ALDERMEN IS A WORKSHOP ON NOVEMBER 13, 2018 AT 8:00 P.M. THE MEETING WILL BE HELD IN THE COUNCIL CHAMBERS OF THE 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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City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

7/18/2018
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on July 18th, 2018 in the Council Chambers of the Grain Valley City Hall
- The meeting was called to order at 6:30 by Debbie Saffell

ITEM II: ROLL CALL

- *Absent: Kevin Browning*
- *Present: Bob Dimmitt*
- *Present: Elijah Greene*
- *Present: Debbie Saffell*
- *Present: Haydn Ambrose*
- *Present: Craig Shelton*
- *Present: Justin Tyson*
- *Present: Shea Bass*
- *Present: Bob Headley (BOA Liaison)*
- ***There was a quorum***

ITEM III: APPROVAL OF MINUTES

- Elijah Greene motioned to approve the minutes from the June 20, 2018 regular meeting; the motion was seconded by Justin Tyson; Commission approved 7-0 to accept the minutes.

ITEM IV: CITIZEN PARTICIPATION

- None

ITEM V: PUBLIC HEARING

- Zone Change – R-1 Single Family to C-3 Highway Commercial (parcels: 37-830-07-09-01-4-00-000, 37-830-07-36-01-0-00-000, 37-830-07-06-02-0-00-000, 37-830-07-14-00-0-00-000, 37-830-07-28-02-0-00-000, 37-830-07-28-01-0-00-000, 37-830-07-11-00-0-00-000 and 37-830-07-36-02-0-00-000)
 - Ken Murphy gave an overview of the request. The changing of the zoning of these

Commissioners Present	Commissioners Absent	Staff Officials Present
Elijah Greene	Kevin Browning	Asst. City Administrator – Ken Murphy
Debbie Saffell		Community Dev. Dir – Rick Arroyo
Craig Shelton		
Justin Tyson		
Bob Dimmitt		
Shea Bass		
Haydn Ambrose		
Bob Headley - BOA Liaison		



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properties will not affect the current uses. They can continue in their current state per sections 400.270, 400.271, 400.272, 400.273, 400.274, 400.275 and 400.276 of the Grain Valley Municipal Code. Since the proposed end use for these properties is mini-storage, the applicant will still have to apply for a conditional use permit per section 400.240 if the zone change request is approved by the Planning & Zoning Commission and the Board of Aldermen. Per code, mini (convenience) storage can only occur in C-3 or M-1 zoned districts. Conditional use permit applications require public hearings at the Planning & Zoning Commission and the Board of Aldermen.

This process is a little more complicated than most requests that we see because it involves a use that is only allowed through a conditional use permit. Adding to that, one of the conditions of getting a conditional use permit for this particular use is that the property must be zoned either C-3 or M-1 which means that prior to the permit application the applicant must go through the zone change process. Another layer to this request is that it involves multiple parcels and there are multiple uses found on those parcels even though they are zoned R-1 single family. Per the preliminary site plan, the applicant is proposing a three phase mini (convenience) storage project and a pad site area fronting SW Eagles Parkway. The current bar (Charley's Roadhouse) is proposed to go away in phase three. As this process plays out it is important that consideration must be given to not negatively impact the residential properties along Broadway and Garden. Lighting and a buffering are two of those things to consider. In looking at the future land use map, the properties are shown as commercial so the plan has always been for the use to be commercial and not residential moving forward. The important part is to make sure that the commercial use is appropriate for that particular area.

- There were four citizens at the meeting to give their thoughts on the requests. John and Evelyn Beck, Rose McGloughlin and the owner of 126 SW Eagles Parkway. A variety of questions were asked concerning the affect it would have on their property values and whether this was the right kind of commercial project for the area. Everyone understood that this area is shown as commercial on the future land use map. There was also concern over the operation of the mini storage with respect to lighting, screening and hours of operation. Ken Murphy

Commissioners Present

Elijah Greene
Debbie Saffell
Craig Shelton
Justin Tyson
Bob Dimmitt
Shea Bass
Haydn Ambrose
Bob Headley - BOA Liaison

Commissioners Absent

Kevin Browning

Staff Officials Present

Asst. City Administrator – Ken Murphy
Community Dev. Dir – Rick Arroyo



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let everyone know that this request was simply for a zone change and that conditions specific to the operation of the business would be dealt with when and if the applicant pursued the conditional use permit. He also stated that would require more public hearings and public notice.

- Chad Risinger (applicant) stated that he wanted to work with the neighbors and would be happy to meet with them. He also said that he would entertain limiting the hours that the lot could be accessed and wanted to move along as quickly as possible based off how quickly the units were leased. His initial thought was phase one would be immediate and hopefully phases two and three would be within a year of the completion of the first phase.

ITEM VI: ACTION ITEMS

- Zone Change – R-1 Single Family to C-3 Highway Commercial (parcels: 37-830-07-09-01-4-00-000, 37-830-07-36-01-0-00-000, 37-830-07-06-02-0-00-000, 37-830-07-14-00-0-00-000, 37-830-07-28-02-0-00-000, 37-830-07-28-01-0-00-000, 37-830-07-11-00-0-00-000 and 37-830-07-36-02-0-00-000)
 - Justin Tyson motioned to approve the requested zone change; the motion was seconded by Shea Bass; Craig Shelton stated he was concerned with granting approval of the zone change because of the pretense that it was for convenience storage; Commission approved 6-1 which Craig Shelton being the no vote.

ITEM VIII: NEW BUSINESS

- None

ITEM IX: OLD BUSINESS

- Community Development Event – Rick Arroyo stated the event was really hot but that the turnout was good

ITEM X: ADJOURNMENT

- There being no further business, Justin Tyson motioned to adjourn the July 18th, 2018 Planning Commission Meeting; seconded by Elijah Greene; Commission approved 7-0.

Commissioners Present	Commissioners Absent	Staff Officials Present
Elijah Greene Debbie Saffell Craig Shelton Justin Tyson Bob Dimmitt Shea Bass Haydn Ambrose Bob Headley - BOA Liaison	Kevin Browning	Asst. City Administrator – Ken Murphy Community Dev. Dir – Rick Arroyo



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-The Regular Meeting Adjourned at 8:01 p.m.-

Commissioners Present

Elijah Greene
Debbie Saffell
Craig Shelton
Justin Tyson
Bob Dimmitt
Shea Bass
Haydn Ambrose
Bob Headley - BOA Liaison

Commissioners Absent

Kevin Browning

Staff Officials Present

Asst. City Administrator – Ken Murphy
Community Dev. Dir – Rick Arroyo



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

9/12/2018
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on September 12th, 2018 in the Council Chambers of the Grain Valley City Hall
- The meeting was called to order at 6:37 by Debbie Saffell

ITEM II: ROLL CALL

- *Present: Kevin Browning*
- *Absent: Bob Dimmitt*
- *Present: Elijah Greene*
- *Present: Debbie Saffell*
- *Present: Haydn Ambrose*
- *Present: Craig Shelton*
- *Present: Justin Tyson*
- *Present: Shea Bass*
- *Present: Bob Headley (BOA Liaison)*
- ***There was a quorum***

ITEM III: APPROVAL OF MINUTES

- Justin Tyson motioned to approve the minutes from the July 18, 2018 regular meeting; the motion was seconded by Craig Shelton; Craig Shelton asked that under Item VI: Action Items that minutes be updated to reflect a clarification on his concern with granting approval of the zone change. Commission approved 7-0 to table the minutes pending the clarification.

ITEM IV: CITIZEN PARTICIPATION

- None

ITEM V: PUBLIC HEARING

- None

Commissioners Present	Commissioners Absent	Staff Officials Present
Elijah Greene Debbie Saffell Craig Shelton Justin Tyson Kevin Browning Shea Bass Haydn Ambrose Bob Headley - BOA Liaison	Bob Dimmitt	Community Dev. Dir – Rick Arroyo



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ITEM VI: ACTION ITEMS

- Final Plat – Rosewood Hills- 9th Plat, Phase A
 - Rick Arroyo gave an overview of the request and discussed how this phase meets the outline of the preliminary plat and that several additional phases are expected, one to the north and possibly two others to the east.
 - Craig Shelton asked if the extents of the phase was only along Hickorywood Court, Rick Arroyo confirmed that its only the area along Hickorywood Drive.
 - Elijah Greene asked if Crestwood Drive would have a turn around. Rick Arroyo discussed that the final plat would not include the temporary turn-around, but it is shown on the preliminary during construction.
 - Rick Arroyo discussed that the City required two crossings across the creek to the unplatted section shown across the creek.
 - Justin Tyson motioned to approve the Final Plat of Rosewood Hills 9th Plat, Phase A; the motion was seconded by Kevin Browning. Commission approved 7-0 to approve the Final Plat of Rosewood 9th Plat, Phase A.

ITEM VII: PREVIOUS BUSINESS

- Debbie Saffell commented that she heard from many residents from all over Grain Valley who were not in favor of storage units as discussed at the previous meeting but the residents did not provide feedback on what type of development they would like to see; Bob Headley mentioned that at the last Board of Aldermen meeting an existing storage unit owner was not in favor of additional storage units in the City due to the current occupancy rate of the existing storage units within the City. Justin Tyson mentioned that he had heard some in favor of a nice better regulated storage development; Rick Arroyo mentioned that the variance application had not been completed and may be submitted by the next meeting. Kevin Browning asked if the area was outside the Overlay District, Rick Arroyo discussed that it was just outside the Overlay District. Rick Arroyo discussed that the Commission can consider restrictions when it appears in front of them.

Commissioners Present	Commissioners Absent	Staff Officials Present
Elijah Greene	Bob Dimmitt	Community Dev. Dir – Rick Arroyo
Debbie Saffell		
Craig Shelton		
Justin Tyson		
Kevin Browning		
Shea Bass		
Haydn Ambrose		
Bob Headley - BOA Liaison		



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ITEM VIII: NEW BUSINESS

- Debbie Saffell asked the desire for the Commission in saying the pledge of allegiance prior to the meeting. Rick Arroyo said that the Commission can have a consensus to say the pledge.

ITEM IX: OLD BUSINESS

- None

ITEM X: ADJOURNMENT

- There being no further business, Justin Tyson motioned to adjourn the September 12th, 2018 Planning Commission Meeting; seconded by Haydn Ambrose; Commission approved 7-0.

-The Regular Meeting Adjourned at 7:06 p.m.-

Commissioners Present

Elijah Greene
Debbie Saffell
Craig Shelton
Justin Tyson
Kevin Browning
Shea Bass
Haydn Ambrose
Bob Headley - BOA Liaison

Commissioners Absent

Bob Dimmitt

Staff Officials Present

Community Dev. Dir – Rick Arroyo

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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, 2018	
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. <u>MONTHLY CASELOAD INFORMATION</u>	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month	100	1,389	283
B. Cases (citations / informations) filed	25	82	29
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	6	36	1
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	0	8	3
6. dismissed by court	3	14	9
7. nolle prosequi	0	0	0
8. certified for jury trial(not heard in the Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	9	58	13
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	116	1,413	299
E. Trial de Novo and / or appeal applications filed	0	0	0

III. <u>WARRANT INFORMATION</u> (pre- & post-disposition)	IV. <u>PARKING TICKETS</u>
1. # Issued during reporting period	51
2. # Served/withdrawn during reporting period	29
# Outstanding at end of reporting period	378
☐ 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

Page 1 of 2

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

Revised October 2015

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: October, 2018
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 3,905.37	EQUIPMENT REIMB DWI	\$ 237.00
Clerk Fee - Excess Revenue	\$ 396.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$ 12.21		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 4,313.58		\$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			\$
Fines - Other	\$ 4,284.03		\$
Clerk Fee - Other	\$ 857.50		\$
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 101.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$ 720.13		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$ 25.53		\$
Law Enforcement Training (LET) Fund surcharge	\$ 204.00		\$
Domestic Violence Shelter surcharge	\$ 404.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 0.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 304.90		\$
Restitution	\$ 1814.02		\$
Parking ticket revenue (including penalties)	\$ 0.00		\$
Bond forfeitures (paid to city) - Other	\$ 650.00		\$
Total Other Revenue	\$ 9305.11	Total Other Disbursements	\$ 831.83
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 Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$ 14,510.52
INCARCERATION REIMBURSEMENT	\$ 254.33	Bond Refunds	\$ 3,153.00
OFFICER REIMBURSEMENT DWI	\$ 340.50	Total Disbursements	\$ 17,663.52

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



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
Tuesday, October 9, 2018
Grain Valley City Hall – 711 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 - Absent

Board Member: Mike Coon - Present

3) Approval of Minutes

- September 5, 2017

Motion to approve the minutes as written by Mark Clark; motion seconded by Joe Panza.

Motion passed 4-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L.

Berend – absent, M. Coon - aye.

4) Agenda Items

- A. Case V18-001:** Submitted by Jess Russ, a request for variance to zoning regulations to allow an indoor dog training facility to operate at 515 Main Street, Grain Valley, MO. The property is zoned Downtown Overlay District.

Staff gave an overview of the cases before the Board which were for the same use and were coincidentally across the street from each other. Staff stated that per code, dog training was only allowed in M-1 Light Industrially zoned areas even though other pet related businesses were allowed in commercial districts. Staff reported that they received letters of support for the request from nearby property owners Lori Wilbee-Kobe and Jim Painter.

Joe Panza asked if this was the old Chamber building. Dave Halphin (property owner of 515) stated that it was and that he felt we needed businesses down there. He also stated that there would be a retail component eventually which was allowed.

Mark Clark asked where the applicant currently did the training. Jess Russ stated that she moved around from place to place to accommodate clients.

Motion:

Mark Clark motioned to approve variance; motion seconded by Mike Coon. Motion passed 4-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – absent, M. Coon – aye.

- B. Case V18-001:** Submitted by Grain Valley K9 Academy, a request for variance to zoning regulations to allow an indoor dog training facility to operate at 514 Main Street, Grain Valley, MO. The property is zoned Downtown Overlay District.

Mark Clark asked the applicant if he trained police K-9's. Scott Hedger replied that he did train them.

Dave Halphin stated that they had no objections to the request.

Motion:

Mike Coon motioned to approve variance; motion seconded by Mark Clark. Motion passed 4-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – absent, M. Coon – aye.

5) New Business

Staff asked the Board if they would be available on October 30, 2018 at 6:00 for another hearing. Members in attendance stated that they would be available.

Staff told the Board that the annual Trail or Treat event would be at Butterfly Trail on October 26th from 6:30 to 8:30.

6) Adjournment –

Motion:

Mark Clark motioned to adjourn, motion seconded by Mike Coon. Motion passed 4-0, being polled as; J. Panza – aye, S. Shatto – aye, M. Clark – aye, L. Berend – absent, M. Coon - aye.

The meeting was adjourned at 6:08.



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/22/2018
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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 22, 2018 at 7:00 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Todd

ITEM II: ROLL CALL

- City Clerk Theresa Osenbaugh called roll
- *Present: Bamman, Coleman, Headley, Stratton, Totton, West*
- *Absent:*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Derek Steinmuller

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Bamman

ITEM V: APPROVAL OF AGENDA

- None

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Ryan Waite, 7022 S. Hardsaw, Oak Grove brought his son to the Board of Aldermen meeting as part of a Scouts badge earning; would like attention given to the hill near Buckner Tarsney and Sni-A-Bar Roads; this is a County Road and it would be most effective if the City and Mr. Waite both reach out to the County for requested repairs
- Norm Combs, 1008 SW Foxtail Drive, agreed with Mr. Waite

ITEM VIII: CONSENT AGENDA

- September 5, 2017 – Board of Zoning Adjustment Meeting Minutes
- August 21, 2018 – Park Board Meeting Minutes
- October 8, 2018 – Board of Aldermen Regular Meeting Minutes
- October 22, 2018 – City Clerk/Human Resources Destruction Certificate
- October 22, 2018 – Court Destruction Certificate

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Chris Bamman
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Jayci Stratton
Alderman Nancy Totton
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Attorney Jim Cook
City Administrator Ryan Hunt
Assistant City Administrator Ken Murphy
City Clerk Theresa Osenbaugh
Community Development Director Rick Arroyo
Finance Director Cathy Bowden
Interim Chief of Police James Beale
Parks and Recreation Director Shannon Davies



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

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- October 22, 2018 – Finance Destruction Certificate
- October 22, 2018 – Police Destruction Certificate
- October 22, 2018 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Bamman*
 - Consent agenda has several items listed for destruction; this is a housekeeping item to order records that have reached retention be destroyed; staff have been meeting with a records archivist from the State during this process as well
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

- None

ITEM XIV: RESOLUTIONS

Resolution No. R18-43: A Resolution Authorizing the Board of Aldermen to Issue a Moratorium on the Issuance of Class M Convention Trade Area- On/Off Premise (Intoxicating Liquor) Licenses in the City of Grain Valley, Missouri

- City Attorney Jim Cook read **Resolution No. R18-43** by title only
- *Alderman Bamman moved to accept Resolution No. R18-43 as read*
- *The Motion was Seconded by Alderman Headley*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Chris Bamman
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Jayci Stratton
Alderman Nancy Totton
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Attorney Jim Cook
City Administrator Ryan Hunt
Assistant City Administrator Ken Murphy
City Clerk Theresa Osenbaugh
Community Development Director Rick Arroyo
Finance Director Cathy Bowden
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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/22/2018
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- City Administrator Hunt shared that staff, per the Board of Aldermen's direction, are beginning a review of Chapter 600; Class M (3AM) liquor licenses have continued to be a polarizing topic and accordingly this resolution issues a moratorium on the issuance of Class M licenses until the Board of Aldermen can review the revisions staff recommend
- Alderman Totton asked if those with a current Class M licenses would be allowed to keep the license; those who have a current Class M license will be allowed to maintain and be eligible for renewal of that license during the moratorium; this will eliminate any new licenses issued from this point forward; staff have proactively reached out to new operators of Whiskey Tango to let them know a moratorium would be discussed and to explain the intent of the moratorium
- **Resolution No. R18-43 was voted upon with the following voice vote:**
 - Aye: Bamman, Coleman, Headley, Stratton, Totton, West
 - Nay: None
 - Abstain: None

-Resolution No. R18-43 Approved: 6-0-

Resolution No. R18-44: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Two New Street Lights in the Sni-A-Bar Crossing IV Subdivision

- City Attorney Jim Cook read **Resolution No. R18-44** by title only
- Alderman Totton moved to accept Resolution No. R18-44 as read
- The Motion was Seconded by Alderman West
 - Resolution is for two new streetlights in the development off of Sni-A-Bar Blvd
- **Resolution No. R18-44 was voted upon with the following voice vote:**
 - Aye: Bamman, Coleman, Headley, Stratton, Totton, West
 - Nay: None
 - Abstain: None

-Resolution No. R18-44 Approved: 6-0-

ITEM XV: CITY ATTORNEY REPORT

- None

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - City Administrator Hunt
 - Board Workshop will be held Monday, October 29th at 6PM in the Winona

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Chris Bamman
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Jayci Stratton
Alderman Nancy Totton
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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Burgess room of the Grain Valley Community Center; packets will be delivered electronically and hard copy binder will be delivered this week

- Assistant City Administrator Ken Murphy
 - None
- Parks & Recreation Direction Shannon Davies
 - Trail or Treat will be held Friday, October 26th ; staff have begun setting up Butterfly Trail; event runs from 6:30-8:30PM
- Community Development Director Rick Arroyo
 - Household Hazardous Waste event was successful; 155 cars and 8 tons of material utilized the event
 - Majority of Eagles Parkway has been completed; parking lot work will begin the following week
- Finance Director Cathy Bowden
 - None
- Interim Chief of Police James Beale
 - Shred and Prescription Drug Take Back events will be held on October 27; Shred event will run from 10AM-1PM and the Drug Take Back event will be from 10AM-2PM
- City Clerk Theresa Osenbaugh
 - Staff have been working with a Records Archivist from the State to audit records in storage and begin setting up a system for future storage; Alderman Bamman asked if records were being preserved; records are being preserved according to the state's retention schedule; some records are permanent, and others will be shredded when the retention time has been met

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Chris Bamman;
 - Grain Valley football is entering into the post-season; Grain Valley is in its first year in the Suburban small conference which is a bigger conference than previously; Grain Valley's Marching Band, Volleyball and Cross-Country teams have all been successful
 - Redistricting of the boundaries for elementary schools is occurring; some schools are overpopulated and student to teacher ratios are suffering while some elementary schools are underpopulated; due to the costs of constructing a new school efforts to become more efficient with ratios and transportation are being considered first; a citizen advisory board has been formed and is taking feedback on the changes

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- Alderman Jeff Coleman
 - None
- Alderman Bob Headley
 - Legacy Plaza tribute is having a fundraiser November 11th from 11:30-3:30 at East 40 Brewing; tickets can be obtained through Mr. Combs, Mr. Switzer, Mr. Davies, or Alderman Headley
- Alderman Jacyi Stratton
 - Provided an updated on the Cross Creek Trail project; Mr. Gump came to the last Park Board meeting and plans to come to future meetings from time to time; most of the clearing is 2/3 of the way completed; 2020 will bring visually changes and the improvements will be noticeable; major spraying is completed
- Alderman Nancy Totton
 - Thanked citizens and Parks Department who helped her give out \$600 to food pantries
- Alderman Yolanda West
 - None

ITEM XVIII: MAYOR REPORT

- Mayor Mike Todd
 - Friday is Trail or Treat; would like to see as many there as possible

ITEM XIX: EXECUTIVE SESSION

- None

ITEM XX: ADJOURNMENT

- The meeting adjourned at 7:19 P.M.

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/22/2018
PAGE 6 OF 6

Minutes submitted by:

Theresa Osenbaugh
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Budget Workshop

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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met for a Budget Workshop on October 29, 2018 at 6:07 p.m. in the Winona Burgess room located at Grain Valley Community Center
- The meeting was called to order by Mayor Mike Todd

ITEM II: ROLL CALL

- City Clerk Theresa Osenbaugh called roll
- *Present: Bamman, Coleman, Headley, Stratton, Totton, West*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: DISCUSSION

- 2019 Fiscal Year Budget
 - Mr. Hunt presented the Comprehensive Fee Schedule; the only changes were slight increases to rental fees and security deposits in the Parks and Recreation Fee schedule
 - Mr. Hunt presented the 2019 Compensation Plan; this document is current at the moment; Springsted will present findings of the current compensation study to the Board of Aldermen on November 13th
 - Reserve Trends:
 - Ending unrestricted balances over the past several years were presented; 2018 and 2019 balances are only estimates at this time; reserves are built so projects can be funded without adding debt; City's fund balance continues to climb which is positive but at some point it is important to tighten expenditures and revenues; the total unrestricted cash balance reserves are currently at 86.75% of our annual expenses; GASB Reserve Policy Requires 25% of the budget be maintained in reserves; water and sewer fund are being withheld for the construction of a future water tower and transportation dollars are set aside for construction projects
 - Budget being reviewed is an operational budget only; presented budget doesn't address merit increase, COLA increase, salary survey or personnel changes which are being recommended; staff have put together a budget with the needs while leaving room to make the Human Resources changes that are needed
 - Revenue and Expenditure Trends
 - Revenues have posted increases since FY 2010

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- Presented budget anticipates a 4% increase in revenues; this is less of an increase than previous years as the Board authorized the rollback in the tax levy; expected areas of the top revenue increases include development fees, sales tax and property taxes
- Expenditures are difficult to trend due to fluctuations in capital outlay; adjusting for an outlay, the trend shows a slight increase in operations and a noticeable increase in personnel expense which is appropriate considering the City is growing
- Mr. Hunt highlighted the revenues and expenditures as well as proposed transfers to accommodate those expenditures
- Key Personnel Expenses
 - 2018 Salary study is nearing completion; Springsted will provide several recommendations to the Board of Aldermen on November 13th; Preliminary results indicate a notable gap between what should be considered a competitive market rate and our existing salary and benefits package; salary is a bigger problem than the benefits
 - Employees did not receive a salary increase in 2018; City did offer short and long term disability to employees in 2018 (short term is City paid, long term is voluntary and paid 100% by the employee at no cost to the City)
 - Alderman Bamman asked how many employees took advantage of the long term option; 10-15% enrolled in long term; Alderman Bamman asked how many employees have utilized the benefit; one employee has used the benefit so far
 - Alderman West asked what the current benefit to salary percentage is; the current percentage of benefits vs salary is 30.1%; last year the percentage was 27% before the amount of benefits the City covered was increased
 - Staff is recommending a City wide salary increase but the amount will depend on the results of the salary study; COLA is 2.6% for the year with no merit included; City Administrator Hunt provided the total varying costs for salary increases of 1-5% ; Alderman Headley asked if a COLA was already in the budget; COLA or merit increases are not in the provided budget; numbers presented for the potential increases do include what would happen to FICA and retirement
 - Alderman West asked if the compensation study set a target or if ratios would level off; specific numbers haven't been given

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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10/29/2018
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regarding the percentage of benefits to salary that should be used; preliminary findings are that both are low with benefits being slightly low and salary further off

- City Administrator Hunt gave an overall review of the balanced budget:
 - Total Revenues are budgeted at \$15,159,765; Total Expenditures are budgeted at \$14,324,571; this leaves a surplus of \$835,194; this surplus is not intended to be the final amount as further discussions regarding personnel and other needs are coming; Alderman Bamman clarified that the budget does not take into account any anticipated salary increases; due to the timing of the salary study, this budget does not include any potential increases; City Administrator Hunt provided document from Springsted with potential options to move forward with a new salary structure;
- City Administrator Hunt presented each department's revenues and expenditures:
 - General Fund revenues are projected at \$4,051,133 which has increased since the previous year; expenditures are budgeted at \$3,918,000; \$25,000 of funds are transferred to the Parks Department, leaving a surplus of \$107,000
 - Alderman West asked for clarification on why the City has only received 68% of the sales tax projected for 2018 but an increase in sales tax for 2019 is being projected; Sales tax is received 2 months after it is collected so numbers shown tonight only capture collection through August
- City Administrator Hunt reviewed Capital Projects (over \$5,000 in cost):
 - General Fund:
 - \$6,000 firewall replacement
 - HVAC at the acquired building on Gregg Street will cost \$3,600- this has been a phased approach
 - HVAC at the City building used to be under a maintenance contract, however, companies are offering these programs less often and the HVAC has to be brought up to new standards before anyone will maintain it; approach moving forward is to budget money for repairs as needed

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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- Roof Repair at City Hall is budgeted for \$5,000; roof has leaks and ongoing maintenance is needed to keep it from progressing
- Mobile A/C Evacuate and Recharge which allows work on systems for the fleet is budgeted at \$4,000; Evaporation Cooler is for the fleet maintenance building where there is no air conditioning
- Five vehicles are on the VERP to be replaced this year; four of those vehicles are in good enough condition to continue being used; the one vehicle being replaced was on the VERP several years ago but now has come to the critical point of needing to be replaced; Alderman West asked for a copy of the VERP; a comprehensive fleet analysis will be completed to see if standards are reasonable and if the vehicles owned are sufficient for the staff without having too many
- Laser Ammo Smokeless Range Use of Force Simulator is requested to provide officers with POST CEUS; this provides realistic situations and can also be used to provide training classes at a cost to outside agencies; training happens 3 times per year and before Target Time closed, the City paid \$1,500 for officers to be able to practice on their own
- Investigative Equipment DJU Drone is being requested by the Police Department; drone comes highly recommended for law enforcement and has night vision and a heat simulator which can track missing people; drone outlines shapes of object such as backpacks or weapons; drone can also be used to survey areas, assist with natural disasters and barricade situations; can reduce officers that have to be called in to work; City can use it for promotional videos; two officers and one person from the City Hall would be certified in the operation of the drone; certification is an FAA certification at \$150 per person; Alderman Bamman asked if the additional costs in the line item were part of the drone; Alderman Stratton thought it was a better idea than putting peoples lives at risk to get a better

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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idea of a situation; Mayor Todd wants to be sure that night vision and heat sensors were part of the drone for real life situations

- Ballistic Shields are budgeted; speed signs budgeted are a set; handheld radar guns need to be updated; radio equipment is included as there are no backup radios currently; two lidar guns are being requested; additional MBT units are being budgeted; 12 new COBAN and MDT units are included in the budget- State Bank would be providing the financing
- Parks and Recreation Capital Funds were reviewed:
 - Commercial Mower and a 1-ton truck are due for replacement; truck was actually up for replacement last year; 9 foot snow plow is included in the truck price
 - Park Entrance Signs are being requested for Armstrong and Butterfly Trail as well as Monkey Mountain
 - Picnic Table shelters are being requested for Monkey Mountain and Butterfly Trail and picnic tables for the pavilion are being requested; pavilion picnic tables will be perforated steel plastic which will last longer and be easier to clean
 - \$148,000 is budgeted for the Dillingham Trail Connector which will connect Rosewood to the existing Dillingham Trail; there is currently not pedestrian connectivity between the two trails
 - Community Center is requesting the replacement of 30 tables; 2 treadmills are also requested for replacement-treadmills are full throughout the day and used the most consistently
 - Entrance sign for the Community Center is being budgeted; Alderman Headley questioned if the money for those signs should be deferred until the move to the new property; options are being reviewed for signs that can be relocated; Mayor Todd would not be in favor of spending money on signs that couldn't be relocated;
 - Alderman West asked when the Community Center debt will be completed; Expires in 2020
 - Pool deck loungers are being budgeted for replacement; a small amount are replaced each year so they don't need to be replaced at once; slide at the pool is a critical replacement
 - Mayor Todd asked what playground equipment would cost at butterfly trail; the 5-12 year old playground purchased for Monkey Mountain in 2008 was around \$30,000 and the 2-5 year old

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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playground was between \$15,000-\$18,000 with volunteers installing the equipment; another consideration is that the designated park land only extends about 15 feet so there isn't a lot of room for a play structure unless more land is dedicated to parks; it is important to put in play equipment for both ages which adds to the cost; Mayor Todd thought it might be good for the Board to consider designating additional land to the Park Board; Alderman Bamman asked if this was the same property where it was discussed extending the road through; this is the same land and right now the only access to trail is off Long Drive; a parking lot that is more centralized and bigger would also need to be considered; Mayor Todd also noted that the City will eventually need to acquire land further North for a park due to growth in Rosewood, Hoot Owl, and other developments as there is currently no park North of I70; Alderman Headley asked if developers could be encouraged to donate land; green space can be encouraged but it is more helpful to have an actual plan to present to a developer at the time discussions begin

- Public Works Capital Fund Projects were reviewed:
 - Most of these items are split between water, sewer and transportation
 - Skid Steer Lease, Brush Hog, and the Silverado (Engineer Inspector) are all split
 - 2019 CIP overlays are based off of the annual Capital Improvement Plan which the board approves; roadways for mill and overlay were reviewed
 - Alderman Coleman asked if Prop D passes how much money would the City anticipate receiving; approximately \$220,000 with a phased approach that wouldn't be seen until 2020 likely; Alderman Coleman would like to consider putting this money into roads as this is what citizens are interested in
 - City Administrator Hunt noted a sizeable reserve in the transportation fund; surplus is almost \$300,000; once other items are finalized there is a possibility to add additional roads or escalate the CIP
 - Alderman Headley asked for more information about the skid steer brush hog; brush hog isn't a new piece of equipment-this is a replacement; the brush hog is able to get into harder spots

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Budget Workshop

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- Mayor Todd asked the Board to consider adding a utility vehicle for Public Works and directed staff to bring quotes back to the Board for consideration; this can be used for water leaks, locating manholes, etc. instead of the time it takes to walk and locate the areas
- Dillingham CIP project is a water extension that is parallel to the trail discussed earlier; there is a gap in Rosewood and to make sure proper fire protection and pressures are in place it is important to make sure there is more than one water line north and south; recommendation came from the Water Study recently completed
- City Administrator Hunt opened up the meeting for questions from the Board of Aldermen:
 - Alderman West asked if the pool management company was the same that had been used in the past; pool management goes out for bid every 3 years; Midwest Pool Management has been with the City for many years
- Mayor Todd brought forth a discussion regarding the Grain Valley YES program; there is no line item for GV YES in the budget and it is getting to a point where it will be launched
 - Truman Heartland can administer the fund so a separate 501C3 is not necessary; would like the City to consider seed money to get the program off the ground with the hopes that fundraising will support the program in the future
 - Ideas have included an Explorer program with the Police Department, outfitting the Nichols building for youth activities. basketball goals in the City, etc.; City Administrator Hunt noted discussions have also been occurring around increased availability of mental health counseling in Eastern Jackson County
 - City Administrator Hunt suggested \$5,000-\$10,000 for the first year which could come from the Public Health Fund which has 116% reserve
 - Alderman West asked for the resources that the school system has; school will probably take the lead on the mental health portion of the program; Dr. Welle and Mr. Hunt have/are meeting with Children's Mercy, St. Mary's and HCA; City is leading with mentorships

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BOARD OF ALDERMEN MEETING MINUTES
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PAGE 8 OF 9

- Mayor Todd suggested \$10,000; also looking at CDBG funding through the state for renovations and activities
- Alderman Headley felt it would be appropriate to have a semi-annual report shared with the Board
- Alderman West asked who would oversee the operation; Truman Heartland would house the organization for tax filing, funding, etc.; steering committee is set up with a future Board of Directors; the last two meetings have been spent creating the vision and mission statement; youth court will come to the next meeting

- MAYOR TODD CALLED FOR A RECESS AT 8:30PM; THE BUDGET WORKSHOP WAS CONTINUED AT 8:44PM-

ITEM XIX: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended and 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(3) and Section 610.021(13) RSMo. 1998, As Amended*
- *The motion was seconded by Alderman Totton*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - Aye: Bamman, Coleman, Headley, Stratton, Totton, West
 - Nay: None
 - Abstain: None

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 8:45PM-

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

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Budget Workshop

10/29/2018
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- *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 10:35 PM

ITEM IX: ADJOURNMENT

- The meeting adjourned at 10:36 p.m.

Minutes submitted by:

Theresa Osenbaugh
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,890.30
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	315.00
		AFLAC	AFLAC AFTER TAX	62.51
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	184.69
			AFLAC-W2 DD PRETAX	169.16
		MIDWEST PUBLIC RISK	DENTAL	139.35
			OPEN ACCESS	389.76
			OPEN ACCESS	151.58
			HSA	257.06
			HSA	1,071.24
			VISION	7.74
			VISION	38.32
			VISION	77.32
			VISION	31.92
		HSA BANK	HSA - GRAIN VALLEY, MO	455.83
			HSA - GRAIN VALLEY, MO	450.83
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	173.56
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	103.73
		ICMA RC	ICMA 457 %	415.00
			ICMA 457	349.24
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	5,242.33
			SOCIAL SECURITY	3,963.46
			MEDICARE	926.91_
			TOTAL:	16,903.62
HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	72.00
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	6.00
		MIDWEST PUBLIC RISK	DENTAL	8.80
			HSA	120.40
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	7.69
		SPRINGSTED	2018 COMPENSATION STUDY	2,500.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	55.37
			MEDICARE	12.95_
			TOTAL:	2,820.71
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	DATA SAFE	1,250.00
			NETSTANDARD CLARITY	4,634.88
		CDW GOVERNMENT	ADOBE SOFTWARE RENEWAL	2,807.04
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	160.04
			CELLULAR SERVICE 10/19-11/	40.01_
			TOTAL:	8,891.97
BLDG & GRDS	GENERAL FUND	KCP&L	GREGG ST A, B, C	148.66
			596 BUCKNER TARSNEY	5.41
			CAPPELL & FRONT, PH, PUBLI	11.50
			618 JAMES ROLLO CT	79.54
			1608 NW WOODBURY DR	24.34
			6100 S BUCKNER TARSNEY RD	4.30
			618 JAMES ROLLO CT	17.08
			711 MAIN ST	1,128.37
			517 GREGG	98.59
			1805 NW WILLOW DR	24.12
		PROGRESSIVE ELECTRONICS	COURT ROOM DOOR READER	1,677.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		SC REALTY SERVICES	Annual Custodial Services	1,254.17
		LARKIN CONTRACTING LLC	WINDOW/EFIS MAINT/REPAIR	7,472.00_
			TOTAL:	11,945.08
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	339.90
		WALMART COMMUNITY	HOLIDAY FESTIVAL SUPPLIES/	3.96
			PUMPKIN LIGHT FLASHLIGHTS	30.21
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	27.00
		RICOH USA INC	PRINTER/COPIER LEASE	96.95
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	15.24
			BULK GASOHAL/DIESEL	8.50
			BULK GASOHAL/DIESEL	13.27
		AFLAC	HUNT PREMIUMS	2.25
			HUNT PREMIUMS	27.96
			HUNT PREMIUMS	32.19
		MIDWEST PUBLIC RISK	ADMIN HEALTH	337.11
			DENTAL	21.85
			DENTAL	14.19
			DENTAL	17.28
			OPEN ACCESS	154.68
			HSA	198.66
			HSA	73.77
			VISION	5.48
		HSA BANK	HSA - GRAIN VALLEY, MO	22.98
			HSA - GRAIN VALLEY, MO	100.00
		ENTERCOM COMMUNICATIONS CORP	AUGUST MKTG TIME- AM	1,430.00
			SEPT MKTG TIME - AM	1,705.00
			AUGUST MKTG TIME - FM	675.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	78.09
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	58.36
		ICMA RC	EMPLOYEE DEDUCTIONS	103.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	271.16
			MEDICARE	63.42_
			TOTAL:	5,927.46
ELECTED	GENERAL FUND	VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	80.02_
			TOTAL:	80.02
LEGAL	GENERAL FUND	JAMES T COOK	CITY ATTORNEY	475.00
		DYSART TAYLOR COTTER	LEGAL FEES	2,037.59
		GRAIN VALLEY AUTO BODY	POLICE CAR REPAIRS	1,943.40_
			TOTAL:	4,455.99
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	185.49
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	12.00
		MALLORY CHIESA-CULLUM	CHIESA: MILEAGE TO GFOA FA	114.45
			CHIESA: LODGING FOR GFOA C	195.30
		MIDWEST PUBLIC RISK	DENTAL	8.80
			DENTAL	17.28
			HSA	240.80
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	19.82
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	146.71
			MEDICARE	34.31_
			TOTAL:	1,050.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	SEPTEMBER 2018	630.00
		JAMES T COOK	CITY PROSECUTOR	2,012.50
		JOHN R JACK	NOV 2018 JUDICIAL FEES	600.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	142.87
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	12.00
		MIDWEST PUBLIC RISK	DENTAL	17.59
			DENTAL	2.13
			HSA	240.79
			HSA	32.18
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	6.16
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	14.55
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	109.81
			MEDICARE	25.68_
			TOTAL:	3,921.26
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	120.12
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.56
			HSA	522.52
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	12.83
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	51.89
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	84.83
			MEDICARE	19.84_
			TOTAL:	958.59
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	67.02
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	6.00
		MIDWEST PUBLIC RISK	DENTAL	17.28
			HSA	120.40
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	7.17
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	52.99
			MEDICARE	12.39_
			TOTAL:	320.75
POLICE	GENERAL FUND	RICOH USA INC	ADDITIONAL COPIES	0.99
		GALLS LLC	VEST FOR SKINNER	605.00
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,566.10
			MONTHLY CONTRIBUTIONS	350.52
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	312.00
		RICOH USA INC	PRINTER/COPIER LEASE	96.95
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	1,102.45
			BULK GASOHAL/DIESEL	208.05
			BULK GASOHAL/DIESEL	1,108.83
			BULK GASOHAL/DIESEL	208.17
			BULK GASOHAL/DIESEL	742.54
			BULK GASOHAL/DIESEL	199.93
		CHRISTINE THOMPSON	PER DIEM CJIS CONFERENCE	138.50
		COMCAST	HIGH SPEED INTERNET	149.85
		TAMMY WALL	PER DIEM CJIS CONFERENCE	138.50
		MIDWEST PUBLIC RISK	DENTAL	211.08
			DENTAL	414.72
			OPEN ACCESS	309.35
			OPEN ACCESS	1,342.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			OPEN ACCESS	590.86
			HSA	794.62
			HSA	3,130.27
			HSA	3,135.12
		HSA BANK	HSA - GRAIN VALLEY, MO	975.00
			HSA - GRAIN VALLEY, MO	800.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	354.24
		HARD KNOCKS SCHOOLHOUSE	OFFICER TRAINING	540.00
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	1,027.82
			CELLULAR SERVICE 10/19-11/	80.02
			CELLULAR SERVICE 10/19-11/	51.89
		CREATIVE PRODUCT SOURCING INC	DARE GRADUATION	1,928.90
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,897.74
			MEDICARE	677.69_
			TOTAL:	28,190.28
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	31.12
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	12.00
		MIDWEST PUBLIC RISK	DENTAL	17.59
			HSA	240.79
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	10.00
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	51.89
		OAK GROVE ANIMAL CLINIC	BOARDING FOR SEPT	1,725.00
			VET CARE FOR SEPT	496.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	21.40
			MEDICARE	5.00_
			TOTAL:	2,686.29
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	429.61
		BARTLETT & WEST INC		3,000.00
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	34.80
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	53.90
			BULK GASOHAL/DIESEL	70.24
			BULK GASOHAL/DIESEL	85.61
		MIDWEST PUBLIC RISK	DENTAL	38.55
			DENTAL	24.19
			HSA	218.52
			HSA	563.82
		HSA BANK	HSA - GRAIN VALLEY, MO	175.62
			HSA - GRAIN VALLEY, MO	55.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	45.88
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	323.47
			MEDICARE	75.66_
			TOTAL:	5,194.87
NON-DEPARTMENTAL	PARK FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	300.40
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	138.46
		AFLAC	AFLAC CRITICAL CARE	3.48
			AFLAC PRETAX	15.38
			AFLAC-W2 DD PRETAX	18.66
		MIDWEST PUBLIC RISK	DENTAL	29.21
			HSA	261.27
			VISION	15.48
			VISION	4.30
		HSA BANK	HSA - GRAIN VALLEY, MO	17.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			HSA - GRAIN VALLEY, MO	103.54
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	35.72
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	220.83
			FLEX PLAN	112.50
		ICMA RC	ICMA 457 %	173.70
			ICMA 457	458.00
			ICMA ROTH IRA	34.93
			ICMA ROTH IRA	1.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	872.68
			SOCIAL SECURITY	797.39
			MEDICARE	186.49_
			TOTAL:	3,800.92
PARK ADMIN	PARK FUND	NETSTANDARD INC	NETSTANDARD CLARITY	154.49
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	449.09
		AT&T	U-VERSE PARK MAINT	65.98
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	32.40
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	138.53
			BULK GASOHAL/DIESEL	187.85
			BULK GASOHAL/DIESEL	135.60
		AFLAC	HUNT PREMIUMS	0.45
			HUNT PREMIUMS	5.59
			HUNT PREMIUMS	6.44
		MIDWEST PUBLIC RISK	ADMIN HEALTH	67.42
			DENTAL	4.37
			DENTAL	5.28
			DENTAL	76.04
			OPEN ACCESS	30.94
			HSA	834.35
			HSA	72.24
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	22.50
			HSA - GRAIN VALLEY, MO	220.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	56.68
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	51.89
		SPRINGSTED	2018 COMPENSATION STUDY	500.00
		ICMA RC	EMPLOYEE DEDUCTIONS	20.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	323.49
			MEDICARE	75.65_
			TOTAL:	3,538.97
PARKS STAFF	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	227.31
		KCP&L	701 SW EAGLES PKWY	200.40
			ARMSTRONG PARK 041503	311.18
			ARMSTRONG PARK DR	38.78
			ARMSTRONG PARK 098095	84.17
			ARMSTRONG PARK 017576	312.82
			JAMES ROLLO SHELTER #2	50.58
			618 JAMES ROLLO CT	39.77
			ARMSTRONG PARK	35.27
			6100 S BUCKNER TARSNEY RD	82.19
			28605 E HWY AA	200.95
			618 JAMES ROLLO CT	8.55
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	48.00
		MIDWEST PUBLIC RISK	DENTAL	35.18
			DENTAL	34.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			HSA	397.31
			HSA	481.58
			NOV 18 DEN RECON	87.38
			NOV 18 MED RECON	963.18
			NOV 18 VISION RECON	15.48
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
			HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	41.49
		LAWN & LEISURE	Whisper Generator	1,000.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	243.31
			MEDICARE	56.91_
			TOTAL:	5,246.35
RECREATION	PARK FUND	SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	22.93
			CANDY SCRAMBLE SUPPLIES	96.46
			CONC PRODUCT & SUPPLIES	80.23
			CANDY SCRAMBLE RETURNS	17.26-
		WALMART COMMUNITY	HOLIDAY FESTIVAL SUPPLIES/	3.92
			HOLIDAY FESTIVAL SUPPLIES/	107.19
			HALLOWEEN CANDY SCRAMBLE	15.00
			CANDY SCRAMBLE RETURNS	28.93-
		JONATHAN ESTRADA	UMPIRE FEES 10/08-10/21	250.00
		ANNA ROMO	UMPIRE FEES 10/08-10/21	40.00
		ROBERT HAMMOND	UMPIRE FEES 10/08-10/21	105.00
		ERIC KREISLER	UMPIRE FEES 10/08-10/21	340.00
		DYLAN LARRY	UMPIRE FEES 10/08-10/21	45.00
		NATHAN ROBERT LIGHTNER	UMPIRE FEES 10/08-10/21	30.00
		SETH MICHAEL HALEY	UMPIRE FEES 10/08-10/21	50.00
		LATH HICKS	UMPIRE FEES 10/08-10/21	50.00
		ANTWON QUINCY PRESIDENT	UMPIRE FEES 10/08-10/21	70.00
		LARON MITCHELL	UMPIRE FEES 10/08-10/21	70.00
		BLAKE HUTSON	UMPIRE FEES 10/08-10/21	30.00
		DEVIN WRIGHT	UMPIRE FEES 10/08-10/21	30.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	37.71
			MEDICARE	8.82_
			TOTAL:	1,436.07
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	09/24-10/05 SILVERSNEAKERS	150.00
			10/08-10/15 SILERSNEAKERS	50.00
		RICOH USA INC	ADDITIONAL COPIES	1.35
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	130.02
		KCP&L	713 MAIN ST	1,481.76
			713 MAIN #A	189.63
		SAMS CLUB/GEGRB	COMM CENTER SUPPLIES	49.20
			FITNESS CLASS PROGRAM SUPP	119.28
			JANITORIAL SUPPLIES	69.96
			ANTIBACTERIAL GYM WIPES	107.92
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	12.00
		RICOH USA INC	PRINTER/COPIER LEASE	96.94
		MIDWEST PUBLIC RISK	DENTAL	17.59
		HABIB, MELYNDA	09/05-10/24 WED ZUMBA	48.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	13.90
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	51.89
		FREDAH JOHNSTON	10/09-10/18 LINE DANCING	91.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	192.88
			MEDICARE	45.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			TOTAL:	2,918.93
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	108.51
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	6.66
			AFLAC-W2 DD PRETAX	13.75
		MIDWEST PUBLIC RISK	DENTAL	12.69
			OPEN ACCESS	21.65
			HSA	21.07
			HSA	119.49
			VISION	1.55
			VISION	1.56
			VISION	4.25
		HSA BANK	HSA - GRAIN VALLEY, MO	106.00
			HSA - GRAIN VALLEY, MO	41.38
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	7.34
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	29.49
		ICMA RC	ICMA 457	40.69
		INTERNAL REVENUE SERVICE	FEDERAL WH	368.83
			SOCIAL SECURITY	236.63
			MEDICARE	55.37
			TOTAL:	1,226.91
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	NETSTANDARD CLARITY	278.09
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	299.44
		KCP&L	655 SW EAGLES PKWY	40.29
			618 JAMES ROLLO CT	79.54
			AA HWY & SNI-A-BAR BLVD	25.19
			702 SW EAGLES PKWY	30.57
			GRAIN VALLEY ST LIGHTS	11,403.75
			618 JAMES ROLLO CT	17.08
			711 MAIN ST	96.71
		BARTLETT & WEST INC	SURVEYING AND ANALYSIS	1,278.13
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	30.60
		VANCE BROTHERS INC	ASPHALT	1,379.40
			ASPHALT	630.00
			ASPHALT	790.00
			ASPHALT	755.00
		RICOH USA INC	PRINTER/COPIER LEASE	19.39
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	60.39
			BULK GASOHAL/DIESEL	113.87
			BULK GASOHAL/DIESEL	55.04
		MIDWEST PUBLIC RISK	DENTAL	16.57
			DENTAL	47.95
			OPEN ACCESS	102.08
			HSA	99.34
			HSA	262.84
			HSA	411.59
		HSA BANK	HSA - GRAIN VALLEY, MO	81.87
			HSA - GRAIN VALLEY, MO	103.79
		G W VAN KEPPEL CO	NEW VOLVO L60H	23,158.80
		SNODEPOT	AIR TANK - SNOW EQUIP	224.20
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	35.19
		UNITED LABORATORIES INC	TRUCK CLEANERS	199.08
		APAC KANSAS INC	TYPE 5 BASE ROCK	558.72
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	40.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		SPRINGSTED	2018 COMPENSATION STUDY	500.00
		GEIGER READY-MIX	CONCRETE	563.75
			CONCRETE	551.25
			CONCRETE	796.25
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	236.63
			MEDICARE	55.34_
			TOTAL:	45,428.52
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	738.29
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	40.56
			AFLAC-W2 DD PRETAX	112.50
		MISCELLANEOUS BR INVESTMENT INC	10-369400-08	15.54
		PAGEL, JEFF	10-559901-00	50.00
		PENEGAR, JOSHUA	20-103400-05	55.08
		ADAME, CECILIA	20-122000-15	43.33
		CESSNA, JEAN	20-124300-04	65.54
		WALSH, SHERRY	20-150961-00	49.20
		EVANS, NICHOLAS	20-151291-05	48.19
		DRAHEIM, ANNA	20-199510-05	2.32
		SALLEE HOMES	20-567170-00	15.54
		ARTHUR, WHITNEY	20-567780-03	50.74
		EVANS, BARRY	20-568110-01	79.33
		BEYERS, CODY	20-592100-04	15.54
		HOPWOOD, JOEL	20-622170-05	15.54
		RANEY, FARRYN	20-680641-02	0.74
		MIDWEST PUBLIC RISK	DENTAL	83.52
			OPEN ACCESS	86.62
			HSA	134.84
			HSA	629.67
			HSA	117.99
			VISION	6.19
			VISION	10.56
			VISION	16.98
			VISION	7.98
		HSA BANK	HSA - GRAIN VALLEY, MO	516.08
			HSA - GRAIN VALLEY, MO	347.16
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	47.99
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	187.61
		ICMA RC	ICMA 457 %	210.21
			ICMA 457	304.57
			ICMA ROTH IRA	14.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	2,536.12
			SOCIAL SECURITY	1,655.94
			MEDICARE	387.28_
			TOTAL:	8,819.29
WATER	WATER/SEWER FUND	NETSTANDARD INC	NETSTANDARD CLARITY	556.19
		PEREGRINE CORPORATION	BILL PRINT & MAIL	596.53
			BILL PRINT & MAIL	116.96
		RICOH USA INC	ADDITIONAL COPIES	0.01
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,060.81
		KCP&L	825 STONEBROOK DR	30.42
			618 JAMES ROLLO CT	99.42
			110 SNI-A-BAR BLVD	74.62
			1301 TYER RD UNIT B	94.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			618 JAMES ROLLO CT UNIT B	1,784.10
			618 JAMES ROLLO CT	21.36
			711 MAIN ST	193.43
			1012 STONEBROOK LN	66.95
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	99.60
		RICOH USA INC	PRINTER/COPIER LEASE	38.78
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	128.42
			BULK GASOHAL/DIESEL	232.01
			BULK GASOHAL/DIESEL	116.72
		AFLAC	HUNT PREMIUMS	0.90
			HUNT PREMIUMS	11.18
			HUNT PREMIUMS	12.88
		MIDWEST PUBLIC RISK	ADMIN HEALTH	134.84
			DENTAL	8.74
			DENTAL	50.69
			DENTAL	158.12
			OPEN ACCESS	204.17
			OPEN ACCESS	61.87
			HSA	317.84
			HSA	838.03
			HSA	1,084.43
			HSA	229.96
			VISION	2.19
		HSA BANK	HSA - GRAIN VALLEY, MO	261.02
			HSA - GRAIN VALLEY, MO	357.54
		G W VAN KEPPEL CO	NEW VOLVO L60H	46,317.60
		SC REALTY SERVICES	Annual Custodial Services	65.70
		ENTERCOM COMMUNICATIONS CORP	AUGUST MKTG TIME- AM	715.00
			SEPT MKTG TIME - AM	852.50
			AUGUST MKTG TIME	337.50
		SNODEPOT	AIR TANK - SNOW EQUIP	448.40
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	137.13
		UNITED LABORATORIES INC	TRUCK CLEANERS	398.15
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	81.59
		CENTRAL POWER SYSTEMS &	GENERATOR MAINT. CONTRACT	1,095.00
		SPRINGSTED	2018 COMPENSATION STUDY	750.00
		ICMA RC	EMPLOYEE DEDUCTIONS	41.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	827.98
			MEDICARE	193.66
			TOTAL:	61,306.79
SEWER	WATER/SEWER FUND	NETSTANDARD INC	NETSTANDARD CLARITY	556.19
		PEREGRINE CORPORATION	BILL PRINT & MAIL	596.53
			BILL PRINT & MAIL	116.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,060.71
		KCP&L	WOODLAND DR	142.35
			405 JAMES ROLLO DR	290.05
			1326 GOLFFVIEW DR	55.38
			618 JAMES ROLLO CT	99.42
			618 JAMES ROLLO CT	21.36
			711 MAIN ST	193.44
			ROCK CREEK	1.84
		STANDARD INSURANCE CO	NOV 18 STANDARD LIFE	99.60
		RICOH USA INC	PRINTER/COPIER LEASE	38.78
		HAMPEL OIL INC	BULK GASOHAL/DIESEL	128.42
			BULK GASOHAL/DIESEL	232.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			BULK GASOHAL/DIESEL	116.72
		AFLAC	HUNT PREMIUMS	0.90
			HUNT PREMIUMS	11.19
			HUNT PREMIUMS	12.87
		MIDWEST PUBLIC RISK	ADMIN HEALTH	134.85
			DENTAL	8.73
			DENTAL	50.61
			DENTAL	158.13
			OPEN ACCESS	204.17
			OPEN ACCESS	61.86
			HSA	317.84
			HSA	837.97
			HSA	1,084.40
			HSA	229.95
			VISION	2.18
		HSA BANK	HSA - GRAIN VALLEY, MO	261.01
			HSA - GRAIN VALLEY, MO	357.51
		G W VAN KEPPEL CO	NEW VOLVO L60H	46,317.60
		SC REALTY SERVICES	Annual Custodial Services	65.70
		ENTERCOM COMMUNICATIONS CORP	AUGUST MKTG TIME- AM	715.00
			SEPT MKTG TIME - AM	852.50
			AUGUST MKTG TIME	337.50
		SNODEPOT	AIR TANK - SNOW EQUIP	448.40
		THE LINCOLN NATIONAL LIFE INSURANCE CO	NOV 2018 DISABILITY	137.13
		UNITED LABORATORIES INC	TRUCK CLEANERS	398.15
		VERIZON WIRELESS	CELLULAR SERVICE 10/19-11/	81.59
		SPRINGSTED	2018 COMPENSATION STUDY	750.00
		ICMA RC	EMPLOYEE DEDUCTIONS	41.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	827.94
			MEDICARE	193.62_
			TOTAL:	58,650.26
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	53.09
		HAMPEL OIL INC	CJC FUEL	885.00
			CJC FUEL	333.14
			CJC FUEL	548.07
		TIMOTHY KILGORE	SMITH RESITUTION	50.00
		SHERIFFS RETIREMENT SYSTEM	OCT 18 SHERIFF RETIREMENT	304.90
		SHARON COSTANZA	FINCH RESTITUTION	150.00
		SHANE NAPPER	LUKE RESTITUTION	440.00
			WORTHINGTON RESTITUTION	440.00
		HOPE HOUSE	OCT 18 DOMESTIC VIOLENCE	404.00
		MO DEPT OF REVENUE	OCT 18 CVC FUNDS	720.13
		MO DEPT OF PUBLIC SAFETY	OCT 18 TRAINING FUND	101.00_
			TOTAL:	4,429.33
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	LEMON/WELCH SCREENING	65.00
		ARC PHYSICAL THERAPY PLUS LP	WELCH WORKSTEPS	150.00
		PERFORMANCE PRINTING INC	OSENBAUGH CARDS	31.25
		WAGEWORKS	OCT 2018 MONTHLY FEES	68.00
		GUARDIAN MEDICAL LOGISTICS	WERGES/TAYLOR: SCREENING	336.00
		THE EXAMINER	TIF ANNUAL STATEMENT	162.73_
			TOTAL:	812.98
INFORMATION TECH	GENERAL FUND	ELECTRONICS SUPPLY CO	CAMERA SERVER UPDATE	254.63_
			TOTAL:	254.63

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_		
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	CITY HALL FLAG LIGHTS	73.10		
		BATTS COMMUNICATIONS SERVICES INC	NOV MAINTENANCE	125.00		
		SAMS CLUB/GEGRB	CAN LINERS	225.24		
		ORKIN	12/18/2017 SERVICE	69.48		
		GENERAL ELEVATOR	NOVEMBER SERVICE	138.00		
		UNITED HEATING & COOLING	SERVICE 09/12/18	276.76		
			SERVICE ORDER 09/12/18	421.60		
		SNAKE N ROOTER	KITCHEN DRAIN/FLOOR DRAIN	155.00_		
			TOTAL:	1,484.18		
		ADMINISTRATION	GENERAL FUND	ORI	TRAIL OR TREATS PORTABLE T	225.00
SAMS CLUB/GEGRB	KITCHEN SUPPLIES			39.06		
WALMART COMMUNITY	TRAIL OR TREAT SUPPLIES			55.90		
OFFICE DEPOT	PAPER			31.99		
COSENTINOS PRICE CHOPPER	DRINKS FOR TRAIL OR TREAT			65.35		
	TRAIL OR TREAT LUNCH			49.98		
HOME DEPOT CREDIT SERVICES	TRAIL OR TREAT SUPPLIES			58.97		
	TRAIL OR TREAT SUPPLIES			57.69		
	TRAIL OR TREAT SUPPLIES			213.26		
	TRAIL OR TREAT SUPPLIES			35.78		
	TRAIL OR TREAT SUPPLIES			41.70_		
	TOTAL:			874.68		
FINANCE	GENERAL FUND			OFFICE DEPOT	MONITOR STAND	18.69
					BINDER/FORMS/ENVELOPES	143.73_
			TOTAL:	162.42		
COURT	GENERAL FUND	OFFICE DEPOT	PAPER/LIGHTS	45.19_		
			TOTAL:	45.19		
FLEET	GENERAL FUND	ADVANCE AUTO PARTS	GSKT SEALANT/ANTIFRZ	24.13		
			REAR MIRROR ADHESIVE	17.07		
			BRAKE CLEANER/DIESEL EXHAU	106.23		
			TRAILER CONNECTOR/RECEIVER	17.18		
			OIL 5W30 FULL SYN/OIL 0W20	244.08		
		OREILLY AUTOMOTIVE INC	MOLY GREASE	29.90		
			XTREME RVM	17.97		
			NITRILE GLV/1QT GEAR OIL	46.47		
			12) 1QTTRANSFLD	95.88		
			AIR PLUG	13.98		
			POWER LUBER	379.99		
			COUPLER	34.99		
			DSL ADDITIVE	79.96		
			LEAD WIRE	26.50		
			AIR HOSE	76.99		
		FASTENAL COMPANY	4.5 X 7/8 40G T27 FLP DSC	143.36		
			1/4"X3/8" SOCKET ADAPT	13.31		
			15" BLACK CABLETIE/36" HD	34.62		
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.76		
			PW/WOLTZ UNIFORMS	9.76		
		GRAINGER	SPRING PIN	16.16		
		FACTORY MOTOR PARTS CO	SPLASH ULTIMATE 35F GAL	34.20_		
			TOTAL:	1,472.49		
		POLICE	GENERAL FUND	PETTY CASH	VEST ITEMS	39.30
	HALLOWEEN LIGHTS			17.99		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			HALLOWEEN SKELETON	32.48
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	79.86
		ADVANCE AUTO PARTS	SPARK PLUG/INT MANIFOLD GA	106.30
		OFFICE DEPOT	BINDER/FORMS/ENVELOPES	66.24
			PAPER	63.98
		EAGLE VALLEY AUTOMOTIVE LLC	13 FORD EXPLORER: 4 WHEEL	69.95
		OREILLY AUTOMOTIVE INC	WIPER BLADES	37.01
			BATTERY	168.43
			CORE	18.00-
			PURGE VALVE	33.00
			STOPLIGHT	19.05
			PLENUM SET	11.45
			WIPER BLADES	37.01
		COSENTINOS PRICE CHOPPER	CANDY FOR TRUNK OR TREAT S	75.05
			FOOD/DRINKS FOR TASER TRAI	34.03
		STEVEN SMITH	500) MAGNETS	260.00
			500) BUSINESS CARDS	232.00
		AUSTIN GLASS CONNECTION INC	FORD EXPLORER: WINDSHIELD	355.00
		COMMENCO INC	MICROPHONE WATER RESISTANT	177.98
		GOODYEAR COMMERCIAL TIRE	3) GY 245/RR18 EAG RSA VSB	400.56
		METRO FORD	MOTOR	207.40
			MOULDIN	178.18
			CORE	50.00-
		CREATIVE PRODUCT SOURCING INC	MENS SIDE BLOCKED MICRO PI	30.00
		CURTIS VANDER LINDEN	VANDERLINDEN: BOOT ALLOWAN	81.99
		INFORMATION TECHNOLOGIES INC	ADD LAN WORKSTATION	290.00
		REJIS COMMISSION	OCT 2018 LEWEB SUBSCRIPTIO	304.95_
			TOTAL:	3,341.19
PLANNING & ENGINEERING GENERAL FUND		OFFICE DEPOT	BINDER/FORMS/ENVELOPES	9.89
			PAPER/LIGHTS	6.16
			PENS	16.99
			CRD, SDHC, ULTRA PLUS	35.19
		PERFORMANCE PRINTING INC	ALTON CARDS	31.25
		STEVEN SMITH	1000) DOOR HANGERS: NOTICE	285.00
			2500) WINDOW ENVELOPES	58.34
		THE EXAMINER	CUP STORAGE FACILITY	59.54_
			TOTAL:	502.36
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	16.47
		MISCELLANEOUS	DONNA SCHROER:	50.00
			ROBIN KRATZ:	150.00_
			TOTAL:	216.47
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	SHELTER 3 LIGHT	72.40
			FOOTBALL FIELD BREAKER FOR	406.85
		ADVANCE AUTO PARTS	OIL 30W-HD/FULE FILTER	24.45
		OREILLY AUTOMOTIVE INC	MOBILE POWER	49.99
		HOME DEPOT CREDIT SERVICES	800LB METAL D-HANDLE HAND	101.07
			RESTROOM PAINTING	117.40
		GOODYEAR COMMERCIAL TIRE	2) GY 245/75R17 WRL AT ADV	287.00
		LAWN & LEISURE	CABLE	140.96
		LAWN & LEISURE	GENERATOR PART	50.00_
			TOTAL:	1,250.12
COMMUNITY CENTER	PARK FUND	A&A ELECTRICAL INC	COMM CENTER GYM LIGHT	72.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		BATTS COMMUNICATIONS SERVICES INC	NOV MAINTENANCE	12.50
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	100.16
		WALMART COMMUNITY	3) TABLECOVERS	7.41
		KORNIS ELECTRIC SUPPLY INC	COMM CENTER REPAIRS	24.50
			COMM CENTER PARKING LOT	17.95
		HOME DEPOT CREDIT SERVICES	SHELF RETURN	7.96-
		HD GRAPHICS & APPAREL	WINTER HOODIES	72.00
		REWIND FITNESS LLC	TREADMILL REPAIR	175.42
		GRAIN VALLEY RENTAL INC	COM CENTER LIGHTS & SOUND	123.20_
			TOTAL:	597.58
TRANSPORTATION	TRANSPORTATION	BATTS COMMUNICATIONS SERVICES INC	NOV MAINTENANCE	12.50
		K C BOBCAT	COIL	28.98
		MID-AMERICA REGIONAL COUNCIL	MARTIN REGISTRATION	28.60
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	14.26
		ADVANCE AUTO PARTS	AIR FILTER/POWER STEERING	44.28
			3) ROT4TR 10W30 1 GL S	8.39
			WIPER BLADES/GEAR OIL	20.12
			FUEL/LUBE/POWER STEERING	60.76
		SHERWIN WILLIAMS	FIRE HYDRANT PAINT	450.00
			FIRE HYDRANT PAINT	225.00
		OFFICE DEPOT	BATTERY/CALC INKROLL	20.97
		PERFORMANCE PRINTING INC	WATER DEPT/MARTIN CARDS	6.25
		OREILLY AUTOMOTIVE INC	BATTERY	21.10
			TRANS FILTER/AUTRAN SYN	60.59
			BATTERY	50.98
			CORE	8.80-
			4) QT HYD FLUID	42.00
			2) LED LIGHTS	5.44
			MARKER LIGHT	1.92
			MEGACRIMP/ HYD HOSE	19.80
			AUTRAN SYN	72.00
		ORKIN	12/18/2017 SERVICE	5.95
			SERVICE 10/24/18	11.63
		KORNIS ELECTRIC SUPPLY INC	PREWIRED LED RETROFIT FOR	89.60
			SPLIT BOLT COPPER/LED READ	22.44
		FASTENAL COMPANY	DWA2221 R NUTSETTER	1.35
		HOME DEPOT CREDIT SERVICES	CEMENT	11.56
			CEMENT RETURN	10.55-
		KC WHOLESALE	FILTER/FITTING	20.40
		MISCELLANEOUS	JOHNSON COUNTY COMMUNITY C	75.00
		HD GRAPHICS & APPAREL	PW SHIRTS/ALTONS SHIRTS	68.50
		ANDERSON RENTALS & SALES	CONCRETE MIXING TRAILERS	130.00
			CONCRETE MIXING TRAILERS	40.00
			CONCRETE/YARD TRAILER	235.00
			CONCRETE/YARD TRAILER	45.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	23.55
			PW/WOLTZ UNIFORMS	22.23
		CHUX TRUX	SIDE ENTRY STEPS/MEGA STEP	80.40
		VIKING-CIVES MIDWEST INC	CYLINDER	235.00-
			CYLINDER	235.00
			CYLINDER	215.00
			HYDRAULIC SPINNER MOTOR	250.00
		SUMMIT TRUCK GROUP	FILTER-AIR	61.24
			KT MIRO KIT	23.64
			RETURN ON INVOICE 11014583	19.62-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		SCHULTE SUPPLY INC	16) 9" X 24" X .080 BARE A	370.88_
			TOTAL:	2,958.34
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F THE EXAMINER		RFQ FOR ARCHITECTURAL SERV	29.11_
			TOTAL:	29.11
NON-DEPARTMENTAL	MKT PLACE TIF-PR#2	LAUBER MUNICIPAL LAW LLC	SEPT 18 MKTPL TIF PRO2	367.50_
			TOTAL:	367.50
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.34
		MO DEPT OF REVENUE	OCT 2018 SALES TAX	3,711.85
			OCT 2018 SALES TAX	74.24-
			TOTAL:	3,645.95
WATER	WATER/SEWER FUND	BATTS COMMUNICATIONS SERVICES INC	NOV MAINTENANCE	50.00
		K C BOBCAT	COIL	57.95
		MID-AMERICA REGIONAL COUNCIL	MARTIN REGISTRATION	57.20
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	28.51
		ADVANCE AUTO PARTS	AIR FILTER/POWER STEERING	88.55
			3) ROT4TR 10W30 1 GL S	16.79
			WIPER BLADES/GEAR OIL	40.22
			FUEL/LUBE/POWER STEERING	121.51
		OFFICE DEPOT	BATTERY/CALC INKROLL	41.94
			PAPER/LIGHTS	31.29
		PERFORMANCE PRINTING INC	WATER DEPT/MARTIN CARDS	28.00
		OREILLY AUTOMOTIVE INC	BATTERY	42.18
			TRANS FILTER/AUTRAN SYN	121.18
			BATTERY	101.97
			CORE	17.60-
			2) LED LIGHTS	10.87
			MARKER LIGHT	3.83
			MEGACRIMP/ HYD HOSE	39.58
			AUTRAN SYN	143.99
		ORKIN	12/18/2017 SERVICE	11.91
			SERVICE 10/24/18	23.26
		BLUE SPRINGS WINWATER CO	7) SADDLE	181.50
			18) 3/4 CRP STP AWWAXFLR	477.00
			12) 3/4 STP AWWAXFLR	318.00
		STEVEN SMITH	2500) WINDOW ENVELOPES	58.33
		KORNIS ELECTRIC SUPPLY INC	PREWIRED LED RETROFIT FOR	179.20
			SPLIT BOLT COPPER/LED READ	44.88
		FASTENAL COMPANY	DWA2221 R NUTSETTER	2.71
		KC WHOLESALE	FILTER/FITTING	40.80
		MISCELLANEOUS	JOHNSON COUNTY COMMUNITY C	150.00
		HD GRAPHICS & APPAREL	PW SHIRTS/ALTONS SHIRTS	137.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	46.90
			PW/WOLTZ UNIFORMS	44.48
		CHUX TRUX	SIDE ENTRY STEPS/MEGA STEP	160.80
		TYLER TECHNOLOGIES INC	NOV 18 MONTHLY FEES	97.00
		SUMMIT TRUCK GROUP	FILTER-AIR	122.50
			KT MIRO KIT	47.29
			RETURN ON INVOICE 11014583	39.24-
			TOTAL:	3,112.28
SEWER	WATER/SEWER FUND	BATTS COMMUNICATIONS SERVICES INC	NOV MAINTENANCE	50.00
		K C BOBCAT	COIL	57.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		MID-AMERICA REGIONAL COUNCIL	MARTIN REGISTRATION	57.20
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	28.51
		ADVANCE AUTO PARTS	AIR FILTER/POWER STEERING	88.55
			3) ROT4TR 10W30 1 GL S	16.79
			WIPER BLADES/GEAR OIL	40.22
			FUEL/LUBE/POWER STEERING	121.51
		OFFICE DEPOT	BATTERY/CALC INKROLL	41.94
		PERFORMANCE PRINTING INC	WATER DEPT/MARTIN CARDS	28.00
		OREILLY AUTOMOTIVE INC	BATTERY	42.18
			TRANS FILTER/AUTRAN SYN	121.19
			BATTERY	101.97
			CORE	17.60-
			2) LED LIGHTS	10.87
			MARKER LIGHT	3.83
			MEGACRIMP/ HYD HOSE	39.58
			AUTRAN SYN	143.99
		ORKIN	12/18/2017 SERVICE	11.91
			SERVICE 10/24/18	23.27
		STEVEN SMITH	2500) WINDOW ENVELOPES	58.33
		KORNIS ELECTRIC SUPPLY INC	PREWIRED LED RETROFIT FOR	179.20
			SPLIT BOLT COPPER/LED READ	44.88
		FASTENAL COMPANY	DWA2221 R NUTSETTER	2.71
		HOME DEPOT CREDIT SERVICES	GUTTER FOR 802 VALLEY WOOD	21.52
		KC WHOLESALE	FILTER/FITTING	40.80
		MISCELLANEOUS	JOHNSON COUNTY COMMUNITY C	150.00
		HD GRAPHICS & APPAREL	PW SHIRTS/ALTONS SHIRTS	137.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	46.96
			PW/WOLTZ UNIFORMS	44.48
		CHUX TRUX	SIDE ENTRY STEPS/MEGA STEP	160.80
		TYLER TECHNOLOGIES INC	NOV 18 MONTHLY FEES	97.00
		SUMMIT TRUCK GROUP	FILTER-AIR	122.50
			KT MIRO KIT	47.29
			RETURN ON INVOICE 11014583	39.24-
			TOTAL:	2,126.09

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

100	GENERAL FUND	106,726.80
200	PARK FUND	19,005.41
210	TRANSPORTATION	49,613.77
280	CAPITAL PROJECTS FUND	29.11
300	MKT PLACE TIF-PR#2	367.50
600	WATER/SEWER FUND	137,660.66

 GRAND TOTAL: 313,403.25

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 10/13/2018 THRU 11/02/2018
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

Public Hearing

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Yennie St

E Kirby Rd

W Walnut St

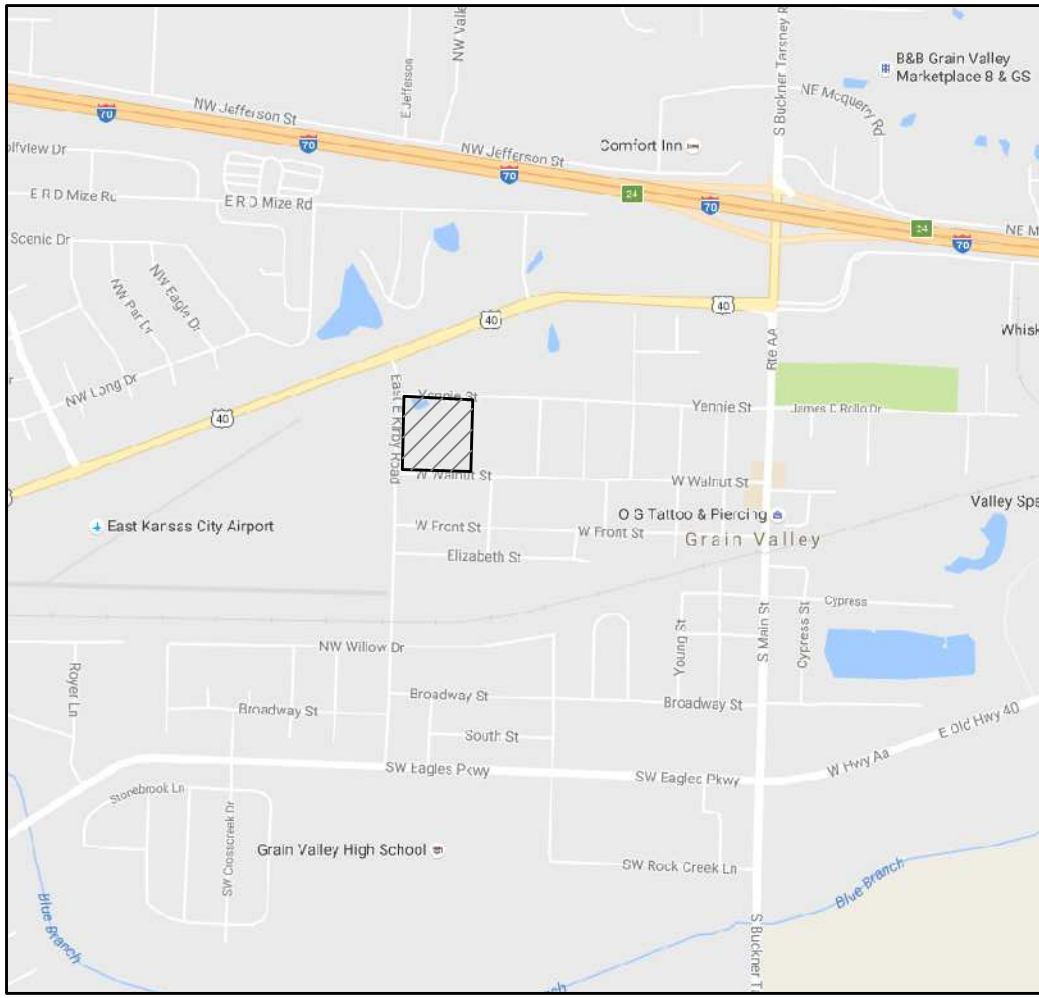
Charlotte St



1 inch = 100 feet

0 50 100 Feet

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LOCATION MAP

RE ZONING PLAN FOR HARMONY MEADOWS GRAIN VALLEY, JACKSON COUNTY MISSOURI

Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:
PINK HILL PROPERTIES
P.O. BOX 2941
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-2868-6181

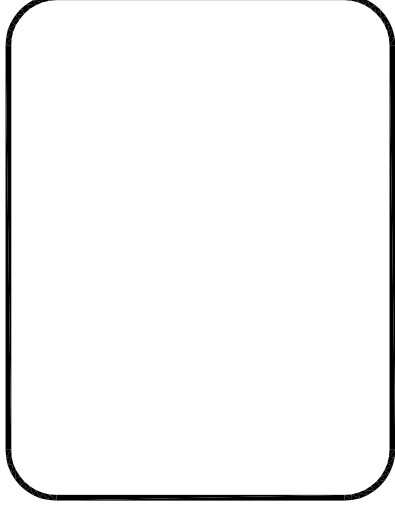
LEGAL DESCRIPTION:
TRACTS A & B OF "HARMONY MEADOWS"
A SUBDIVISION IN GRAIN VALLEY,
JACKSON COUNTY, MISSOURI



BY	
REVISION	
DATE	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Grain Valley, Missouri 64029
Phone: (816) 550-5505
e-mail: rwalquist@quistengineering.com

RE ZONING PLAN
CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI



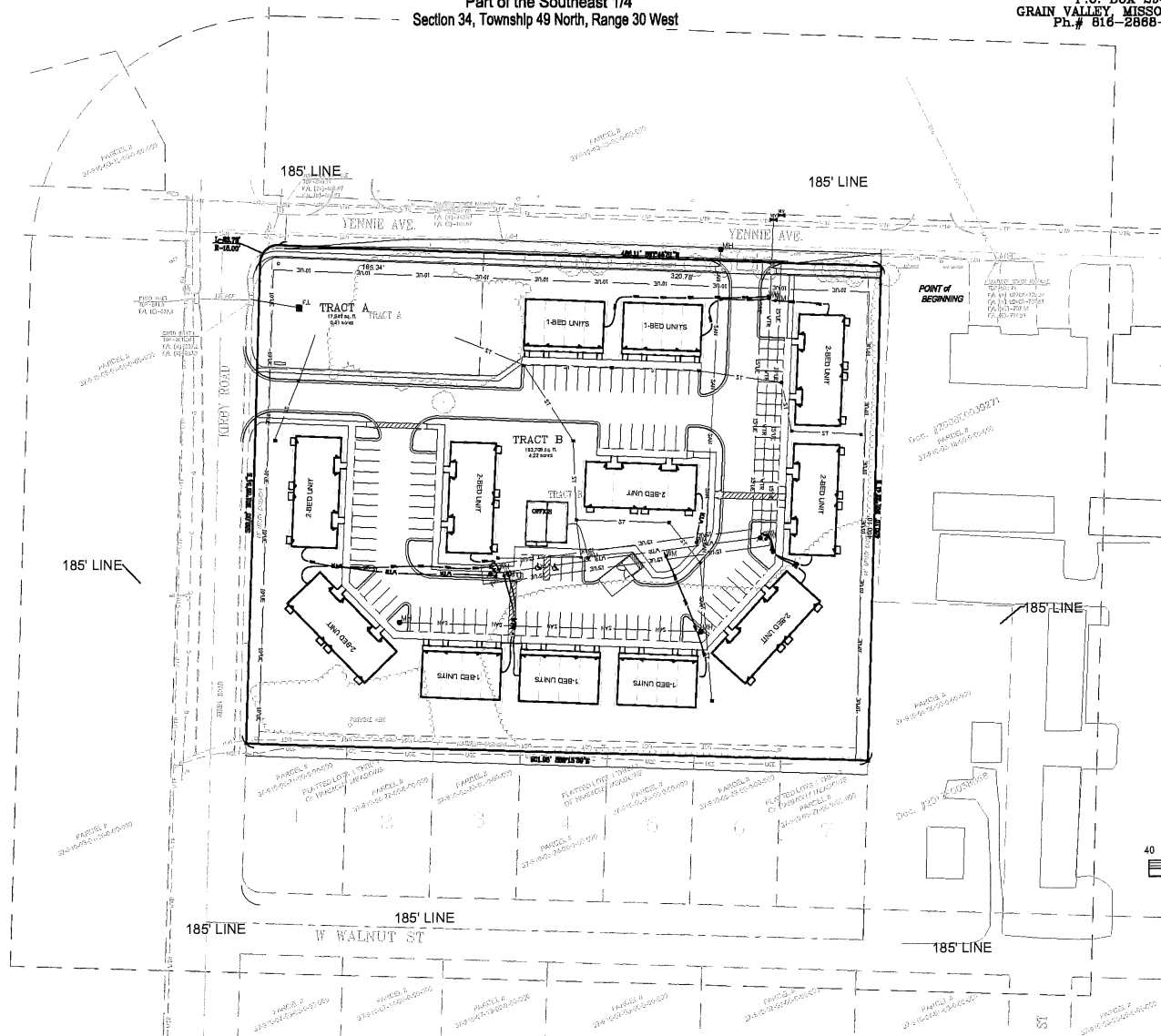
DRAWN BY	RAW
CHECKED BY	RAW
DATE	1-25-18
PROJECT NO.	E18-306
SCALE	

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Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:
PINK HILL PROPERTIES
P.O. BOX 2941
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-2888-6181



RE ZONING PLAN

CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
824 NE Columbus ST.
Lees Summit, Missouri 64083
Phone: (816) 850-5675
e-mail: enquiries@quistengineering.com

DRAWN BY RAY
CHECKED BY RAY
DATE 1-25-18
PROJECT NO. E18-326
SCALE

Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:

PINK HILL PROPERTIES
P.O. BOX 2941
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-2868-6181



- NOTES:
1. TOTAL AREA = 4.22ac
 2. TOTAL IMPERVIOUS AREA = 2.5ac
 3. TOTAL OPEN SPACE = 41%
 4. NUMBER OF UNITS
ONE BEDROOM UNITS = 20
TWO BEDROOM UNITS = 28
TOTAL = 48
 5. DWELLING PER ACRE = 11.4 UNITS / ACRE
 6. TOTAL NUMBER OF PARKING STALLS
STANDARD 9' X 20' STALLS = 98
ADA - 9'X20' STALLS=2
TOTAL STALLS= 100

PLAN NOTES:

- 1 LIGHT ASPHALT PAVEMENT
- 2 HEAVY ASPHALT PAVEMENT
- 3 4" THICK 1/4-4" WIDE CONC. WALK, PROVIDE EOL SPACED 12" MIN. 8" x 8" x 1/2" OR BETTER EXPANSION RAIL (EOL) PROVIDE EOL'S EVERY 50'-0" MAX, UNLESS OTHERWISE SPECIFIED.
- 4 ACCESSIBLE RAMP
- 5 PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APRA PAVEMENT MARKING STANDARDS, NYS / CDMO
- 6 PAINT ACCESSIBLE PARKING SIGN TYPE "B"
- 7 STRIPES PARKING 8" x 4" WIDE STRIPES & PAINT ACCORDING TO APRA PAVEMENT MARKING STANDARDS.
- 8 STRAIGHT BACK CURBS & GUTTER
- 9 HEAVY CONCRETE PAVEMENT
- 10 COMMERCIAL DRIVE ENTRANCED
- 11 TRASH ENCLOSURE
- 12 WIRE MONUMENT SIGN
- 13 CITY EXPANSION RAMP
- 14 CITY SIDEWALK
- 15 CITY CURB:
- 16 CURB WALK
- 17 MAIL BOX

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REGULATIONS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
3. ALL PAVING SPALLS SHALL BE MARKED WITH WHITE POLYURETHANE PAINT APPLIED TO BE PAINTED ACCORDING TO SPECIFICATIONS.
4. CONDUCT GUT ALL SIDEWALKS WITH 2X 6" ALL POLYURETHANE PAINT APPLIED TO BE PAINTED ACCORDING TO SPECIFICATIONS.
5. PLACE EXPANDED ZENITE IN SIDEWALKS AT ALL SPALLS AT ALL CURBS AND CHANGES AND ADJACENT TO BUILDINGS.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. LAYOUT ALL SIDEWALKS AND PAVEMENT APPROXIMATE LINES PRIOR TO FINAL APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

[illegible]

30 15 0



Scale in Feet
1" = 30'

FINAL SITE PLAN

CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI

DRAWN BY RAW
CHECKED BY RAW
DATE 1-25-10
PROJECT NO. E16-300
SCALE

Eagle Convenient Storage

114 SW Eagle's Parkway

Grain Valley, MO 64029

Description

ESC is a 4 acre development project encompassing several properties along Eagle's Parkway in Grain Valley. The first two phases will consist of the construction of approximately 255 convenient storage units and two future commercial pad sites. The first phase will include the construction of approximately 197 storage units, office, infrastructure and storm water detention basin for the entire project. Phase two will consist of the demolition of the Charley's Roadhouse dba CW's Saloon and the construction of an additional 58 storage units. The remaining road frontage property of 260'x175' deep will be left alone for future development into a phase three retail, office or casual dining development. The two residential rental houses will remain until the redevelopment of phase three begins.

Eagle Convenient Storage

Special/Conditional Use Permit Details

Hours of Operation: 6am to 10pm, 7 days a week. Gated Entrance. Key Code Access Only. Onsite Office.

- **Lighting:** LED wall pack lighting will be installed on all exterior walls located on the interior of the development. (37 Watt, 3000 Lumens) Directional LED lighting pointed inwards at the development will be installed at the end of the buildings that back up to residential areas. (15 Watt, 3000 Lumens) In addition, there will be evergreen landscaping at each of those locations to significantly reduce any possible light pollution from the development. A privacy fence will be installed from building to building near the northwest corner of the property, which directly borders the residents at 124 SW Eagle's Parkway. (as discussed at the meet and greet with neighbors)
- **Security:** 2K IP Outdoor Security Camera System 4MP HD IP Night Vision Cameras. Cameras will be installed throughout the development. Recordings will be kept for 7 days and will be available to law enforcement if needed.
- **Landscaping:** Trees and shrubs along the back and sides of the development will be strategically placed. Both to reduce visibility in to the development and to reduce any potential light pollution from leaving the development. Landscaping along Eagle's Parkway will provide an aesthetically pleasing combination of trees, shrubs and plants to complement all of the seasons. 2" Autumn Blaze Maple, 1.5" Royal Raindrop Ornamental Tree,
- **Signage:** Back Lit Monument Sign. Located near the entrance.
- **Timing:** Construction for the entire project will begin as soon as the permit is approved. The property known as Charley's Roadhouse will continue to do business under the current liquor license. Charley's Roadhouse **WILL NOT** be seeking a June 2019 Liquor License Renewal. The Charley's Roadhouse property will be developed per the developer's future construction schedule.
- **Exterior Elevations:** The exterior walls on the south, west and east elevations of buildings 1 and 14 will consist of; LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The west elevation of building 2 will consist of LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The covered porch will have 6x6 Cedar Posts, 4x4 cedar cross post and 4x4 cedar wagon wheel at the end of the gable. The south, west and east elevations of building 13 will consist of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. All other metal surfaces will consist of 26 gauge PBR screw down metal siding. Wall color will be Sage Brush (tan). The roof color will be Burnish Slate (dark brown)
- **Interior Columns, Girts, and Purlins** will be galvanized cold form double C channel.
- **Roof pitch** on building 1,2,3 and 14 will be 4/12.
- **The roof pitch** on all other buildings will be ½ /12
- **The building height** for all buildings will be 9'6" from finish grade to the top of the wall section.
- **Garage doors** will be 9'x8'

Economic and Community Development - Incentive Viewer



7/26/2018 10:55:11 AM

Tax Parcels Condo Jackson County, MO
 Tax Parcel Address

0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Jackson County MO GIS Department, Jackson County, MO, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, Jackson County, MO GIS Dept
(c) Jackson County, Missouri.

Civil
Quick Engineering, Inc.
Civil Engineering for Residential
Commercial and Development
827 IVF Columbus St.
Lee's Summit, Missouri 64033
Phone: (816) 524-5578

GRAIN VALLEY MO
JACKSON COUNTY

DESIGN
DRAWN
APPROVED.

SHEET NUMBER

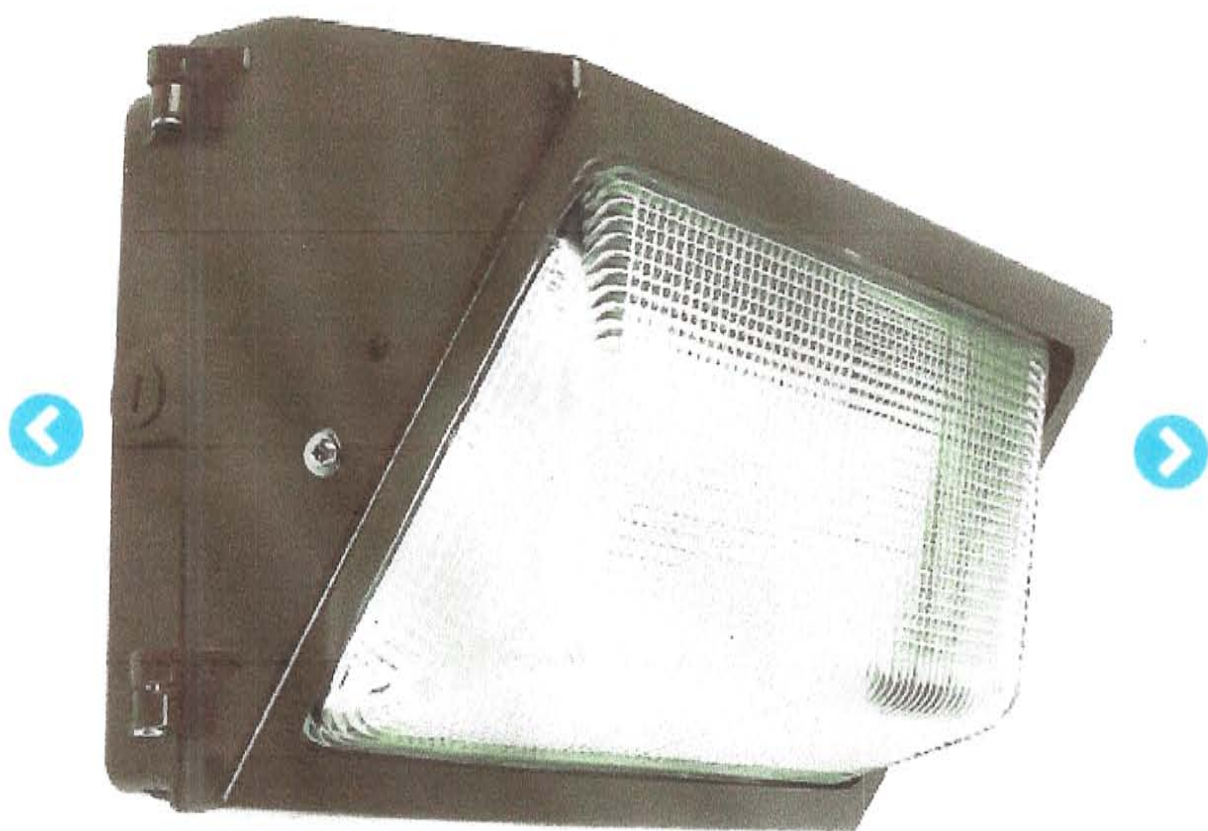
PROJECT NO E18

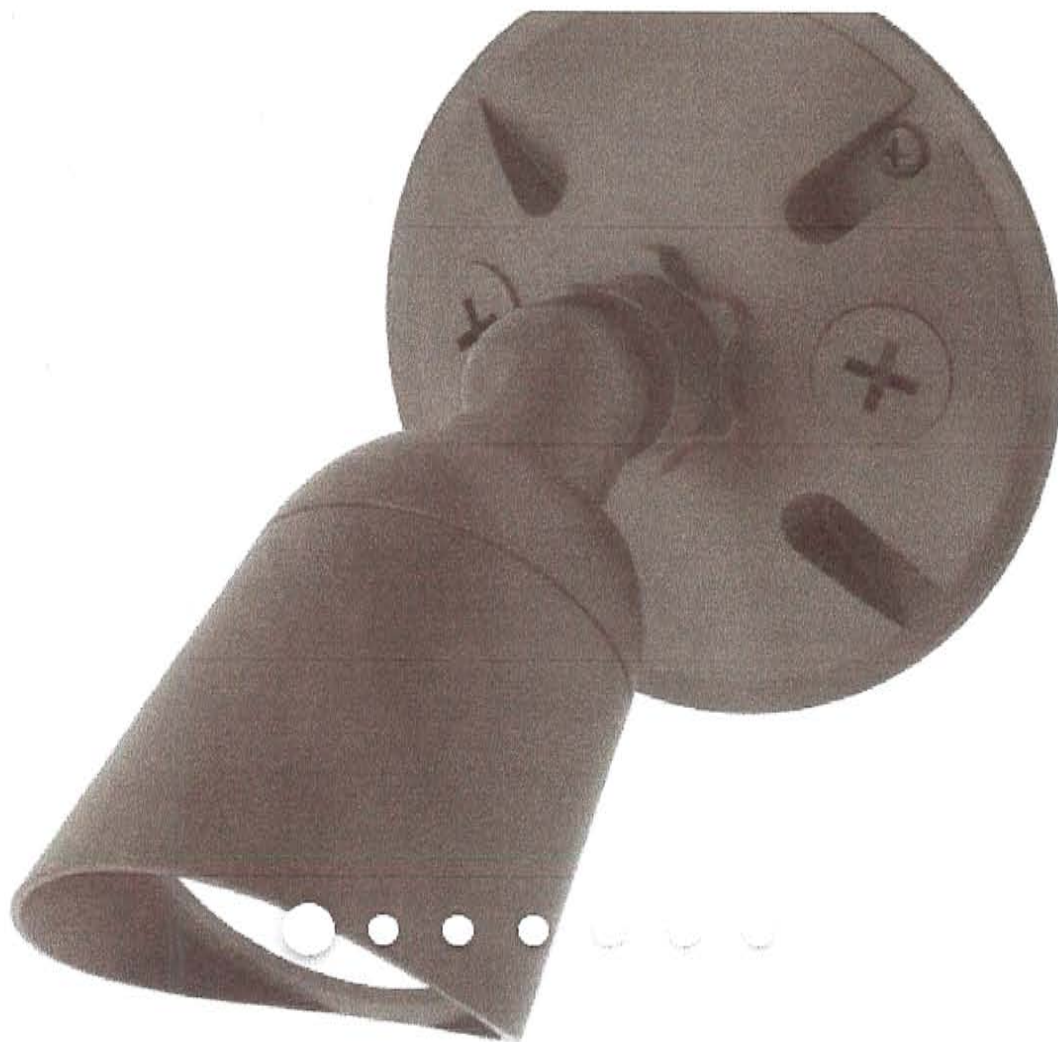


CONCEPT PLAN

LED Wall Pack with Photocell - 37 Watt - 3000 Lumens

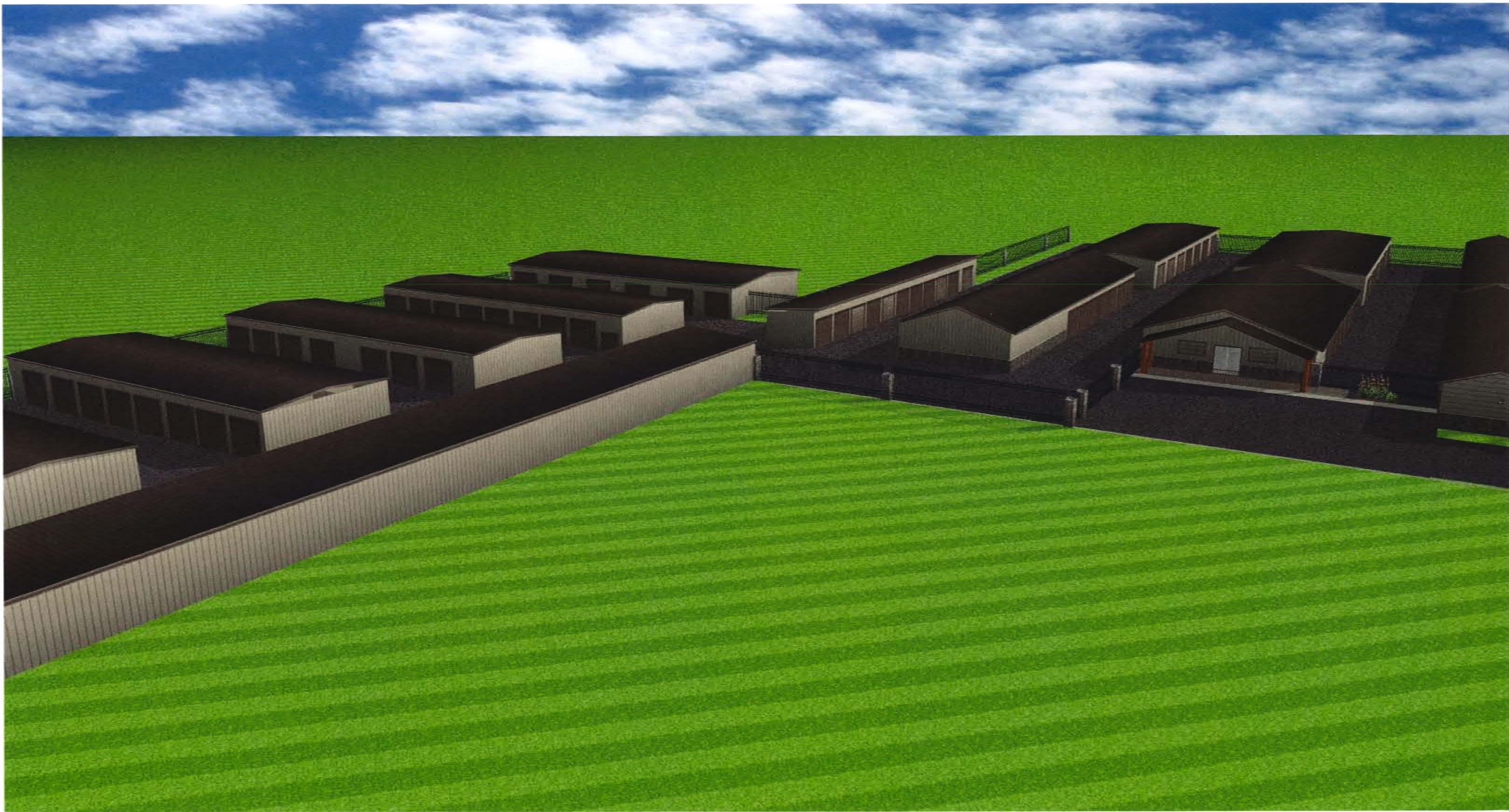
3000 Lumens - LED Wall Pack with
Photocell - 37 Watt - 165W MH Equal -
5000 Kelvin - 120-277V - AC Electronics
AC106/35/1.0L





WAC Lighting-WP-LED415-30-ABZ-
Endurance - 4.5 15W 1 LED 3000K Outdoor





Quist Engineering, Inc.
Civil Engineering for Residential
Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 558-5675

CONSTRUCTION OF:

DATE: _____
REVISION DATE: _____
10-20-18 PER CITY COMMENT

APPROVED:

SHEET NUMBER:

PROJECT NO: E18

FLOODPLAIN NOTE
ENTIRE SITE LIES OUTSIDE OF FLOOD PLAIN

CONCEPT PLAN

INTENTIONALLY LEFT BLANK

Ordinances

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

MEETING DATE	11/13/2018	
BILL NUMBER	B18-18	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING FOR CERTAIN LAND IN GRAIN VALLEY FROM R-1 SINGLE FAMILY TO R-3 MULTI FAMILY PLANNED UNIT DEVELOPMENT	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, Assistant City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$0
	Budget Line Item:	N/A
	Balance Available	\$0
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To allow the area to be developed as an age restricted senior development, similar to Blue Branch Manor in Grain Valley	
BACKGROUND	The applicant is the owner of this parcel and is the developer of the seven lots directly south of this parcel where single family homes are being constructed. The land between Walnut and Yennie Avenue along the east side of EE Kirby had been vacant/undeveloped for decades prior to Mr. Wolff buying the land and building single-family homes along the north side of Walnut.	

SPECIAL NOTES	This is a Planned Unit Development (PUD), and therefore, the approval process is different than normal zoning procedures. The rezoning and site plans are approved concurrently because one is dependent on the other. A PUD is used when the normal zoning regulations don't work for a development. One of the problems with trying to follow normal zoning procedures is that you have to abide by setbacks for each lot and consider access for each building. With this development, staff and the developer felt that a PUD was the way to go to ensure that everything could be laid out as efficiently as possible. If approved by the Commission there will be a public hearing before the Board of Aldermen. If approved there, the final plan will be submitted to the Commission for approval and then the Board of Aldermen again.
ANALYSIS	This project consists of twelve residential structures, and an office building. The residential structures will be a mixture of one and two bedroom units. This development is designed to accommodate the senior population in Grain Valley and will be similar to the Blue Branch Manor development located at SW Eagles Parkway and Minter Road. Staff believes that there is a definite need for senior housing in Grain Valley and are excited about this project. It also seems like a good fit for the multi-family designation because the airport is to the west, Bristol Park Apartments are to the north and there are multi-family units to the east. Improvements will be made along the south side of Yennie Ave and detention will be contained in tract A.
PUBLIC INFORMATION PROCESS	Notice was given as required by statute.
BOARD OR COMMISSION RECOMMENDATION	The Planning & Zoning Commission recommended approval of the zoning designation by a 6-0 vote.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Aerial, Rezoning Plan, and Site Layout

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-18

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN HEADLEY

**AN ORDINANCE CHANGING THE ZONING FOR CERTAIN LAND IN GRAIN
VALLEY FROM R-1 SINGLE FAMILY TO R-3 MULTI FAMILY PLANNED UNIT
DEVELOPMENT**

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

WHEREAS, a public hearing was held on October 10, 2018 in which the Planning and Zoning Commission recommended approval of the zoning designation of R-3 Multi Family Planned Unit Development; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on November 13, 2018; and

WHEREAS, this zoning designation will allow for the type of development desired by the City of Grain Valley; and

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

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

SECTION 1: The zoning for the property shown on the attached map (Final Site Plan) is hereby established as R-3 Multi Family Planned Unit Development.

SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ____ day of _____, 2018, the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN _____
ALDERMAN HEADLEY _____
ALDERMAN TOTTON _____

ALDERMAN COLEMAN _____
ALDERMAN STRATTON _____
ALDERMAN WEST _____

MAYOR _____ *(in the event of a tie only)*

Approved as to form:

James Cook, City Attorney

Mike Todd, Mayor

ATTEST:

Theresa Osenbaugh, City Clerk

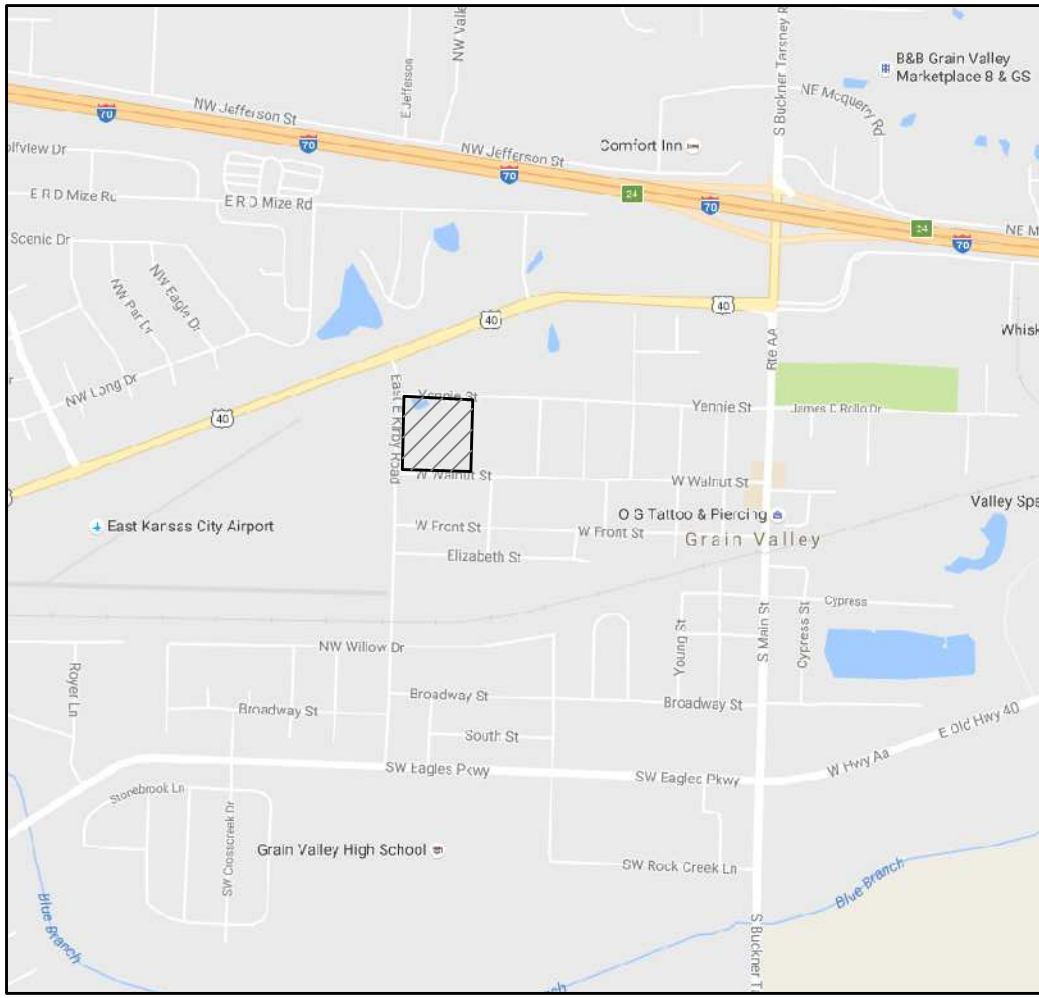


N

1 inch = 100 feet

0 50 100 Feet

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LOCATION MAP

RE ZONING PLAN FOR HARMONY MEADOWS GRAIN VALLEY, JACKSON COUNTY MISSOURI

Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:
PINK HILL PROPERTIES
P.O. BOX 2941
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-2868-6181

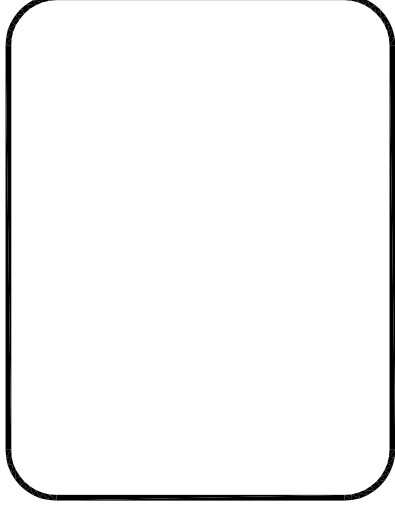
LEGAL DESCRIPTION:
TRACTS A & B OF "HARMONY MEADOWS"
A SUBDIVISION IN GRAIN VALLEY,
JACKSON COUNTY, MISSOURI



BY	
REVISION	
DATE	

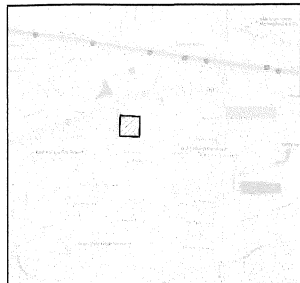
Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Grain Valley, Missouri 64029
Phone: (816) 550-5505
e-mail: rwalquist@quistengineering.com

RE ZONING PLAN
CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI



DRAWN BY	RAW
CHECKED BY	RAW
DATE	1-25-18
PROJECT NO.	E18-306
SCALE	

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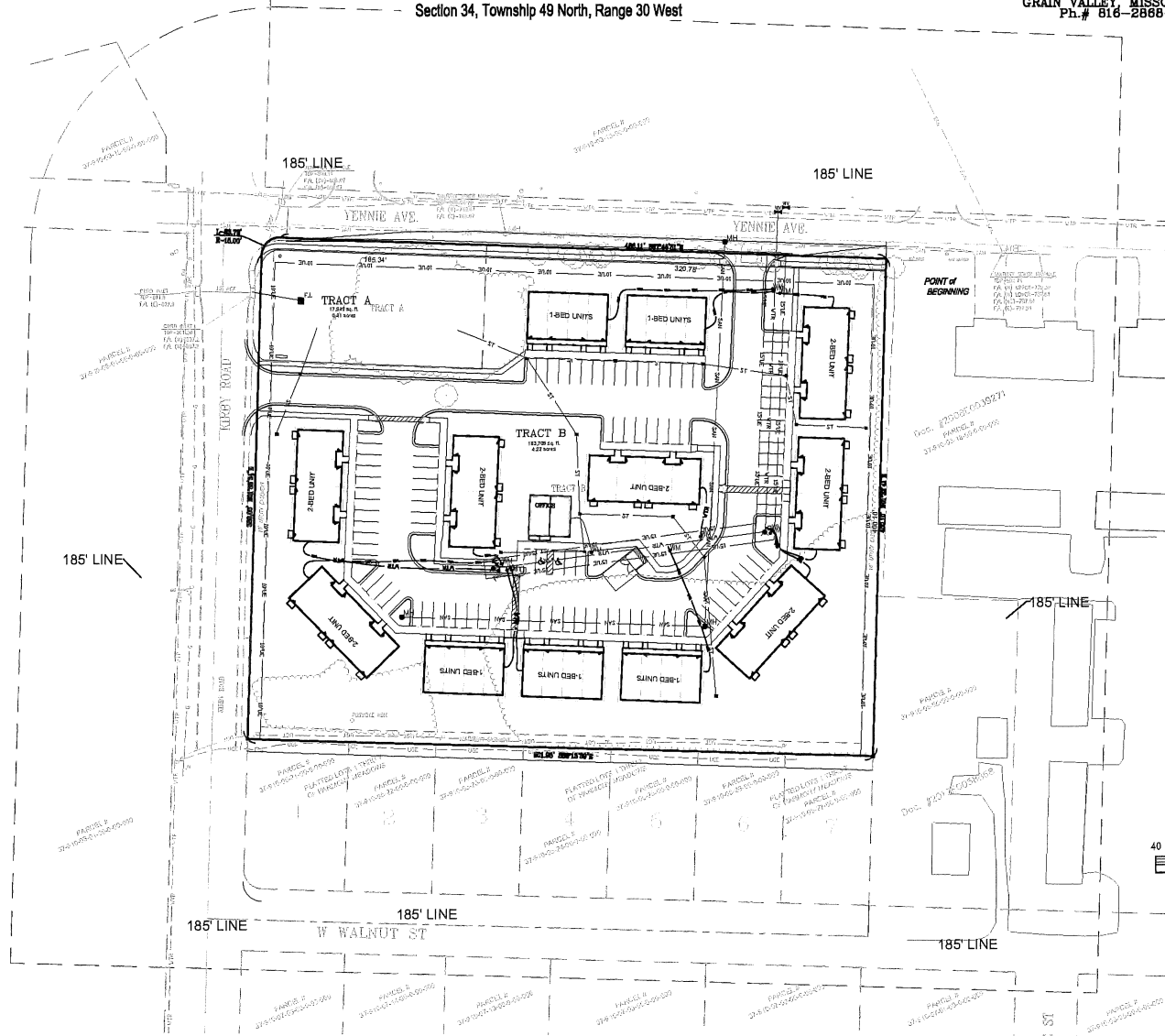
LOCATION MAP

RE ZONING PLAN

GRAIN VALLEY, JACKSON COUNTY MISSOURI

Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:
PINK HILL PROPERTIES
P.O. BOX 2841
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-266-6181



DATE	BY

Qust Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
1111 S. 1st St.
Suite 200
Grain Valley, MO 64029
Phone: 816-266-6181
Email: qustengr@gmail.com

RE ZONING PLAN
CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI

DRAWN BY: RAW
CHECKED BY: RAW
DATE: 1-25-19
PROJECT NO. E16-304
SCALE:

Part of the Southeast 1/4
Section 34, Township 49 North, Range 30 West

DEVELOPER:

PINK HILL PROPERTIES
P.O. BOX 2941
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-2868-6181



- NOTES:
1. TOTAL AREA = 4.22ac
 2. TOTAL IMPERVIOUS AREA = 2.5ac
 3. TOTAL OPEN SPACE = 41%
 4. NUMBER OF UNITS
ONE BEDROOM UNITS = 20
TWO BEDROOM UNITS = 28
TOTAL = 48
 5. DWELLING PER ACRE = 11.4 UNITS / ACRE
 6. TOTAL NUMBER OF PARKING STALLS
STANDARD 9' X 20' STALLS = 98
ADA - 9'X20' STALLS=2
TOTAL STALLS= 100

1	HEAVY ASPHALT PAVEMENT
2	LIGHT ASPHALT PAVEMENT
3	4" THICK 4'-0" WIDE CONC. WALK, FRIEZE ETC. SPACED AT 12" ON CENTER. 8" 5'-0" WIDE RETIRED EXPANSION JOINT (E.J.) PROVIDES E.A.'S EVERY 50'-0" MAX., UNLESS OTHERWISE SPECIFIED.
4	ACCESSIBILITY RAMP
5	PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO ASPHALT MARKING STANDARDS, TFC /C/CID
6	ACCESSIBLE PARKING SIGN TYPE "B"
7	STREET PAVING WITH 4" MIN. STREET & RAMP ACCORDING TO ASPHALT PAVEMENT MARKING STANDARDS.
8	STRAIGHT BACK CURB & GUTTER
9	HEAVY CONCRETE PAVEMENT
10	COMMERCIAL DRIVE ENTRANCE:
11	TRASH ENCLOSURE
12	WIRE MONUMENT SIGN
13	WIRE ACCESSIBILITY RAMP
14	WIRE SIGNAGE
15	CURB WALK
16	MAIL BOX

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
3. ALL PARKING SPACES SHALL BE MARKED AND PAINTED. ALL PARKING SPACES SHALL BE PAINTED ACCORDING TO SPECIFICATIONS.
4. CONSTRUCT ALL SIDEWALKS WITH 2% MINIMUM SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
5. PLACE EXPANSION JOINTS IN SIDEWALKS AT 40' MAX. SPACING. PROVIDE CURBS, CHANGES AND WALKS ADJACENT TO BUILDINGS.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. LAYOUT ALL SIDEWALKS AND PAVEMENT IMPROVEMENTS TO LINES SHOWN. FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT OF SIDEWALK CONSTRUCTION REQUIRED.

SYMBOL LEGEND		LINE LEGEND	
PROPOSED	EXISTING	PROPOSED	EXISTING
H#	H#	Storm Line	Storm Line
J#	J#	Sanitary Sewer	Sanitary Sewer
K#	K#	Water Line	Water Line
L#	L#	Building Use	Building Use
M#	M#	Gas Line	Gas Line
PESA	PESA	4" Sidewalk	4" Sidewalk
R#	R#	2" Durb	2" Durb
S#	S#	Center	Center
T#	T#	Tree Line	Tree Line
U#	U#	Fence Line	Fence Line
V#	V#	Gas Line	Gas Line
W#	W#	Overhead Telephone Line	Overhead Telephone Line
X#	X#	Underground Telephone Line	Underground Telephone Line
Y#	Y#	Overhead Electrical Line	Overhead Electrical Line
Z#	Z#	Underground Electrical Line	Underground Electrical Line
AA#	AA#		
BB#	BB#		
CC#	CC#		
DD#	DD#		
EE#	EE#		
FF#	FF#		
GG#	GG#		
HH#	HH#		
II#	II#		
JJ#	JJ#		
KK#	KK#		
LL#	LL#		
MM#	MM#		
NN#	NN#		
OO#	OO#		
PP#	PP#		
QQ#	QQ#		
RR#	RR#		
SS#	SS#		
TT#	TT#		
UU#	UU#		
VV#	VV#		
WW#	WW#		
XX#	XX#		
YY#	YY#		
ZZ#	ZZ#		
AAA#	AAA#		
BBB#	BBB#		
CCC#	CCC#		
DDD#	DDD#		
EEE#	EEE#		
FFF#	FFF#		
GGG#	GGG#		
HHH#	HHH#		
III#	III#		
JJJ#	JJJ#		
KKK#	KKK#		
LLL#	LLL#		
MMM#	MMM#		
NNN#	NNN#		
OOO#	OOO#		
PPP#	PPP#		
QQQ#	QQQ#		
RRR#	RRR#		
SSS#	SSS#		
TTT#	TTT#		
UUU#	UUU#		
VVV#	VVV#		
WWW#	WWW#		
XXX#	XXX#		
YYY#	YYY#		
ZZZ#	ZZZ#		

[illegible]

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lea's Summit, Missouri 64063
Phone: (816) 850-0673
e-mail: lequist@quistengineering.com

FINAL SITE PLAN

CIVIL PLANS FOR HARMONY MEADOWS
ON TRACT A OF HARMONY ACRES
GRAIN VALLEY, JACKSON COUNTY MISSOURI

DRAWN BY RAW
CHECKED BY RAW
DATE 1-25-10
PROJECT NO. E16-300
SCALE

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

MEETING DATE	11/13/2018	
BILL NUMBER	B18-19	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A CONVENIENCE STORAGE FACILITY FOR CHAD RISINGER	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, Assistant City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$0
	Budget Line Item:	N/A
	Balance Available	\$0
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To respond to the applicant's request for an approval of a conditional use permit to operate a convenience storage facility	
BACKGROUND	The applicant, Mr. Risinger obtained a change of zoning to C-3 highway commercial for the property, which is one of the two allowable zoning classifications where convenience storage facilities can be located.	
SPECIAL NOTES	Per Municipal Code, convenience storage facilities are only allowed with a conditional use permit. This is the final step in that approval process. There were public hearings with the Planning & Zoning Commission and Board of Aldermen to change the zoning to C-3. There was also a public hearing in front of the Planning & Zoning Commission for the conditional use permit. The public hearing before the Board of Aldermen meeting and approval of the ordinance is the last step.	

ANALYSIS	Staff has looked at this area as future commercial with its location near the intersection of Main Street and SW Eagles Parkway as well as being across from Old Towne Marketplace. Specific uses were not outlined in the Comprehensive Plan. Mr. Risinger's plan is to have convenience storage on the land that is currently empty as well as the land where the bar is currently located. The two lots with homes on them will be pad sites for future commercial development
PUBLIC INFORMATION PROCESS	Notice was given as required by statute.
BOARD OR COMMISSION RECOMMENDATION	The Planning & Zoning Commission recommended approval of the zoning designation by a 6-0 vote.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Aerial, Plan Details, and Site Layout/Building Elevations

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-19

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN HEADLEY

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A
CONVENIENCE STORAGE FACILITY FOR CHAD RISINGER**

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

WHEREAS, a public hearing was held on October 10, 2018 in which the Planning and Zoning Commission recommended approval of a conditional use permit for convenience storage; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on November 13, 2018; and

WHEREAS, the Board of Aldermen feel this development will provide a needed service to the City of Grain Valley; and

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

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

SECTION 1: The conditional use permit for convenience storage is hereby approved as outlined in the attachment "Eagle Convenient Storage – Special/Conditional Use Permit Details".

SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ____ day of _____, 2018, the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN _____
ALDERMAN HEADLEY _____
ALDERMAN TOTTON _____

ALDERMAN COLEMAN _____
ALDERMAN STRATTON _____
ALDERMAN WEST _____

MAYOR _____ *(in the event of a tie only)*

Approved as to form:

James Cook, City Attorney

Mike Todd, Mayor

ATTEST:

Theresa Osenbaugh, City Clerk

Eagle Convenient Storage

114 SW Eagle's Parkway

Grain Valley, MO 64029

Description

ESC is a 4 acre development project encompassing several properties along Eagle's Parkway in Grain Valley. The first two phases will consist of the construction of approximately 255 convenient storage units and two future commercial pad sites. The first phase will include the construction of approximately 197 storage units, office, infrastructure and storm water detention basin for the entire project. Phase two will consist of the demolition of the Charley's Roadhouse dba CW's Saloon and the construction of an additional 58 storage units. The remaining road frontage property of 260'x175' deep will be left alone for future development into a phase three retail, office or casual dining development. The two residential rental houses will remain until the redevelopment of phase three begins.

Eagle Convenient Storage

Special/Conditional Use Permit Details

Hours of Operation: 6am to 10pm, 7 days a week. Gated Entrance. Key Code Access Only. Onsite Office.

- Lighting: LED wall pack lighting will be installed on all exterior walls located on the interior of the development. (37 Watt, 3000 Lumens) Directional LED lighting pointed inwards at the development will be installed at the end of the buildings that back up to residential areas. (15 Watt, 3000 Lumens) In addition, there will be evergreen landscaping at each of those locations to significantly reduce any possible light pollution from the development. A privacy fence will be installed from building to building near the northwest corner of the property, which directly borders the residents at 124 SW Eagle's Parkway. (as discussed at the meet and greet with neighbors)
- Security: 2K IP Outdoor Security Camera System 4MP HD IP Night Vision Cameras. Cameras will be installed throughout the development. Recordings will be kept for 7 days and will be available to law enforcement if needed.
- Landscaping: Trees and shrubs along the back and sides of the development will be strategically placed. Both to reduce visibility in to the development and to reduce any potential light pollution from leaving the development. Landscaping along Eagle's Parkway will provide an aesthetically pleasing combination of trees, shrubs and plants to complement all of the seasons. 2" Autumn Blaze Maple, 1.5" Royal Raindrop Ornamental Tree,
- Signage: Back Lit Monument Sign. Located near the entrance.
- Timing: Construction for the entire project will begin as soon as the permit is approved. The property known as Charley's Roadhouse will continue to do business under the current liquor license. Charley's Roadhouse **WILL NOT** be seeking a June 2019 Liquor License Renewal. The Charley's Roadhouse property will be developed per the developer's future construction schedule.
- Exterior Elevations: The exterior walls on the south, west and east elevations of buildings 1 and 14 will consist of; LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The west elevation of building 2 will consist of LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The covered porch will have 6x6 Cedar Posts, 4x4 cedar cross post and 4x4 cedar wagon wheel at the end of the gable. The south, west and east elevations of building 13 will consist of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. All other metal surfaces will consist of 26 gauge PBR screw down metal siding. Wall color will be Sage Brush (tan). The roof color will be Burnish Slate (dark brown)
- Interior Columns, Girts, and Purlins will be galvanized cold form double C channel.
- Roof pitch on building 1,2,3 and 14 will be 4/12.
- The roof pitch on all other buildings will be ½ /12
- The building height for all buildings will be 9'6" from finish grade to the top of the wall section.
- Garage doors will be 9'x8'

Economic and Community Development - Incentive Viewer



7/26/2018 10:55:11 AM

Tax Parcels Condo Jackson County, MO
 Tax Parcel Address

0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Jackson County MO GIS Department, Jackson County, MO, Source: Esri,
DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,
Jackson County, MO GIS Dept
(c) Jackson County, Missouri.

Quiet Engineering, Inc.
Civil Engineering for Residential
Commercial Use Development
821 WE Columbia St.
Lees Summit, Missouri 64033
Phone: (816) 656-5078

CONSTRUCTION OF

DATE: _____
 REVISION DATE: _____
 11-20-18 PER CITY COMMENT

APPROVED.

SHEET NUMBER

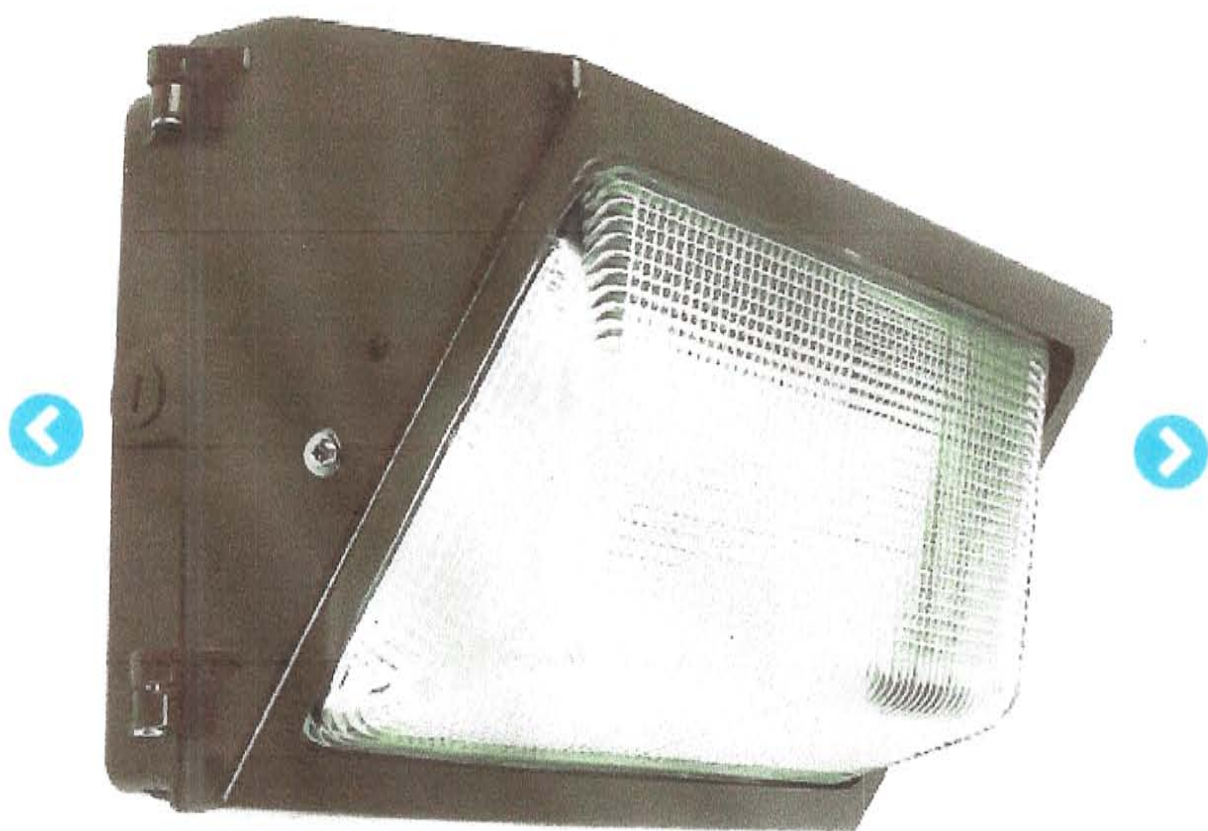
PROJECT NO E18

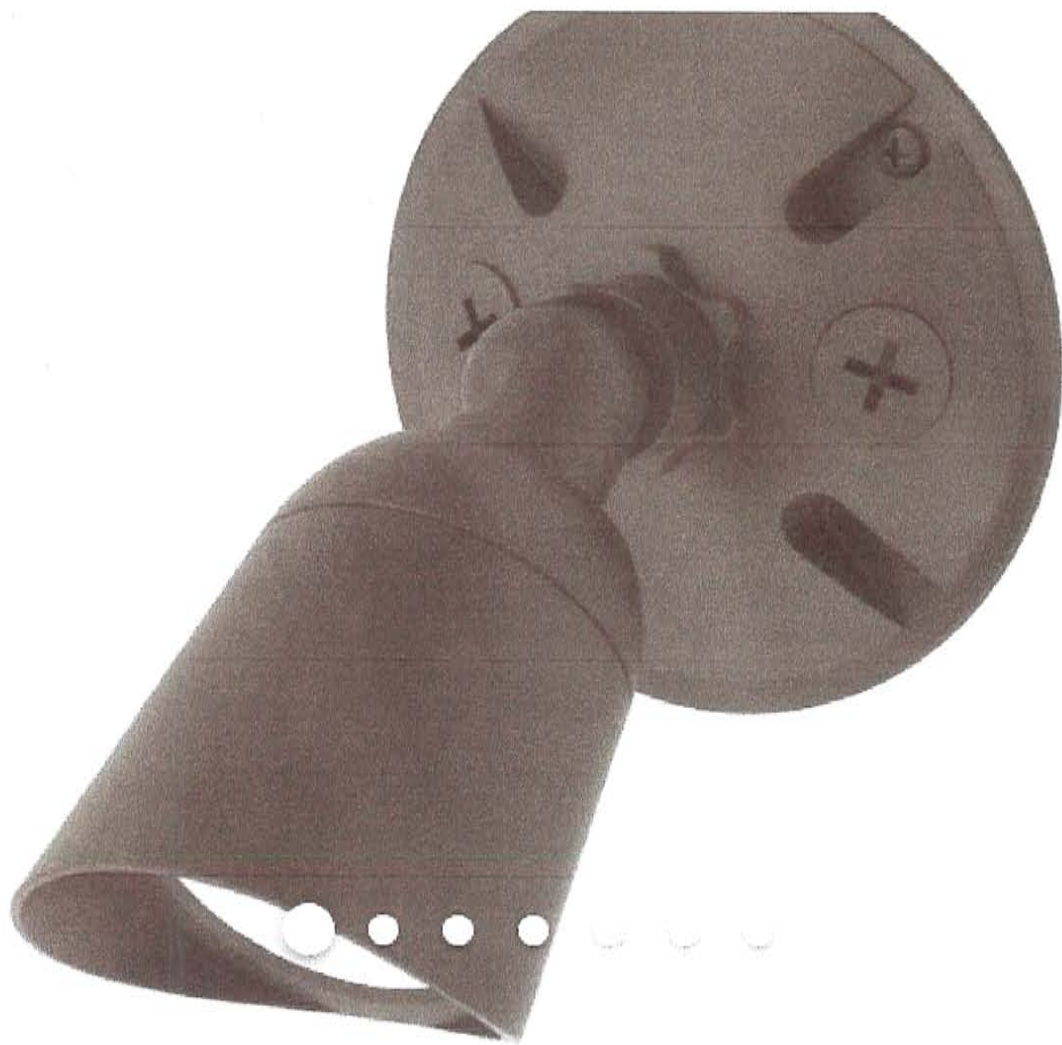


CONCEPT PLAN

LED Wall Pack with Photocell - 37 Watt - 3000 Lumens

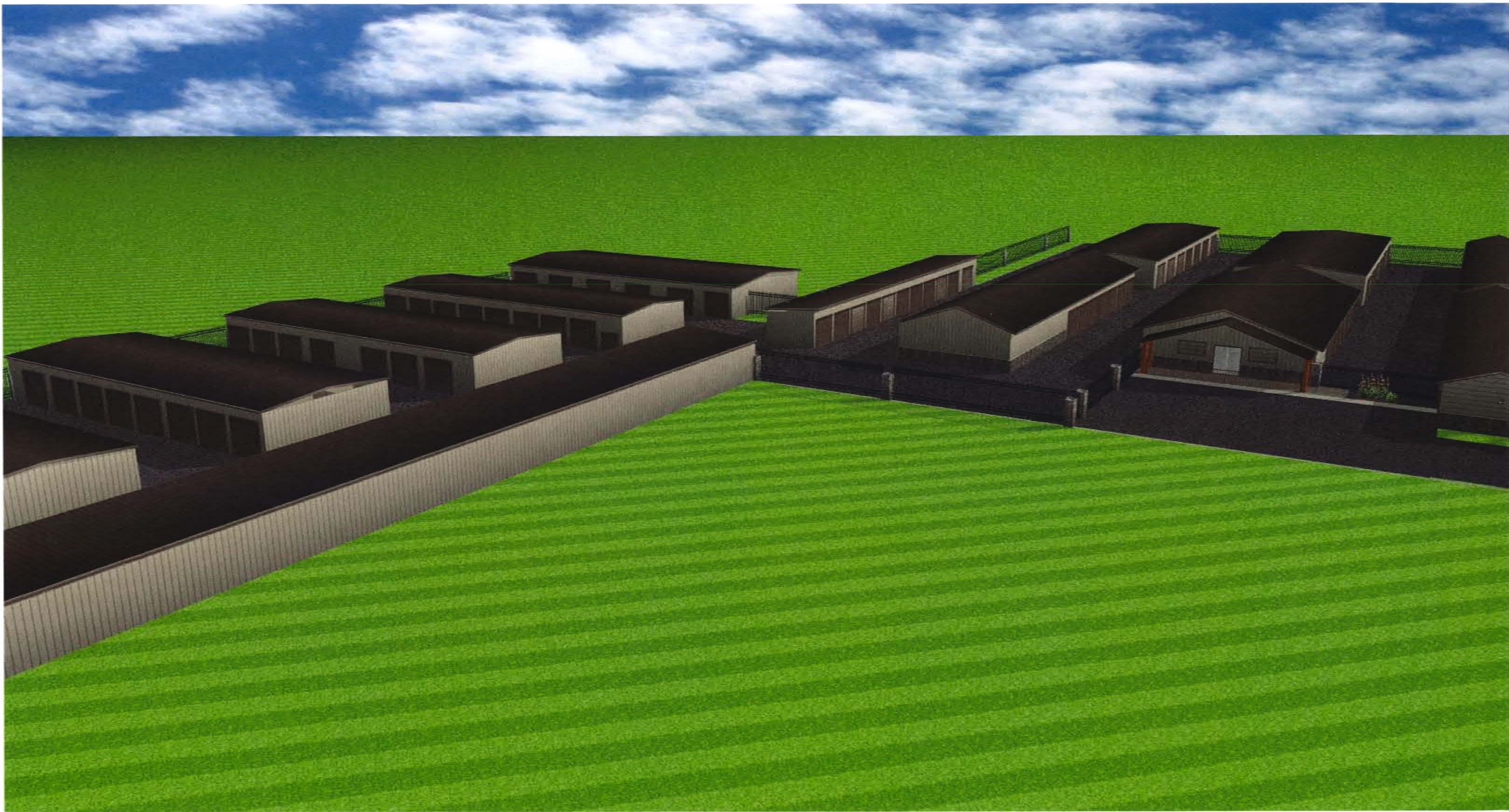
3000 Lumens - LED Wall Pack with
Photocell - 37 Watt - 165W MH Equal -
5000 Kelvin - 120-277V - AC Electronics
AC106/35/1.0L





WAC Lighting-WP-LED415-30-ABZ-
Endurance - 4.5 15W 1 LED 3000K Outdoor





The map shows a network of roads and a river. A shaded area labeled 'SITE' is located near the intersection of a road and a river. The river flows from the top right towards the bottom right. The road network is shown as a series of lines connecting various points. The 'SITE' is marked with a shaded rectangle and a label 'SITE' with an arrow pointing to it.

Quist Engineering, Inc.
Civil Engineering for Residential
Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 558-5075

CONSTRUCTION OF:

DATE: -
REVISION DATE:
10-20-18 PER CITY COMMENT

CONCEPTUAL SITE PLAN

C200

PROJECT NO: E18

PLANTING SCHEDULE		COMMON NAME	SCIENTIFIC NAME	CALIBER	PLANT USES PER	TOTAL PROPOSED
5-C		2 AUTUMN SLAZE MAPLE	ASER A AUTUMN SLAZE	2 CAL		
					TOTAL PROPOSED =	-
					TOTAL REQUIRED =	-
<u>ORIENTAL TREES</u>						
0-A		2 ROYAL HANDDROPS CRABAPPLE	ELLIS ROYAL HANDDROPS	1.5" CAL		
					TOTAL PROPOSED =	-
					TOTAL REQUIRED =	-
<u>EVERGREEN TREES</u>						
05-A		12 BOX WOOD	ELUGO SELFER-FRENCH	30AL		
					TOTAL PROPOSED =	-
					TOTAL REQUIRED =	-

CONCEPT PLAN

PROJECT CONTACTS: ROBERT GARLOWITZ, P.E.
612 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64021
Phone: (816) 570-5675

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

MEETING DATE	11/13/2018	
BILL NUMBER	B18-20	
AGENDA TITLE	AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 2, 2019	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Theresa Osenbaugh, City Clerk	
FISCAL INFORMATION	Cost as recommended:	\$17,000
	Budget Line Item:	100-11-78400
	Balance Available:	\$25,000 (2019 Request Fiscal Year Budget)
	New Appropriation Required:	☐ Yes ☒ 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 11, 2018 beginning at 8:00AM and the last day for candidacy filing will be Tuesday, January 15, 2019 at 5:00PM. Candidates date and time of filing will be recorded and their names shall appear on the ballots in that order per Section 105.020 of the Grain Valley Municipal Code.	
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 4, 2018, outside City Hall, and on the City's webpage.
BOARD OR COMMISSION RECOMMENDATION	Not Applicable
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-20

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN COLEMAN

**AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY,
MISSOURI ON APRIL 2, 2019**

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 2nd day of April, 2019 for the purpose of electing Alderman Ward I for a two year term.

SECTION 2: An election is hereby called for the 2nd day of April, 2019 for the purpose of electing Alderman Ward II for a two year term.

SECTION 3: An election is hereby called for the 2nd day of April, 2019 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 _____, 2018, the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN _____
ALDERMAN HEADLEY _____
ALDERMAN TOTTON _____

ALDERMAN COLEMAN _____
ALDERMAN STRATTON _____
ALDERMAN WEST _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Theresa Osenbaugh
City Clerk

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

MEETING DATE	11/13/2018	
BILL NUMBER	B18-21	
AGENDA TITLE	AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY IN GRAIN VALLEY, MISSOURI TO L AND L DEVELOPMENT, LLC AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO EFFECTUATE AND CLOSE SAID TRANSACTION	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ryan Hunt, City Administrator	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To sell approximately 16 acres of land acquired in the 2013 purchase of property with Habitat-Missouri, LLC	
BACKGROUND	The City has looked at different options for the land and decided that it is best served as residential. The land is bordered on the east, west and south by residential and the land to the north is conservation land. The Board of Aldermen directed staff to put out an RFP for purchase and development of the land for residential development.	
SPECIAL NOTES	The zoning of the property was established as R-1 single family by the Planning & Zoning Commission and the Board of Aldermen so the land is ready to be platted. There were wetland issues that the City was not aware of prior to bids being received which caused a delay in the sale process.	

ANALYSIS	After bids were received from the RFP that was issued for purchase and development, L and L's bid was found to be the highest. After that was established, City staff and the bidder addressed issues related to wetland mitigation. After going through that process, a negotiated sale price of \$320,000 was agreed upon.
PUBLIC INFORMATION PROCESS	None
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Real Estate Contract (Exhibit A) and Aerial/Possible Lot Layout (Exhibit B)

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-21

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN BAMMAN

**AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY
IN GRAIN VALLEY, MISSOURI TO L AND L DEVELOPMENT, LLC AND
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY
DOCUMENTS REQUIRED TO EFFECTUATE AND CLOSE SAID TRANSACTION**

WHEREAS, the Mayor and Board of Aldermen authorized City Administrator, Ryan Hunt, to negotiate the sale of real property located in Grain Valley, Jackson County, Missouri; and

WHEREAS, the negotiated and agreeable terms for both the City and the Buyer resulted in a sale price of \$320,000; and

WHEREAS, the real estate transaction is ready for contract execution and closing pending authorization by the Board of Aldermen for the City Administrator to execute all necessary documents required to effectuate the transaction; and

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri finds this purchase as being in the best interest of the City for future space needs.

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

SECTION 1: Approval and Ratification:

The sale of certain described real property by the City of Grain Valley, Missouri, to L and L Development, as set forth on Exhibit A, incorporated by reference herein.

SECTION 2: Authority to Execute Closing Documents:

The City Administrator is hereby authorized to execute any and all documents required to effectuate the transactions identified in this ordinance.

Read two times and PASSED by the Board of Aldermen this ____ day of ____, 2018, the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN _____
ALDERMAN HEADLEY _____
ALDERMAN TOTTON _____

ALDERMAN COLEMAN _____
ALDERMAN STRATTON _____
ALDERMAN WEST _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Theresa Osenbaugh
City Clerk

REAL ESTATE SALE CONTRACT

THIS CONTRACT is made and entered into by and between Grain Valley, Missouri, a municipal corporation ("Seller"), and L & L Development, LLC, a Missouri limited liability corporation ("Buyer").

W I T N E S S E T H:

In consideration of the mutual covenants, promises and agreements contained herein, the mutual covenants, promises and agreements contained in the real estate sale contract entered into by Seller and Buyer and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Grain Valley Property.** Subject to the terms, provisions and conditions hereinafter set forth, Grain Valley hereby agrees to sell, transfer and deliver to L & L Development, and L & L Development hereby agrees to purchase and acquire from Grain Valley, on the hereinafter stated Closing Date (as defined in this Contract), all of the right, title and interest of Grain Valley in and to the following described property:

a. That certain real estate (the "Property") located in Jackson County, Missouri, and is legally described in Exhibit "A" attached hereto and incorporated herein by reference.

2. **Exceptions.** Seller shall convey the Property to Buyer free and clear of all liens, encumbrances, restrictions, easements and other matters affecting good marketable title, with the exception of the Permitted Exceptions as defined in this Contract, zoning ordinances and laws.

3. **Purchase Price.** The purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00). The Purchase price shall be paid by the Terms of the Real Estate Contract.

4. **Prorations.** The rents, income and expenses from the Property, shall be prorated between Seller and Buyer as of Closing. Seller shall pay all general real estate taxes levied and assessed against the Property, if any, and all installments of special assessments, if any, for the years prior to the calendar year of Closing. All such taxes and installments of special assessments becoming due and accruing during the calendar year of Closing shall be prorated between Seller and Buyer on the basis of such calendar year, as of Closing. If the amount of any tax or special assessment cannot be ascertained at Closing, pro-ratio shall be computed on the amount for the preceding year's tax or special assessment, if any. Buyer shall assume and pay all such taxes and installments of special assessments accruing after the Closing.

All items to be prorated between Seller and Buyer, as well as other charges and credits reflected on the closing statements of the parties, shall be based upon the best information available to the parties at the time of Closing. In the event, following Closing, either party discovers that any item prorated, charged, or credited pursuant to the provisions of this section was erroneous, or

was based upon an inaccurate estimate, then such party shall notify the other party of such error and an appropriate adjustment shall be made between the parties so that any such item will be correctly and accurately prorated, charged or credited between the parties. Any such amount shall be due and payable ten (10) days following demand for payment thereof accompanied by such documents as may reasonably be required to establish the accuracy of such adjustment. The provisions of this paragraph shall survive the Closing.

5. **Closing.** Subject to all the provisions of this Contract, the closing of this Contract (the "Closing") shall take place at the offices of Stewart Title Guaranty Company, 700 Northeast R.D. Mize Road, Suite 100 ("Escrow Agent") in Blue Springs, Missouri no later than December 28, 2018.

6. **Title Commitment.** Seller shall, as soon as possible and not later than twenty (20) days after the Effective Date of this Contract, cause to be furnished to Buyer, at Seller's cost and expense, a current ALTA Owner Title Insurance Policy in the amount of the Purchase Price, issued by Stewart Title (the "Title Company"), insuring a merchantable fee simple title in Buyer as of the date of recording of Seller's Warranty Deed (the "Deed"), subject only to the Permitted Exceptions, as defined below and all building or zoning ordinances and laws affecting the Property. Seller shall pay the cost of the Title Commitment and Owner's Title Policy provided for above (except that, other than as provided specifically above, Buyer shall pay for any title endorsements it requests or requires of the Title Company).

Buyer shall have fifteen (15) days (the "Review Period") after receipt of said commitment to raise any objections or exceptions in writing to the title commitment. If Buyer raises any objections or exceptions to the Title Commitment, Seller shall have a reasonable time but not to exceed twenty (20) days in which to rectify the title and, in such case, the time of Closing shall be extended accordingly, if necessary. In the event such title objections cannot be satisfied within twenty (20) days, Buyer may elect, in writing, to waive such objections, or to extend the time, in writing, to cure such objections. In the event that Buyer does not waive such objections or extend the time to cure such objections, this Contract shall terminate. Upon termination, the parties shall be released from any further liability or obligation hereunder. The title commitment shall describe the Property, name Buyer or its designee as the party to be insured thereunder and commit to insure good and marketable title in Buyer or its designee upon recording of the Grain Valley's Warranty Deed on the then current ALTA Form B policy form, in the amount of the Purchase Price.

As use herein, the term "Permitted Exceptions" shall mean the following: (i) any matters which are set forth in the Title Commitment and to which Buyer does not object within the Review Period; (ii) those items relating to the title to the Property or the Title Commitment which are waived by Buyer as a result of the objection and cure provisions set forth in this paragraph; (iii) taxes that are a lien but not yet due and payable, and for subsequent years; (iv) liens and encumbrances that will be removed at or prior to Closing and Seller may use closing proceeds to effectuate such removal; and (v) all building or zoning ordinances affecting the Property.

7. **Inspections:** Seller shall grant Buyer reasonable access to the Property for thirty (30) days after the Buyer's receipt of the Title Commitment (the "Inspection Period") for the purpose of inspecting the physical conditions of the Property. Buyer's inspection rights shall include performing soil tests, environmental tests or audits, foundation and mechanical inspections and such other inspections or surveys as the parties may reasonably request. Buyer agrees to repair any damage to the Property arising from these inspections and to indemnify, defend and hold the other party harmless from and against all claims, costs, demands and expenses, including without limitation, reasonable attorney's fees, court costs and other legal expenses, resulting from these inspections. Buyer's obligations imposed by this paragraph shall survive termination of this Contract. Buyer agrees to provide Seller with a copy of any written reports resulting from such inspections, within ten (10) days of the completion of said inspections. If Buyer determines, in its sole and absolute discretion, that the Property or any aspect thereof is not suitable or satisfactory to Buyer, Buyer shall be entitled to terminate the Contract by delivering written notice of termination to Seller on or before the end of the Inspection Period and that in that event, this Contract shall terminate. Buyer shall be deemed to be thoroughly acquainted and satisfied with the physical condition of the Property, other than as set forth in the paragraph entitled "Insurance; Maintenance; Casualty; Condemnation; Change of Condition" of this Contract. In addition, Buyer may re-inspect the Property before Closing upon reasonable notice to the other party.

8. **Due Diligence.** Buyer will have Thirty (30) days after Buyer's receipt of the Title Commitment to perform due diligence (the "Due Diligence Period") for the purpose of exploring and obtaining approval for the intended purpose of the Property. If Buyer determines that it cannot use the respective property for that party's intended purpose prior to expiration of the Due Diligence Period, Buyer may deliver written notification to Seller to cancel this Contract and this Contract will be terminated. In the absence of such termination notice, the Inspections and Due Diligence shall be deemed to be satisfactory to the Buyer.

9. **Condition of Property.** Seller is selling and Buyer is purchasing the Property in its present "AS IS" Condition without representations or warranties of any kind or nature. Buyer acknowledges that Buyer has been given a reasonable opportunity to inspect and investigate the Grain Valley Property and all improvements thereon, either independently or through agents of their choosing and that in purchasing the Property Buyer is not relying on Seller, or its agents, as to the condition or safety of the Property and/or any improvements thereon including, but not necessarily limited to electrical, plumbing, heating, sewage, roof, air, conditioning, if any, foundations, soils and geology, lot size or suitability of the Property and/or improvements for particular purposes, or that any appliances, if any, plumbing and/or utilities are in working order, and/or that the improvements are structurally sound and/or in compliance with any city, county, state and/or Federal statutes, codes or ordinances. Seller does not warrant the suitability of the Property for their intended use. Buyer assumes responsibility to check with appropriate planning authority for intended use and hold Seller harmless as to suitability for Buyer's intended use. Buyer agrees that Seller shall bear no liability or responsibility for any actions, problems or damages surrounding the platting of said Property or any causing arising from or coming out said platting. Buyer further states that they are relying solely upon their own inspection of Property and not upon any representation made to them by any person whomsoever, and is purchasing Property in the

condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair thereto. Seller is not transferring any personal property and gives no warranties or representations regarding such personal property that may exist on the Property. The closing of this transaction shall constitute as an acknowledgment by the Buyer that the Property was accepted without representation or warranty of any kind or nature and its present "AS IS" condition based solely on the Buyer's own inspections.

10. **Insurance; Maintenance; Casualty; Condemnation; Change of Condition.** The Parties agree that Seller is not required to maintain fire and extended coverage insurance for the Property. Seller shall do ordinary and necessary maintenance, upkeep and repair to the Property through Closing. If, before Closing, all or any part of the Property is taken by eminent domain, or if a condemnation proceeding has been filed or is threatened against the Property or any part thereof, or if all or any part of the Property is destroyed or materially damaged after the Inspection Period, Seller shall promptly provide written notice to the Buyer of any such event. Upon notice of such occurrence, Buyer may re-inspect the Property and may, by written notice to the Seller within ten (10) days after receiving the party's notice, terminate this Contract. Unless this Contract is so terminated, it shall remain in full force and effect, and the Seller shall, at Closing, assign and transfer to the Buyer all Seller's right and interest in and to any awards that may be made for any taking and any insurance proceeds payable on account of casualty. If a non-material change in condition occurs with respect to the Property, Seller shall remedy such change before Closing. The provisions of this paragraph shall survive Closing or termination of this Contract.

11. **Real Estate Broker.** Seller and Buyer state that there are no real estate brokers who are entitled to any broker's, finder's or other fee or commission. Any party to this Contract through whom a claim to any broker's, finder's or other fee or commission is made, contrary to the representations made above in this paragraph, shall indemnify, defend and hold harmless the other party to this Contract from any other loss, liability, damage, cost or expense, including without limitation, reasonable attorney's fees, court costs and other legal expenses paid or incurred by the other party, that is in any way related to such a claim. The provisions of this paragraph shall survive Closing or termination of this Contract.

12. **Delivery of Deed; Payment; Disbursement of Proceeds.** At or before Closing, Seller agrees to properly execute and deliver into escrow the Deed, and all other documents and funds necessary to complete the Closing. The Deed shall convey to Buyer marketable fee simple title to the Property, free and clear of all liens and encumbrances, other than any easement, right of way, license or other obligation provided for in the Permitted Exceptions.

13. **Termination.** If this Contract is terminated by either party pursuant to a right expressly given in this Contract, neither party shall have any further rights or obligations under this Contract.

14. **Default and Remedies.** Seller or Buyer shall be in default under this Contract if either fails to comply with any material covenant, agreement or obligation within any time limits required by this Contract.

a. If Seller defaults, Buyer may (i) specifically enforce this Contract and recover damages suffered by Buyer as a result of the delay in the transfer of the property; or (ii) terminate this Contract by written notice to Seller and, at Buyer's option, pursue any remedy and damages available at law or in equity. Notwithstanding anything contained herein to the contrary, Seller shall not be liable for any special, indirect, incidental or consequential damages incurred by Buyer.

b. If Buyer defaults, Seller may (i) specifically enforce this Contract and recover damages suffered by Seller as a result of the delay in the transfer of the Property; or (ii) terminate this Contract by written notice to Buyer and, at Seller's option, pursue any other remedy and damages available at law or in equity. Notwithstanding anything contained herein to the contrary, Buyer shall not be liable for any special, indirect, incidental or consequential damages incurred by Seller.

c. If, as a result of a default under this Contract, either Seller or Buyer employs an attorney to enforce its rights, the defaulting party shall, unless prohibited by law, reimburse the non-defaulting party for all reasonable attorneys' fees, court costs, and other legal expenses incurred by the non-defaulting party in connection with the default.

15. **Disposition of Funds and Documents.** The Title Company shall not distribute escrowed funds or documents, once deposited, notwithstanding any other terms of this Contract providing for forfeiture, without the written consent of all parties to this Contract.

16. **Entire Agreement.** This Contract, including the Exhibits hereto, constitute the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior agreements and understandings of the parties in connection therewith, and no modifications or changes hereof shall be binding on either party hereto unless set forth in writing, duly executed by the parties hereto.

17. **Assigns.** This Contract shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective successors, heirs and assigns. This Contract may not be transferred or assigned by either party without the express written consent of the other party. In the event of any assignment hereof by either party hereto, any reference herein to such party shall refer to such party's assignee.

18. **Governing Law.** This Contract shall be governed by and construed in accordance with the laws of the State of Missouri.

19. **Counterparts.** It is expressly agreed that this Contract may be executed in one or more counterparts, all of which shall be taken together to constitute but one and the same instrument and shall be binding upon each party who may sign a counterpart of this instrument.

20. **Terminology.** The captions beside the section numbers of this Contract are for reference only and shall not modify or affect this Contract in any manner whatsoever. Wherever required by the context, any gender shall include any other gender, the singular shall include the plural, and the plural shall include the singular.

21. **TIME IS OF THE ESSENCE OF THIS CONTRACT.**

22. **Effective Date.** The Effective Date shall be the latest date on which either Seller or Buyer executes this Contract.

23. **Invalid Provisions.** If any one or more of the provisions of this Contract, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other applications of any such provision shall not be affected thereby.

24. **Further Acts.** In addition to the acts recited in this Contract to be performed by Seller and Buyer, Grain Valley and Seller agree to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

25. **Not Construed Against Drafter.** This Contract was negotiated by the Parties who had the opportunity to consult with legal counsel. All of the Parties have cooperated and participated in the drafting and preparation of this Agreement. Accordingly, the Parties agree that this Agreement shall not be construed or interpreted in favor or against any party by virtue of the identity of its preparer.

26. **Authorization to Execute.** The Parties executing this contract represent and warrant that they are legally authorized to execute this contract.

IN WITNESS WHEREOF, the undersigned have executed this Contract as of the date first above written.

Date: _____

City of Grain Valley, Missouri

By: _____

Name: _____

Title: _____

Mailing Address:

711 Main Street
Grain Valley, Missouri 64029
Phone: (816) 847-6200

Date: _____

L & L Development

By: _____

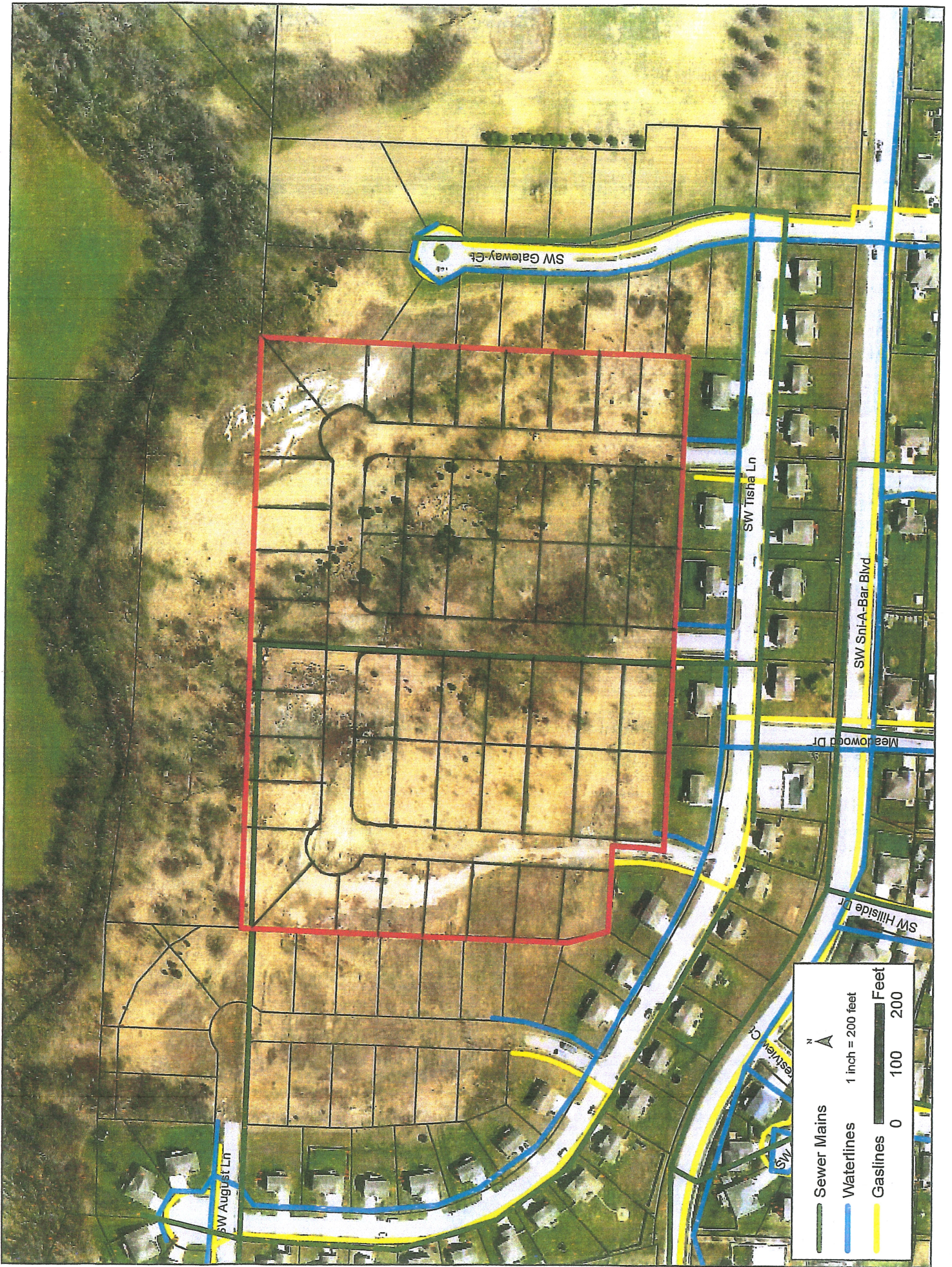
Name: _____

Title: _____

Mailing Address:

Telephone: _____

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

MEETING DATE	11/13/2018	
BILL NUMBER	B18-22	
AGENDA TITLE	AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE 2018 GO BOND DOWNTOWN IMPROVEMENTS FUND TO REFLECT INTEREST PAYMENTS AND ALL MAIN STREET PROJECT REFUNDS	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Rick Arroyo, Director of Community Development	
FISCAL INFORMATION	Revenue as recommended:	295-00-47700 = \$3,454.94 295-00-48700 = \$10,200.89
	Budget Line Item:	295-00-79900
	Balance Available:	\$147,782.60
	New Appropriation Required:	☒ Yes ☐ No
PURPOSE	To transfer interest revenue and bond funds refunded by MoDOT on the Main Street Improvements Project into the 295-00-79900 expenditures line item	
BACKGROUND	When City staff members were preparing the 2018 budget in 2017, interest revenues had not yet accrued and MoDOT had not yet settled the construction contract on the Main Street Improvement Project.	
SPECIAL NOTES	City staff requests a “Double Read” for this ordinance due to end of year roadwork invoices.	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	None	

BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-22

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

INTRODUCED BY:
ALDERMAN WEST

**AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND
THE 2018 GO BOND DOWNTOWN IMPROVEMENTS FUND TO REFLECT
INTEREST PAYMENTS AND ALL MAIN STREET PROJECT REFUNDS**

WHEREAS, the Board of Aldermen of the City of Grain Valley recognize the importance of providing safe and efficient roadway improvements; and

WHEREAS, the 2018 budget approved on December 11th, 2017 needs to accurately reflect available expenditures for construction improvements ; and

WHEREAS, the 2018 budget needs to be amended to reflect both the accrued revenues and refunded revenues.

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

SECTION 1: The City Administrator is hereby authorized to amend the 2018 GO Bond Downtown Improvements fund to reflect interest payments and all Main Street Project refunds.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, 2018, the aye and nay votes being recorded as follows:

ALDERMAN BAMMAN _____
ALDERMAN HEADLEY _____
ALDERMAN TOTTON _____

ALDERMAN COLEMAN _____
ALDERMAN STRATTON _____
ALDERMAN WEST _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook
City Attorney

Mike Todd
Mayor

ATTEST:

Theresa Osenbaugh
City Clerk

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Resolutions

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

MEETING DATE	11/13/2018	
RESOLUTION NUMBER	R18-45	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF EIGHT NEW STREET LIGHTS IN THE WOODBURY 5TH PLAT SUBDIVISION	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Rick Arroyo, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	8 @ \$22.62/month
	Budget Line Item:	210-55-76600
	Balance Available	\$37,173.00
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To provide lighting of the road and community safety	
BACKGROUND	These street lights will be placed in the newly developed Woodbury 5th Plat subdivision. Developer has paid the fees for these lights as part of the construction permit. The lights are located near NW Burr Oak Lane, NW Pecan Drive, and Red Oak Court.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Resolution, KCP&L Pricing List & KCP&L diagrams	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

November 13th, 2018

RESOLUTION NUMBER
R18-45

SPONSORED BY
ALDERMAN TOTTON

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY AUTHORIZING THE INSTALLATION OF EIGHT NEW STREET LIGHTS
IN THE WOODBURY 5TH PLAT SUBDIVISION**

WHEREAS, the Board of Aldermen of Grain Valley, Missouri is dedicated to improving the safety of intersections and roadways with proper lighting; and

WHEREAS, development in Grain Valley is ongoing, and the need for streetlights is required on various streets; and

WHEREAS, The City has a lease agreement with Kansas City Power & Light for the installation and maintenance of street lights and Kansas City Power & Light has studied the area and believe that it warrants additional lighting; and

WHEREAS, Kansas City Power & Light has recommend the installation of streetlights as indicated on the attached authorization in the Woodbury 5th Plat Subdivision.

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

SECTION 1: Authorization the installation of six new street lights in the Woodbury 5th Plat subdivision provided in Exhibit "A" attached herein.

PASSED and APPROVED (-) this ___ Day of _____, 2018.

Mike Todd
Mayor

ATTEST:

Theresa Osenbaugh
City Clerk

[R18-45]



AUTHORIZATION FOR STREET LIGHT CHANGES
City of Grain Valley, MO WR#837684

Gentlemen:

At a meeting of the _____ on _____
the following changes were authorized in our street lighting system by resolution of the _____.
Street lights will be installed, in accordance with the schedule of charges listed below or any effective superseding rate
schedules on file with the governmental regulatory agency having jurisdiction over rates and charges for service hereunder.

Add or Remove	No. Lights	Watts/ Lumens	*Type	MRU Code Number	Location	Pole #	MONTHLY COST
Add	1	150/7500	III on exist wood pole	LOCS	1402 NW BURR OAK LANE	1461395 GV2241	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1412 NW BURR OAK LANE	1461706 GV2442	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1416 NW BURR OAK LANE	1461707 GV2443	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1401 NW BURR OAK CT	1461709 GV2444	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1502 NW RED OAK CT	1461708 GV2445	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1415 NW RED OAK CT	1461710 GV2446	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1409 NW RED OAK CT	1461710 GV2447	\$12.30
Add	1	150/7500	III on exist wood pole	LOCS	1406 NW RED OAK CT	1461710 GV2448	\$12.30
Add	8		Metal poles		\$5.32 each metal pole		\$42.56
Add	8		UG wire extension		\$5.00 each extension under sod		\$40.00
					Total Monthly Cost		\$180.96

Signed _____

City Clerk

FOR KCPL USE ONLY

Date of Change _____

Change Made By _____

Work Request # _____

Subdivision _____

Blanket WO # _____

Signed _____

CIS+ updated By _____

INTENTIONALLY LEFT BLANK

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