CITY OF GRAIN VALLEY BOARD OF ALDERMEN
REGULAR MEETING AGENDA

MAY 11, 2020
7:00 P.M.

OPEN TO THE PUBLIC VIA DIAL IN CONFERENCE CALL LINE
DIAL IN: (312) 626-6799 | MEETING ID: 981 3212 3032 | PASSWORD: 702312

ITEM I: CALL TO ORDER
- Mayor Mike Todd

ITEM II: ROLL CALL
- City Clerk Jamie Logan

ITEM III: APPROVAL OF AGENDA
- City Administrator Ken Murphy

ITEM IV: PROCLAMATIONS
- None

ITEM V: CONSENT AGENDA
- April 27, 2020 – Board of Aldermen Regular Meeting Minutes
- May 11, 2020 – Accounts Payable

ITEM VI: PREVIOUS BUSINESS
- Liquor License
    - QuikTrip

ITEM VII: NEW BUSINESS
- None

ITEM VIII: PRESENTATIONS
- None

ITEM IX: PUBLIC HEARING
- Craig Rookstool- CR Aerospace, LLC
- Missouri Made Marijuana, LLC

ITEM X: ORDINANCES

ITEM X(A)
B20-09
1ST READ

An Ordinance Changing the Zoning on Approximately 3.1 Acres from District C-2 (General Business) to District M-1 (Light Industrial)

To allow custom manufacturing

ITEM X (B)
B20-10
1ST READ

An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Cultivation Facility on Approximately 6 Acres

To operate a medical marijuana cultivation facility on approximately 6 acres

ITEM XI: RESOLUTIONS

ITEM XI (A)
R20-29

A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Purchase a Hurco SD 800 Valve Exerciser, Extended Reach Option, and Hydraulic Power Pack

To exercise water main line valves and fire hydrants and fire hydrant valves as part of Public Works annual PMI programs to provide functioning infrastructure to the public in Grain Valley

ITEM XII: CITY ATTORNEY REPORT

- City Attorney

ITEM XIII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
- Deputy City Administrator Theresa Osenbaugh
- Chief of Police James Beale
- Finance Director Steven Craig
- Parks & Recreation Director Shannon Davies
- Community Development Director Mark Trosen
- City Clerk Jamie Logan

ITEM XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley
- Alderman Jayci Stratton
- Alderman Nancy Totton
- Alderman Yolanda West

ITEM XV: MAYOR REPORT

- Mayor Mike Todd

ITEM XVI: EXECUTIVE SESSION

- Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended
- Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended
- Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.

ITEM XVII: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON MAY 27, 2020 AT 7:00 P.M. THE MEETING WILL BE HELD VIA ZOOM CONFERENCE CALL

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

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

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

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Consent Agenda

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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on April 27, 2020 at 7:00 p.m. via video conference of the elected officials as a result of the social distancing/Stay at home order due to the COVID-19 pandemic
- The meeting was called to order by Mayor Todd

ITEM II: ROLL CALL

- City Clerk Jamie Logan called roll
- *Present via video conference: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Absent:*

-QUORUM PRESENT-

ITEM III: APPROVAL OF AGENDA

- No Changes

ITEM IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- March 23, 2020 – Board of Aldermen Regular Meeting Minutes
- April 13, 2020 – Accounts Payable
- April 27, 2020 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Cleaver*
  - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VI: PREVIOUS BUSINESS

- None

ITEM VII: NEW BUSINESS

- Fireworks Permit Applications

- Jerry Spooner, representing the Grain Valley Band Parent Association, requested approval of their 2020 Application for Permit to Sell Fireworks
  - City Clerk, Jamie Logan, confirmed that the application has been received and is complete
  - Applicant is requesting that their application be approved for selling in the parking lot of Price Chopper

- *Alderman Headley made a Motion to Approve Grain Valley Band Parent Association's Application for Permit to Sell Fireworks.*
- *The Motion was Seconded by Alderman West*
  - *No discussion*
- *Motion to Approve Grain Valley Band Parent Association's Application for Permit to Sell Fireworks was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-MOTION APPROVED: 6-0-

- Tasha Lindsey, representing the Grain Valley Partnership, requested approval of their 2020 Application for Permit to Sell Fireworks
  - City Clerk, Jamie Logan, confirmed that the application has been received and missing Certificate of Insurance; once received, the Fireworks Permit will be issued

- *Alderman Headley made a Motion to Approve Grain Valley Partnership's Application for Permit to Sell Fireworks*
- *The Motion was Seconded by Alderman Bass*
  - *No Discussion*
- *Motion to Approve Grain Valley Partnership's Application for Permit to Sell Fireworks was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-MOTION APPROVED: 6-0-

- Liquor License Request – Quik Trip
  - Presented new liquor license application to the Board of Aldermen to be voted on at the next Board of Aldermen meeting
  - The liquor license application has been reviewed by Chief and all is in order at

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this time and has been signed off by Chief Beale
- Erik Eckhart from Quik Trip updated their potential opening date to May 21

ITEM VIII: PRESENTATIONS

- None

ITEM IX: PUBLIC HEARING

- None

ITEM X: ORDINANCES

Bill No. B13-50: An Ordinance Approving Redevelopment Project 1B of the Grain Valley Interchange Tax Increment Financing Plan as a Redevelopment Project and Adopting Tax Increment Financing Therein

- *Alderman Headley moved to bring up Bill No. B13-50 for it second reading*
- *The Motion was Seconded by Alderman Cleaver*
  - *City Attorney Joe Lauber discussed history of TIF projects and process and bringing these back for second reading ten years later; 1A activated in 2013; TIF revenues can be collected now; Alderman Headley asked period of time to capture and payback bills; City Attorney Lauber shared 23 years to capture TIF Revenue; clock starts once activated; can pay City back for costs incurred*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay:*
  - *Abstain:*

Bill No. B13-50: An Ordinance Approving Redevelopment Project 1B of the Grain Valley Interchange Tax Increment Financing Plan as a Redevelopment Project and Adopting Tax Increment Financing Therein

Bill No. B13-50 was read by City Attorney Joe Lauber

- *Alderman Headley moved to accept the second reading of Bill No. B13-50 making it ordinance #2499*
- *The Motion was Seconded by Alderman Totton*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*

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- *Nay:*
- *Abstain:*

-Bill No. B13-50 BECAME ORDINANCE #2499: 6-0

Bill No. B13-51: An Ordinance Approving Redevelopment Project 3 of the Grain Valley Interchange Tax Increment Financing Plan as a Redevelopment Project and Adopting Tax Increment Financing Therein

- *Alderman Headley moved to make the first reading by title only of Bill No. B13-51*
- *The Motion was Seconded by Alderman Cleaver*
- *Motion to make the first reading of Bill No. B13-51 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Motion Approved: 6-0-

Bill No. B13-51 was read by City Attorney Joe Lauber

Bill No. B13-51: An Ordinance Approving Redevelopment Project 3 of the Grain Valley Interchange Tax Increment Financing Plan as a Redevelopment Project and Adopting Tax Increment Financing Therein

- *Alderman Headley moved to accept the second reading of Bill No. B13-51 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Cleaver*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Bill No. B13-51 Approved for a Second Reading: 6-0-

Bill No. B13-51: An Ordinance Approving Redevelopment Project 3 of the Grain Valley Interchange Tax Increment Financing Plan as a Redevelopment Project and Adopting Tax Increment Financing Therein

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Bill No. B13-51 was read by City Attorney Joe Lauber

- *Alderman Headley moved to accept the second reading of Bill No. B13-51 making it ordinance #2500*
- *The Motion was Seconded by Alderman Cleaver*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay:*
  - *Abstain:*

-Bill No. B13-51 BECAME ORDINANCE #2500: 6-0

Bill No. B13-52: An Ordinance Approving Redevelopment Project 4 of the Grain Valley Interchange Tax Increment Financing Plan as A Redevelopment Project and Adopting Tax Increment Financing Therein

- *Alderman Headley moved to make the second reading by title only of Bill No. B13-52*
- *The Motion was Seconded by Alderman Totton*
- *Motion to make the first reading of Bill No. B13-52 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Motion Approved: 6-0-

Bill No. B13-52 was read by City Attorney Joe Lauber

Bill No. B13-52: An Ordinance Approving Redevelopment Project 4 of the Grain Valley Interchange Tax Increment Financing Plan as A Redevelopment Project and Adopting Tax Increment Financing Therein

- *Alderman Headley moved to accept the second reading of Bill No. B13-52 making it ordinance #2501*
- *The Motion was Seconded by Alderman Cleaver*
  - *No discussion*
- *The motion was voted on with the following roll call vote:*

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- *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain: None*

-Bill No. B13-52 BECAME ORDINANCE #2501: 6-0

ITEM XI: RESOLUTIONS

Resolution No. R20-24: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Purchase Equipment and Materials for the Installation of a Fixed Base Meter Reading System and Computer Software

- *Alderman Headley motioned to approve Resolution No. R20-24*
- *The Motion was Seconded by Alderman Stratton*
  - *City conscious of spending and not requesting approval for anything that isn't necessary at this time; These meters will allow for monitoring in real time of water meters and this will reduce manpower spent driving around town to read meters; Working with Neptune team and start with 2 towers vs. 5 to see if signals can be picked up across the whole city, if so, it will save $10,000; Alderman Totton asked if there was a tower failure if there is a back up; The old way of reading meters can still be used in the event of a failure*
- *Resolution No. R20-24 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R20-24 Approved: 6-0-

Resolution No. R20-25: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Sign an Agreement with Jackson County, Missouri for Distribution of Combat Funds of $82,500.00 for the 2020 Fiscal Year

- *Alderman Headley motioned to approve Resolution No. R20-25*
- *The Motion was Seconded by Alderman Totton*
  - *Annual disbursement of Combat funds to cover things like DARE programs; Alderman Bass asked how this compares with last year; Chief Beale shared $5,000 difference from last year's amount*
- *Resolution No. R20-25 was voted upon with the following voice vote:*

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- *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain: None*

-Resolution No. R20-25 Approved: 6-0-

Resolution No. R20-26: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Lease a Skid Steer for the Public Works Division to Complete Routine Tasks and Projects

- *Alderman Headley motioned to approve Resolution No. R20-26*
- *The Motion was Seconded by Alderman Cleaver*
  - *Started leasing equipment a few years ago to keep newer equipment around vs. owning and being responsible for maintenance; Using a new vendor this time as the old vendor no longer doing this, 36-month lease*
- *Resolution No. R20-26 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R20-26 Approved: 6-0-

Resolution No. R20-27: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute an Agreement with Blue Nile Contractors, Inc. for the Dillingham Water Main and Trail

- *Alderman Headley motioned to approve Resolution No. R20-27*
- *The Motion was Seconded by Alderman Totton*
  - *This was part of a project they bundled with another project with the trail to save some funds; total budget was $370,000 & $294,000 was the bids came back at and this was lower than the engineer's budget*
- *Resolution No. R20-27 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R20-27 Approved: 6-0-

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Resolution No. R20-28: A Resolution Authorizing the City Administrator to Approve the Midwest Public Risk (MPR) 2020-2021 Plan Elections and Rates for Employee Health, Dental and Vision Benefit Coverage

- *Alderman Headley motioned to approve Resolution No. R20-28*
- *The Motion was Seconded by Alderman West*
  - *There is good news for insurance renewals for the first year in a while; Plan year is July to June of the following year; A 15% increase was budgeted and it was under 5% increase with 3.8% and 4.8% per plan and this keeps all benefits the same as they are now*
- *Resolution No. R20-28 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R20-28 Approved: 6-0-

ITEM XII: CITY ATTORNEY REPORT

- For the record, the Bill numbers for ordinances read tonight will be updated from B20-09, B20-10, and B20-11 respectively to B13-50, B13-51, & B13-52
- Mr. Lauber discussed the Stay at Home orders with our City; Various levels of government can issue Stay at Home orders such as Governors, Counties, and some Cities & these are enforced by what elected officials feel for each city; The entity imposing orders would primarily be responsible for enforcement; The City does not need to enforce a Stay at Home order issued by a higher level of government; Cities could assist with State or County Orders by utilizing Police officers to disburse crowds, etc.; At the highest level of involvement a City could adopt their Stay at Home order; for Cities that didn't adopt their own Stay at Home order would rely on the counties to enforce
  - Alderman Cleaver clarified a City can implement their own Stay at Home order, but cannot opt out of what Jackson County issued
- They will offer Elected Official Training as in years past; The conferences will be postponed & they are working on setting dates for these- looking to June 19 potentially at MPR

ITEM XIII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
  - 2nd meeting in May is scheduled for Memorial Day and asked if May 27 would work in place of May 25; Alderman Totton asked if in person or by phone again; and that part cannot be determined yet

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- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Printed reports
  - Public Works Staff completed Meter Replacement Program; all 400 have been replaced
- City Clerk Jamie Logan
  - None

ITEM XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Asked how City Staff is doing with the Stay at Home orders; City Administrator Murphy shared Department Heads using virtual meetings and everyone seems to be settling in with the changes; Alderman Headley asked if there have been any lessons learned from doing things at home and virtually; Have learned we need more online systems/access for items such as permits/occupational licenses
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - None
- Alderman Yolanda West
  - None

ITEM XV: MAYOR REPORT

- Mayor Mike Todd
  - Read Ryan Hunt's resignation letter from City Administrator position

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- There is a statement to be released that the City will no longer be promoting the Community Campus bond questions; it cannot be removed from ballot at this time and it will still need a vote; if it passes, the bonds do not need to be issued right away
- Shared what is happening in other cities and doom and gloom stories of layoffs, reserves depleting, etc. and this is one time we are okay we are not reliant on sales tax from retail base – no decrease in water usage
- Ken Murphy's title has been updated to City Administrator without an interim on there; City Attorney Lauber said okay to enter into an agreement;
  - Motion to Ratify from Alderman Headley
  - Seconded by Alderman Stratton
- *Motion to ratify the agreement was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-Motion to ratify agreement Approved: 6-0-

ITEM XVI: EXECUTIVE SESSION

- Mayor stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1)
- *Alderman Headley moved to close the Regular Meeting for item related Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), 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: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 8:03 PM-

-THE REGULAR MEETING OPENED AT 8:32 PM-

ITEM XIX: ADJOURNMENT

- The meeting adjourned at 8:32 P.M.

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Minutes submitted by:

_____ _____

Jamie Logan
City Clerk

Date

Minutes approved by:

_____ _____

Mike Todd
Mayor

Date

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	41.25
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,261.09
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	336.00
		HAMPEL OIL INC	CJC FUEL	330.08
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.98
			AFLAC-W2 DD PRETAX	166.32
		MIDWEST PUBLIC RISK	DENTAL	162.46
			OPEN ACCESS	567.60
			OPEN ACCESS	203.08
			HSA	251.75
			HSA	1,540.88
			HSA	161.08
			VISION	50.80
			VISION	114.97
			VISION	26.26
		HSA BANK	HSA - GRAIN VALLEY, MO	260.05
			HSA - GRAIN VALLEY, MO	372.02
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	266.62
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.80
		ICMA RC	ICMA 457 %	260.23
			ICMA 457	364.62
			ICMA ROTH IRA	67.50
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,385.37
			SOCIAL SECURITY	4,378.82
			MEDICARE	1,024.07
			TOTAL:	20,259.25
HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	157.08
		WAGEWORKS	APR 2020 MONTHLY FEES	63.50
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.56
			HSA	237.40
			HSA	312.21
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	16.58
		CONCENTRA MEDICAL CENTERS	LOGAN SCREENING	85.50
			TIMMONS SCREENING	89.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	110.72
			MEDICARE	25.90
			TOTAL:	1,244.95
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	04/12-05/11 OFFICE 365	738.00
			Server Core License	5,300.00
			CAL Licenses	1,800.00
		CDW GOVERNMENT	Replacement Monitors	158.09
			MIC FOR PD BOOKING ROOM	64.93
			WD 4TB MY PASSPORT PORTABL	201.94
			Replacement Monitors	1,738.99
		VERIZON WIRELESS	CELLULAR SERVICE	160.04
			CELLULAR SERVICE	40.01
			TOTAL:	10,202.00
BLDG & GRDS	GENERAL FUND	BATTS COMMUNICATIONS SERVICES INC	MAY 20 MAINTENANCE	125.00
		COMCAST - HIERARCY ACCT	CITY HALL	109.62

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY HALL	257.29
		ORKIN	12/18/2017 SERVICE	69.48
		GENERAL ELEVATOR	MAY SERVICE	144.00
		DOLLAR GENERAL-REGIONS 410526	CLEANING SUPPLIES	9.70
		MENARDS - INDEPENDENCE	DRYWALL SCRW/ACRTLIC SHEET	232.95
			ENG CHSTNT UTILITY STOCK	54.93
		EVERGY	GREGG ST	46.29
			600 BUCKNER TARSNEY RD	21.89
			596 BUCKNER TARSNEY	14.38
			CAPPELL & FRONT, PH, PUBLI	11.08
			618 JAMES ROLLO CT	102.93
			1608 NW WOODBURY DR	33.43
			6100 S BUCKNER TARSNEY RD	12.82
			618 JAMES ROLLO CT	22.37
			711 MMAIN ST CITY HALL	922.70
			620 JAMES ROLLO CT	26.61
			517 GREGG	89.40
			1805 NW WILLOW DR	33.37
			TOTAL:	2,340.24
ADMINISTRATION	GENERAL FUND	MID-AMERICA REGIONAL COUNCIL	ANNUAL DUES	3,848.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	325.89
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	15.00
		STEVEN SMITH	2000) BUSINESS CARDS: MURP	60.00
		ROTARY CLUB OF BLUE SPRINGS	MURPHY QUARTERLY DUES	83.00
		MIDWEST PUBLIC RISK	DENTAL	23.34
			OPEN ACCESS	180.20
			HSA	237.82
		HSA BANK	HSA - GRAIN VALLEY, MO	61.99
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	32.13
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	258.73
			MEDICARE	60.51
			TOTAL:	5,186.61
ELECTED	GENERAL FUND	VERIZON WIRELESS	CELLULAR SERVICE	40.01
			TOTAL:	40.01
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	229.63
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.56
			OPEN ACCESS	391.03
			HSA	143.87
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	24.23
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	172.67
			MEDICARE	40.39
			TOTAL:	1,086.38
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	144.32
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	17.59
			HSA	287.74
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	15.23
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	170.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	39.81
			TOTAL:	761.94
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.32
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.56
			HSA	624.41
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	13.43
		VERIZON WIRELESS	CELLULAR SERVICE	43.06
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	137.62
			MEDICARE	32.19
			TOTAL:	1,124.59
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	71.03
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	6.00
		OREILLY AUTOMOTIVE INC	AIR HOSE	69.99
			WIRE LOOM/SOLDER	64.27
			CUBITRON	25.79
			HI TEMP HOSE	10.02
		FASTENAL COMPANY	CLEAR TIN HST	12.60
			1/4X6 RED FLEX HST	5.27
		MIDWEST PUBLIC RISK	DENTAL	17.28
			HSA	143.87
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	7.50
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92
			PW/WOLTZ UNIFORMS	9.92
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	55.46
			MEDICARE	12.97
			TOTAL:	559.39
POLICE	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,907.81
			MONTHLY CONTRIBUTIONS	365.35
		STATE BANK OF MISSOURI	05/20 IN-CAR SYSTEM	2,314.61
			VEHICLE LEASE PAYMENT	1,377.03
			VEHICLE LEASE PAYMENT	130.53
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	312.00
		KC WIRELESS INC	LIP MOUNTS/MALE CRIMP N S	107.84
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,009.38
			BULK GASOHOL/DIESEL	114.28
		FASTENAL COMPANY	GLOVES	173.84
			BLK/CLR SF GLVS	6.45
			BLK/CIR SF GLS	37.70
		LE UPFITTER LLC	VEHICLE EQUIPMENT	4,173.86
		MIDWEST PUBLIC RISK	DENTAL	211.08
			DENTAL	483.84
			OPEN ACCESS	720.78
			OPEN ACCESS	1,564.10
			OPEN ACCESS	688.35
			ROUNDING	0.09-
			HSA	949.58
			HSA	3,165.14
			HSA	4,370.87
			HSA	549.59
		HSA BANK	HSA - GRAIN VALLEY, MO	825.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	1,000.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	424.03
		VERIZON WIRELESS	CELLULAR SERVICE	80.02
			CELLULAR SERVICE	129.18
			CELLULAR SERVICE	1,178.84
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,997.07
			MEDICARE	700.92
		REJIS COMMISSION	APR 20 LEWEB SUBSCRIPTION	312.95
			TOTAL:	34,381.93
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	104.04
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	34.99
		MIDWEST PUBLIC RISK	OPEN ACCESS	360.39
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	10.40
		VERIZON WIRELESS	CELLULAR SERVICE	43.06
		OAK GROVE ANIMAL CLINIC	BOARDING	405.00
			VET CARE	648.22
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	81.65
			MEDICARE	19.10
			TOTAL:	1,718.85
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	514.02
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	35.97
		STEVEN SMITH	2000) BUSINESS CARDS: MURP	30.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	25.36
		MIDWEST PUBLIC RISK	DENTAL	48.24
			DENTAL	10.10
			OPEN ACCESS	103.25
			HSA	789.12
			HSA	78.24
		HSA BANK	HSA - GRAIN VALLEY, MO	205.68
			HSA - GRAIN VALLEY, MO	14.24
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	54.25
		VERIZON WIRELESS	CELLULAR SERVICE	6.46
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	394.68
			MEDICARE	92.32
			TOTAL:	2,401.93
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.36
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	412.17
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC-W2 DD PRETAX	71.41
		MIDWEST PUBLIC RISK	DENTAL	31.03
			OPEN ACCESS	22.70
			HSA	312.17
			HSA	18.13
			VISION	15.48
			VISION	12.12
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	47.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	9.01
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	195.57

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA RC	ICMA 457 %	172.28
			ICMA 457	536.85
			ICMA ROTH IRA	46.88
			ICMA ROTH IRA	3.50
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,113.11
			SOCIAL SECURITY	768.46
			MEDICARE	179.74
			TOTAL:	4,218.69
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	529.30
		OFFICE DEPOT	TAPE/POUCH LAMINATING LETT	39.79
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	31.20
		COMCAST - HIERARCY ACCT	CITY HALL	18.66
			CITY HALL	50.43
			TYER	124.85
		STEVEN SMITH	2000) BUSINESS CARDS: MURP	30.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	285.94
		MIDWEST PUBLIC RISK	DENTAL	3.43
			DENTAL	82.96
			OPEN ACCESS	36.04
			OPEN ACCESS	78.21
			HSA	997.06
			HSA	56.04
			HSA	62.44
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	220.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	56.13
		VERIZON WIRELESS	CELLULAR SERVICE	83.07
		COOK FLATT & STROBEL ENGINEERS PA	Ped Bridge Des/Eng	2,661.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	381.30
			MEDICARE	89.18
			TOTAL:	5,932.14
PARKS STAFF	PARK FUND	HAYNES EQUIPMENT CO INC	GRINDER PUMPS	250.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	375.92
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	36.00
		KNAPHEIDE TRUCK EQ CENTER	TOP SCREEN BAG SPLITTER	135.00
		FASTENAL COMPANY	ZIP TIES	113.13
		WEST CENTRAL ELECTRIC COOP INC	03/27-04/27 BALLPARK COMPL	167.17
		MIDWEST PUBLIC RISK	DENTAL	35.18
			DENTAL	34.56
			HSA	474.79
			HSA	575.48
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
			HSA - GRAIN VALLEY, MO	100.00
		REEVES-WIEDEMAN COMPANY	CONCESSION STAND FAUCET	19.18
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	39.63
		J&A TRAFFIC PRODUCTS	3) 8' 2# GREEN U-CHANNEL	52.50
		EVERGY	701 SW EAGLES PKWY BALLFIE	117.32
			ARMSTRONG PARK 041503	94.52
			ARMSTRONG PARK DR	31.94
			ARMSTRONG PARK 098095	25.42
			ARMSTRONG PARK 017576	112.08
			28605 E HWY AA	48.39
			JAMES ROLLO SHELTER #2	61.52
			MAIN-ARMSTRONG SHELTER 1	23.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			618 JAMES ROLLO CT	51.46
			ARMSTRONG PARK	35.90
			6100 S BUCKNER TARSNEY RD	86.55
			28605 E HWY AA	129.37
			618 JAMES ROLLO CT	11.18
		CHUX TRUX	MOLDED LINER, PLASTIC FLOO	85.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	279.36
			MEDICARE	65.34
			TOTAL:	3,817.03
COMMUNITY CENTER	PARK FUND	FERGUSON ENTERPRISES INC	REPAIR SHOWER VALVE	24.99
		BATTS COMMUNICATIONS SERVICES INC	MAY 20 MAINTENANCE	12.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	138.38
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	12.00
		COMCAST - HIERARCY ACCT	COMM CENTER	198.90
		MIDWEST PUBLIC RISK	DENTAL	17.59
			HSA	287.74
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		ROYAL ROOTER & PLUMBING LLC	CC PLUMBING REPAIRS	210.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	14.60
		VERIZON WIRELESS	CELLULAR SERVICE	43.06
		EVERGY	713 MAIN ST	787.26
			713 MAIN #A	160.90
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	107.80
			MEDICARE	25.22
			TOTAL:	2,115.94
POOL	PARK FUND	ROYAL ROOTER & PLUMBING LLC	POOL PLUMBING REPAIRS	350.00
			TOTAL:	350.00
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	149.54
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	17.31
			OPEN ACCESS	25.23
			OPEN ACCESS	26.49
			HSA	60.42
			HSA	72.52
			HSA	76.47
			VISION	3.10
			VISION	1.34
			VISION	2.19
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	14.96
			HSA - GRAIN VALLEY, MO	79.01
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	2.58
		ICMA RC	ICMA 457	19.35
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	421.87
			SOCIAL SECURITY	292.68
			MEDICARE	68.46
			TOTAL:	1,411.75
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	04/12-05/11 OFFICE 365	147.60
		BATTS COMMUNICATIONS SERVICES INC	MAY 20 MAINTENANCE	12.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		FELDMANS FARM & HOME	2" FPT 4 BOLT VALVE	8.39
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	383.86
		ADVANCE AUTO PARTS	BRAKE PAD SET	34.29
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	31.77
		COMCAST - HIERARCY ACCT	CITY HALL	12.13
			CITY HALL	34.12
			PW	22.67
			PW	35.18
			PW	62.52
		OREILLY AUTOMOTIVE INC	64OZ PROTECT/CLEANING WIPE	5.00
			OIL/AIR/FIEL FILTER	14.61
		ORKIN	APRIL SERVICE	11.63
			12/18/2017 SERVICE	5.95
		BLUE SPRINGS WINWATER CO	METER PIT	60.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	120.35
		CONTINENTAL RESEARCH CORP	IVY SHIELD	59.11
		USABLUEBOOK	FIRE HYDRANT GAUGE	76.31
		HOME DEPOT CREDIT SERVICES	CONTRACTOR BAGS/LED LANTER	19.37
			CONTRACTOR BAGS/LED LANTER	13.80
		GOODYEAR COMMERCIAL TIRE	2) GY 235/85R16 ENDURANCE	45.00
		KC WHOLESALE	CLAMP	4.44
			FUEL FILTER HOUSING	90.00
			STRAIGHT FITTING/END FITTI	24.85
		MIDWEST PUBLIC RISK	DENTAL	13.95
			DENTAL	65.38
			OPEN ACCESS	118.93
			OPEN ACCESS	72.08
			OPEN ACCESS	103.25
			HSA	284.86
			HSA	170.48
			HSA	249.76
			HSA	298.08
		HSA BANK	HSA - GRAIN VALLEY, MO	29.43
			HSA - GRAIN VALLEY, MO	154.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	41.80
		JOHN DEERE FINANCIAL	FULL PORT VALVE2IN	17.20
		VERIZON WIRELESS	CELLULAR SERVICE	72.63
			CELLULAR SERVICE	6.45
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	26.19
			PW/WOLTZ UNIFORMS	26.25
		LAMP RYNEARSON INC	Engineering Services	2,420.00
		QUALITY CUSTOM CONCEPTS INC	CONCRETE REPAIR	5,085.46
		KIRBY-SMITH MACHINERY INC	SKIDSTEER RENTAL	440.00
			SKIDSTEER RENTAL	440.00
		EVERGY	655 SW EAGLES PKWY	37.86
			618 JAMES ROLLO CT	102.93
			AA HWY & SNI-A-BAR	32.53
			702 SW EAGLES PKWY	38.86
			GRAIN VALLEY ST LIGHTS	12,086.14
			618 JAMES ROLLO CT	22.37
			711 MMAIN ST CITY HALL	79.09
		VARITECH INDUSTRIES INC	CALCIUM STORAGE TANKS	812.27
		SUMMIT TRUCK GROUP	SENSOR	29.41
			GASKET	13.19
			SENSOR	23.66
			CLEAN DPF FILTER	57.80

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				BUNG REPAIRS	75.60
		INTERNAL REVENUE SERVICE		SOCIAL SECURITY	292.68
				MEDICARE	68.45
				TOTAL:	25,244.73
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	LAMP RYNEARSON INC		TRAFFIC ENG SERVICES	420.00
				TOTAL:	420.00
NON-DEPARTMENTAL	MKTPL TIF-PR#2 SPE	UMB BANK		MKTPL TIF, PRO #2, SALES,	35,843.64
				TOTAL:	35,843.64
NON-DEPARTMENTAL	MKT PL CID-PR2 SAL	UMB BANK		CID/USE	14,153.04
				CID/USE UNCAPTURED	13,728.44
				TOTAL:	27,881.48
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER		KC EARNINGS TAX WH	8.71
		MO DEPT OF REVENUE		MISSOURI WITHHOLDING	1,033.26
		FAMILY SUPPORT PAYMENT CENTER		DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE		APR 20 SALES TAX	3,272.36
				APR 20 SALES TAX	65.45-
		AFLAC		AFLAC PRETAX	36.54
				AFLAC-W2 DD PRETAX	88.33
		MISCELLANEOUS	JASMINE INVESTMENTS	20-101100-07	4.82
			MEIER, EMMA LOU	20-111400-01	15.54
			SIMPSON, MIKAYLA	20-122300-09	104.86
			COOLIDGE, JOHN	20-151080-01	33.67
			EPPING, LAURA D.	20-151740-05	15.54
			CHEOK, ESTER	20-199490-12	0.03
			BROTHERS, SARAH	20-199760-14	59.42
			SCHLOBOHM, JASON	20-260970-02	15.78
			HENDERSON, MARKUS	20-562230-03	65.54
			WALDROP, STEPHANIE	20-562290-07	65.54
			HAHN, ELIZABETH	20-567228-01	65.54
			SIONS, ERIC	20-568180-06	43.46
			MCCLAIN, TERRY	20-621800-02	29.59
			FUNNELL, JOSHUA R.	20-621970-02	15.54
			TAGGART, KATHIE	20-700170-13	31.08
			BURNS, CODY	20-701090-18	65.54
			SCHALLER, TIMOTHY D	20-701170-12	34.52
			GOLTL, CODY	20-701450-08	15.54
			WOLFE, BILLIE	20-707010-02	15.54
			DANIEL, MATTHEW	20-707180-01	14.82
			Y5 DEVELOPMENT	20-721011-00	13.12
			Y5 DEVELOPMENT	20-721050-00	13.88
		MIDWEST PUBLIC RISK		DENTAL	108.75
				OPEN ACCESS	100.90
				OPEN ACCESS	90.82
				OPEN ACCESS	123.61
				HSA	281.96
				HSA	543.83
				HSA	467.45
				VISION	12.38
				VISION	10.03
				VISION	13.14
				VISION	24.06
		HSA BANK		HSA - GRAIN VALLEY, MO	109.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	431.97
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	62.95
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.29
		ICMA RC	ICMA 457 %	75.40
			ICMA 457	201.68
			ICMA ROTH IRA	144.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,079.64
			SOCIAL SECURITY	1,980.76
			MEDICARE	463.25
			TOTAL:	13,721.51
WATER	WATER/SEWER FUND	NETSTANDARD INC	04/12-05/11 OFFICE 365	295.20
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	593.06
			20 BILL PRINT & MAIL	114.15
		BATTS COMMUNICATIONS SERVICES INC	MAY 20 MAINTENANCE	50.00
		FELDMANS FARM & HOME	2" FPT 4 BOLT VALVE	16.80
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,307.88
		ADVANCE AUTO PARTS	BRAKE PAD SET	68.59
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	99.93
		COMCAST - HIERARCY ACCT	CITY HALL	21.91
			CITY HALL	58.60
			PW	45.34
			PW	50.00
			PW	100.00
		OREILLY AUTOMOTIVE INC	64OZ PROTECT/CLEANING WIPE	9.99
			OIL/AIR/FIEL FILTER	29.21
		ORKIN	APRIL SERVICE	23.26
			12/18/2017 SERVICE	11.91
		BLUE SPRINGS WINWATER CO	METER PIT	120.00
			METER PIT	210.00
			600) RUBBER METER GSK	114.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	240.68
		CONTINENTAL RESEARCH CORP	IVY SHIELD	118.24
		USABLUEBOOK	FIRE HYDRANT GAUGE	123.54
		HOME DEPOT CREDIT SERVICES	CONTRACTOR BAGS/LED LANTER	38.74
			CONTRACTOR BAGS/LED LANTER	27.60
		GOODYEAR COMMERCIAL TIRE	2) GY 235/85R16 ENDURANCE	90.00
		KC WHOLESALE	CLAMP	8.87
			FUEL FILTER HOUSING	180.00
			STRAIGHT FITTING/END FITTI	49.69
		MIDWEST PUBLIC RISK	DENTAL	43.50
			DENTAL	205.88
			OPEN ACCESS	237.86
			OPEN ACCESS	216.24
			OPEN ACCESS	156.41
			OPEN ACCESS	240.92
			HSA	664.71
			HSA	668.12
			HSA	936.61
			HSA	911.02
		HSA BANK	HSA - GRAIN VALLEY, MO	144.14
			HSA - GRAIN VALLEY, MO	455.77
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	140.36
		JOHN DEERE FINANCIAL	FULL PORT VALVE2IN	34.38
		VERIZON WIRELESS	CELLULAR SERVICE	145.26
			CELLULAR SERVICE	15.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	52.39
			PW/WOLTZ UNIFORMS	52.36
		KIRBY-SMITH MACHINERY INC	SKIDSTEER RENTAL	880.00
			SKIDSTEER RENTAL	880.00
		EVERGY	825 STONEBROOK DR	80.40
			1301 TYER RD UNIT A	122.55
			618 JAMES ROLLO CT	128.67
			110 SNI-A-BAR BLVD	75.45
			1301 TYER RD UNIT B	204.69
			618 JAMES ROLLO CT UNIT B	1,812.89
			618 JAMES ROLLO CT	27.96
			711 MMAIN ST CITY HALL	158.17
			1012 STONEBROOK LN	75.61
		VARITECH INDUSTRIES INC	CALCIUM STORAGE TANKS	1,624.54
		CENTRAL POWER SYSTEMS &	ANNUAL GENERATOR MAINT	1,095.00
		SUMMIT TRUCK GROUP	SENSOR	58.81
			GASKET	26.37
			SENSOR	47.32
			CLEAN DPF FILTER	115.60
			BUNG REPAIRS	151.20
		NEPTUNE TECHNOLOGY GROUP INC	E-CODER METERS	778.95
			WATER METER PARTS	1,625.52
			WATER METERS	9,556.00
			WATER METERS	30.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	990.39
			MEDICARE	231.65
			TOTAL:	30,316.33
SEWER	WATER/SEWER FUND	NETSTANDARD INC	04/12-05/11 OFFICE 365	295.20
		CITY OF BLUE SPRINGS	1ST QTR USAGE JAN-MAR 2020	150,343.27
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	593.06
			20 BILL PRINT & MAIL	114.16
		BATTS COMMUNICATIONS SERVICES INC	MAY 20 MAINTENANCE	50.00
		FELDMANS FARM & HOME	2" FPT 4 BOLT VALVE	16.80
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,307.83
		ADVANCE AUTO PARTS	BRAKE PAD SET	68.59
		STANDARD INSURANCE CO	MAY 20 STANDARD LIFE INSUR	99.93
		COMCAST - HIERARCY ACCT	CITY HALL	21.91
			CITY HALL	58.60
			PW	45.34
			PW	50.00
			PW	100.00
		OREILLY AUTOMOTIVE INC	64OZ PROTECT/CLEANING WIPE	9.99
			OIL/AIR/FIEL FILTER	29.21
		ORKIN	APRIL SERVICE	23.27
			12/18/2017 SERVICE	11.91
		BLUE SPRINGS WINWATER CO	METER PIT	120.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	240.68
		CONTINENTAL RESEARCH CORP	IVY SHIELD	118.24
		ACE PIPE CLEANING INC	CCTV INSPECTION	1,782.00
		USABLUEBOOK	FIRE HYDRANT GAUGE	123.54
		HOME DEPOT CREDIT SERVICES	CONTRACTOR BAGS/LED LANTER	38.74
			CONTRACTOR BAGS/LED LANTER	27.60
		GOODYEAR COMMERCIAL TIRE	2) GY 235/85R16 ENDURANCE	90.00
		KC WHOLESALE	CLAMP	8.87
			FUEL FILTER HOUSING	180.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			STRAIGHT FITTING/END FITTI	49.69
		MIDWEST PUBLIC RISK	DENTAL	43.44
			DENTAL	205.92
			OPEN ACCESS	237.85
			OPEN ACCESS	216.22
			OPEN ACCESS	156.40
			OPEN ACCESS	240.93
			HSA	664.71
			HSA	668.08
			HSA	936.62
			HSA	911.02
		HSA BANK	HSA - GRAIN VALLEY, MO	144.15
			HSA - GRAIN VALLEY, MO	455.73
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2020 DISABILITY	140.36
		JOHN DEERE FINANCIAL	FULL PORT VALVE2IN	34.38
		VERIZON WIRELESS	CELLULAR SERVICE	145.26
			CELLULAR SERVICE	15.07
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	52.39
			PW/WOLTZ UNIFORMS	52.36
		KIRBY-SMITH MACHINERY INC	SKIDSTEER RENTAL	880.00
			SKIDSTEER RENTAL	880.00
		EVERGY	925 STONEBROOK DR	23.14
			WOODLAND DR	208.08
			405 JAMES ROLLO DR	227.95
			1326 GOLFVIEW DR SEWER	110.05
			618 JAMES ROLLO CT	128.66
			WINDING CREEK SEWER	23.19
			618 JAMES ROLLO CT	27.96
			711 MMAIN ST CITY HALL	158.17
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		VARITECH INDUSTRIES INC	CALCIUM STORAGE TANKS	1,624.53
		SUMMIT TRUCK GROUP	SENSOR	58.81
			GASKET	26.37
			SENSOR	47.32
			CLEAN DPF FILTER	115.60
			BUNG REPAIRS	151.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	990.34
			MEDICARE	231.57
			TOTAL:	167,321.68

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

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

100	GENERAL FUND	81,308.07
200	PARK FUND	16,433.80
210	TRANSPORTATION	26,656.48
280	CAPITAL PROJECTS FUND	420.00
302	MKTPL TIF-PR#2 SPEC ALLOC	35,843.64
321	MKT PL CID-PR2 SALES/USE	27,881.48
600	WATER/SEWER FUND	211,359.52
	GRAND TOTAL:	399,902.99

TOTAL PAGES: 12

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 4/18/2020 THRU 5/01/2020
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

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

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:YES

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Public Hearing

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Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	5/11/2020	
BILL NUMBER	B20-09	
AGENDA TITLE	**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.1 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS) TO DISTRICT M-1 (LIGHT INDUSTRIAL)**	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To allow custom manufacturing	
BACKGROUND	AvidAir International has been in business for over 28 years in Lee's Summit, Missouri. Mr. Craig Rookstool wishes to move business to Grain Valley. AvidAir has been successful in overhauling and repairing compressor case assemblies in aircraft helicopters.	
SPECIAL NOTES	The surrounding property is zoned District M-1. In reviewing the preferred land use plan within the 2014 Comprehensive Plan, the plan illustrates this area to be Business Park. The rezoning and proposed land use would be consistent with the character and intent of the preferred land use plan for the City.	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.	

BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, March 11, 2020. The Commission unanimously recommended approval on the change of zoning
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Application, Project Narrative, Staff Report, Article, Certificate of Survey, Aerial Map

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

BILL NO. *B20-09*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.1 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS) TO DISTRICT M-1 (LIGHT INDUSTRIAL).

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

WHEREAS, a public hearing was held on March 11, 2020 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to District M-1 (Light Industrial) on approximately 3.1 acres generally located north of R.D. Mize Road on the west side of the intersection of Pavilion Drive and Golfview Drive, aka 1206 Pavilion Drive; 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 April 13, 2020; and

WHEREAS, in reviewing the City's 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long-range land use plan; and

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

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

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

Legal Description:
Commencing at the Southwest Corner of the Southeast Quarter of Section 28, Township 49, Range 30, in Blue Springs, Jackson County, Missouri; Thence along the west line of the Southeast Quarter of said Section 28, North 00 Degrees 43 Minutes 33 Seconds West (This Bearing and All Following Bearings Being Based On The Centerline of Survey For Interstate Highway 70 As having A Bearing Of North 83 Degrees 29 Minutes 15 Seconds West), 287.97 feet to a point; Thence North 89 Degrees 58 Minutes 45 Seconds East, 916.83 Feet To A Point of the East Line of Blue Springs City Limits, Said Point Being On The West line of Grain Valley City Limits and the Point Of Beginning; Thence Along The West City Limits Line of Grain Valley, North 00 Degrees 06 Minutes 06 Seconds West, 215.62 Feet; Thence Continuing Along

Said City Limits Line, North 30 Degrees 15 Minutes 26 Seconds West, 74.39 Feet; Thence Continuing Along Said City Limits Line, North 05 Degrees 59 Minutes 32 Seconds East, 307.45 Feet To A Point On The Southerly Right Of Way Line of Interstate Highway 70, As Now Established; Thence Along the Southerly Right Of Line, South 83 Degrees 29 Minutes 15 Seconds East 233.34 Feet To A Point On The East Line Of The West 70 Acres Of The Southeast Quarter Of Said Section 28; Thence South, Along The East Line Of The West 70 Acres of the Southeast Quarter Of Said Section 28, South 00 Degrees 31 Minutes 38 Seconds East, 599.12 Feet; Thence South 89 Degrees 58 Minutes 45 Seconds West, 231. 21 Feet To The Point Of Beginning. AKA 1206 Pavilion Drive.

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_____, *2020*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN STRATTON	_____
ALDERMAN TOTTON	_____	ALDERMAN WEST	_____

Mayor _____ (in the event of a tie only)

Approved as to form:

_____
Lauber Municipal Law
City Attorney

_____
Mike Todd
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

Grain Valley
Come Home To Opportunity

711 Main Street
Grain Valley, MO 64029
816.847.6220
816.847.6206 fax
www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 1206 N. PAVILION

Subdivision: _____ **Lot #:** _____ **Zoning District:** _____

Description of Request: CHANGE C2 TO M1

APPLICANT INFORMATION

Name: CRAIG ROOKSTOOL

Company: CR AEROSPACE, LLC DBA AVIDAIR INTERNATIONAL

Address: 212 NE MAIN ST, UNIT D LEES SUMMIT, MO 64063

Telephone: 816-246-4527 **Fax:** 816-246-5341 **E-mail:** CRAIG@AVIDAIR.COM

Property Owner: DISCOVERY CHURCH OF BLUE SPRINGS

Additional Contact(s): _____

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
✓	Rezoning 1 ▪ 2 ▪ 5 ▪ 10 ▪ 11 ▪ 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 ▪ 2 ▪ 10 ▪ 11 ▪ 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 ▪ 10 ▪ 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 ▪ 3 ▪ 4 ▪ 14	5	Preliminary Development/ Site Plan (6 copies)
	Final Plat/ Lot Split 1 ▪ 6 ▪ 12 ▪ 13 ▪ 14 ▪ 15	6	Final Plat (6 copies)
	Preliminary Development/Site Plan 1 ▪ 3 ▪ 5 ▪ 8 ▪ 9 ▪ 14	7	Final Development/ Site Plan (6 copies)
	Final Development/Site plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 14 ▪ 15	8	Landscaping Plan (6 copies)
	Site Plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 12▪ 14 ▪ 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 ▪ 14 ▪ 16 ▪ 17	10	Written description of the proposal
	Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.		12	Construction plans for all public works improvements (6 copies)
		13	Copies of tax certificates from City and County
		14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15	Off-site easements if necessary
		16	Survey of vacation area
		17	Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

_____ 1/25/2020
Applicant's Signature **Date**

_____ _____
Applicant's Signature **Date**

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AvidAir
CARBON FIBER

www.avidair.com

February 05, 2020

Mark Trosen
City of Grain Valley
711 S. Main Street
Grain Valley, MO 64029

AvidAir International seeks to change the current zoning of 1206 N. Pavilion, Grain Valley, MO 64029 from C2 to M1 for conducting business activities. These business activities have been in progress for over 28 years in Downtown Lee's Summit, Mo at 212 NE Main Street, which is zoned as Planned Industrial (PI). The AvidAir business has been successfully engaged in the business of overhauling and repairing compressor case assemblies for the Rolls-Royce Model 250 Series I (250-C18) and the Series II which includes C20, C20B, C20C (T63-720), C20F, C20J and C20W. The overhaul work is accomplished in accordance with the Rolls-Royce 10W3 Overhaul Manual and other FAA and EASA Accepted process specification data. (See attachment for details)

AvidAir has grown to successfully supply compressor case overhauls to all types of customers world-wide which includes but is not limited to:

- Emergency Medical Services (EMS) Fleets
- Army Fleet Support
- Agriculture Fleets
- Airborne Law Enforcement
- Sightseeing Tour Companies
- Engine Overhaul Shops

AvidAir International has its own in house Okuma CNC Machining center, Charmilles EDM center, Trimos Vertical III measuring system and a Romer / CimCore CMM along with the full complement of lathe and machining tools one would expect to find in a well-suited shop. Other process equipment would include multiple Empire and Zero Blast Cabinets, Sullaire Rotary Air Compressor with air treatment technology, Sulzer Metco Metal Spray equipment, Grieve Process Oven, Cincinnati Sub-Zero temperature chamber, 2 each Delta process ovens, 2 each Delta Thermal Cycle test chambers as well as environmentally controlled dust hoods and work chambers.

Respectfully submitted,

Craig Rookstool

212 North Main, Suite D. Lee's Summit, MO 64063-2073 • FAA CRS XV7R835J / EASA 145.5677 • T 816-246-4527 F 816-246-5341

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Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

BOA Staff Report
Craig Rookstool – CR Aerospace, LLC
April 13, 2020

ACTION:
CR Aerospace, LLC dba AvidAir International is requesting a change of zoning from District C-2 (General Business) to District M-1 (Light Industrial) on a 3.1-acre tract of land.

The 3.1-acre tract of land is generally located north of R.D. Mize Road on the west side of the intersection of Pavilion Drive and Golfview Drive, aka 1206 Pavilion Drive.

PURPOSE:
AvidAir International has been in business for over 28 years in Lee's Summit, Missouri. AvidAir has been successful in overhauling and repairing compressor case assemblies in aircraft helicopters. The business is custom manufacturing. Custom manufacturing is an allowable land use in District M-1.

ANAYLSIS:
The property is currently zoned District C-2. There is a metal building and paved parking lot on the property. The building is being used for a church.

The parking area has enough spaces to accommodate AvidAir's employees and patrons.

The property to the east and south is zoned District M-1. The property to the east is the location for Brass Armadillo. The property to the south is vacant. Interstate 70 is north of the site. The property to the west is undeveloped and located within city limits of Blue Springs.

The proposed use does not adversely affect properties in the general vicinity.

COMPREHENSIVE PLAN:
In reviewing the preferred land use plan within the 2014 Comprehensive Plan, the plan illustrates this area to be Business Park. The proposed rezoning and land use would be consistent with the character and intent of the preferred land use plan for the City.

PUBLIC INFORMATION AND PROCESS:
Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed change of zoning area.

PLANNING AND ZONING COMMISSION: The Commission held a public hearing on March 11, 2020. The Commission unanimously recommended approval for change of zoning.

STAFF RECOMMENDATION:
Staff recommends approval of the change in zoning from District C-2 (General Business) to District M-1 (Light Industrial).

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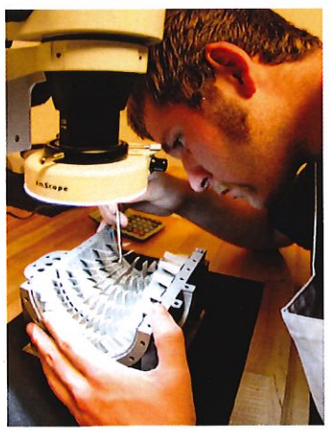
AvidAir HAS THE SOLUTION

CRAIG ROOKSTOOL'S PATENTED, DURABLE CARBON FIBER COMPOSITE LINING FOR THE MODEL 250 SERIES TURBINE ENGINE COMPRESSOR CASES INCREASES LIFESPAN AND REDUCES COSTLY DOWNTIME.

BY LAURIE J. BLAKE | PHOTOS COURTESY OF AVIDAIR

"Our goal rema
product quality
manner, at a re
a friendly attitu
— Craig Rookstool, pres

AvidAir
CARBON FIB
avidair.com | 816-246-45
Visit us at Booth #9257



"When you hear customers constantly say, 'Someone needs to improve this product,' it's time to come up with a solution," said Craig Rookstool, president and director of operations for AvidAir International.

So, in 2010, that's what Rookstool and AvidAir did when they launched a new carbon fiber (CF) composite lining for the compressor case of the Rolls-Royce Model 250 Series I and Series II turbine engines.

This revolutionary product has not only proven its efficacy over the last six to seven years, but is now patented as US9482114 B2.

PRODUCT IMPROVEMENT

Rookstool has been operating AvidAir International since 1991 and has been producing compressor case overhaul services since 1994.

Despite the engine's hardiness, however, the entire industry is said to have experienced consistent service difficulties in one particular area—the plastic lining of the compressor case.

Rookstool said this original plastic lining cannot withstand the thermal cycles of engine start and stop. The heat expansion and contraction produces cracks that allow environmental elements and wash solutions to enter those cracks and begin to debond the lining from the case structure, lifting the plastic on the inner lining of the compressor case assembly, he said.

"So we all suffered from the inferior design of the plastic and, of course, hearing the feedback from customers, I decided to modify that lining with a carbon fiber composite and get FAA [Federal Aviation Administration] approval. I did that in 2010," said Rookstool. "The carbon fiber composite makes the lining more durable so it can withstand those cycles. The cracks will not propagate or grow, allowing for elements to reach the bonded surface of the skin."

"It took about a year and a half of testing—on-aircraft and in-laboratory testing, of course, FAA approved engineering and approval, to bring to market," said Rookstool. "With that we protected our trade secrets then applied for [a] patent, as it was a revolutionary improvement and technology that needed to be protected."

Rookstool went on to say: "With the plastic lining, the compressor case only lasts between 300 to 600 hours before it starts cracking and then sections come out. This problem still exists for those with the 'old formula.'"

It's a financial burden for operators—the part costs $10,000 and it lasts 300 hours, said Rookstool. "Plus, of course, the helicopter may be out of commission for three to five days or longer while waiting for parts and installation."

The carbon fiber lining, however, is proving to have a much longer life.

"We have our CF cases coming back on exchange after 3,500 hours—still serviceable," said Rookstool.

SATISFIED CUSTOMERS

"Customers are saving thousands of dollars because they don't have to remove and replace so often. These customers tell other operators—so we see new customers every month," said Rookstool. "It's great word of mouth, simply by being out there performing. These things sell themselves!"

Said Marc-Anton Corominas, managing director of Heliwork Services Ltd. in the U.K., "The customer has decided to go ahead with the carbon case. As we have now seen one of your compressor cases after two years in service, and we were very pleased with the performance, we will be recommending this upgrade to all our customers."

Adam Cavanagh, turbines manager with Oceania Aviation of Auckland, New Zealand, has worked with Rookstool and AvidAir for more than 10 years.

"We have stocked and promoted the AvidAir carbon fiber style cases exclusively ever since their initial release, and to date have sold in excess of 200 sets," said Cavanagh. "Our customers have enjoyed the greatly improved durability of this product and still demand the 'new' carbon fiber cases, despite the fact they have been the benchmark for years now.

"In New Zealand's harsh operating environment, AvidAir carbon cases have proven themselves to be the most durable product out there. The linings routinely last three times longer than anyone else's. Oceania Turbines recommends this product to all 250 operators without hesitation."

Rookstool has done the math for his customers:

- The carbon fiber case cost is roughly $4.34 per hour at 2,500 hours time between overhaul (TBO) average, versus the original plastic lined case cost of $18.02 per hour TBO, when lasting an average of 600 hours, he said;
- Performance over the TBO remains efficiently high, which results in higher torque, lower operating turbine outlet temperature, lower specific fuel consumption, also resulting in less turbine degradation. This cooler and more efficient operating condition may also result in cost savings at turbine overhaul;
- 100 percent, two-year or 1,200-hour warranty policy—the carbon fiber case comes with a blue log card and warranty registration;
- Only original equipment manufacturer (Rolls-Royce) vane assembly detail replacement parts are used at overhaul.

Although AvidAir is not a Rolls-Royce authorized maintenance center, it has been servicing the Rolls-Royce engine since 1994 and has a long-standing relationship with hundreds of satisfied operators and engine shops worldwide. With the fleet of more than 2,000 carbon fiber cases delivered to the field, Rookstool said he is finding that many of his customers are independently stocking AvidAir's carbon fiber cases and routinely delivering them to their independent or Rolls-Royce authorized engine shop of choice for installation.

One thing is very clear: Rookstool thrives on the satisfaction of his customers. "Like it or not, it is a team effort in our industry to maintain a healthy fleet of helicopters," he said. "I'm very pleased to do my part."

"AvidAir has a proven, revolutionary, quality product that engine shops and operators are installing with confidence worldwide. Our goal remains the same: Keep product quality high, in a timely manner, at a reasonable price, with a friendly attitude. I would like to see more new and satisfied customers less often for a sale, than a returning, dissatisfied, captive customer seeking a warranty claim," Rookstool concluded.

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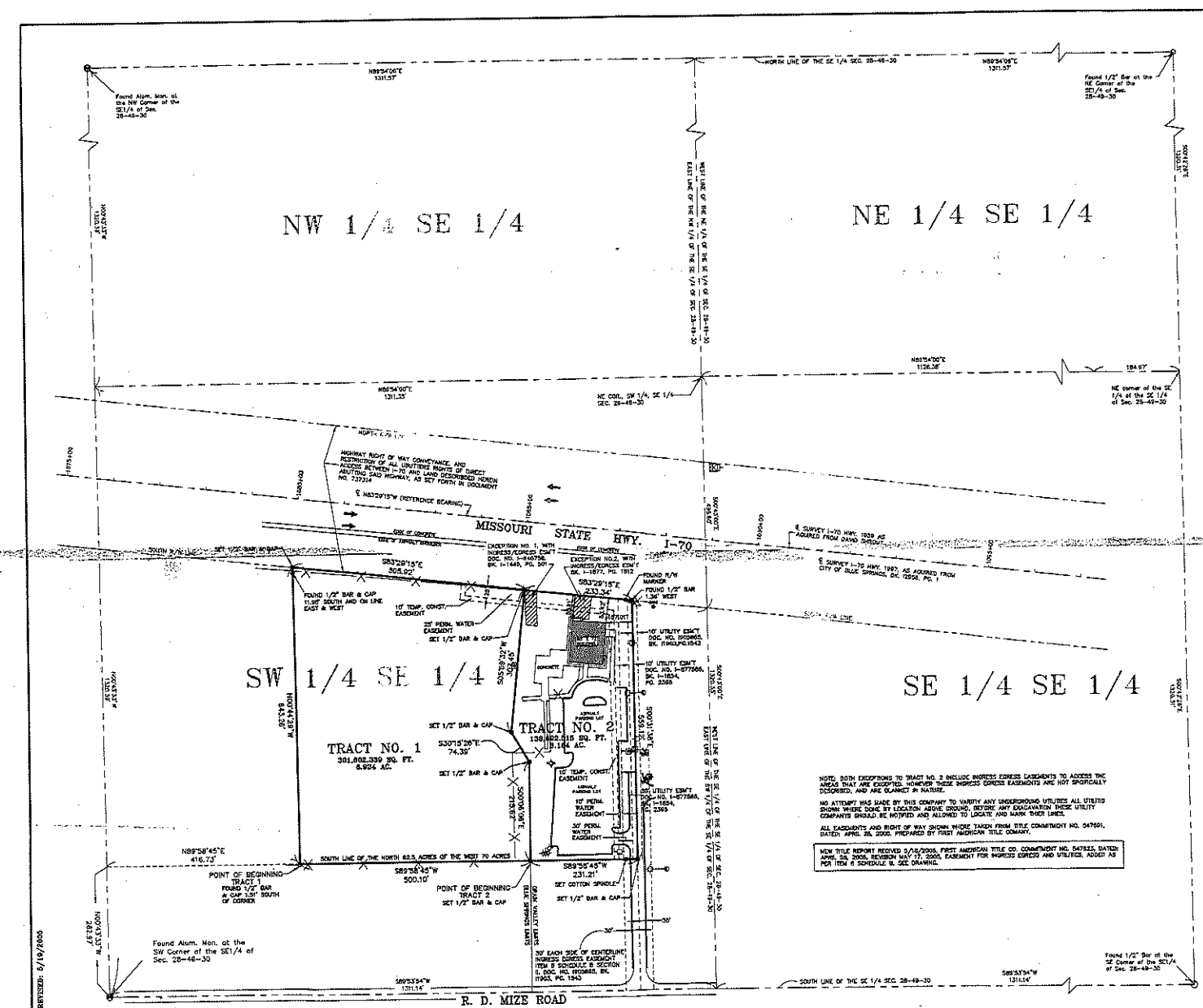
CERTIFICATE OF SURVEY

OF ALL THAT PART OF THE NORTH 62.5 ACRES OF THE WEST 70 ACRES OF THE SE 1/4 OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST, PART IN BLUES SPRINGS, AND PART IN GRAINVALLEY, ALL IN JACKSON COUNTY, MISSOURI


NW 1/4 SE 1/4
NE 1/4 SE 1/4
SW 1/4 SE 1/4
SE 1/4 SE 1/4
MISSOURI STATE HWY. I-70
R. D. MIZE ROAD
TRACT NO. 1
301,602.339 SQ. FT.
6.924 AC.
TRACT NO. 2
130,602.515 SQ. FT.
3.164 AC.
POINT OF BEGINNING TRACT 1 FOUND 1/2" BAR & CAP 1.28' SOUTH OF CORNER
POINT OF BEGINNING TRACT 2 SET 1/2" BAR & CAP
Found Alum. Mon. at the NW Corner of the SE1/4 of Sec. 28-49-30
Found Alum. Mon. at the SW Corner of the SE1/4 of Sec. 28-49-30
Found 1/2" Bar at the NE Corner of the SE1/4 of Sec. 28-49-30
Found 1/2" Bar at the SE Corner of the SE1/4 of Sec. 28-49-30
NORTH LINE OF THE SE 1/4 SEC. 28-49-30
SOUTH LINE OF THE SE 1/4 SEC. 28-49-30
SOUTH LINE OF THE NORTH 62.5 ACRES OF THE WEST 70 ACRES
EXCEPTION NO. 1, WITH INGRESS/EGRESS EOM'T DOC. NO. I-840758, BK. I-1449, PG. 501
EXCEPTION NO. 2, WITH INGRESS/EGRESS EOM'T BK. I-1877, PG. 1812
HIGHWAY RIGHT OF WAY CONVEYANCE, AND RESTRICTION OF ALL UNITTERS RIGHTS OF DIRECT ABUTTING SAID HIGHWAY, AS SET FORTH IN DOCUMENT NO. 737314
FOUND 1/2" BAR & CAP 11.98' SOUTH AND ON LINE EAST & WEST
10' TEMP. CONST. EASEMENT
30' PERM. WATER EASEMENT
SET 1/2" BAR & CAP
FOUND R/W MARKER
FOUND 1/2" BAR 1.36' WEST
10' UTILITY EOM'T DOC. NO. I-910865, BK. I-1540, PG. 1543
10' UTILITY EOM'T DOC. NO. I-877586, BK. I-1874, PG. 2369
30' PERM. WATER EASEMENT
SET COTTON SPINDLE
30' EACH SIDE OF CENTERLINE INGRESS EGRESS EASEMENT ITEM 8 SCHEDULE B SECTION 1, DOC. NO. I-910865, BK. I-1540, PG. 1543
N83°29'15"W (REVERSE BEARING)
S83°29'15"E 233.34'
S83°29'15"E 505.92'
S30°15'26"E 74.39'
S89°58'45"W 231.21'
S89°58'45"W 500.10'
N89°58'45"E 416.73'
S89°33'34"W 1311.14'
N89°54'00"E 1311.37'
N89°54'00"E 1311.35'
N89°54'00"E 1126.38'
184.97'
NE COR. SW 1/4 SE 1/4 SEC. 28-49-30
NE corner of the SE 1/4 of the SE 1/4 of Sec. 28-49-30
EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 28-49-30
WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 28-49-30
EAST LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28-49-30
WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28-49-30
N00°43'30"W 845.35'
N00°43'30"W 26.37'
S00°06'30"E 213.32'
S00°06'30"E 1320.55'
S00°06'30"E 1320.55'
S00°27'25"E 1320.55'
S00°27'25"E 1320.55'
S00°27'25

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Discovery Church Property

2/5/2020 8:35:15 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Tax Parcels

Tax Parcel

Condo

Address

Ownership

Jackson County, MO

Jackson County MO GIS Department, Jackson County, MO GIS Department,

Jackson County, MO GIS Dept

(c) Jackson County, Missouri.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	5/11/2020	
BILL NUMBER	B20-10	
AGENDA TITLE	**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A MEDICAL MARIJUANA CULTIVATION FACILITY ON APPROXIMATELY 6 ACRES**	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	The applicant, Missouri Made Marijuana (MMM) LLC, is requesting approval of a conditional use permit to operate a medical marijuana cultivation facility on approximately 6 acres. The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 and north of the Penny's Concrete facility.	
BACKGROUND	Penny's Concrete, Inc. owns approximately 26 acres in area. MMM has a contract to purchase approximately 6 acres north of the existing concrete batch facility. The property is zoned District M-1 (Light Industrial).	
SPECIAL NOTES	Per Section 425.050 of the City's Code of Ordinances, a medical marijuana cultivation facility may be allowed by Conditional Use Permit in District M-1 (Light Industrial).	
ANALYSIS	Please refer to Staff Report	

PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the applicant's property were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning & Zoning Commission held a public hearing on Wednesday, March 11, 2020. The Commission recommended approval of the conditional use permit subject to 5 conditions that are outlined in ordinance.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Staff Report, Application, Penny's Concrete Consent, State License, Applicant's Narrative, CJCFPD Comments, Site Plans, Grading Plan, Utility Plan, Landscape Plan, Floor Plan.

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

BILL NO. *B20-10*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA CULTIVATION FACILITY

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

WHEREAS, a public hearing was held on March 11, 2020 in which the Planning and Zoning Commission recommended approval of a conditional use permit subject to five conditions for a medical marijuana cultivation facility on approximately 6 acres that is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 and north of Penny's Concrete facility; 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 April 13, 2020; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

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 to operate a medical marijuana cultivation facility is generally described below:

Legal Description:

All that part of the East One-half of the Northeast Quarter of Section 35, Township 49 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence S 88°22'01" E, along the North line of the Northeast Quarter of said Section 35, a distance of 1326.88 feet to the Northwest corner of the East One-half of the Northeast Quarter of said Section 35; thence S 1°47'30" W, along the West line of the East One-half of the Northeast Quarter of said Section 35, a distance of 284.56 feet to the Northeast plat corner of I-70 EAST

INDUSTRIAL PARK, a platted subdivision of land in the City of Grain Valley, Jackson County, Missouri, said point also being a point on the South right-of-way line of U.S. Highway 40/Interstate 70 Highway, as now established; thence S 88°21'59" E, along the South right-of-way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 60.00 feet to the point of beginning; thence continuing S 88°21'59" E, along the South right-of-way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 726.44 feet; thence S 1°49'09" W, a distance of 308.99 feet; thence S 46°49'09" W, a distance of 266.38 feet; thence N 88°10'51" W, a distance of 164.82 feet; thence N 2°51'56" E, a distance of 205.77 feet; thence N 88°12'30" W, a distance of 376.87 feet; thence N 1°47'30" E, a distance of 289.45 feet to the point of beginning, containing 265,536 square feet or 6.0959 acres, more or less.

SECTION 2: The Conditional Use Permit to operate a medical marijuana cultivation facility is hereby approved subject to the following conditions:

1) The Conditional Use Permit is issued only to Missouri Made Marijuana LLC at the approved site and shall not run with the land.

2) If Missouri Made Marijuana LLC's State-issued license is not renewed or is revoked for any reason, then the Conditional Use Permit shall terminate immediately without any additional notice.

3) Missouri Made Marijuana LLC shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri.

4) The perimeter fence for the facility shall be no taller than 8 feet and shall be a wrought iron spike type fence or other similar material.

5) The site plans and landscape plan need to be amended to show the same landscaping materials on the north side of property (swamp white oak and sea green juniper) and pattern will be planted along the frontage on the new public street.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ___day of_____, *2020*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN STRATTON	_____
ALDERMAN TOTTON	_____	ALDERMAN WEST	_____

[B20-10]

Mayor _____ (in the event of a tie only)

Approved as to form:

_____
Lauber Municipal Law
City Attorney

_____
Mike Todd
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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BOA Staff Report
April 13, 2020

ACTION:
Missouri Made Marijuana (MMM) LLC is requesting a Conditional Use Permit to operate a Medical Marijuana Cultivation Facility on approximately 6 acres. The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70. The property is owned by Penny's Concrete, Inc. Penny's Concrete, Inc. has given approval to submit the application.

PURPOSE:
To allow the operation of a medical marijuana cultivation facility under Section 425.050 of the City's Code of Ordinances. A medical marijuana cultivation facility is a facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.

The cultivation of medical marijuana will take place in three fully enclosed buildings on the site. The buildings and site infrastructure will occur in two phases. Phase 1 will entail the construction of one building consisting of over 28,094 square feet and interior drives and parking areas. Phase 2 will entail the construction of two buildings of similar size.

Penny's Concrete, Inc. owns approximately 26 acres in this area. The proposed cultivation facility will be located north of the existing concrete batch plant, that will remain on the property. Upon approval of the Conditional Use Permit, MMM LLC will acquire the 6 acres and it will be plated as a subdivision per the City's Code of Ordinances.

ANALYSIS:
The property is zoned District M-1 (Light Industrial). A medical marijuana cultivation facility may be located as a conditional use permit in District M-1 upon compliance with the provisions in Section 425.050.

The Missouri Department of Health and Senior Services has issued a license (CUL000034) to cultivate medical marijuana at this location. The license was issued until the period ending on December 26, 2020.

The cultivation facility is significantly more than 500 feet to any other medical marijuana facility.

The cultivation facility is significantly more than 750 feet from any existing elementary or secondary school, day care or church.

Site plans for each phase were submitted and a floor plan showing the various activities that will be conducted. In reviewing the site plans and other supplemental plans, staff offers the following comments:

1) The original plan was to extend South Outer Belt Road to the east and then access the property from the north off the proposed road extension. South Outer Belt Road is within the Right-of-Way for I-70. In reviewing the proposed plan with Missouri Department of Transportation Staff, the applicant was advised in writing that this would be a break in access on Interstate Right-of-Way, which would have to be approved Federally, and not likely.

   The applicant re-designed the site plan to illustrate a public street being constructed north and south from South Outer Belt Road. This street will have a 60-foot-wide right-of-way which complies with City Standards for a Collector Street. The Collector Street is 36-foot-wide from back of curb to back of curb. The applicant will need to submit engineering drawings for the street in accordance to city standards and be approved by the City Engineer. As noted on site plan, the pavement material will be concrete. The applicant will construct the street. Per city regulations, the street can terminate at the new entrance for Penny's Concrete.

2) The site plan illustrates a 9-foot-tall chain link fence with 4 strand security wire at top. Referencing Section 400.230 (C.9), the maximum height for a fence in District M-1 is eight foot. Barbed wire is permitted in M-1 district only on brackets over 6 feet fences, for security purposes.

   Understanding that security is a high priority for this facility, there are other fence materials that can be used which would be an aesthetic alternative to the chain link. Staff recommends an 8-foot wrought iron spike type fence like the one in this picture:

3) With the addition of a public street on the west side, the facility's west property is now also a front yard. The site plans and landscape plan need to be amended to show the same landscaping materials and pattern along the north property line will also be planted along the frontage on the new public street.

4) Since buildings 1 and 3 are within three hundred (300) feet of the right-of-way for I-70, the exterior walls visible from right-of-way must comply with Section 400.220 of the city's zoning regulations. On drawing A-200, the building materials consist of brick wainscot with E.I.F.S panels. These materials are permitted exterior building materials under this city code requirement.

The Central Jackson County Fire Protection District has reviewed the submitted plans. The District has provided comments that must be adhere to by the applicant.

The applicant must provide a plan which reasonably shows that the cultivation facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person beyond the boundary of the lot on which the medical marijuana cultivation facility is located.

The applicant's plan is to utilize a custom air cleaning system to mitigate cultivation odors. The custom air quality engineering and ventilation system is environmentally friendly, energy efficient, cleans air and prevents odors from escaping. Air Quality Engineers will perform air monitoring and ventilation studies periodically to confirm the systems effectiveness and change the filters. MMM's company procedures will include air quality awareness training and procedures that relate to odor mitigation. The proposed plan complies with the requirement of the ordinance.

The applicant must provide a security plan for review and approval by the Police Department, which reasonably shows that the cultivation facility can be kept secure from access by unauthorized persons both during after normal operating hours.

The applicant's security plan was reviewed and approved by Chief Beale and his executive staff.

The applicant provided a waste disposal plan. All the facilities' activities associated with waste storage, disposal and recycling shall be tracked by MMM's Inventory Control System and in accordance with proper state regulations. The submitted and proposed practices comply with the requirement of the ordinance.

The applicant has indicated that signage will be minimal for this facility and confirms that all signage will conform to the city's code of ordinances as well as the State guidelines.

Regarding surrounding land uses, the area to the north is Interstate 70. To the west, the property is zoned District M-1 and contains the Mo Country bar. To the south, the Penny's Concrete batch plant. To the east, the property is vacant and is zoned District M-1.

PUBLIC INFORMATION AND PROCESS:
Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION:
Staff recommends approval of the Conditional Use Permit to operate a Medical Marijuana Cultivation Facility on the described site subject to the following conditions:

1) The Conditional Use Permit is issued only to Missouri Made Marijuana LLC at the approved site and shall not run with the land.

2) If Missouri Made Marijuana LLC's State-issued license is not renewed or is revoked for any reason, then the Conditional Use Permit shall terminate immediately without any additional notice.

3) Missouri Made Marijuana LLC shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri.

4) The perimeter fence for the facility shall be no taller than 8 feet and shall be a wrought iron spike type fence or other similar material.

5) The site plans and landscape plan need to be amended to show the same landscaping materials on the north side of property (swamp white oak and sea green juniper) and pattern will be planted along the frontage on the new public street.

PLANNING AND ZONING COMMISSION:
The Planning and Zoning Commission held a public hearing on March 11, 2020. The Commission voted unanimously to recommend approval subject to the 5 conditions presented by Staff.

Grain Valley
Come Home To Opportunity

711 Main Street
Grain Valley, MO 64029
816.847.6220
816.847.6206 fax
www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: South Outer Belt (Penny's Concrete site)

Subdivision: N/A **Lot #:** _____ **Zoning District:** M-1

Description of Request: Special Use Permit for use of property as a medical marijuana cultivation facility

2020 0053

APPLICANT INFORMATION

Name: Randy Black, Sr. c/o Steven Lucas

Company: Missouri Made Marijuana LLC c/o Rouse Frets White Goss Gentile Rhodes, P.C.

Address: 4510 Belleview, Suite 300, Kansas City, MO 64111

Telephone: 816-753-9200 **Fax:** 816-753-9201 **E-mail:** slucas@rousepc.com

Property Owner: Penny's Concrete Inc.

Additional Contact(s): Phelps Engineering; Judd Claussen

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 ▪ 2 ▪ 5 ▪ 10 ▪ 11 ▪ 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
X	Special/Conditional Use Permit 1 ▪ 2 ▪ 10 ▪ 11 ▪ 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 ▪ 10 ▪ 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 ▪ 3 ▪ 4 ▪ 14	5	Preliminary Development/ Site Plan (6 copies)
	Final Plat/ Lot Split 1 ▪ 6 ▪ 12 ▪ 13 ▪ 14 ▪ 15	6	Final Plat (6 copies)
	Preliminary Development/Site Plan 1 ▪ 3 ▪ 5 ▪ 8 ▪ 9 ▪ 14	7	Final Development/ Site Plan (6 copies)
	Final Development/Site plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 14 ▪ 15	8	Landscaping Plan (6 copies)
	Site Plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 12▪ 14 ▪ 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 ▪ 14 ▪ 16 ▪ 17	10	Written description of the proposal
	Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.		12	Construction plans for all public works improvements (6 copies)
		13	Copies of tax certificates from City and County
		14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15	Off-site easements if necessary
		16	Survey of vacation area
		17	Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

Steve Lucas
Applicant's Signature

02/ 10 /20
Date

Agent for Missouri Made Marijuana LLC
Applicant's Signature

Date

Doc. 870982

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CORPORATE CONSENT

State of Kansas)
)ss
County of Johnson)

I, William J. Penny as C.E.O., on behalf of and through the authority of the Board of Directors for **Penny's Concrete, Inc.**, owner of the property described in the application for Special Use Permit and applicable subdivision application, acknowledge the submission of said application on behalf of said corporation and agree to bind the subject property on behalf of said corporation in accordance with the submitted plan and with any representation made by **James C. Bowers, Jr. and Steven M. Lucas with Rouse Frets White Goss Gentile Rhodes, P.C.**

PENNY'S
~~PENNEY'S~~ CONCRETE, INC.

By: William J. Penny
Name: William J. Penny
Tile: C.E.O.

Subscribed and sworn to before me a notary public this 10th day of February 2020.

Judd Claussen
Notary Public

My commission expires:

JUDD D.CLAUSSEN
Notary Public-State of Kansas
My Appt. Expires 3/3/20

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STATE OF MISSOURI

DEPARTMENT OF HEALTH & SENIOR SERVICES

DIVISION OF REGULATION AND LICENSURE

MEDICAL MARIJUANA CERTIFICATE FOR:

MISSOURI MADE MARIJUANA, LLC

301 S. OUTER BELT ROAD E.
GRAIN VALLEY, MO - 64029

LICENSE: CUL000034

IS HEREBY GRANTED A CERTIFICATE *TO CULTIVATE* MEDICAL MARIJUANA AT THE ABOVE NAMED LOCATION IN ACCORDANCE WITH ARTICLE XIV OF THE MISSOURI CONSTITUTION AND THE RULES PROMULGATED THEREUNDER, SUBJECT TO ALL THE PROVISIONS THEREOF AND TO THE REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH & SENIOR SERVICES, MEDICAL MARIJUANA REGULATORY PROGRAM.

THIS LICENSE IS ISSUED FOR THE PERIOD ENDING **12/26/2020**.

LYNDALL FRAKER
DIRECTOR,
SECTION FOR MEDICAL MARIJUANA REGULATION

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City of Grain Valley Conditional Use Permit Application

For Missouri Made Marijuana, L.L.C.

Submitted by:

Steven Lucas
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview, Suite 300,
Kansas City, MO 64111

February 10, 2020

Table of Contents: Conditional Use Permit Application

Conditional Use Permit Application and Site Plan Review Request:

I. Narrative Description of the Proposed Use
II. Medical Marijuana Cultivation Facility Regulations

Attachments:

Attachment – Site Plan and Legal Description
Attachment – Map Depicting General Location of Site
Attachment – Landscaping Plan
Attachment – Building Elevations
Attachment – Floor Plan
Attachment – List of Property Owners within 185 feet
Attachment – Proof of Permission from Property Owner
Attachment – Off-Site Easements, if Necessary

I. Narrative Description of the Proposed Use

Missouri Made Marijuana, LLC, ("MMM") proposes to develop a Medical Marijuana Cultivation Facility ("Project"), in Grain Valley, Missouri. A Medical Marijuana Cultivation Facility is defined in the Code of Ordinances, City of Grain Valley, Missouri ("City Code") as "a facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility."

The Project will be located on property currently zoned M-1 Light Industrial District. MMM is seeking a Conditional Use Permit ("CUP") from the City with the submission of this application pursuant to Sections 400.240 and 425.050 of the City Code. The Project will be designed to meet all applicable Land Use requirements pursuant to Title IV of the City Code.

II. Medical Marijuana Cultivation Facility Regulations

The following pages set forth the criteria for Supplemental Regulations for Medical Marijuana Cultivation Facilities.

SECTION 425.050 – Medical Marijuana Cultivation Facility Siting Requirements

Permitted as a Conditional Use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (1-P) upon satisfactory compliance with the following provisions:

The Project will be located on property currently zoned M-1 Light Industrial District and will fully comply with the following provisions.

A. ***Medical marijuana cultivation facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of Ordinances regarding conditional use permit applications, including, but not limited to the requirements of this section.***

The Project will fully comply with this requirement.

B. ***A medical marijuana cultivation facility shall have the appropriate state license pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this state license, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.***

The Project has obtained a license from the Missouri Department of Health and Senior Services to operate a medical marijuana cultivation facility in the City of Grain Valley, Missouri.

C. ***A medical marijuana cultivation facility shall not be located closer than five hundred (500) feet from any other medical marijuana cultivation facility or medical marijuana facility, except when the facilities share common ownership.***

The Project will fully comply with this requirement.

D. ***No medical marijuana cultivation facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, daycare, or church.***

The Project will fully comply with this requirement.

E. ***An applicant for a medical marijuana cultivation facility conditional use permit shall provide the following plans and documentation for city review and approval:***

1. ***A site plan for a medical marijuana cultivation facility that shall include a floor plan showing where the various activities will be conducted.***

   The Project complies with this requirement providing a Floor Plan as an *Attachment*.

2. ***All city-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.***

   The Project will fully comply with this requirement.

3. ***A plan which reasonably shows that the medical marijuana cultivation facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana cultivation facility is located.***

   The Project will utilize its custom air cleaning system to mitigate cultivation odors, reduce its community impact and satisfy 19 CSR 30-95.050(2)(C). MMM constructs its cultivation to include a facility wide air purifying and filtration system that maintains sanitation and controls odors. MMM's custom air quality engineering and ventilation system is environmentally friendly, energy efficient, cleans air and prevents odor from escaping. MMM will incorporate an activated carbon filtration air purifying system that traps offending molecules on the carbon surface contained within the filter and removes odiferous organic compounds and other pollutants from the air. The Project will have air quality engineers perform air monitoring and ventilation studies periodically to confirm the systems effectiveness and change the filters.

MMM's company procedures include air quality awareness training and procedures that relate to odor mitigation. The Project's on-site manager will train all employees on: 1) the necessity of odor control; 2) the importance of facility cleanliness and maintenance; 3) odor abatement procedures and techniques; 4) air filtration equipment operation; and 5) proper maintenance and operation of air filtration equipment.

The Project will keep a maintenance log for all cultivation air quality equipment to ensure its maintenance and good operating order. In the event of an odor complaint, the Project's on-site facility manager and maintenance engineer will perform a root-cause analysis, take corrective action to address and correct the complained of issues and appropriately document all actions related thereto. If necessary, MMM will disperse non-toxic scent masking agents to neutralize any remaining odors. To date, MMM's management team has not received an odor complaint related to its cultivation activities in other regulated marijuana jurisdictions; it has cultivated more than 9,000 pounds of safe, tested, pharmaceutical grade product.

4. ***A security plan for review and approval by the Grain Valley Police Department, which reasonably shows that the medical marijuana cultivation facility can be kept secure from access by unauthorized persons both during and after n01mal operating hours and provides adequate overnight security for product trucks parked outside the medical marijuana cultivation facility at any hour.***

The Project will bear discreet signage and be protected by cement ballasts. It will be fully enclosed and equipped with locks and security devices that limit access to only authorized persons at authorized times. MMM's sophisticated, tamper resistant, 24/7 surveillance system monitors the facility interior and exterior at every point of ingress and egress and in every area containing marijuana, in any amount.

The Project's security system is enhanced with a network of 4-way video monitoring, door contacts, and motion sensors to detect intrusion. Windows are minimal, alarmed, and locked. Interior doors automatically lock and are equipped with intrusion sensors. Unauthorized access is prevented with biometric scanners and card readers programmed to record entries and limit entrance to authorized persons at appropriate times. Concealed panic buttons are situated in the vault, storage, security stations and all sensitive areas. The Project's electronic security systems enable data and film retrieval and are backed up by storage and power source redundancies.

Extensive law enforcement and military service enables the Security Director (SD) to implement and oversee the Project's Security Plan in resplendent detail. SD trains all employees in MMM's established

facility, product and personal security and emergency protocols. Security surveillance and equipment access is limited to SD, law enforcement, the Department and those security personnel receiving enhanced surveillance and equipment training and are essential to surveillance operations. 19 CSR 30-95.040(4)(H)

Facility employees and visitors enter through a single secure entrance, sign in and out. Visitors will wear visitor badges and be escorted at all times. 19 CSR 30-95.040(4)(H)1.F.

SD and security personnel store security records for 5 years and will vigilantly monitor and randomly patrol facility interior and exterior areas to ensure: Employees are properly badged and in assigned positions; Identify and remedy safety or security concerns; Inventory is properly secured; Locks and security equipment are properly maintained and unobstructed; Premises are well-lit and properly operating; Prevent loitering, equipment and door tampering; Visitors are logged, bagged and escorted; and Identify, remedy and report suspicious activity.

The Project also ensures marijuana is securely cultivated, stored, tested, packaged and transported through frequent and randomized inventory audits and its METRC and BioTrack Inventory Control System (ICS). Employee's receive unique ICS logins to track their activities and marijuana's movement in the facility. The ICS ensures seed-to-sale reporting and prevents marijuana diversion and loss. (19 CSR 30-95.100 and 19 CSR 30-95.040)

See attached security drawings.

5. ***A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana cultivation facility in accordance with Missouri Department of Health and Senior Services guidelines.***

All of the Project's activities associated with facility waste storage, disposal and recycling shall be tracked by MMM's Inventory Control System ("ICS") and in accordance with proper practices and 19 CSR 30-95.040(4)(E).

The Project shall securely store marijuana and marijuana waste in locked areas. The disposal of marijuana shall commence at the facility in the designated destruction area, be witnessed by a person other than the destroying employee, recorded by video camera and recorded in The Project's ICS.

Cannabis waste disposal information shall be kept in the Project's ICS which shall include, without limitation, the following information:

Date, time, method of disposal;

Disposal employee and witness;
Description of and disposal reason;
ICS tracking number;
Weight (using commercial calibrated scale);
Confirmation product was rendered unusable; and
Final disposal destination.

MMM will maintain ICS and all related disposal records for at least 5 years.

The Project will evaluate all solid and liquid waste to determine if its hazardous waste pursuant to 40 CFR 261.2. Non-hazardous marijuana waste generated by the cultivation processes, such containers, plant stalks and biomass, will be separated into recyclable/compostable classes.

Waste generated by business operations, such as used office supplies, garden tools and trash, will be recycled or disposed of in a properly waste facility.

Compostable waste and plant biomass will be mixed with food or yard waste and reused by MMM as soil amendment, as applicable. Compost or compostable cannabis waste not used at the facility will be rendered unusable and unrecognizable by grinding the plant waste with other non-hazardous materials and discarded at a properly licensed waste facility.

Any hazardous waste will be managed and disposed of subject to the applicable hazardous waste management standards.

6. ***All signage shall conform to the standards of Section 400.300 and Section 800.030(E) of the Code of Ordinances as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.***

The Project will fully comply with this requirement.

F. ***If an application for a medical marijuana cultivation facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable city ordinances and state law regarding the operation of a medical marijuana cultivation facility. A medical marijuana cultivation facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's state-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.***

The Project will fully comply with this requirement.

G. ***If any change occurs from the permitted use of a structure as a medical marijuana cultivation facility, a new conditional use permit shall be required in all cases.***

The Project will fully comply with this requirement.

H. ***The state licensed operator of any medical marijuana cultivation facility shall provide a copy of their state license, issued by the Missouri Department of Health and Senior Services, to the Planning & Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana cultivation facility that was granted a conditional use permit by the City, the state licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.***

The Project will fully comply with this requirement.

Central Jackson County Fire Protection District

COMMERCIAL BUILDING AND SITE PLAN REVIEW

Date: 2-18-2020

Project Name: Gran Valley Cultivation Facility

Project Address: 411 E. South Outer Rd Grain Valley, MO 64029

Contact Name:

Contact E-mail: **Contact Phone:**

BUILDING DETAILS

Building Classification: F1

Property Use: Marijuana Cultivation **Mixed Property:** No

Construction Type: IIB **Occupant Load:**

Building Height: **Floors Above Grade:** **Floors Below Grade:**

Total Square Footage: 28100 phase I buildin

PLAN REVIEW COMMENTS

THIS REVIEW DOES NOT CONSTITUTE A BUILDING PERMIT, OR THE BASIS TO BEGIN CONSTRUCTION. THE OFFICIAL HAS THE AUTHORITY TO REQUIRE CHANGES AFTER PLAN APPROVAL. ALL PORTIONS OF THE CODE MUST BE COMPLIED WITH AND IS THE RESPONSIBILITY OF THE DESIGNER, CONTRACTOR, AND OWNER WHETHER STATED BY THE PLAN RVIEW OR NOT.

FIRE PROTECTION REQUIREMENTS

SPRINKLERS: ☑ **YES** ☐ **NO** **FIRE ALARM:** ☑ **YES** ☐ **NO**

HOOD AND DUCT: ☐ **YES** ☐ **NO** **OTHER:**

INSPECTIONS REQUIRED:

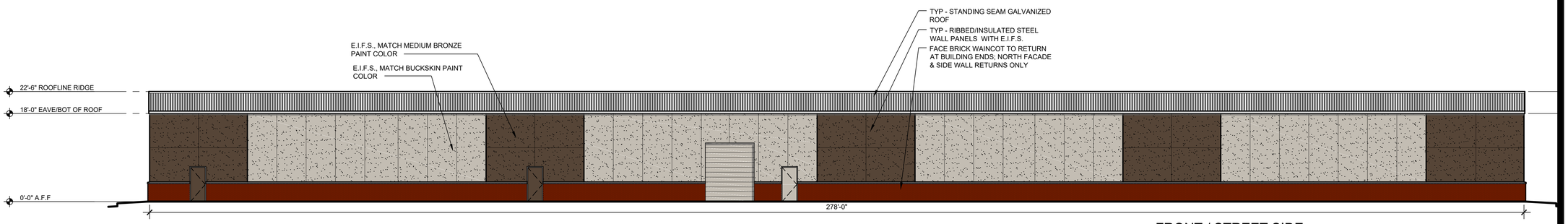
- ☑ Final
- ☑ Emergency Responder Radio Coverage
- ☑ Hydro
- ☑ Water Flow
- ☑ Fire Alarm
- ☐ Hood/Duct

CJCFPD

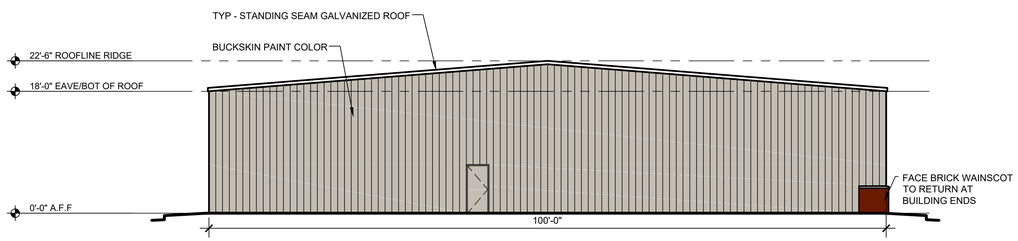
Central Jackson County Fire Protection District

GERNERAL COMMENTS

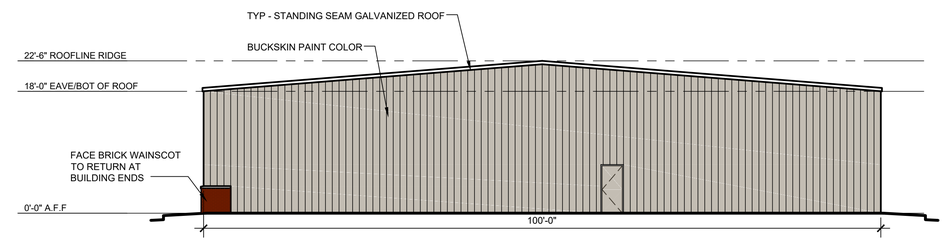
1. Hydrants needed to meet fire flow: 2 (1 must be within 400' of structure) (2nd must be within 100' of FDC)
2. Business addressing viewed from roadway, 4"-6" letters, contrasting and reflective. Also, numbers or letters required on rear suite doors.
3. Any business with an automatic sprinkler system or fire alarm system shall install a Supra Safe per IFC 506.1. These can be picked up at CJC Training and Education Center 4715 US 40 Hwy, Blue Springs, Mo 64015. The exterior mount is $205 and the recessed mount is $240.
4. Per IFC 510 Emergency Responders Radio Coverage
    - Testing with results must be shown to have acceptable emergency radio coverage. If that test fails, a TCO may be signed with an obligation to complete within six months.
    - If determined through testing an in-building emergency radio communication enhancement system will be required.
    - System and components must be listed for that use
    - System design, installation, qualification of personnel, and acceptance testing must follow the current adopted IFC 510 and NFPA72
    - The system must be monitored through the building's fire alarm system for loss of power; failure of the battery charger; low-battery capacity indication when 70% of the 12-hour operating capacity has been depleted; malfunction of the donor antenna and active RF-emitting device(s); and failure of any critical system components and provide either an audible warning or "trouble" signal.
    - The system performance and reliability must be tested on installation and maintained operational at all times. An annual inspection is also required.
5. Final inspection should not be scheduled until all building systems are in place and complete including mechanical and electrical. This would include cover plates, no open junction boxes, electric panel doors in place with schedule and no empty slots. Any questions please call CJC Fire Prevention at 816-229-2522 prior to scheduling.



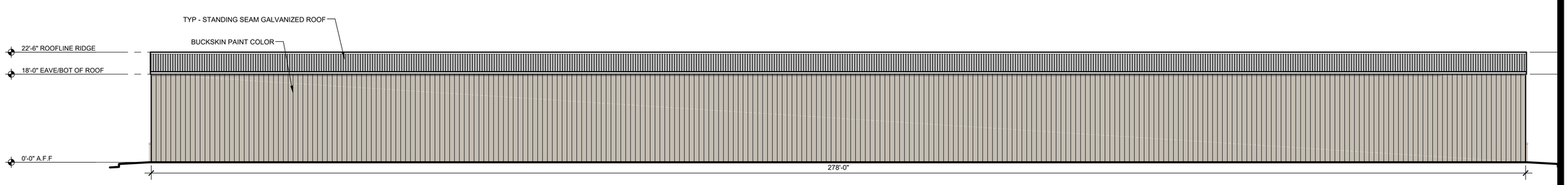
1 FRONT / STREET SIDE NORTH ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"



3 WEST ELEVATION
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(9 1 3) 3 2 2 - 4 4 4 4
F A X (9 1 3) 3 2 2 - 8 2 7 7

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Project Type
PRODUCTION FACILITY
GRAIN VALLEY, MO

This material is confidential, proprietary and owned solely by Nolte & Associates, P.A. By providing these documents, Nolte & Associates, P.A. assumes no responsibility for their accuracy, construction and adequacy of permitted construction. Contractor is responsible for verifying all dimensions and conditions prior to construction. Nolte & Associates, P.A.

DATE PRINTED:
Mar 03, 2020

DATE ISSUED:
00.00.00

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2020001

ELEVATIONS

SHEET NUMBER
A-200

Drawing Name: F:\2020\2020001 - Production Facility - Grain Valley\Production\01 - Site Development\2020001_A-200 Elevations.dwg Last Modified: Feb 10, 2020 - 11:14am Plotted on: Mar 03, 2020 - 5:05pm by mwinslow

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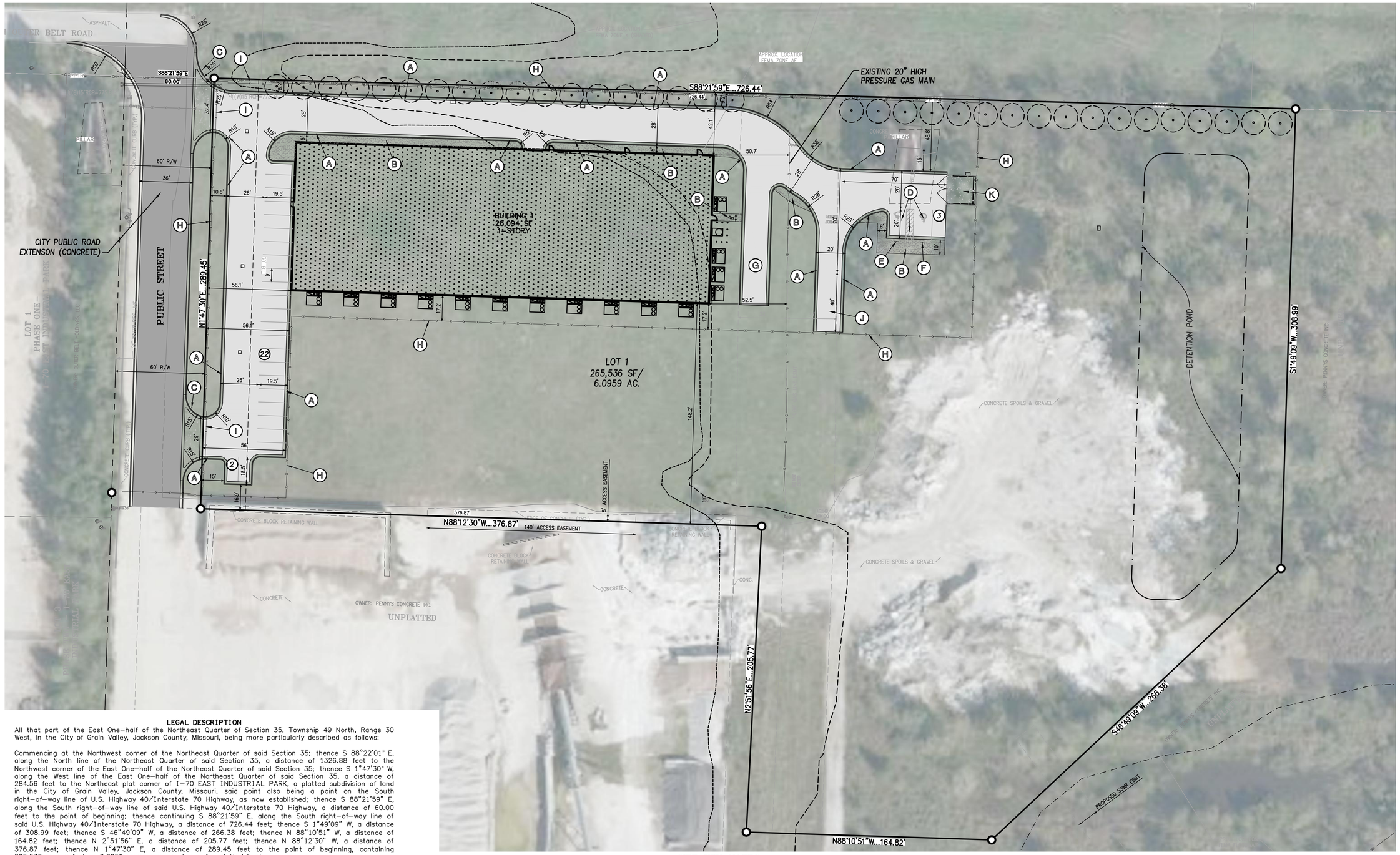
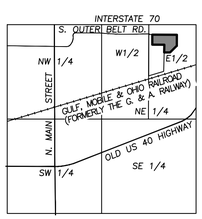


LEGAL DESCRIPTION

All that part of the East One–half of the Northeast Quarter of Section 35, Township 49 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence S 88°22'01" E, along the North line of the Northeast Quarter of said Section 35, a distance of 1326.88 feet to the Northwest corner of the East One–half of the Northeast Quarter of said Section 35; thence S 1°47'30" W, along the West line of the East One–half of the Northeast Quarter of said Section 35, a distance of 284.56 feet to the Northeast plat corner of I–70 EAST INDUSTRIAL PARK, a platted subdivision of land in the City of Grain Valley, Jackson County, Missouri, said point also being a point on the South right–of–way line of U.S. Highway 40/Interstate 70 Highway, as now established; thence S 88°21'59" E, along the South right–of–way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 60.00 feet to the point of beginning; thence continuing S 88°21'59" E, along the South right–of–way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 726.44 feet; thence S 1°49'09" W, a distance of 308.99 feet; thence S 46°49'09" W, a distance of 266.38 feet; thence N 88°10'51" W, a distance of 164.82 feet; thence N 2°51'56" E, a distance of 205.77 feet; thence N 88°12'30" W, a distance of 376.87 feet; thence N 1°47'30" E, a distance of 289.45 feet to the point of beginning, containing 265,536 square feet or 6.0959 acres, more or less, of unplatted land.



SCALE: 1"=2000'

VICINITY MAP
SEC. 35–49–30

Parking Summary

PHASE 1	
Standard Parking Provided	25 Spaces
Accessible Parking Provided	2 Spaces
Number of Employees (Max Shift)	15
Total Parking Provided	**27 Spaces**

Building and Lot Data

PHASE 1	
Lot 1 Area	265,536 S.F./6.0959 Ac.
Existing Zoning	M–1
Total Building Square Footage	28,094 SF

Parking Requirements per Zoning Section 400.290

a)	INDUSTRIAL — INCLUDING STORAGE, WHOLESALE AND MANUFACTURING			
	a)	Brick or lumber yard or similar area	1	Employee, plus reqd. for retail & office space
	b)	Open storage of sand, gravel and petroleum	1	Employee, plus reqd. for retail & office space
	c)	Warehouse and enclosed storage — private	1	Employee
	d)	Warehouse and enclosed commercial	1	Employee, plus storage — 1,000 sf of gfa
	e)	Manufacturing operations — single shift	1	Employee, plus reqd. for retail & office space
	f)	Manufacturing operations — multi shift	1	Employee on largest shift plus employee second shift reqd. for retail and/or office space

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) INSTALL CALL BOX WITH BOLLARDS FOR GATE
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS.
- (E) INSTALL HANDICAPPED PARKING SIGN
- (F) INSTALL VAN ACCESSIBLE PARKING SIGN
- (G) DELIVERY ZONE.
- (H) INSTALL 9' GALVANIZED CHAIN LINK SECURITY FENCE WITH 4 STRAND RAZOR WIRE
- (I) INSTALL GATE (TYPICAL) (REFER TO ARCH. PLANS FOR SIZE & MATERIAL).
- (J) TEMPORARY SHIPPING CONTAINER STORAGE LOCATION
- (K) MASONRY TRASH ENCLOSURE ON CONCRETE PAD

LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED PUBLIC CONCRETE STREET
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED 2' CURB & GUTTER
- (9) PROPOSED PARKING SPACES
- PROPERTY LINE
- SECURITY FENCE

DEVELOPER/PREPARED FOR:
MISSOURI MADE MARIJUANA, L.L.C.
attn: ROBERT R. BLACK SR., MEMBER
8320 BLACK BROTHERS COURT
LAS VEGAS, NV 89135
(702) 496–3051

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393–1155 (PHONE)
(913) 393–1166 (FAX)

N

SCALE: 1"=30'
0' 30' 60'

BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403

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PLANNING
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IMPLEMENTATION

SITE PLAN – PHASE I
MISSOURI MADE MARIJUANA – CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR
CERTIFICATE OF AUTHORIZATION LAND SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING–2007030128
ENGINEERING–2007030303

C2

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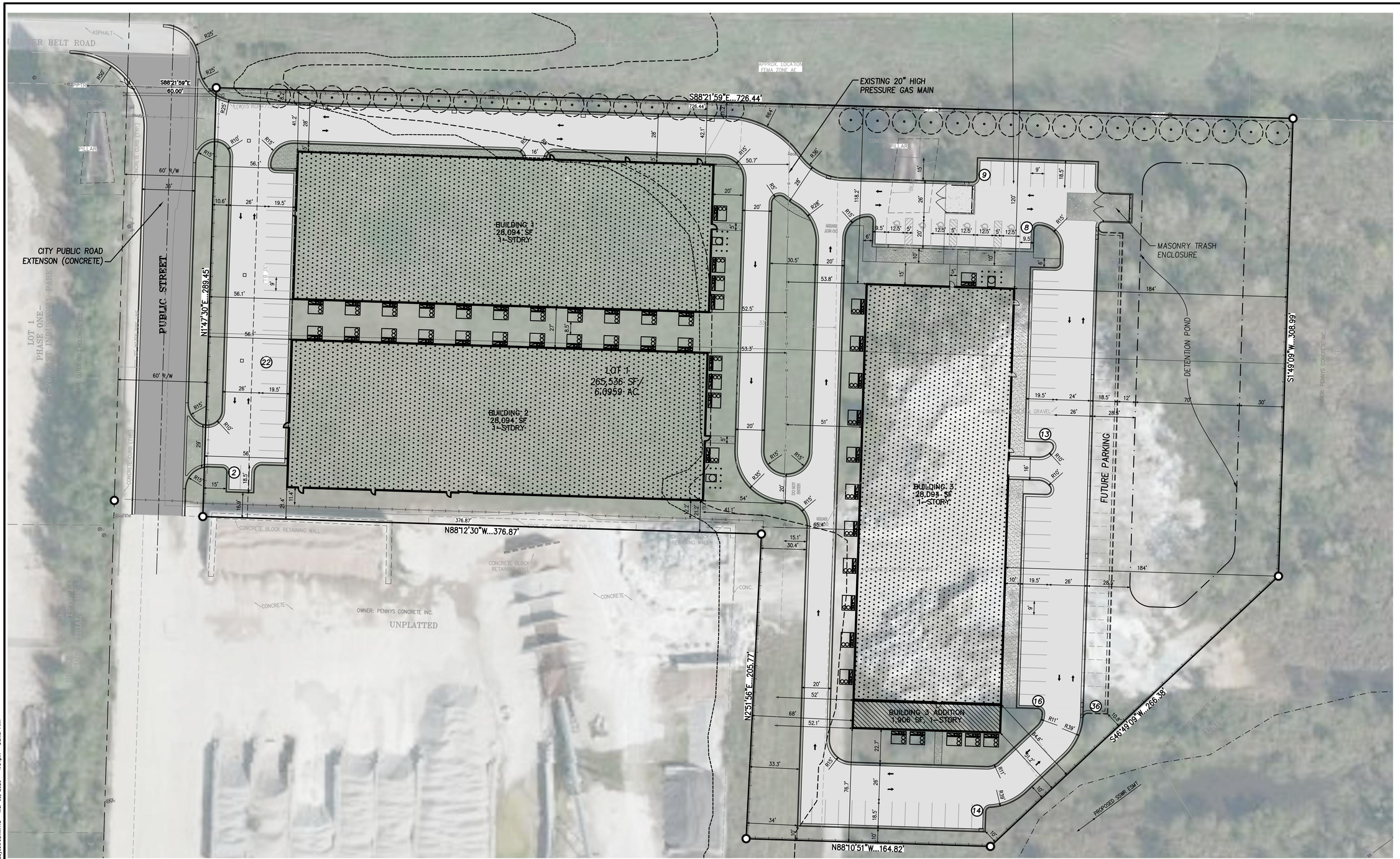

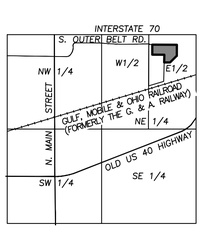

SCALE: 1"=2000'

VICINITY MAP
SEC. 35-49-30

Parking Summary

PHASE 2	
Standard Parking Provided	77 Spaces
Accessible Parking Provided	6 Spaces
Number of Employees (Max Shift)	45
Total Parking Provided	**83 Spaces**
Future Additional Parking (If Required)	~36 Spaces

Building and Lot Data

PHASE 2	
Lot 1 Area	265,536 S.F./6.0959 Ac.
Existing Zoning	M-1
Total Building Square Footage	86,188 SF

Parking Requirements per Zoning Section 400.290

i)	INDUSTRIAL — INCLUDING STORAGE, WHOLESALE AND MANUFACTURING		
a)	Brick or lumber yard or similar area	1	Employee, plus reqd. for retail & office space
b)	Open storage of sand, gravel and petroleum	1	Employee, plus reqd. for retail & office space
c)	Warehouse and enclosed storage — private	1	Employee
d)	Warehouse and enclosed commercial	1	Employee, plus storage — 1,000 sf of gfa
e)	Manufacturing operations — single shift	1	Employee, plus reqd. for retail & office space
f)	Manufacturing operations — multi shift	1	Employee on largest shift plus employee second shift reqd. for retail and/or office space

TOTAL IMPERVIOUS AREA = 3.76 ACRES (61.7%)
TOTAL OPEN SPACE = 2.34 ACRES (38.3%)

LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED 2' CURB & GUTTER
- (9) PROPOSED PARKING SPACES
- PROPERTY LINE

DEVELOPER/PREPARED FOR:
MISSOURI MADE MARIJUANA, L.L.C.
attn: ROBERT R. BLACK SR., MEMBER
8320 BLACK BROTHERS COURT
LAS VEGAS, NV 89135
(702) 496-3051

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155 (PHONE)
(913) 393-1166 (FAX)

N

SCALE: 1"=30'
0' 30' 60'

BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403

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SITE PLAN – ULTIMATE

MISSOURI MADE MARIJUANA –
CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR

CERTIFICATE OF AUTHORIZATION
KANSAS
ENGINEERING – LS-82

CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING–2007001128
ENGINEERING–2007005508

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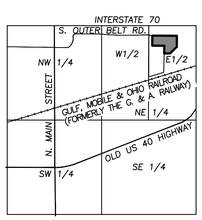

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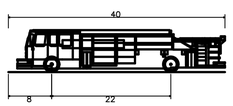
1"=2000'

VICINITY MAP
SEC. 35-49-30



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403

PHELPS ENGINEERING, INC
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Fax (913) 393-1166
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PLANNING
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SITE PLAN – PHASE I – AUTOTURN
MISSOURI MADE MARIJUANA –
CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR
CERTIFICATE OF AUTHORIZATION LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007000368

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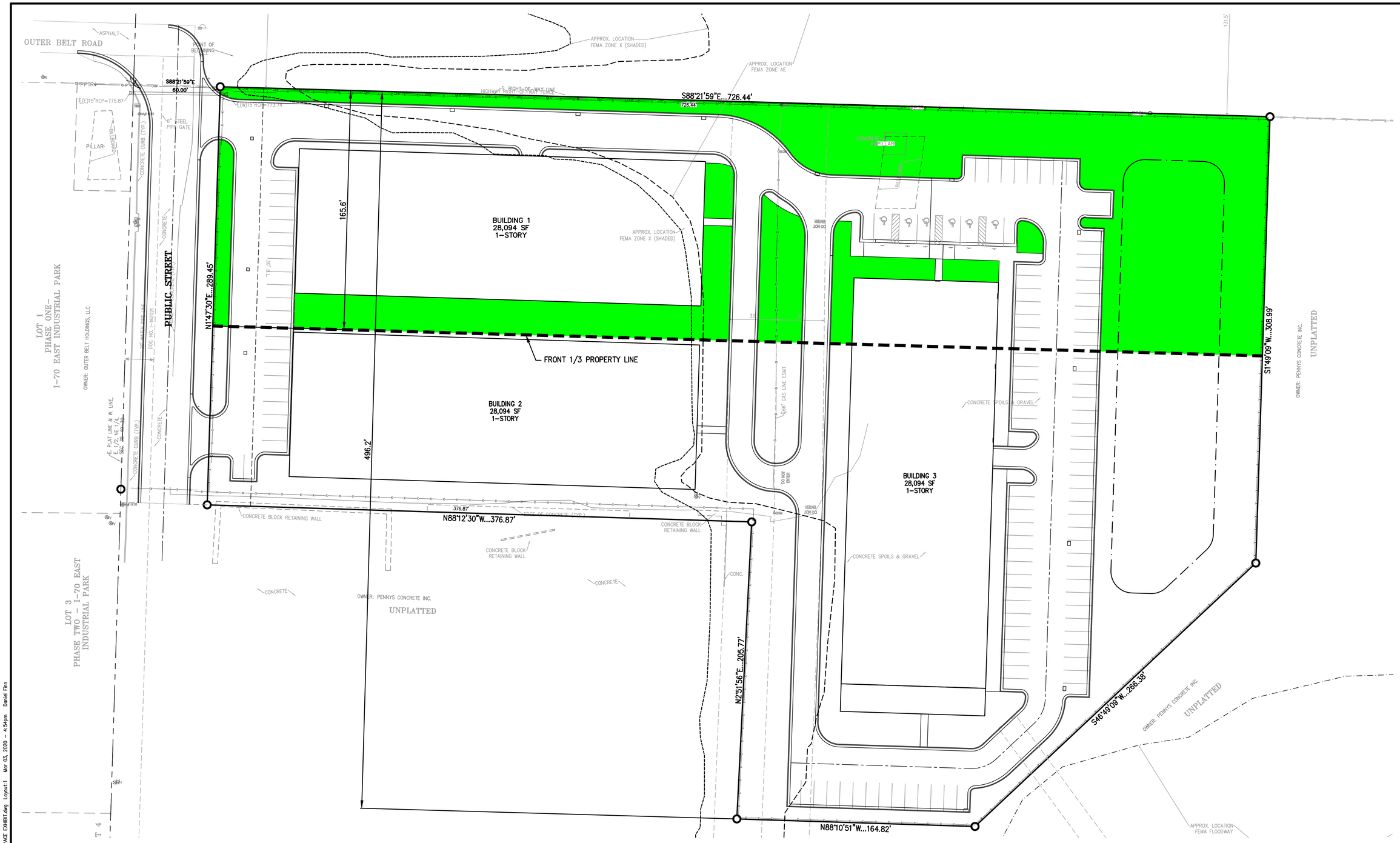

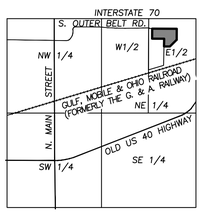

SCALE: 1"=2000'

VICINITY MAP
SEC. 35-49-30

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's **below.**
Call before you dig.

TOTAL PROPERTY AREA = 265,536 S.F.

REQUIRED OPEN SPACE (FRONT 1/3) = 26,554 S.F.

PROPOSED OPEN SPACE (FRONT 1/3) = 47,781 S.F.

LEGEND

—PL—	PROPERTY LINE
— — —	LOT LINE
—R/W—	RIGHT-OF-WAY
	OPEN SPACE

SCALE: 1"=30'
0' 30' 60'

BEARING BASIS: MISSOURI STATE PLANE 1983 WEST ZONE #2403

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OPEN SPACE EXHIBIT
MISSOURI MADE MARIJUANA –
CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007030128
ENGINEERING-2007005308

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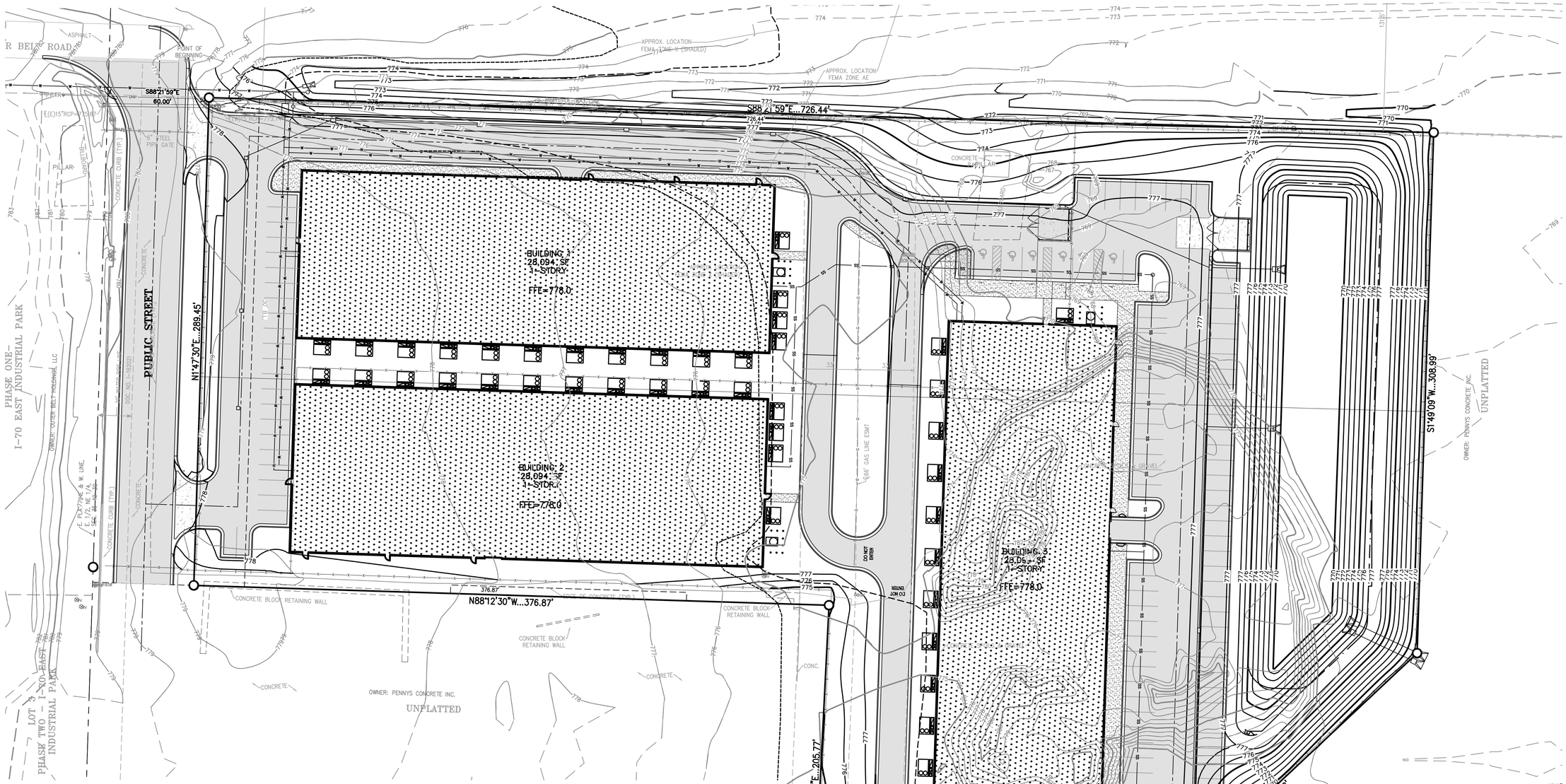


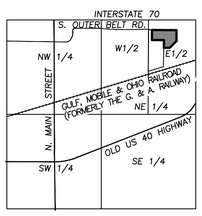
Earthwork Summary
Missouri Made Marijuana
2/9/2020

Raw Excavation	2,199 Cu. Yds.	
In Place Compaction (+15%)	-32,617 Cu. Yds.	
Building Adjustment	6,486 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	1,830 Cu. Yds.	(assume 10" of additional excavation)
On Site Net	-22,102 Cu. Yds.	

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL



SCALE: 1"=2000'

VICINITY MAP
SEC. 35-49-30

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811 Know what's **below.** **Call** before you dig.

PHELPS ENGINEERING, INC
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www.phelpsengineering.com

PLANNING
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GRADING PLAN
MISSOURI MADE MARIJUANA – CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING – LS-82
CERTIFICATE OF AUTHORIZATION ENGINEERING–2007002128
CERTIFICATE OF AUTHORIZATION LAND SURVEYING–2007002128
ENGINEERING–2007002508

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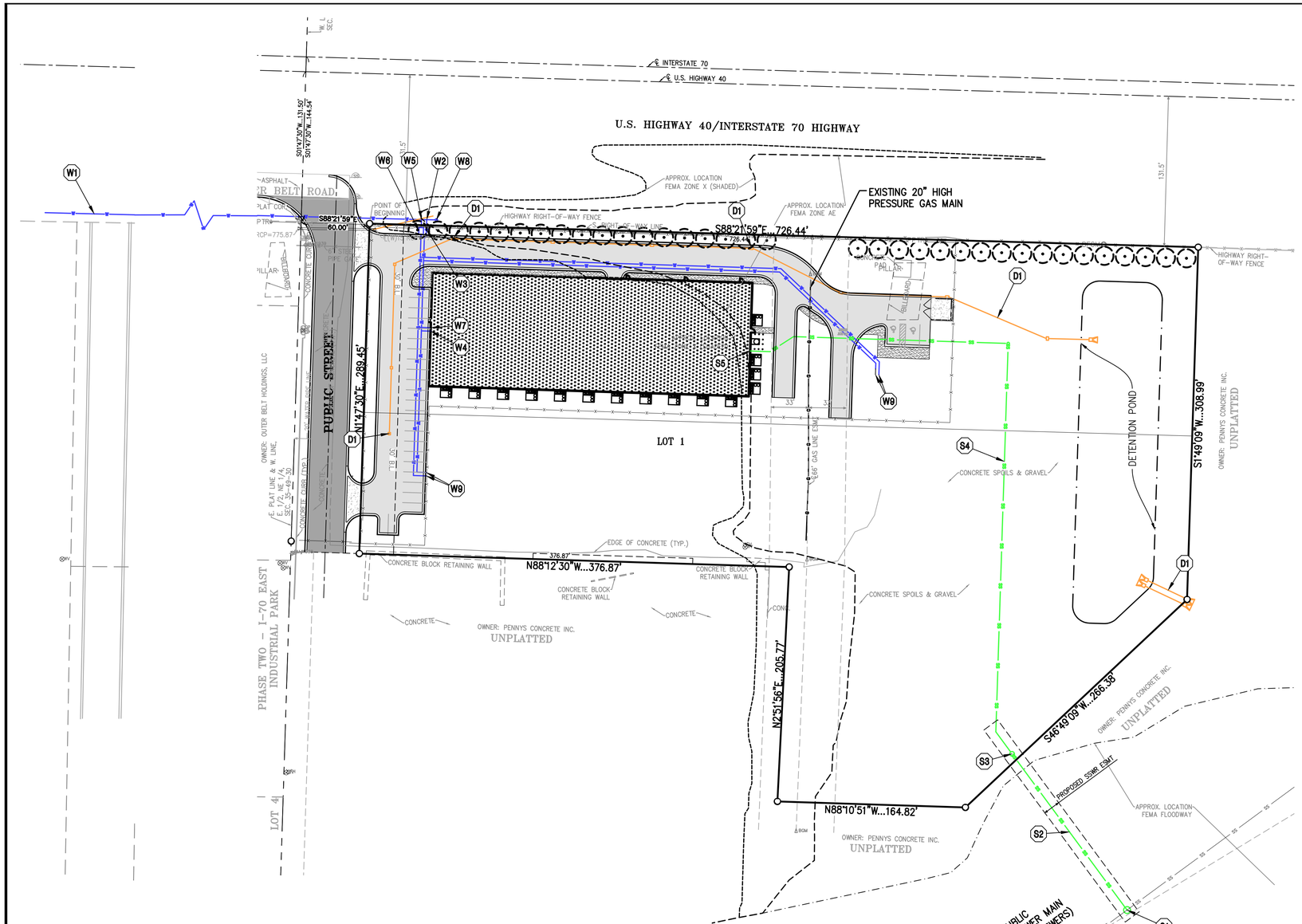

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.

2. The construction of storm sewers on this project shall conform to the requirements of the City of Grain Valley's Technical Specifications and Design Criteria.

3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.

4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.

5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.

6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of the City of Grain Valley.

7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City of Grain Valley.

8.

9. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, the City of Grain Valley, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.

10. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.

11. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.

12. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.

13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.

14. Water lines shall be as follows (unless otherwise shown on plans):

– Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
  1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
  2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

15. Minimum trench width shall be 2 feet.

16. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the City of Grain Valley's specifications for commercial services.

17. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.

18. Sanitary conflicts will be resolved prior to permit issuance.

19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.

20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.

21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.

22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.

23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY KEY NOTES:

- **W1** CONTRACTOR TO PERFORM AND COORDINATE 8" PUBLIC MAIN EXTENSION (CITY OF GRAIN VALLEY). CONTACT CITY OF GRAIN VALLEY HILL FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY CITY OF GRAIN VALLEY.
- **W2** CONTRACTOR TO PERFORM AND COORDINATE 8"x4" TAP FOR PROPOSED SERVICE LINE. CONTACT CITY OF GRAIN VALLEY FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY CITY OF GRAIN VALLEY.
- **W3** PROVIDE AND INSTALL X" WATER METER AND INSTALL METER PER CITY OF GRAIN VALLEY REQUIREMENTS. OWNER SHALL PAY ALL FEES FOR TAP AND METER. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH THE CITY OF GRAIN VALLEY STANDARDS.
- **W4** X" SERVICE LINE TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE CHECK VALVE ASSEMBLY (RE: BUILDING PLANS FOR BUILDING), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- **W5** CONTRACTOR TO PERFORM AND COORDINATE 8"x6" TAP FOR PROPOSED FIRE LINE. CONTACT CITY OF GRAIN VALLEY FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY CITY OF GRAIN VALLEY.
- **W6** CONTRACTOR TO INSTALL 6" BACKFLOW PREVENTION DEVICE (DOUBLE CHECK VALVE ASSEMBLY) IN VAULT PER CITY OF GRAIN VALLEY REQUIREMENTS.
- **W7** 6" FIRE LINE TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE CHECK VALVE ASSEMBLY (RE: BUILDING PLANS FOR BUILDING), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- **W8** END PUBLIC WATER MAIN EXTENSION W/ PUBLIC FIRE HYDRANT.
- **W9** CAP AND INSTALL T-POST FOR FUTURE BUILDING DOMESTIC AND FIRE CONNECTIONS.
- **D1** PRIVATE STORM SEWER, TYP. (SEE STORM SEWER PLAN & PROFILES)
- **S1** INSTALL 6' DIA. PUBLIC SSMH
  TE=
  EX. X" FL = XXX
  PROP. X" FL =XXX
- **S2** INSTALL 8" PVC (SDR-26) PUBLIC SANITARY SEWER MAIN EXTENSION.
- **S3** INSTALL 6' DIA. PUBLIC SSMH W/ METER.
  TE=
  EX. X" FL = XXX
  PROP. X" FL =XXX
- **S4** INSTALL 6" PVC (SDR-26) PRIVATE SANITARY SEWER SERVICE LINE.
- **S5** CONNECT TO BLDG. INTERIOR PLUMBING, TRANSITION FROM 4" INTERIOR TO 6" EXTERIOR AT FOUNDATION WALL.
  FG = XXX
  FL = XXX

UTILITY COMPANIES:

SPIRE ENERGY (816) 472-3434
BEVERLY PASSANTINO
7500 E. 35TH TERRACE
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8325 N. PLATTE PURCHASE DRIVE
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E-MAIL: Melissa.Feltes@kcpl.com

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9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: jb0311@att.com

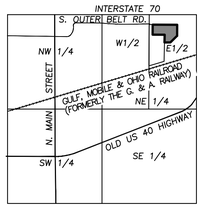
CITY OF KANSAS CITY (816) 513-2627
PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106

CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313
CARLA HASKINS (WATER) (816) 513-2133
EMAIL: carla.haskins@kcmo.org
AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552
EMAIL: amy.bunnell@kcmo.org
4800 E. 63RD STREET
KANSAS CITY, MO. 64130

TIME WARNER CABLE (816) 358-8833
15 NW BARRY ROAD
KANSAS CITY, MO. 64155

Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=2000'
VICINITY MAP
SEC. 35-49-30

LEGEND

PROPERTY LINE	PROPERTY LINE PL
LOT LINE	LOT LINE— — LL
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
-ST- 6"	PROPOSED ROOF DRAIN (& SIZE)

SCALE: 1"=50'
0' 50' 100'

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PLANNING
ENGINEERING
IMPLEMENTATION

UTILITY PLAN – PHASE I
MISSOURI MADE MARIJUANA – CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR
CERTIFICATE OF AUTHORIZATION LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007000825

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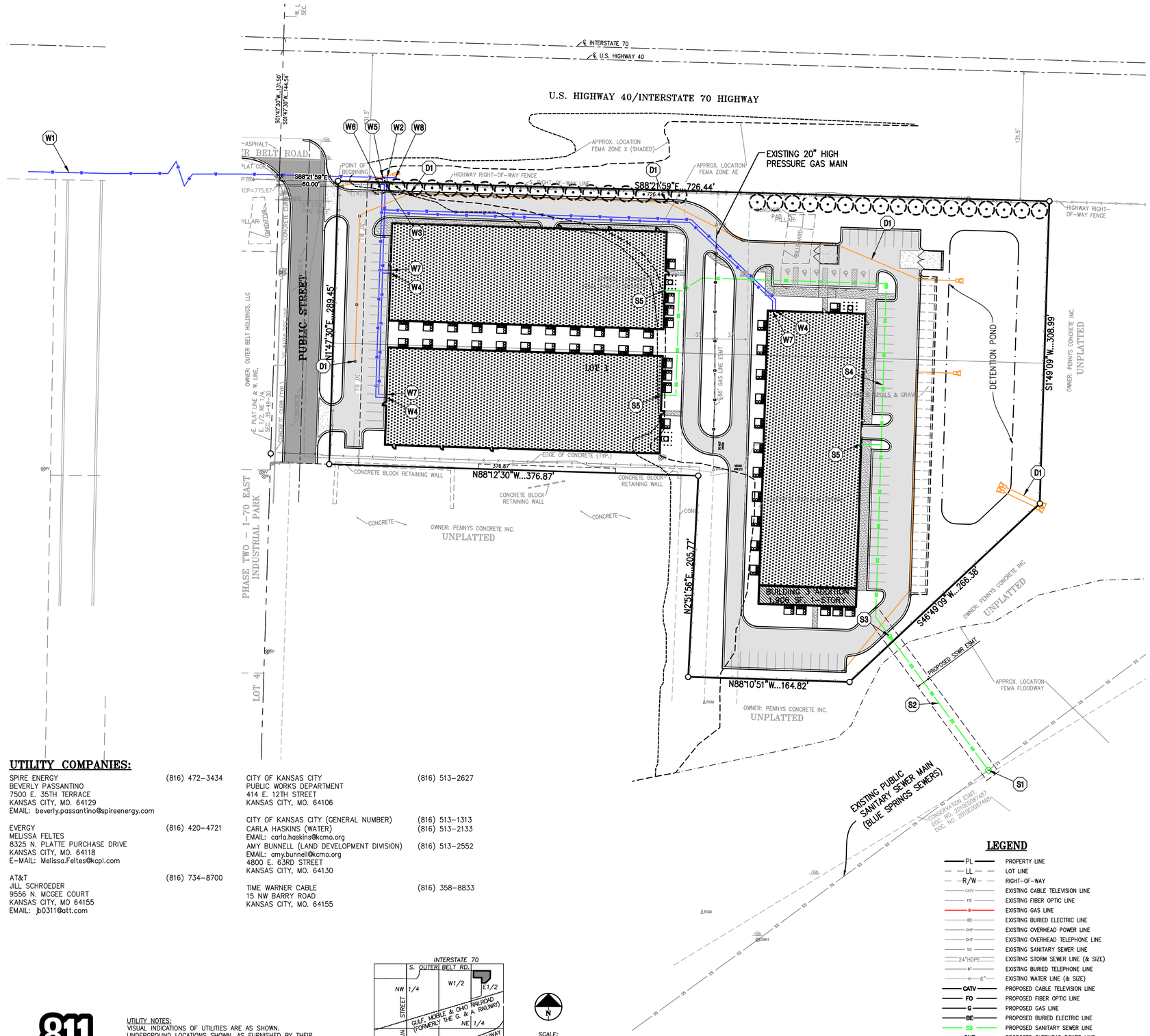

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City of Grain Valley's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of the City of Grain Valley.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City of Grain Valley.
8.
9. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, the City of Grain Valley, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
10. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
11. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
12. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
14. Water lines shall be as follows (unless otherwise shown on plans):

– Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
  1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
  2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

15. Minimum trench width shall be 2 feet.
16. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the City of Grain Valley's specifications for commercial services.
17. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
18. Sanitary conflicts will be resolved prior to permit issuance.
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

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7500 E. 35TH TERRACE
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LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
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BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
ST- 6"	PROPOSED ROOF DRAIN (& SIZE)

UTILITY KEY NOTES:

W1 CONTRACTOR TO PERFORM AND COORDINATE 8" PUBLIC MAIN EXTENSION (CITY OF GRAIN VALLEY). CONTACT CITY OF GRAIN VALLEY HILL FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY CITY OF GRAIN VALLEY.

W2 CONTRACTOR TO PERFORM AND COORDINATE 8"x4" TAP FOR PROPOSED SERVICE LINE. CONTACT CITY OF GRAIN VALLEY FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY CITY OF GRAIN VALLEY.

W3 PROVIDE AND INSTALL X" WATER METER AND INSTALL METER PER CITY OF GRAIN VALLEY REQUIREMENTS. OWNER SHALL PAY ALL FEES FOR TAP AND METER. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH THE CITY OF GRAIN VALLEY STANDARDS.

W4 X" SERVICE LINE TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE CHECK VALVE ASSEMBLY (RE: BUILDING PLANS FOR BUILDING), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

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W6 CONTRACTOR TO INSTALL 6" BACKFLOW PREVENTION DEVICE (DOUBLE CHECK VALVE ASSEMBLY) IN VAULT PER CITY OF GRAIN VALLEY REQUIREMENTS.

W7 6" FIRE LINE TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE CHECK VALVE ASSEMBLY (RE: BUILDING PLANS FOR BUILDING), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

W8 END PUBLIC WATER MAIN EXTENSION W/ PUBLIC FIRE HYDRANT.

D1 PRIVATE STORM SEWER, TYP. (SEE STORM SEWER PLAN & PROFILES)

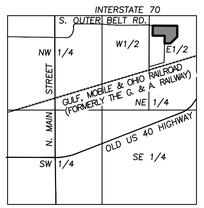
S1 INSTALL 6' DIA. PUBLIC SSMH
TE=
EX. X" FL = XXX
PROP. X" FL =XXX

S2 INSTALL 8" PVC (SDR-26) PUBLIC SANITARY SEWER MAIN EXTENSION.

S3 INSTALL 6' DIA. PUBLIC SSMH W/ METER.
TE=
EX. X" FL = XXX
PROP. X" FL =XXX

S4 INSTALL 6" PVC (SDR-26) PRIVATE SANITARY SEWER SERVICE LINE.

S5 CONNECT TO BLDG. INTERIOR PLUMBING, TRANSITION FROM 4" INTERIOR TO 6" EXTERIOR AT FOUNDATION WALL.
FG = XXX
FL = XXX



VICINITY MAP
SEC. 35-49-30

SCALE: 1"=2000'

SCALE: 1"=50'
0' 50' 100'

811 Know what's below. Call before you dig.

UTILITY NOTES:
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1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION

UTILITY PLAN – ULTIMATE
MISSOURI MADE MARIJUANA – CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
GRAIN VALLEY, MO 64029

No.	Date	Revisions:	By	App.
1.	3/3/2020	REVISED PER STAFF COMMENTS	MRR	DAF

PROJECT NO. 191117
DATE: 01.29.2020
DRAWN: MRR
CERTIFICATE OF AUTHORIZATION LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007000855

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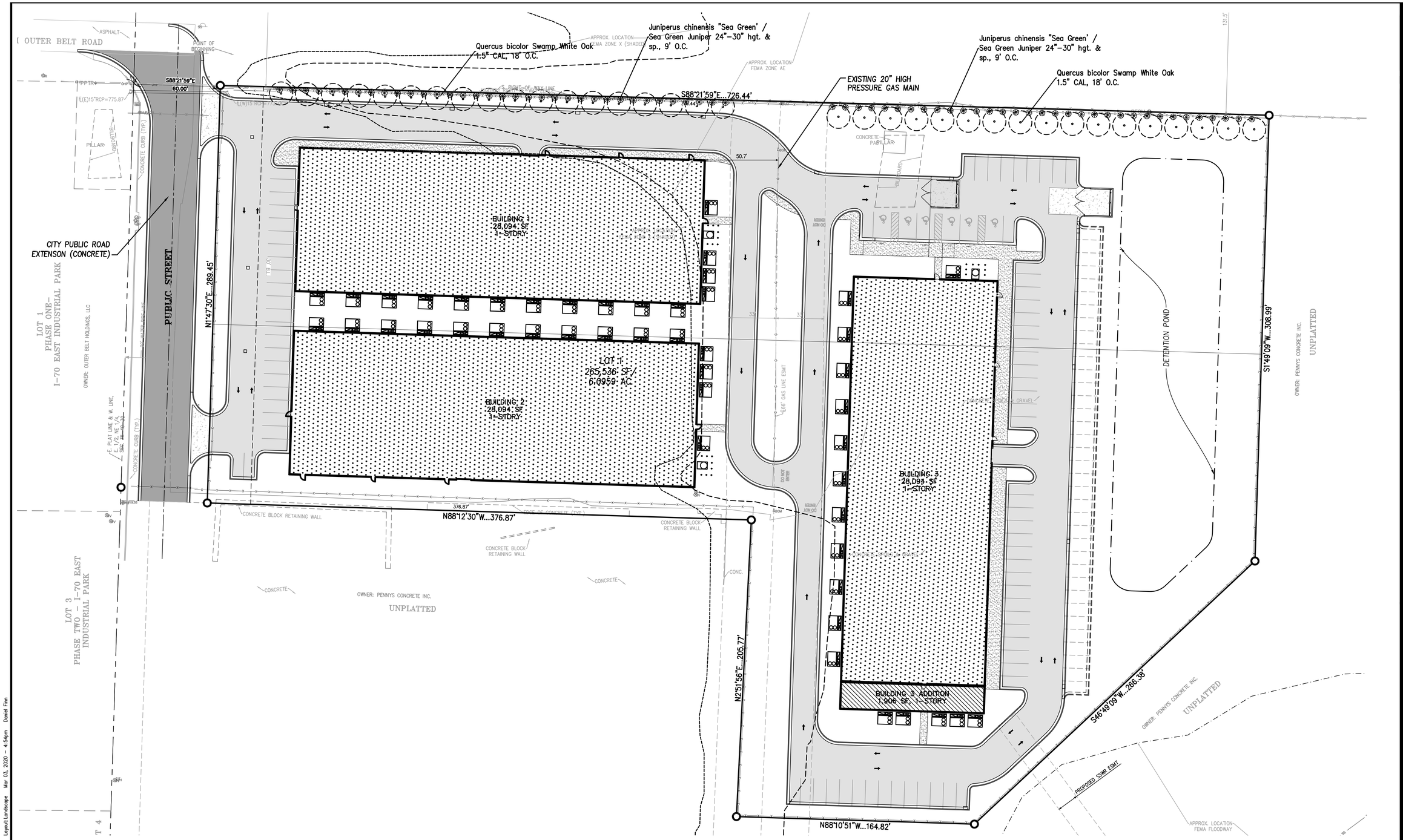

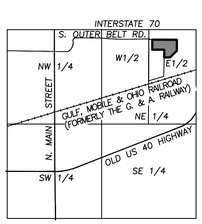

SCALE:
1"=2000'

VICINITY MAP
SEC. 35–49–30

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	35	Quercus bicolor/Swamp White Oak	B & B	1.5"Cal

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	70	Juniperus chinensis "Sea Green' / Sea Green Juniper 24"–30" hgt. & sp.	5 gal

DEVELOPER/PREPARED FOR:
MISSOURI MADE MARIJUANA, L.L.C.
attn: ROBERT R. BLACK SR., MEMBER
8320 BLACK BROTHERS COURT
LAS VEGAS, NV 89135
(702) 496–3051

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393–1155 (PHONE)
(913) 393–1166 (FAX)

SCALE: 1"=30'
0' 30' 60'

BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PLANNING
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LANDSCAPE SITE PLAN
MISSOURI MADE MARIJUANA –
CULTIVATION/ PRODUCTION FACILITY
411 E. SOUTH OUTER BELT RD,
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CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING-2007000128
ENGINEERING-2007000368

C5

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1 - TYP, STACKING FLOWER ROOM TABLES (4' x 46')

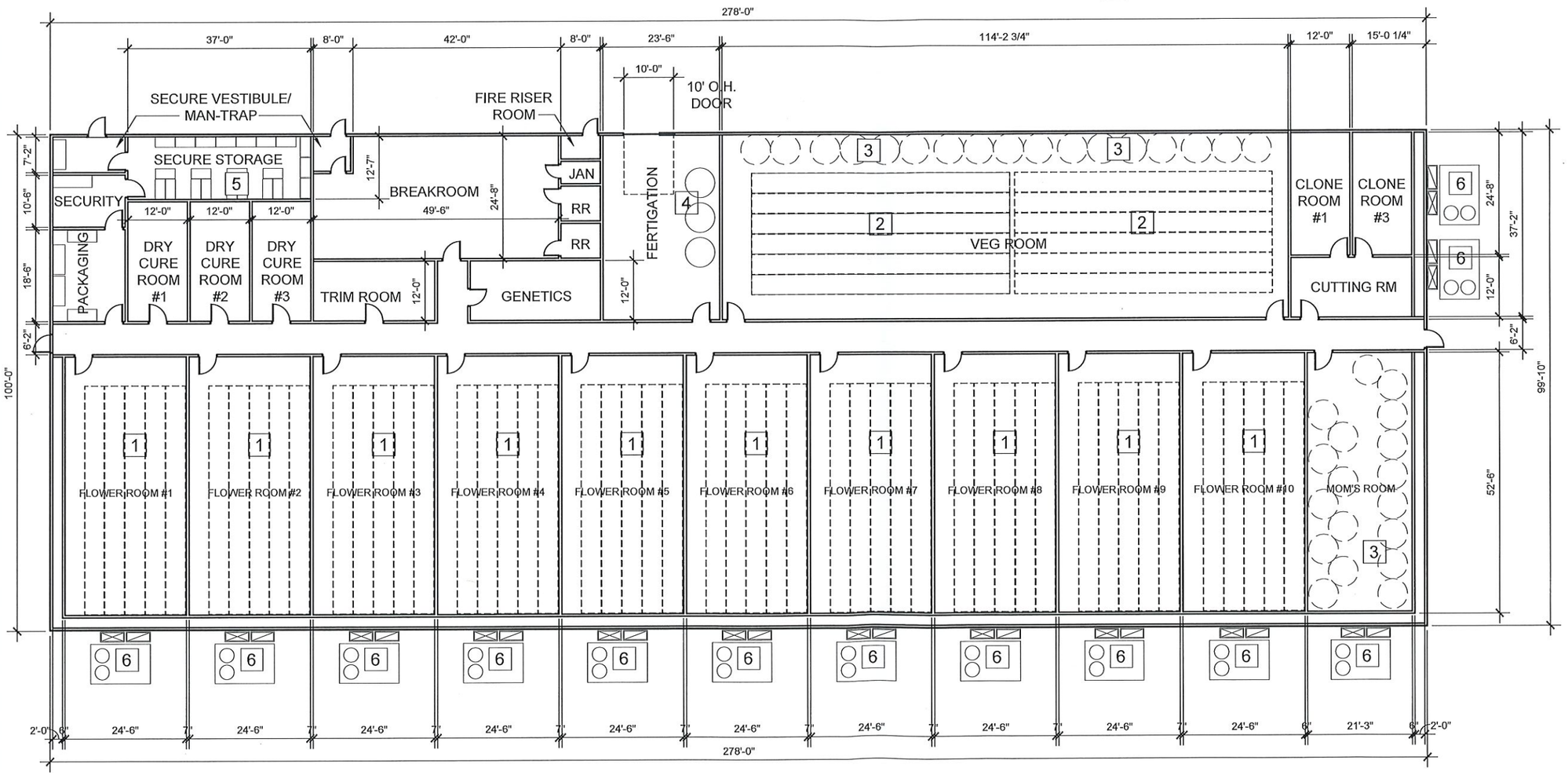
2 - TYP, STACKING VEG ROOM TABLES (4' X 52')

3 - TYP, PLANT STANDS FOR MOTHER PLANTS

4 - WATER TANKS AND SUPPORTING EQUIPMENT FOR NUTRIENT DISTRIBUTION

5 - STORAGE SHELVING

6 - GROUND MOUNTED HVAC UNITS



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

N

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

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Project Type
PRODUCTION FACILITY
GRAIN VALLEY, MO

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DATE PRINTED
Mar 03, 2020

DATE ISSUED:
00.00.00

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2020001

FLOOR PLAN

SHEET NUMBER
A-100

Drawing Name: F:\2020\2020001 - Production Facility - Grain Valley\Production\01 - Site Development\2020001_A-100 FLOOR PLAN.dwg Last Modified: Feb 10, 2020 - 9:53am Plotted on: Mar 03, 2020 - 4:33pm by mwinslow

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Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	05/11/2020	
BILL NUMBER	R20-29	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A HURCO SD 800 VALVE EXERCISER, EXTENDED REACH OPTION, AND HYDRAULIC POWER PACK**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Mark Trosen – Community Development Director	
FISCAL INFORMATION	Cost as recommended:	$15,936.06
	Budget Line Item:	600-60-78500
	Balance Available:	$18,000.00
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To exercise water main line valves and fire hydrants and fire hydrant valves as part of Public Works annual PMI programs to provide functioning infrastructure to the public in Grain Valley	
BACKGROUND	Public Works currently inspects and operates every water valve and fire hydrant every other year to ensure the asset is functioning correctly and able to be used when and if needed.	
SPECIAL NOTES	NONE	
ANALYSIS	NONE	
PUBLIC INFORMATION PROCESS	NONE	

BOARD OR COMMISSION RECOMMENDATION	NONE
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Memo

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

May 11, 2020

RESOLUTION NUMBER
R20-29

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A HURCO SD 800 VALVE EXERCISER, EXTENDED REACH OPTION, AND HYDRAULIC POWER PACK

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

WHEREAS, the Board of Aldermen adopted Ordinance 2485 establishing the budget for Fiscal Year 2020 on December 9th, 2019, appropriating funds for the Valve Exerciser equipment; and

WHEREAS, the recommendation is in accordance with the adopted purchasing policy and the approved budget for a valve exerciser and associated equipment; and

WHEREAS, Blue Springs Winn Water Company's bid for the equipment is the lowest and best bid:

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

SECTION 1: The City Administrator is authorized to purchase a Hurco SD 800 Value Exerciser and associated equipment from Blue Springs Winn Water Company.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2020.

_____
Mike Todd
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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MEMORANDUM

TO: MARK TROSEN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

SUBJECT: VALVE EXERCISING MACHINE AND EQUIPMENT

DATE: APRIL 30TH, 2020

In order to provide a reliable, high quality public service, Public Works uses a valve exerciser unit to complete routine tasks, projects, and programs. When producing the annual 2020 budget we budgeted funds to purchase a new valve exerciser unit with needed upgrades.

Public Works Division uses a valve exerciser unit to do multiple jobs. Those jobs range from annual programs such as the Hydrant Inspection program and the Water Valve Inspection program. We also will use this machine during water main breaks and when other problems are found throughout the year when dealing with water infrastructure in routine Public Works operations.

Public Works staff has gone through processes to identify a machine that best fits our needs. Staff looked at multiple brands and sizes of valve exercisers. The brand and unit that best will fit Public Works needs and be the most cost effective will be the Hurco Spin Doctor 800 with extended reach. Currently the Public Works Division has a Hurco SD400. The new unit will be more powerful with longer reach to help prevent the need of getting residents yards as much.

Valve Exerciser quotes as follows:

Blue Springs Winwater Company 15,936.06

Core and Main 16,394.80

Key Equipment and Supply 17,100.00

Schulte Supply Inc 23,617.00

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Staff/ Committee Reports

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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: April, 2020
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.or	iNotes ☐
Municipal Judge(s): SUSAN WATKINS	Prosecuting Attorney: JEREMY COVER	

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases *(citations / informations)* pending at start of month	140	1,709	306
B. Cases *(citations / informations)* filed	4	0	15
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	5	9	0
5. Violations Bureau Citations *(i.e., written plea of guilty)* and bond forfeitures by court order *(as payment of fines / costs)*	0	0	1
6. dismissed by court	0	3	4
7. *nolle prosequi*	0	0	0
8. certified for jury trial*(not heard in the Municipal Division)*	0	0	0
9. **TOTAL CASE DISPOSITIONS**	5	12	5
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	139	1,697	316
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION *(pre- & post-disposition)*	
1. # Issued during reporting period	0
2. # Served/withdrawn during reporting period	7
3. # Outstanding at end of reporting period	376

IV. PARKING TICKETS	
# Issued during period	0
☐ Court staff does not process parking tickets	

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: April, 2020

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	$ 266.00		$
Clerk Fee - Excess Revenue	$ 24.00		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$ 0.74		$
Bond forfeitures (paid to city) - Excess Revenue	$ 0.00		$
Total Excess Revenue	$ 290.74		$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			$
Fines - Other	$ 1,484.67		$
Clerk Fee - Other	$ 132.00		$
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	$ 0.00		$
Peace Officer Standard and Training (POST) Commission surcharge	$ 12.00		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$ 85.56		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$ 4.07		$
Law Enforcement Training (LET) Fund surcharge	$ 26.00		$
Domestic Violence Shelter surcharge	$ 52.00		$
Inmate Prisoner Detainee Security Fund surcharge	$ 0.00		$
Sheriff's Retirement Fund (SRF) surcharge	$ 37.96		$
Restitution	$ 150.00		$
Parking ticket revenue *(including penalties)*	$ 0.00		$
Bond forfeitures *(paid to city)* - Other	$ 0.00		$
Total Other Revenue	$ 1,984.26	**Total Other Disbursements**	$ 0.00
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**	$ 2,275.00
	$	**Bond Refunds**	$ 640.00
	$	**Total Disbursements**	$ 2,915.00