

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

AMENDED

AUGUST 10, 2020

7:00 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

- Mayor Chuck Johnston

ITEM II: ROLL CALL

- City Clerk Jamie Logan

ITEM III: INVOCATION

- Pastor Darryl Jones of Crossroads Church

ITEM IV: PLEDGE OF ALLEGIANCE

- Alderman Rick Knox

ITEM V: APPROVAL OF AGENDA

- City Administrator Ken Murphy

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

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

ITEM VIII: CONSENT AGENDA

- July 27, 2020 – Board of Aldermen Regular Meeting Minutes
- August 10, 2020 – Accounts Payable

ITEM IX: PREVIOUS BUSINESS

- None



ITEM X: NEW BUSINESS

- 2020 Grain Valley Fair
- Food Truck Fridays

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

ITEM XIII (A) An Ordinance Approving the Final Plat of Bush Business Park Re-Plat B20-18

2ND READ To gain final plat approval for Bush Business Park Re-Plat

ITEM XIII (B) An Ordinance Approving the Final Plat of Greystone Estates Phase II B20-19

2ND READ To gain final plat approval for Greystone Estates Phase II

ITEM XIV: RESOLUTIONS

ITEM XIV (A) A Resolution By The Board Of Aldermen Of The City Of Grain Valley, Missouri Authorizing The Mayor To Enter Into A Funding Agreement With Star Acquisitions, Inc

R20-39

To provide funding for the costs incurred by the City to research and establish a Community Improvement District (CID); a Transportation Development District (TDD) and other services and assistance required to administer the Development Incentives Applications

ITEM XV: CITY ATTORNEY REPORT

- City Attorney

ITEM XVI: 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 XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
- Alderman Tom Cleaver



- Alderman Bob Headley
- Alderman Rick Knox
- Alderman Jayci Stratton
- Alderman Nancy Totton

ITEM XVIII: MAYOR REPORT

- Mayor Chuck Johnston

ITEM XIX: EXECUTIVE SESSION

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

ITEM XX: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON AUGUST 24, 2020 AT 7:00 P.M. THE MEETING WILL BE HELD IN THE COUNCIL CHAMBERS OF THE GRAIN VALLEY CITY HALL

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

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS
UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING
816.847.6211



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Consent

Agenda

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CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on July 27 at 6:58 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

ITEM II: ROLL CALL

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Pastor Jason Williams of Valley Community Church

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Headley

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Scott Shafer; 1006 SW Shorthorn, Grain Valley, MO 64029; Brought up a Sewer issue at 31603 E. Ryan Road; he learned the staff needs direction on whether to proceed or not on this issue, if not directed to move forward, he would like to know how it is fair for the rest of the citizens to have to hook up to the sewer and pay taxes on the sewer
- Before the election, Mr. Shafer said Mayor Johnston was on Facebook pre-election sharing he was going to fix more streets and speed up the process of street repair and said it appeared he had a plan; Mr. Shafer asked to know about the plan and where the money would come from; Pre-election, Mr. Shafer said Mayor Johnston said he'd reply to questions when they were asked of him
- Mr. Shafer asked for a response to his questions and Mayor Johnston said that is not the procedure for these meetings

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Jayci Stratton
Alderman Nancy Totton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
City Clerk Jamie Logan
City Attorney Sarah Carnes



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ITEM VIII: CONSENT AGENDA

- July 13, 2020 – Board of Aldermen Regular Meeting Minutes
- July 20, 2020 – Board of Aldermen Workshop Minutes
- July 27, 2020 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
 - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- City Clerk Logan read the list of liquor license renewals and opened the floor for a motion to approve the liquor license renewals for 2020-2021:
 - Casey's General Store #2209
 - Casey's General Store #2808
 - Casey's General Store #3325
 - Cosentino's Price Chopper #325
 - Discount Liquor & Smokes
 - Dollar General Store #9597
 - Grain Valley Economic Development Corp dba Grain Valley Partnership
 - Impact Motor Sports, LLC dba Valley Speedway
 - JY Amigo's Inc. dba El Maguey
 - Outerbelt Entertainment dba MO Country
 - El Tequilazo Cocina Y Cantina
 - Temp-Stop, LLC
- City Clerk Logan stated that the County has not issued their licenses yet due to COVID and have extended their deadline an additional 30 days; Mr. Murphy shared since these are renewals, we are comfortable proceeding without the County updated license at this time so long as they have everything else and assume the County licenses will be issued at the end of their extended renewal period

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- Alderman Stratton asked if they were doing a motion for all licenses or if this would exclude El Tequilazo since not all information has been received; this is for all licenses and they will not be issued if missing more than the county license
- *Alderman Headley made a Motion to Approve Liquor License Renewals*
- *The Motion was seconded by Alderman Totton*
 - *Alderman Totton asked if any issues with any of the facilities; Chief said no issues*
- *Motion to Approve Liquor License Renewals was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM XI: PRESENTATIONS

- Jack Ryan-Feldman with Baker Tilly presented about where the City stands as far as debt management and they advise on the municipal bond market
- Jackson County unemployment rate discussed; policy response is to keep businesses and families afloat and allow time for a public health response to be formulated
 - Economic impact payments, paycheck protection program, pandemic unemployment assistance, funding for airlines, funding for state and local governments for covered expenses
- City of Grain Valley's Sales Tax income has been lightly impacted since many of these businesses are essential businesses; Vehicle sales have been down which has impacted sales tax, Increased utility payment delinquencies; CARES act funding, Housing demand still there; Cash is there to ride out the recession
 - Mayor Johnston asked for a copy of the presentation
- Debt Management; Looks for ways the city can save on interest costs via refunding; GO series 2011 callable 3/1/21; Muni bond market is favorable with yields at historical lows; State statute allows for debt levy to be adjusted annually
 - Shared refunding options slides; discussed advantages of restructured CABs, lowers interest over time; elevated principal cost over 3 years and buy yourself lower debt levy, can come up with new priority list and would receive 2 years of flat debt service; White space on chart is future bonding capacity
 - Mayor Johnston asked for clarification on the red bars on the chart; existing bonds being restructured; Mr. Murphy shared these allow for flexibility and save money on interest and time to work out how to accomplish future projects; Alderman Headley said we'd still be paying off debt early in the process
 - Mr. Craig shared numbers have been provided by the county but they did not

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include the additional revenue for new construction – they will be out in September; the ordinance and Public Hearing will be brought back and that time to move forward with this refunding; Mr. Murphy shared there has been some delays at the county and they don't like to wait that long typically but there isn't a choice since the county is delayed

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

Bill No. B20-18: An Ordinance Approving the Final Plat of Bush Business Park Re-Plat

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-18***
- *The Motion was Seconded by Alderman Stratton*
- *Motion to make the first reading of **Bill No. B20-18** was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

Bill No. B20-18: An Ordinance Approving the Final Plat of Bush Business Park Re-Plat

Bill No. B20-18 was read by City Attorney Sarah Carnes for the first reading

- *Alderman Headley moved to accept the first reading of **Bill No. B20-18** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
- *The Motion was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-18 Approved for a Second Reading: 6-0-

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Jayci Stratton
Alderman Nancy Totton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Finance Director Steven Craig
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Bill No. B20-19: An Ordinance Approving the Final Plat of Greystone Estates Phase II

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-19***
- *The Motion was Seconded by Alderman Bass*
 - *Alderman Totton asked where this is located; Mr. Murphy shared location*
- *Motion to make the first reading of **Bill No. B20-19** was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

Bill No. B20-19: An Ordinance Approving the Final Plat of Greystone Estates Phase II

***Bill No. B20-19** was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-19** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Totton*
- *The motion was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-19 Approved for a Second Reading: 6-0-

ITEM XIV: RESOLUTIONS

Resolution No. R20-38: A Resolution by the Board of Alderman of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Repair the Sanitary Sewer Main at Cross Creek Park

- *Alderman Headley motioned to approve Resolution No. R20-38*
- *The Motion was Seconded by Alderman Knox*
 - *Mr. Trosen stated the Public Works department is assisting with this project, our maintenance accidentally hit a sewer causing minor damage not causing any interruption in service; there has been a temporary repair and the solution before the board is the permanent fix; City of Blue Springs has approved and is the least cost and most efficient repair option for this pipe; need to repair with permanent*

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Jayci Stratton
Alderman Nancy Totton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
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solution to fix pump and pipe; no disruption

- *Resolution No. R20-36 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-38 Approved: 6-0-

ITEM XV: CITY ATTORNEY REPORT

- City Attorney Carnes is filing on behalf of the City on a Bankruptcy case and estimates the City's part of the settlement at 3.4 million dollars that could potentially be going to the City if the settlement is accepted; A final number will be shared when it is settled; there isn't a time frame available at this point as part of the opioid crisis
- City officials training is this Friday at MPR; four of the board are attending at this point

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - None
- Deputy City Administrator Theresa Osenbaugh
 - None
- Chief James Beale
 - None
- Finance Director Steven Craig
 - 2021 budget worksheets and calendars have been distributed to department heads; budget workshops will be scheduled with the board for this fall
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Mark Trosen
 - Written Report
- City Clerk Jamie Logan
 - Provided a page for each elected official regarding upcoming elected official training- not the same as the one coming up this Friday at MPR, this one is traditionally held in person in Columbia, Missouri over a day and a half; they are offering virtually; if you are interested in the agenda items, let City Clerk Logan know and she will get you registered for the training

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Jayci Stratton
Alderman Nancy Totton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - None
- Alderman Rick Knox
 - None
- Alderman Jayci Stratton
 - None
- Alderman Nancy Totton
 - Citizens are asking her about a streetlight by Front and Main Street; When pulling out of Front Street and parking at Main causing issues seeing and she was making sure the City was aware of it; Mr. Murphy shared they are aware and she's referring to a stoplight

ITEM XVIII: MAYOR REPORT

- Mayor Chuck Johnston
 - Apologized for the name mix up of the Aldermen this evening; nothing else to report

ITEM XIX: EXECUTIVE SESSION

- None

ITEM XX: ADJOURNMENT

- The meeting adjourned at 7:36 P.M.

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Jayci Stratton
Alderman Nancy Totton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Chuck Johnston
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
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Alderman Jayci Stratton
Alderman Nancy Totton

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City Clerk Jamie Logan
City Attorney Sarah Carnes

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	47.17
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,509.37
		HAMPEL OIL INC	CJC FUEL	376.90
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.60
			AFLAC-W2 DD PRETAX	199.20
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	166.70
		ICMA RC	ICMA 457 %	285.02
			ICMA 457	395.36
			ICMA ROTH IRA	27.86
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,003.43
			SOCIAL SECURITY	4,629.31
			MEDICARE	<u>1,082.66</u>
			TOTAL:	17,175.13
HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	157.08
		WAGEWORKS	JUL 2020 MONTHLY FEES	63.50
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	16.58
		THE EXAMINER	STATEMENT OF REV/EXPEND	360.15
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	122.31
			MEDICARE	<u>28.61</u>
			TOTAL:	760.23
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	07/12-08/11 OFFICE 365	758.00
		OFFICE DEPOT	CABLE	35.67
		CDW GOVERNMENT	Mayor Laptop	394.00
			COMPUTER SUPPLIES	45.48
			COMPUTER SUPPLIES	260.45
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	160.04
			CELLULAR SERVICE 07/19-08/	40.01
		SUMNERONE INC	PFI-310 Black 330 ML	137.50
			PFI-310 Cyan 330 ML	137.50
			PFI-310 Magenta	137.50
			PFI-310 Matt Black	137.50
			PFI-310 Yellow	137.50
			Freight	<u>11.00</u>
			TOTAL:	2,392.15
BLDG & GRDS	GENERAL FUND	SAMS CLUB/GEGRB	TOILET PAPER	20.98
		GENERAL ELEVATOR	AUGUST SERVICE	144.00
		KENNYCO INDUSTRIES	INSPECTION OF FIRE ALARMS	261.30
		EVERGY	GREGG ST	46.56
			600 BUCKNER TARSNEY RD	16.48
			596 BUCKNER TARSNEY	14.57
			CAPPELL & FRONT, PH, PUBLI	11.09
			618 JAMES ROLLO CT	115.28
			1608 NW WOODBURY DR	39.00
			6100 S BUCKNER TARSNEY RD	12.37
			618 JAMES ROLLO CT	29.87
			711 MMAIN ST CITY HALL	1,485.02
			620 JAMES ROLLO CT	25.67
			517 GREGG	89.70
			1805 NW WILLOW DR	<u>38.96</u>
			TOTAL:	2,350.85

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	15.65	
			MONTHLY CONTRIBUTIONS	290.34	
			STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	15.00
			ROTARY CLUB OF BLUE SPRINGS	MURPHY: QUARTERLY	223.00
			THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	30.55
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	249.69
			MEDICARE	<u>58.39</u>	
			TOTAL:	882.62	
ELECTED	GENERAL FUND	VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	<u>34.66-</u>	
			TOTAL:	34.66-	
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50	
			MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	229.63
			STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
			THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	24.23
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	186.22
			MEDICARE	<u>43.56</u>	
			TOTAL:	496.14	
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING FOR JUNE	140.00	
			MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	148.58
			STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
			THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	15.23
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	173.83
			MEDICARE	<u>40.65</u>	
			TOTAL:	530.29	
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.32	
			STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
			THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	13.43
			VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	43.73
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	149.20
			MEDICARE	<u>34.89</u>	
			TOTAL:	380.57	
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	71.03	
			ADVANCE AUTO PARTS	OIL FILTER	38.88
			STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	6.00
			OREILLY AUTOMOTIVE INC	NOZZLE	103.99
				HAND CLEANER	14.99
				RETAINER	9.54
				MOLY GREASE	55.10
				YF MANIFOLD	253.89
				ROCKER SW	5.92
				1QT TRANSFLD	95.88
				TIRE VALVE	8.91
			THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	7.50
			CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92
				PW/WOLTZ UNIFORMS	9.92
				PW/WOLTZ UNIFORMS	9.92
			INTERNAL REVENUE SERVICE	SOCIAL SECURITY	55.75
			MEDICARE	<u>13.04</u>	
			TOTAL:	770.18	
POLICE	GENERAL FUND	GALLS LLC	HELMET	2,446.20	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SHIPPING	68.54
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,037.91
			MONTHLY CONTRIBUTIONS	261.07
		ADVANCE AUTO PARTS	FUEL FILTER/AIR FILTER	10.10
			AIR FILTER/CABIN FILTER	36.92
		STATE BANK OF MISSOURI	PD LEASE VEHICLES AND EQUI	100.06
			PD LEASE VEHICLES AND EQUI	1,407.50
			08/20 IN-CAR SYSTEM	2,314.61
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	312.00
		OREILLY AUTOMOTIVE INC	RANGURD BEAM	15.98
			AC HOSE ASSY	92.19
			FUEL TANK	196.72
			MFND STUD KT	6.20
			YF MANIFOLD	116.12
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,281.96
			BULK GASOHOL/DIESEL	232.08
		COMCAST	HIGH SPEED INTERNET	149.85
		GOODYEAR COMMERCIAL TIRE	2) GY 265/60R17 EAG RSA VS	259.00
			3) GY 245/55R18 EAG RSA VS	406.50
		MIDWEST PUBLIC RISK	NORRIS	88.00-
			NORRIS/HAYES	1,196.00-
			NORRIS	8.00-
		MO DEPT OF REVENUE	VEHICLE TITLES	43.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	424.04
		MOTOROLA SOLUTIONS INC	DEVICE PROGRAMMING	138.46
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	80.02
			CELLULAR SERVICE 07/19-08/	131.45
			CELLULAR SERVICE 07/19-08/	1,180.78
		CENTER FOR EDUCATION & EMPLOYMENT LAW	DESKBOOK ENCYCLOPEDIA	254.95
		FACTORY MOTOR PARTS CO	TANK STRAP	19.96
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,209.37
			MEDICARE	750.61
		REJIS COMMISSION	JULY 20 LEWEB SUBSCRIPTION	305.15
		GEARZONE PRODUCTS	VANDERLINDEN: UNIFORM	133.59
			THOMPSON: UNIFORMS	42.95
			HUTCHENS: UNIFORM	119.94
			TOTAL:	19,294.28
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	98.50
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	77.02
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	10.40
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	43.73
		OAK GROVE ANIMAL CLINIC	BOARDING	120.00
			BOARDING	47.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	77.30
			MEDICARE	18.08
			TOTAL:	504.53
PLANNING & ENGINEERING GENERAL FUND		MID-AMERICA REGIONAL COUNCIL	RUSSELL: BRING OUT THE LEA	99.00
		MO DEPT OF NATURAL RESOURCES	08/2020 OPERATING PERMIT	250.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	514.02
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	35.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	16.22
		GOODYEAR COMMERCIAL TIRE	2) GY 265/70R16 WRL FORTIT	205.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	54.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	6.56
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	405.67
			MEDICARE	<u>94.89</u>
			TOTAL:	1,681.58
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.65
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	489.29
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.61
			AFLAC-W2 DD PRETAX	71.62
		MISCELLANEOUS	STACEY PERRY:	50.00
			SHONA JOHNSON:	150.00
			ANGELA FISHER:	50.00
			DONNA YOUNG:	30.00
			DONNA YOUNG:	50.00
			ANGELA ENGLISH:	125.00
			ROBERT DAVIS:	50.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	8.27
		ICMA RC	ICMA 457 %	174.99
			ICMA 457	595.00
			ICMA ROTH IRA	46.88
			ICMA ROTH IRA	3.50
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,282.95
			SOCIAL SECURITY	1,168.72
			MEDICARE	<u>273.32</u>
			TOTAL:	4,794.89
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	529.30
		AT&T	U-VERSE PARK MAINTENANCE	69.55
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	31.20
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	367.43
		WEX BANK	FUEL PURCHASE	25.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	55.81
		GREGS LOCK & KEY SERVICE INC	KEYS	75.50
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	83.74
		THE EXAMINER	ANNUAL SUBSCRIPTION	218.72
			POOL MANAGEMENT SRVS RFP	294.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	413.92
			MEDICARE	<u>96.79</u>
			TOTAL:	2,260.96
PARKS STAFF	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	391.12
		ADVANCE AUTO PARTS	RADIATOR FAN ASSY	90.94
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	36.00
		RECOGNITION PLUS	STAINLESS STEEL TREE PLAQU	127.99
		AUSTIN GLASS CONNECTION INC	FORD: BACK WINDOW	460.00
		KENNYCO INDUSTRIES	INSPECTION OF FIRE ALARMS	43.55
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	39.63
		EVERGY	701 SW EAGLES PKWY, BALLFI	117.76
			ARMSTRONG PARK 041503	96.20
			ARMSTRONG PARK DR	33.85
			ARMSTRONG PARK 098095	61.75
			ARMSTRONG PARK 017576	111.42
			28605 E HWY AA	35.74
			JAMES ROLLO SHELTER #2	49.69

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MAIN-ARMSTRONG SHELTER 1	23.14
			618 JAMES ROLLO CT	57.63
			ARMSTRONG PARK	39.90
			6100 S BUCKNER TARSNEY RD	108.47
			28605 E HWY AA	130.07
			618 JAMES ROLLO CT	14.93
		LAWN & LEISURE	BROOMS FOR BALLFIELD GROOM	340.18
			V BELT	162.54
			WEEDEATER STRING	34.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	300.61
			MEDICARE	70.31
		DOG WASTE DEPOT	DOG WASTE CAN & BAGS	<u>279.97</u>
			TOTAL:	3,258.38
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	84.50
			CONCESSION DRINKS	656.00
			CONCESSION DRINKS	191.00
		GRAIN VALLEY SCHOOL DISTRICT	2020 JULY SPECIAL SEASON T	225.00
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	90.80
			CONC PRODUCT & SUPPLIES	86.33
			CONC PRODUCT & SUPPLIES	217.34
		WALMART COMMUNITY	CONCESSION SUPPLIES	6.85
			CON PRODUCTS SUPPLIES	114.94
			MM SUPPLIES	9.82
		HD GRAPHICS & APPAREL	YOUTH TENNIS SHIRTS	266.50
		KAYELEEE SUE SMITH	2020 JULY SPECIAL SEASON T	175.00
		RANDALL DRAPER	2020 JULY SPECIAL SEASON T	250.00
		RYAN DEATON	2020 JULY SPECIAL SEASON	100.00
		ALYSSA OWENS	2020 JULY SPECIALS SEASON	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	32.52
			MEDICARE	<u>7.62</u>
			TOTAL:	2,614.22
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	07/13-07/24 SILVERSNEAKERS	150.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	138.38
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	12.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	14.60
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	43.73
		FREDAH JOHNSTON	07/14-07/23 LINE DANCING	169.50
		EVERGY	713 MAIN ST	2,778.26
			713 MAIN #A	216.56
		QUILL CORPORATION	COMM CENTER SUPPLIES	12.92
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	178.59
			MEDICARE	<u>41.77</u>
			TOTAL:	3,756.31
POOL	PARK FUND	A&A ELECTRICAL INC	REPLACE 2 POOL LIGHTS	184.50
		ALLIED REFRESHMENT	CONCESSION DRINKS	114.00
			CONCESSION DRINKS	656.00
			CONCESSION DRINKS	191.00
		PETTY CASH	POOL SUPPLIES	29.18
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	90.80
			CONC PRODUCT & SUPPLIES	129.49
			CONC PRODUCT & SUPPLIES	326.00
		WALMART COMMUNITY	CONCESSION SUPPLIES	6.85
			CON PRODUCTS SUPPLIES	114.94

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MEYER LABORATORY INC	HAND SOAP/TOWELS	319.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	243.08
			MEDICARE	<u>56.83</u>
			TOTAL:	2,462.27
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	170.15
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	2.58
		ICMA RC	ICMA 457 %	28.30
			ICMA 457	16.50
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	479.16
			SOCIAL SECURITY	319.38
			MEDICARE	<u>74.71</u>
			TOTAL:	1,163.47
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	07/12-08/11 OFFICE 365	151.60
		FELDMANS FARM & HOME	WOODCUTTER BAR & CHAIN OIL	6.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	407.53
		ADVANCE AUTO PARTS	OIL/FUEL FILTER/ROT T6 5W4	29.88
			SERP BELT/CABIN AIR FILTER	9.37
		VALLEY OUTDOOR EQUIPMENT	FUEL CAP ASSY	0.56
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	31.77
		OREILLY AUTOMOTIVE INC	WORK LIGHT	39.31
		HOLLIDAY SAND AND GRAVEL CO.	1/2" ROCK	880.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	134.87
		SALLEYS PROPANE	PROPANE	24.96
		HOME DEPOT CREDIT SERVICES	TRASH BAGS/FLASH LIGHT	7.99
			TRASH BAGS/FLASH LIGHT	3.19
			LN HEAVY DUTY 10Z	1.90
			ANVIL ALL ALUMINUM PLACER	15.19
		GOODYEAR COMMERCIAL TIRE	FLAT REPAIR-ULT-LOOSE/MAXI	9.11
			4) GY 205/75R15 ENDURANCE	63.88
		KENNYCO INDUSTRIES	INSPECTION OF FIRE ALARMS	26.13
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	41.80
		CDW GOVERNMENT	Mayor Laptop	78.89
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	72.76
			CELLULAR SERVICE 07/19-08/	6.56
		CINTAS CORPORATION # 430	FACEMASKS	8.00
			PW/WOLTZ UNIFORMS	38.73
			PW/WOLTZ UNIFORMS	28.73
			PW/WOLTZ UNIFORMS	28.73
		TRUCK TRAILER & HITCH CENTER	TILT TOP TRAILER	2,939.00
		EVERGY	655 SW EAGLES PKWY	40.64
			618 JAMES ROLLO CT	115.28
			AA HWY & SNI-A-BAR BLVD	41.06
			702 SW EAGLES PKWY	42.17
			GRAIN VALLEY ST LIGHTS	12,597.36
			618 JAMES ROLLO CT	29.87
			711 MMAIN ST CITY HALL	127.29
		OAK GROVE RENTAL INC	CORE DRILL/CORE BIT	18.00
		OSBURN ASSOCIATES INC	SIGN MATERIAL	360.00
			RTAPE AT75 HIGH TACK TRANS	300.00
		GEIGER READY-MIX	CONCRETE	916.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL 45' AERIAL LI	41.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	319.38
			MEDICARE	<u>74.71</u>
			TOTAL:	20,111.05
NON-DEPARTMENTAL	MKT PLACE NID- PR#	UMB BANK NA	GVM6 GO BDS SRS 2016	<u>43,109.38</u>
			TOTAL:	43,109.38
DEBT SERVICE	DEBT SERVICE FUND	UMB BANK NA	GVM8 GO REF BDS SRS 2018A	51,725.00
		UMB BANK NA	GVM8 GVMGO GO RFDG BDS SR 2	<u>318.00</u>
			TOTAL:	52,043.00
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	9.08
		MO DEPT OF NATURAL RESOURCES	PRIMACY FEES 2020	16,558.56
			PRIMACY FEES 2020	331.17-
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,156.60
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	JUL 20 SALES TAX	4,431.18
			JUL 20 SALES TAX	88.62-
		AFLAC	AFLAC PRETAX	36.84
			AFLAC-W2 DD PRETAX	89.17
		MISCELLANEOUS ANDERSON, AARON	20-152650-18	35.70
		BUCKLEY, MICHAEL	20-562120-05	15.54
		CHIPMAN, AMBER	20-562890-09	58.01
		KNOX, SHEREE	20-567050-01	52.61
		WIEDE, DAVID JACKSON	20-567542-05	49.07
		MACKAY, ALISON	20-567722-04	22.80
		CARTER, DENNIS E	20-567860-01	30.57
		ROBERTS, TESSA	20-567950-04	22.92
		H & J CUSTOM HOME BU	20-568125-00	15.54
		DAO, QUANG	20-572124-02	13.37
		ROHR, JEFF	20-588416-01	40.90
		TAYLOR, MELODY	20-606470-01	3.34
		ANDERSON, JENNIFER	20-623050-01	15.54
		FOUSHEE HOMES, INC	20-623650-00	15.54
		TORRES, NESTOR	20-682890-06	55.96
		BARLOW, BRITTANY	20-700400-14	65.54
		BURNETT, JOSHUA	20-700930-08	64.01
		NIX II, MICHAEL	20-701040-13	60.17
		CASTILLO, JASON	20-702100-12	65.54
		WARD DEV/COUNTRY CLU	20-711099-00	54.37
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	60.03
		ICMA RC	ICMA 457 %	207.46
			ICMA 457	220.64
			ICMA ROTH IRA	143.64
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,422.24
			SOCIAL SECURITY	2,130.92
			MEDICARE	<u>498.37</u>
			TOTAL:	29,421.98
WATER	WATER/SEWER FUND	NETSTANDARD INC	07/12-08/11 OFFICE 365	303.20
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	596.12
			20 BILL PRINT & MAIL	113.88
		FELDMANS FARM & HOME	WOODCUTTER BAR & CHAIN OIL	11.99
			1/2"-1' GALV GROUND CLAMP	2.79
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,347.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ADVANCE AUTO PARTS	OIL/FUEL FILTER/ROT T6 5W4	59.74
			SERP BELT/CABIN AIR FILTER	18.72
		VALLEY OUTDOOR EQUIPMENT	FUEL CAP ASSY	1.11
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	99.93
		OREILLY AUTOMOTIVE INC	WORK LIGHT	78.62
		BLUE SPRINGS WINWATER CO	VALVE EXERCISE MACHINE	15,936.06
			6" CLAY X 4" CI-PL-CPLG	20.00
			2" IMPORT BR THRD COUPLING	76.00
			REPAIR COUPLING	15.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	269.72
		KORNIS ELECTRIC SUPPLY INC	COAX CABLE	2,197.50
			KELEM GRIP/CARBIDE HOLE CU	157.85
			KELEM GRIP/MESH GRIP	74.97
		HOME DEPOT CREDIT SERVICES	TRASH BAGS/FLASH LIGHT	15.99
			TRASH BAGS/FLASH LIGHT	6.39
			LN HEAVY DUTY 10Z	3.79
			ANVIL ALL ALUMINUM PLACER	30.36
			ANVIL ALL ALUMINUM PLACER	44.01
		GOODYEAR COMMERCIAL TIRE	FLAT REPAIR-ULT-LOOSE/MAXI	18.23
			4) GY 205/75R15 ENDURANCE	126.77
		MICRO-COMM INC	STATION REPAIR	556.00
		KENNYCO INDUSTRIES	INSPECTION OF FIRE ALARMS	52.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	139.72
		CDW GOVERNMENT	Mayor Laptop	158.02
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	145.52
			CELLULAR SERVICE 07/19-08/	15.31
		CINTAS CORPORATION # 430	FACEMASKS	16.00
			PW/WOLTZ UNIFORMS	77.46
			PW/WOLTZ UNIFORMS	57.46
			PW/WOLTZ UNIFORMS	57.46
		TRUCK TRAILER & HITCH CENTER	TILT TOP TRAILER	5,878.00
		EVERGY	825 STONEBROOK DR	54.32
			1301 TYER RD UNIT A	86.15
			618 JAMES ROLLO CT	144.10
			110 SNI-BAR BLVD	84.08
			1301 TYER RD UNIT B	466.45
			618 JAMES ROLLO CT UNIT B	2,852.26
			618 JAMES ROLLO CT	37.34
			711 MMAIN ST CITY HALL	254.57
			1012 STONEBROOK LN	58.02
		OAK GROVE RENTAL INC	CORE DRILL/CORE BIT	36.00
		NEPTUNE TECHNOLOGY GROUP INC	SUPPLIES- FIXED BASE SYS	1,002.29
			2" COMPOUND METER	590.40
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL 45' AERIAL LI	82.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,065.45
			MEDICARE	249.19
			TOTAL:	35,841.90
SEWER	WATER/SEWER FUND	NETSTANDARD INC	07/12-08/18 OFFICE 365	303.20
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	596.12
			20 BILL PRINT & MAIL	113.88
		FELDMANS FARM & HOME	WOODCUTTER BAR & CHAIN OIL	11.99
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,347.31
		HELTS TURF FARMS LLC	TURF	605.50
		ADVANCE AUTO PARTS	OIL/FUEL FILTER/ROT T6 5W4	59.74
			SERP BELT/CABIN AIR FILTER	18.72

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VALLEY OUTDOOR EQUIPMENT	FUEL CAP ASSY	1.11
		STANDARD INSURANCE CO	AUGUST 20 STANDARD LIFE	99.93
		OREILLY AUTOMOTIVE INC	WORK LIGHT	78.62
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	269.72
		TREKK DESIGN GROUP LLC	I and I Assessment	1,251.00
		HOME DEPOT CREDIT SERVICES	TRASH BAGS/FLASH LIGHT	15.99
			TRASH BAGS/FLASH LIGHT	6.39
			LN HEAVY DUTY 10Z	3.79
			ANVIL ALL ALUMINUM PLACER	30.36
		GOODYEAR COMMERCIAL TIRE	FLAT REPAIR-ULT-LOOSE/MAXI	18.23
			4) GY 205/75R15 ENDURANCE	126.27
		KENNYCO INDUSTRIES	INSPECTION OF FIRE ALARMS	52.26
		GRASS PAD INC	FUTERRA F4 NETLESS GRN	454.15
			STAPLES BULK 6"	50.00-
			FESCUE SOD	10.77
		THE LINCOLN NATIONAL LIFE INSURANCE CO	AUGUST 2020 DISABILITY	139.72
		CDW GOVERNMENT	Mayor Laptop	158.00
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	145.52
			CELLULAR SERVICE 07/19-08/	15.31
		CINTAS CORPORATION # 430	FACEMASKS	16.00
			PW/WOLTZ UNIFORMS	77.46
			PW/WOLTZ UNIFORMS	57.46
			PW/WOLTZ UNIFORMS	57.46
		TRUCK TRAILER & HITCH CENTER	TILT TOP TRAILER	5,878.00
		EVERGY	925 STONEBROOK DR	23.14
			WOODLAND DR	237.26
			405 JAMES ROLLO DR	408.85
			1326 GOLFVIEW DR SEWER	91.95
			618 JAMES ROLLO CT	144.11
			WINDING CREEK SEWER	23.20
			618 JAMES ROLLO CT	37.33
			711 MMAIN ST CITY HALL	254.57
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		OAK GROVE RENTAL INC	CORE DRILL/CORE BIT	36.00
		GRAIN VALLEY RENTAL INC	1 DAY RENTAL 45' AERIAL LI	82.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,065.44
			MEDICARE	249.12

* REFUND CHECKS *

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	WATER/SEWER FUND	DONAHUE, JESSICA	US REFUNDS	<u>100.00</u>
			TOTAL:	14,792.37

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

100	GENERAL FUND	47,183.89
200	PARK FUND	19,147.03
210	TRANSPORTATION	21,274.52
310	MKT PLACE NID- PR#2	43,109.38
400	DEBT SERVICE FUND	52,043.00
600	WATER/SEWER FUND	80,056.25

GRAND TOTAL: 262,814.07

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 7/18/2020 THRU 7/31/2020
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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Ordinances

INTENTIONALLY LEFT BLANK

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

MEETING DATE	7/27/2020, 8/10/2020	
BILL NUMBER	B20-18	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF BUSH BUSINESS PARK RE-PLAT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	MARK TROSEN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To gain final plat approval for Bush Business Park Re-Plat	
BACKGROUND	The Bush Business Park-lots 1 and 2 was recorded on February 2, 2005. The property is approximately 8 acres. The general location of this property is east of Storage Mart facility and west of Valley Outdoor Equipment on the north side of NW Jefferson Street.	
SPECIAL NOTES	The plat illustrates a street, "NW Bush" that will intersect with NW Jefferson Street and curve east to property line. This street will connect with the proposed street that will be constructed east/west with the Mercado Plaza subdivision.	
ANALYSIS	The re-plat will contain 4 lots. The lot sizes range from approximately 1.5 acres in size to 2.1 acres. The Planning and Zoning Commission approved the preliminary plat on February 12, 2020. The final plat is consistent with the approved Preliminary Plat. The City Engineer has approved the Engineering and Construction plans for the improvements.	

PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission recommended approval at the July 8, 2020 meeting.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval.
REFERENCE DOCUMENTS ATTACHED	Ordinance, Final Plat, Application, Staff Report, Aerial Map

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-18

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

July 27, 2020 (6-0)

**AN ORDINANCE APPROVING THE FINAL PLAT OF BUSH BUSINESS PARK RE-
PLAT**

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

WHEREAS, a meeting was held on July 8, 2020 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

WHEREAS, the Board of Aldermen is in acceptance of the final plat, easements and right-of-way that are dedicated for public purposes.

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

SECTION 1: The final plat of Bush Business Park Re-plat is approved.

SECTION 2: The property legally described below as Bush Business Park Re-plat:

All of Lots 1 and 2, Bush Business Park Lots 1 and 2, a subdivision in Grain Valley, Jackson County, Missouri.

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 HEADLEY _____
ALDERMAN STRATTON _____

ALDERMAN CLEAVER _____
ALDERMAN KNOX _____
ALDERMAN TOTTON _____

Mayor _____ (in the event of a tie only)

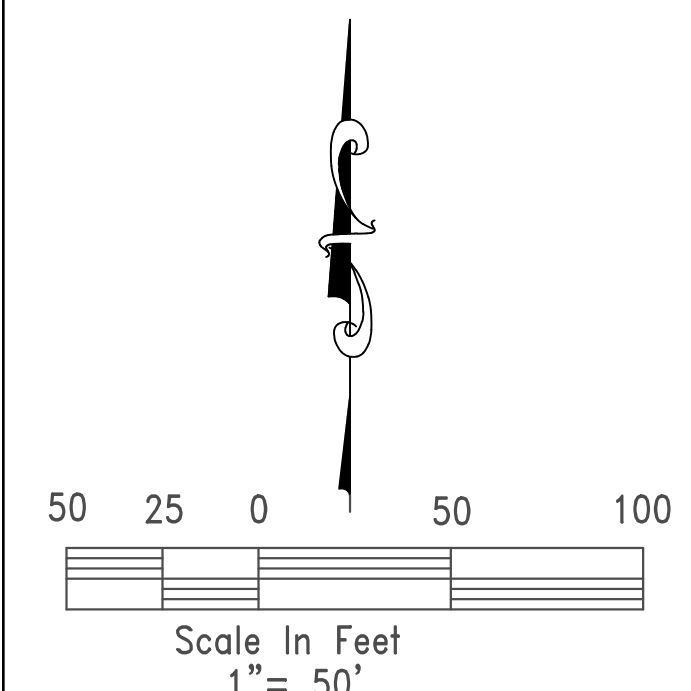
Approved as to form:

Lauber Municipal Law
City Attorney

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk



- LEGEND**
- M - MEASURED
 - R - RECORD
 - RAD - RADIUS
 - L - ARC LENGTH
 - U/E - UTILITY EASEMENT
 - L/E - LANDSCAPE EASEMENT
 - D/E - DRAINAGE EASEMENT
 - W/E - WATER EASEMENT
 - S/E - SEWER EASEMENT
 - B/L - BUILDING LINE
 - C/L - CENTERLINE
 - R/W - RIGHT OF WAY
 - ITB - INITIAL TANGENT BEARING

MONUMENT LEGEND

SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES.

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

STATE PLANE COORDINATES

- ① 317527.215
874967.197
② 317694.612
874972.038
③ 317699.811
874807.513
④ 317648.132
874805.897
- 1 METER = 3.28083333'
- KC METRO CONTROL STATION JA-62 WAS USED TO CREATE THE COORDINATES AS SHOWN AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999140.

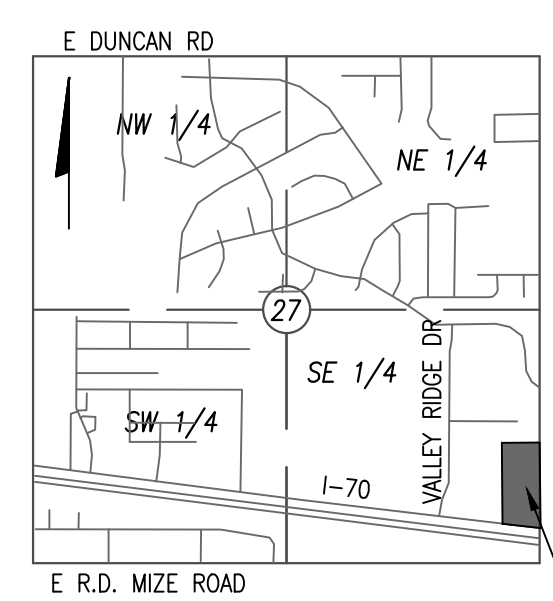
NOTES:
1. THE SUBJECT PROPERTY CONTAINS 6.03 ACRES MORE OR LESS.

FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095003396.

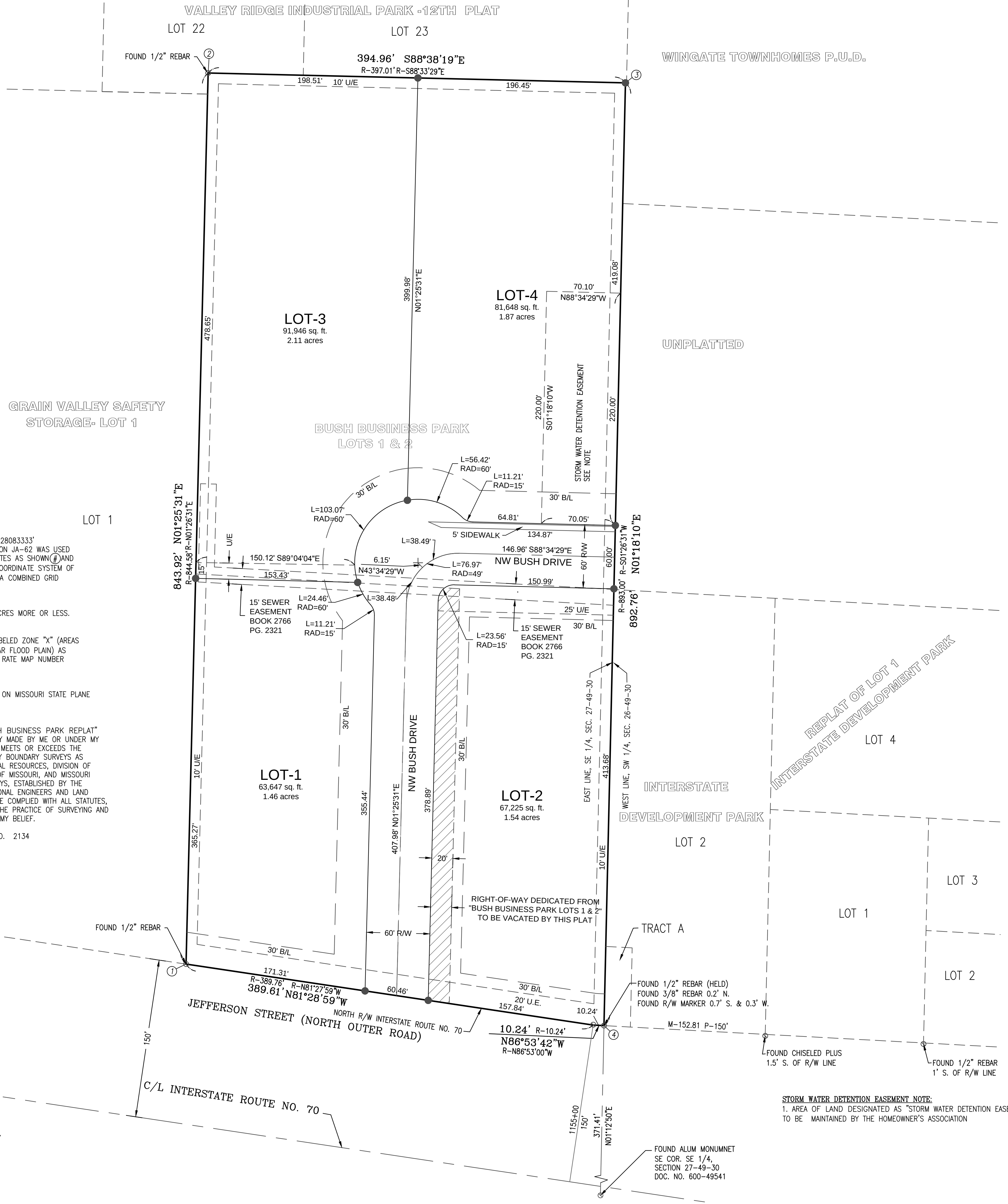
BASIS OF BEARINGS:
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

I HEREBY CERTIFY: THAT THE PLAT OF "BUSH BUSINESS PARK REPLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134



LOCATION MAP
SCALE=1"=2000'
SECTION 27
TOWNSHIP 49 RANGE 30



STORM WATER DETENTION EASEMENT NOTE:
1. AREA OF LAND DESIGNATED AS "STORM WATER DETENTION EASEMENT" TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

FINAL PLAT
BUSH BUSINESS PARK REPLAT
LOTS 1 THRU 4
A REPLAT OF BUSH BUSINESS PARK LOTS 1 & 2
PART OF THE SE 1/4
SECTION 27 TOWNSHIP 49 RANGE 30
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "BUSH BUSINESS PARK REPLAT".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF GRAIN VALLEY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

LEGAL DESCRIPTION:
ALL OF LOTS 1 AND 2, BUSH BUSINESS PARK LOTS 1 & 2
A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, MARION RIDGE SAFETY STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF ____, 20__.

MEMBER - DAVID L. WARD

STATE OF _____)
COUNTY OF _____)SS

ON THIS ____ DAY OF ____, 20__, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF MARION RIDGE SAFETY STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY TERM EXPIRES _____

CITY ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "BUSH BUSINESS PARK REPLAT", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____, 202__.

CHAIRMAN - DEBBIE SAFFELL

SECRETARY - KEVIN BROWNING

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS ____ DAY OF ____, 20__.

MAYOR - CHUCK JOHNSTON

CITY CLERK - JAMIE LOGAN

JACKSON COUNTY ASSESSOR APPROVAL:

BY: _____

DATE: _____

BUSH BUSINESS PARK REPLAT GRAIN VALLEY, JACKSON COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: JUNE 22, 2020	
DEVELOPER MARION RIDGE SAFETY STORAGE LLC 1120 EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029	
PROJECT NO. 19-248	SHEET 1 OF 1
BUSH BUSINESS PARK REPLAT, GRAIN VALLEY, MISSOURI	

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

PLANNING & ZONING APPLICATION

2020-0335

PROJECT INFORMATION

Location: Re Plat of Bush Business Park lot 1 & 9

Subdivision: Bush Business Park Lot #: 1-4 Zoning District: Commercial

Description of Request: _____

APPLICANT INFORMATION

Name: Marion Ridge / Ward Development

Company: Marion Ridge

Address: 1120 NW Eagle Ridge Blvd GU MO 64029

Telephone: 816-229-8115 Fax: 229-5012 E-mail: Clayton @ safet2 mini storage.com

Property Owner: _____

Additional Contact(s): Bryan Rahn

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)
☐ Dedication/Vacation of Right-of-way or Easement 1 • 14	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 with 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

[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:

[Signature]
Applicant's Signature

6-1-20
Date

PAID

JUN - 8 2020

[Signature]

CITY OF GRAIN VALLEY

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BOA Staff Report**July 27, 2020****Application for Final Plat – Re-plat of Bush Business Park****PURPOSE:**

The purpose of this request is to gain final plat approval for the subdivision.

BACKGROUND:

The Bush Business Park – lots 1 & 2 was recorded on February 2, 2005. The property is approximately 8 acres. The general location of this property is east of Storage Mart facility and west of Valley Outdoor Equipment on the north side of NW Jefferson Street. The property is zoned District M-1 (Light Industrial).

ANALYSIS:

The Planning and Zoning Commission approved the preliminary plat on February 12, 2020.

The re-plat of Bush Business Park will contain 4 lots. The lot sizes range from approximately 1.5 acres in size to 2.1 acres.

The plat illustrates a street, “NW Bush” that will intersect with NW Jefferson Street and then curve east to property line. This street will connect with the proposed street that will be constructed east/west with the Mercado Plaza subdivision. The final plat for the Mercado Plaza was approved by the Board of Aldermen in Ordinance 2495 dedicating the necessary right-of-way. The Mercado Plaza developer will build this section of road as development occurs.

The final plat is consistent with the approved Preliminary Plat.

The City Engineer has approved the Engineering and Construction plans for the improvements.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission approved the final plat at their July 8th meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

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Bush Business Park

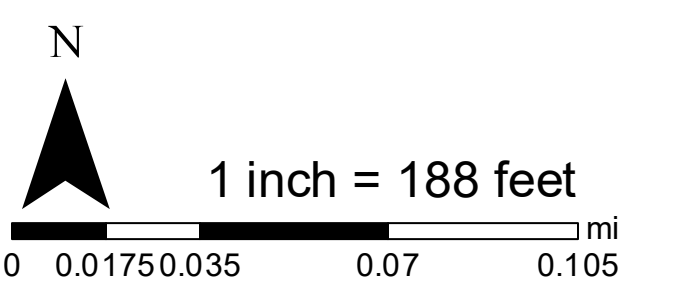
Jackson County, MO
GIS Department
303 W Walnut
Independence, MO 64050
816-881-4567
gis@jacksongov.org

Legend

Areas

 Override 1

 Lots



DISCLAIMER: These maps are NOT
SURVEY ACCURATE.

DISCLAIMER: Requestor knowingly accepts the data and Information "as-is" and the County expressly disclaims any representation as to the completeness or accuracy of the data or information. Further, the County expressly disclaims any representation as to the suitability of the data or information for any specific use intended by requestor. Maps are intended to show as accurately as possible the relationship of data, but are not survey accurate.

RELEASE: Requestor expressly releases and agrees to hold the County, its officials, and its employees, harmless from any and all claims or damages arising out of the use of the data or information. Requestor expressly agrees to assume all risk for use and reliance on the data and information.
Date: 6/25/2020

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

MEETING DATE	7/27/2020, 8/10/2020	
BILL NUMBER	B20-19	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF GREYSTONE ESTATES PHASE II	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	MARK TROSEN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To gain final plat approval for Greystone Estates Phase II	
BACKGROUND	The preliminary plat was approved by the Planning and Zoning Commission on June 8, 2016. The property is zoned District R-1 (Single Family Residential). The Comprehensive Plan's Future Land Use Map illustrates this area as single family residential.	
SPECIAL NOTES	None	

ANALYSIS	The final plat contains 9 lots and a tract for detention and utility easement. The total land area is approximately 3 acres. The final plat for phase II is generally consistent with the approved preliminary plat. The designated Tract A that will be used for detention and utility easement slightly encroaches in the flood zone designation, AE, also commonly referred to as the 100-year flood fringe. Tract A will be maintained by the Homeowners Association. The City Engineer has approved the Engineering and Construction plans for the improvements.
PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission recommended approval at the July 8, 2020 meeting.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval.
REFERENCE DOCUMENTS ATTACHED	Ordinance, Final Plat, Application, Aerial Map, FEMA Map, Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B20-19

ORDINANCE NO.
SECOND READING
FIRST READING

July 27, 2020 (6-0)

**AN ORDINANCE APPROVING THE FINAL PLAT OF GREYSTONE ESTATES
PHASE II**

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

WHEREAS, a meeting was held on July 8, 2020 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

WHEREAS, the Board of Aldermen is in acceptance of the final plat, easements and right-of-way that are dedicated to public purposes.

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

SECTION 1: The final plat of Greystone Estates Phase II is approved.

SECTION 2: The property legally described below as Greystone Estates Phase II:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 87 DEGREES 29 MINUTES 48 SECONDS WEST, 529.86 FEET TO A POINT ON THE SOUTH LINE OF "GREYSTONE ESTATES – PHASE I"; THENCE ALONG THE SOUTH LINE OF SAID PLAT FOR THE FOLLOWING EIGHT (8) COURSES: NORTH 13 DEGREES 25 MINUTES 45 SECONDS EAST, 47.59 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 33 SECONDS EAST, 97.18 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 09 SECONDS EAST, 374.27 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 32 SECONDS EAST, 50.00 FEET; THENCE NORTH 06 DEGREES 58 MINUTES 05 SECONDS WEST, 98.99 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSES, HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 36.32 FEET; THENCE NORTH 72 DEGREES 19 MINUTES 01 SECONDS EAST, 56.79 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 42 SECONDS WEST, 474.91 FEET TO THE POINT OF BEGINNING. CONTAINING 3.07 ACRES, MORE OR LESS.

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 HEADLEY _____
ALDERMAN STRATTON _____

ALDERMAN CLEAVER _____
ALDERMAN KNOX _____
ALDERMAN TOTTON _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

FINAL PLAT
GREYSTONE ESTATES PHASE II
LOTS 44 THRU 52 AND TRACT A
PART OF THE NW 1/4
SECTION 26 TOWNSHIP 49 RANGE 30
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "GREYSTONE ESTATES PHASE II".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF GRAIN VALLEY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APURTENCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

LEGAL DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 87 DEGREES 29 MINUTES 48 SECONDS WEST, 529.86 FEET TO A POINT ON THE SOUTH LINE OF "GREYSTONE ESTATES - PHASE I"; THENCE ALONG THE SOUTH LINE OF SAID PLAT FOR THE FOLLOWING EIGHT (8) COURSES: NORTH 13 DEGREES 25 MINUTES 45 SECONDS EAST, 47.59 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 33 SECONDS EAST, 97.18 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 09 SECONDS EAST, 374.27 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 32 SECONDS EAST, 50.00 FEET; THENCE NORTH 06 DEGREES 58 MINUTES 05 SECONDS WEST, 98.99 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSES, HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 36.32 FEET; THENCE NORTH 72 DEGREES 19 MINUTES 01 SECONDS EAST, 56.79 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 42 SECONDS WEST, 474.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.07 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, WARD DEVELOPMENT & INVESTMENT CO., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF ____, 20__.

MEMBER - DAVID L. WARD

STATE OF _____)
COUNTY OF _____) SS

ON THIS ____ DAY OF ____, 20__, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF WARD DEVELOPMENT & INVESTMENT CO., A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CITY ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "GREYSTONE ESTATES PHASE II", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____, 202__.

CHAIRMAN - DEBBIE SAFFELL SECRETARY - KEVIN BROWNING

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS ____ DAY OF ____, 20__.

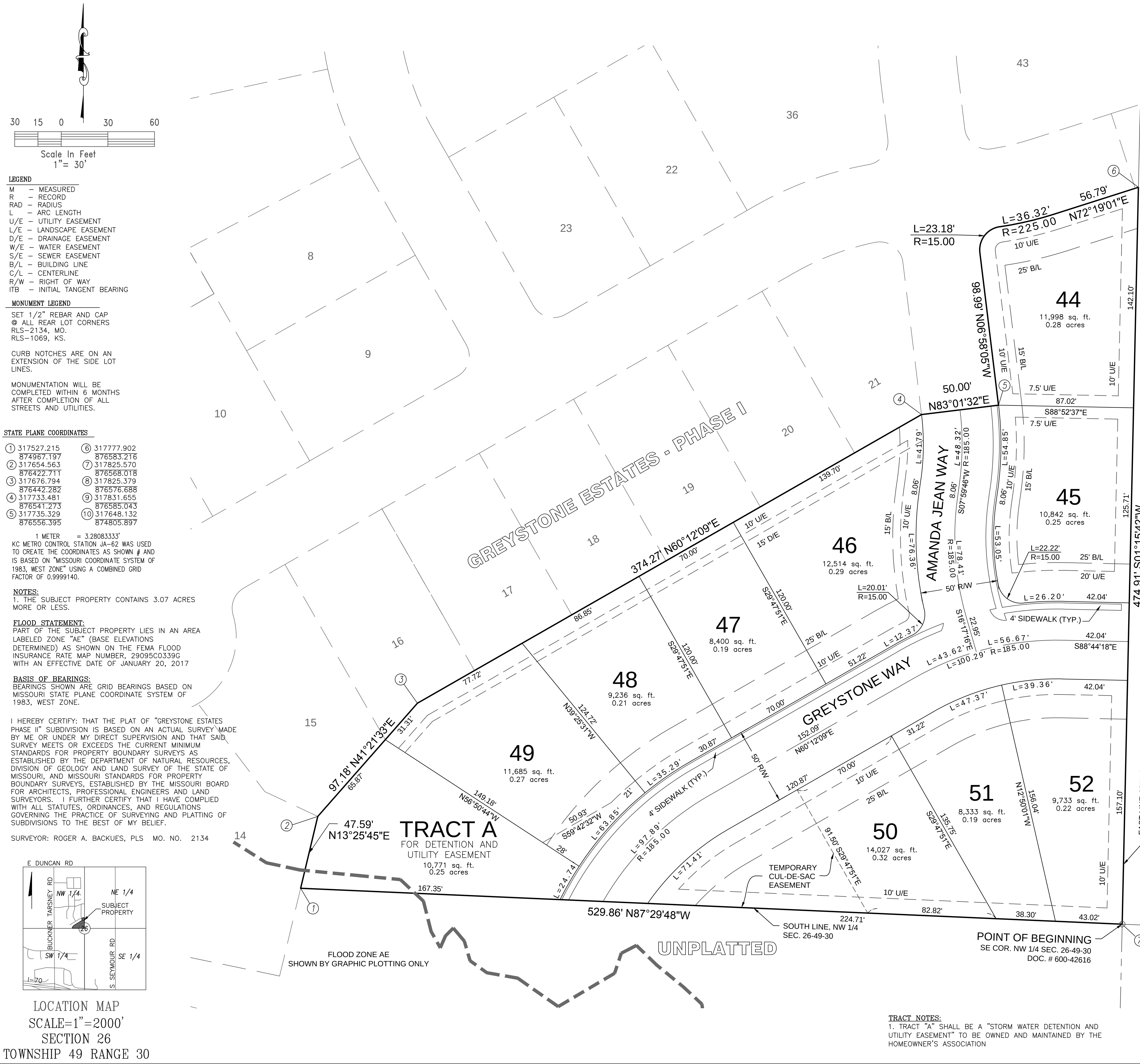
MAYOR - CHUCK JOHNSTON CITY CLERK - JAMIE LOGAN

JACKSON COUNTY ASSESSOR APPROVAL:

BY: _____

DATE: _____

GREYSTONE ESTATES PHASE II GRAIN VALLEY, JACKSON COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
PROJECT NO. 19-344	SHEET 1 OF 1
GREYSTONE ESTATES PHASE II, GRAIN VALLEY, MISSOURI	



LEGEND
M - MEASURED
R - RECORD
RAD - RADIUS
L - ARC LENGTH
U/E - UTILITY EASEMENT
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D/E - DRAINAGE EASEMENT
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B/L - BUILDING LINE
C/L - CENTERLINE
R/W - RIGHT OF WAY
ITB - INITIAL TANGENT BEARING

MONUMENT LEGEND
SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

STATE PLANE COORDINATES

① 317527.215 ⑥ 317777.902
874967.197 876583.216
② 317654.563 ⑦ 317825.570
876422.711 876568.018
③ 317676.794 ⑧ 317825.379
876442.282 876576.688
④ 317733.481 ⑨ 317831.655
876541.273 876585.043
⑤ 317735.329 ⑩ 317648.132
876556.395 874805.897

1 METER = 3.28083333'
KC METRO CONTROL STATION JA-62 WAS USED
TO CREATE THE COORDINATES AS SHOWN # AND
IS BASED ON "MISSOURI COORDINATE SYSTEM OF
1983, WEST ZONE" USING A COMBINED GRID
FACTOR OF 0.9999140.

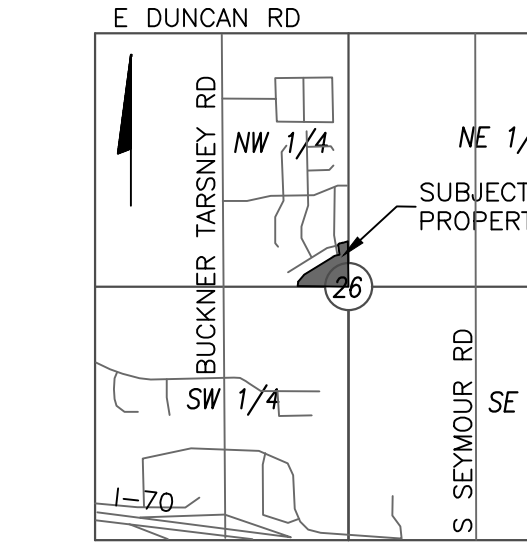
NOTES:
1. THE SUBJECT PROPERTY CONTAINS 3.07 ACRES
MORE OR LESS.

FLOOD STATEMENT:
PART OF THE SUBJECT PROPERTY LIES IN AN AREA
LABELED ZONE "AE" (BASE ELEVATIONS
DETERMINED) AS SHOWN ON THE FEMA FLOOD
INSURANCE RATE MAP NUMBER, 29095C0339G
WITH AN EFFECTIVE DATE OF JANUARY 20, 2017

BASIS OF BEARINGS:
BEARINGS SHOWN ARE GRID BEARINGS BASED ON
MISSOURI STATE PLANE COORDINATE SYSTEM OF
1983, WEST ZONE.

I HEREBY CERTIFY: THAT THE PLAT OF "GREYSTONE ESTATES
PHASE II" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID
SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS
ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES,
DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF
MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY
BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD
FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND
SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED
WITH ALL STATUTES, ORDINANCES, AND REGULATIONS
GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF
SUBDIVISIONS TO THE BEST OF MY BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134



LOCATION MAP
SCALE=1"=2000'
SECTION 26
TOWNSHIP 49 RANGE 30

TRACT NOTES:
1. TRACT "A" SHALL BE A "STORM WATER DETENTION AND
UTILITY EASEMENT" TO BE OWNED AND MAINTAINED BY THE
HOMEOWNER'S ASSOCIATION

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

PLANNING & ZONING APPLICATION

2020-0334

PROJECT INFORMATION

Location: Cray Stone Estates Phase II

Subdivision: Cray Stone Estates Lot #: 44-50 Zoning District: Track A - Residential

Description of Request: _____

APPLICANT INFORMATION

Name: Ward Development **X0228**

Company: Ward Development

Address: 1120 NW Esale Ridge Blvd CU MO 64029

Telephone: 816-225-8115 Fax: 229 5012 E-mail: clayton@safetyministorage.com

Property Owner: _____

Additional Contact(s): Bryan Rahn

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)
☐ Dedication/Vacation of Right-of-way or Easement 1 • 14	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 1/2 x 11 copy of all drawings and plans with 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

[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:

[Signature]
Applicant's Signature

6-1-20
Date

PAID

JUN - 8 2020

CITY OF GRAIN VALLEY

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Greystone Estates Phase II

Jackson County, MO
GIS Department
303 W Walnut
Independence, MO 64050
816-881-4567
gis@jacksonpx.org

Legend

Area
Curbline 1

N
1 inch = 100 feet
0 0.0175025 0.07 0.105

DISCLAIMER: These maps are NOT
SURVEY ACCURATE.

DISCLAIMER: Requester hereby accepts
this map as a general guide and does not
expressly disclaim any representation as to the
completeness or accuracy of the data or
disclaimer, representation as to the suitability
of the data or information for any specific use
intended by requestor. Maps are intended to
provide a general overview of the relationship
of data, but are not survey accurate.
RELEASE: Requester expressly releases and
holds harmless the GIS Department and its
employees, harmless from any and all claims or
damages arising out of the use of the data or
information. Requester expressly agrees to
release and hold harmless the GIS Department
and its employees from any and all claims or
damages arising out of the use of the data or
information.

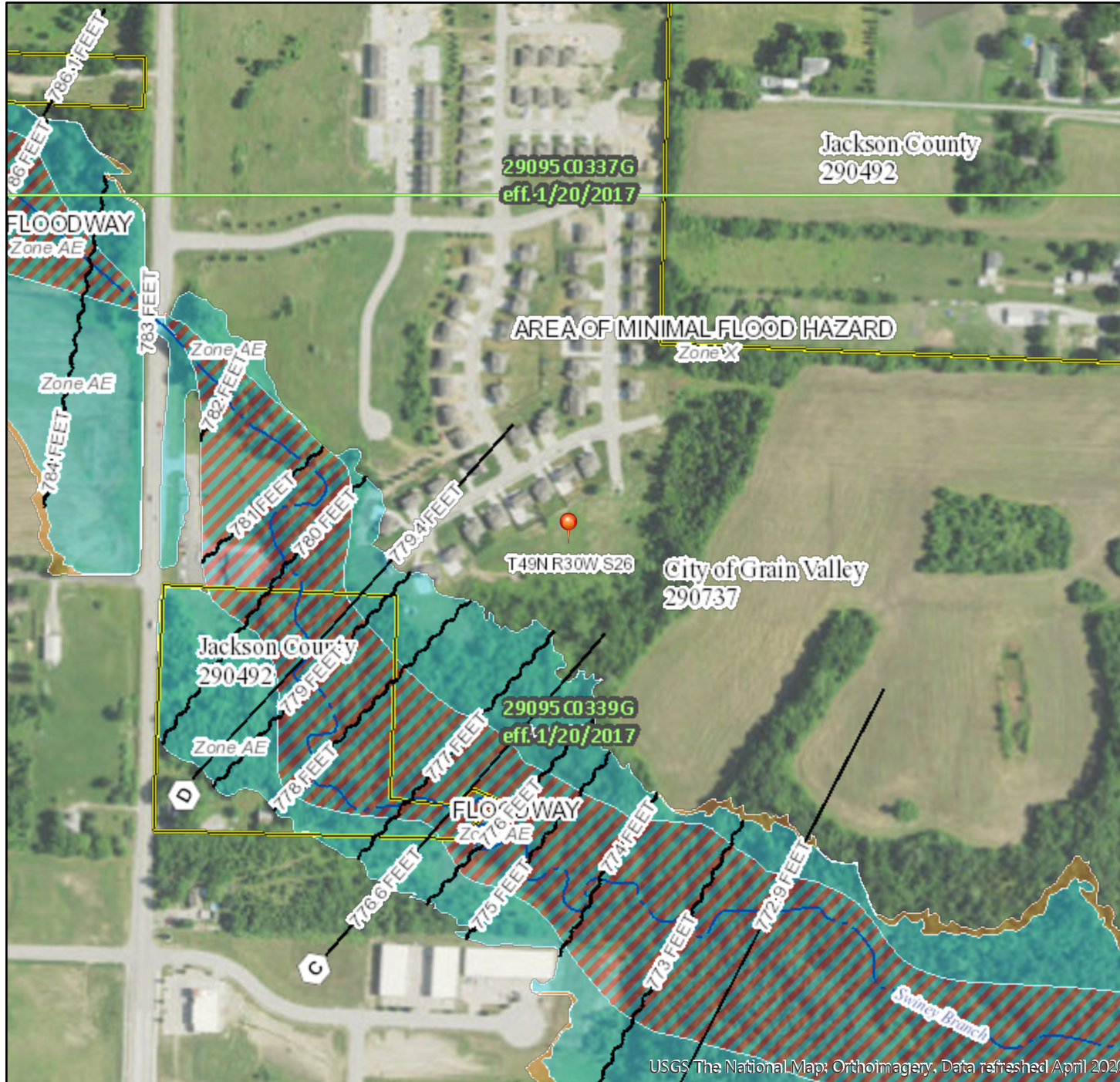


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National Flood Hazard Layer FIRMMette



94°11'56"W 39°1'57"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/25/2020 at 10:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

94°11'19"W 39°1'30"N

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BOA Staff Report
July 27, 2020
Application for Final Plat – Greystone Estates Phase II

PURPOSE:

The purpose of this request is to gain final plat approval for the subdivision.

BACKGROUND:

The Planning and Zoning Commission approved the preliminary plat on June 8, 2016.

During the Commission meeting, there was discussion regarding a turnaround at the end of the proposed Greystone Way. The motion to approve the preliminary plat included that an uncurbed turnaround be built to city specifications.

The construction plans show a full-size turnaround to city specifications being built in the designated easement west of the proposed lot 50.

ANALYSIS:

The final plat is generally consistent with the approved Preliminary Plat.

The designated Tract A that will be used for detention and utility easement slightly encroaches in the flood zone designation AE, also commonly referred to as the 100-year flood fringe. Tract A will be maintained by the Homeowners Association.

The City Engineer has approved the Engineering and Construction plans for the improvements.

PLANNING AND ZONING COMMISSION:

The Commission voted to recommend approval to the BOA on July 8, 2020.

STAFF RECOMMENDATION:

Staff recommends approval.

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Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	8/10/2020	
BILL NUMBER	R20-39	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A FUNDING AGREEMENT WITH STAR ACQUISITIONS, INC	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	None
	Budget Line Item:	323-00-48350
	Balance Available	None
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	To provide funding for the costs incurred by the City to research and establish a Community Improvement District (CID); a Transportation Development District (TDD) and other services and assistance required to administer the Development Incentives Applications	
BACKGROUND	The developer has requested the City to consider a CID and TDD within what is known as Project 3 of the Marketplace TIF district.	
SPECIAL NOTES	The initial deposit will be in the amount of \$20,000. As funds are expended, the City will submit itemized statements to the Company for reimbursement so that the minimum deposit remains at \$20,000.	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	None	

BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution & Preliminary Funding Agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

August 10, 2020

RESOLUTION NUMBER

R20-39

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN
VALLEY, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A FUNDING
AGREEMENT WITH STAR ACQUISITIONS, INC**

WHEREAS, the Developer wishes to develop certain property located generally at the northwest corner of NW Jefferson St. and Missouri BB Highway into a commercial development; and

WHEREAS, the Developer desires to prepare for the City's consideration and application to request incentives, including but not limited to a community improvement district and a transportation development district "Development Incentives Application"; and

WHEREAS, the City may be requested to provide such other services and assistance as may be required to implement and administer the Development Incentives Application through its consideration by the Board of Aldermen; and

WHEREAS, the City does not have a source of funds to finance costs incurred by it, in the form of additional legal, financial, planning, transportation and engineering, and other consultants, or for direct out-of-pocket expenses and other costs resulting from services rendered to the Developer to review, evaluate, process and consider the Development Incentives Application; and

WHEREAS, in order for the City to fully consider and evaluate the Development Incentives Application, the City has requested Developer to deposit funds with the City to be used by the City to pay for the City's actual out-of-pocket expenses necessary to perform a full evaluation of the Development Incentives Application and engage consultants as needed for such evaluation.

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

SECTION 1: The funding agreement between the City of Grain Valley, Missouri and Star Acquisitions, Inc, a copy of which is attached, is hereby approved and adopted.

SECTION 2: The Mayor is authorized to execute this agreement for and on behalf of the City of Grain Valley, Missouri.

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

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

PRELIMINARY FUNDING AGREEMENT

This **PRELIMINARY FUNDING AGREEMENT** (“Agreement”) is entered into this ____ day of _____, 2020, between the **CITY OF GRAIN VALLEY, MISSOURI** a Missouri municipal corporation (the “City”), and **STAR ACQUISITIONS, INC.**, a Missouri corporation, or its assigns (the “Applicant”).

RECITALS

WHEREAS, the City is a fourth class city with its principal office located at 711 Main Street, Grain Valley, Missouri 64029, and exercising governmental functions and powers pursuant to the Constitution and the Revised Statutes of the State of Missouri; and

WHEREAS, the Applicant is a Missouri corporation with its principal office located at 244 West Hill Street, Suite 101, Liberty, Missouri 64068, and is authorized to conduct business in the State of Missouri; and

WHEREAS, the City has been requested by the Applicant to consider an application to establish a community improvement district in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”); a transportation development district in accordance with the Missouri Transportation Development District Act, Sections 238.200 to 238.275 of the Revised Statutes of Missouri (the “TDD Act”); and to enter into a sales tax reimbursement agreement for the public purpose of eliminating blight, Section 70.220 of the Revised Statutes of Missouri (collectively the “Development Incentives Applications”); and

WHEREAS, the City may be requested to provide such other services and assistance as may be required to implement and administer the Development Incentives Applications through its consideration by the City’s governing body (“Board of Aldermen”); and

WHEREAS, the City does not have a source of funds to finance costs incurred by it, in the form of additional legal, financial, planning, transportation and engineering, and other consultants, or for direct out-of-pocket expenses and other costs resulting from services rendered to the Applicant to review, evaluate, process and consider the Development Incentives Applications; and

WHEREAS, in order for the City to fully consider and evaluate the Development Incentives Application, the City has requested Applicant to deposit funds with the City to be used by the City to pay for the City’s actual out-of-pocket expenses necessary to perform a full evaluation of the Development Incentives Applications and engage consultants as needed for such evaluation.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Services to be Performed by the City.** The City shall:

A. Consult with the Applicant on the preparation and consideration of the Development Incentives Applications in accordance with the provisions of the CID Act, the TDD

Act, Section 70.220, RSMo., and other applicable laws, give all notices, make all publications and hold hearings as required by the CID Act, the TDD Act, Section 70.220, RSMo., and all other applicable laws;

B. Provide necessary staff, legal, financial, appraisal, and planning assistance to prepare and present the Development Incentives Applications to the Board of Aldermen, and to prepare and present required ordinances and resolutions to the Board of Aldermen;

C. In the event that the Board of Aldermen approves all or any portion of the Development Incentives Applications, provide the necessary staff and legal, financial, appraisal, and planning assistance to prepare and negotiate a definitive agreement between the Applicant and the City for implementation of the Development Incentives Applications or appropriate portion thereof;

D. In the event that a definitive agreement between the Applicant and the City for implementation of the Development Incentives Applications or an appropriate portion thereof is entered into, provide the necessary staff, legal, financial, appraisal, and planning assistance to administer such agreement(s) and implement the Development Incentives Applications.

2. **Initial Deposit.** On or before July 31, 2020, the Applicant shall deposit Twenty Thousand Dollars (\$20,000.00) (the “Deposit”) with the City’s Finance Director. The City shall disburse the Deposit as set forth in **Section 5** and shall bill the Applicant pursuant to **Section 3** to re-establish the Deposit so that there is a minimum cash balance of Twenty Thousand Dollars (\$20,000.00) available, from which additional disbursements may be made as required.

3. **Additional Funding.**

A. The City shall submit an itemized statement for actual out-of-pocket expenses necessary to perform its obligations hereunder. Such statements shall be submitted on a regular periodic basis, but no more often than monthly. The Applicant shall pay the City the amounts set forth on such statements (the “Additional Funds”) within thirty (30) days of receipt thereof. If such funds are not so received, the unpaid balance shall be subject to a penalty of two percent (2%) per month until paid, but in no event shall such penalty exceed twenty-four percent (24%) per annum, and City shall be relieved of any and all obligations hereunder until paid or may terminate this Agreement pursuant to **Section 7**. Notwithstanding the foregoing, the Applicant shall ensure that on the dates upon which the Board of Aldermen takes up the Development Incentives Applications for consideration, the Deposit shall be replenished to the amount of the minimum cash balance established in **Section 2**. Failure to replenish the Deposit as described shall be grounds for continuing the consideration of the Development Incentives Application.

B. The City and the Applicant agree that the Applicant shall reimburse the City for its actual out-of-pocket expenses necessary to perform the City’s obligations hereunder, using the following consultants: Lauber Municipal Law, LLC, for special legal counsel. The City shall advise the Applicant in writing if it intends to utilize the services of any other consultant to perform its obligations under the terms of this Agreement. Such written notice shall include the name of the consultant, the service to be performed and an estimate of the cost expected. If the Applicant, in writing, within five (5) business days from receipt of the City’s notice, objects to either the consultant named or the service to be performed, the City and Applicant shall negotiate in good faith to resolve the Applicant’s objections. If the City and Applicant cannot agree on the consultant

to be used or the service to be performed, the City shall have no obligation to perform that service under the terms of this Agreement and the Applicant shall have no obligation to pay for such service under the terms of this Agreement.

C. The Deposit and all Additional Funds shall be treated as funds that may be reimbursed from CID or TDD revenues as permitted by law; provided, that the Development Incentives Applications or appropriate portion thereof is approved and the Applicant and the City enter into a definitive agreement for implementation of the Development Incentives Applications or appropriate portion thereof.

4. **Effective Date.** The effective date of this Preliminary Funding Agreement shall relate back to July 7, 2020, which is the date upon which the City first began incurring expenses related to this development application.

5. **Disbursement of Funds.** The City shall disburse the Deposit and Additional Funds for reimbursement of costs to the City on or before the thirtieth (30th) day of each month, and for consulting fees and the payment of all out-of-pocket expenses incurred by the City in connection with the performance of its obligations under this Agreement as payment for such expenses become due. The City shall send to the Applicant a copy of the record for each disbursement made to the Applicant pursuant to this Agreement.

6. **Development Incentives Applications Administration.** In addition to the services set forth in **Section 1**, the City may be required to provide services from time to time for the continuing administration of the Development Incentives Applications, if approved by the City. Upon appropriate itemization, the City shall be reimbursed by the Applicant for actual meeting expenses and other expenses that are reasonable or incidental to the general operations of the City with respect to administration of the Development Incentives Applications and any development that results from the Development Incentives Applications. The provisions of this section shall apply until such time as the City and the Applicant agree to and execute a definitive agreement for implementation of the Development Incentives Applications, which agreement shall include provisions related to reimbursements to the City for continuing administration of the Development Incentives

7. **Termination of this Agreement.**

A. In the event the Applicant fails to perform any of its obligations herein, the City may terminate this Agreement, and any other agreement between the parties, at its sole discretion if the Applicant fails to cure the default within ten (10) days after written notice to the Applicant of the default. Termination by the City shall also terminate any duties and obligations of the City with respect to this Agreement, including, but not limited to, the City's processing of Applicant's Development Incentives Applications. Upon such termination, the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination and any monies due and owing to the City pursuant to any other agreement.

B. The parties hereto acknowledge that the Applicant may determine to abandon the Development Incentives Applications or appropriate portion thereof. Upon written notice of abandonment by the Applicant, this Agreement shall terminate and the City may terminate any other agreement between the parties and shall retain the Deposit and Additional Funds, if any,

necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination and any monies due and owing to the City pursuant to any other agreement.

C. Upon termination of this Agreement, in the event the Deposit and Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Applicant shall reimburse the City as set forth in **Section 3**. After termination of this Agreement, any amounts remaining from the Deposit and the Additional Funds after all amounts have either been paid as directed by, or reimbursed to, the City shall be returned to the Applicant.

D. This Agreement may be terminated by mutual agreement of the City and the Applicant through provisions in a definitive agreement for implementation of the Development Incentives Applications to be executed concurrently or immediately after the Development Incentives Applications are approved.

8. **Notice.** Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

Jamie Logan
City Clerk
City of Grain Valley, Missouri
711 Main Street
Grain Valley, MO 640296500

To the Applicant:

Tim Harris
STAR Acquisitions, Inc.
244 West Hill Street, Ste. 101
Liberty, Missouri 64068

With a copy to:

Joseph G. Lauber
Lauber Municipal Law, LLC
250 NE Tudor Road
Lee's Summit, Missouri 64086

With a copy to:

Curtis Petersen
Polsinelli
900 W. 48th Place, Suite 900
Kansas City, Missouri 64112

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

9. **City Requirements and Prior Approval.** The Applicant agrees to comply with all applicable laws and City ordinances, including, but not limited to, the City's zoning ordinances, subdivision regulations and all planning or infrastructure requirements related to the development of Applicant's property. The parties agree that execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances or policies with which the Applicant must comply and does not in any way constitute prior approval of any future proposal for development, including the Development Incentives Application. The parties understand that the City may not lawfully contract away its police powers and that approval of the Development Incentives Applications and any zoning, subdivision and similar development application cannot be contractually guaranteed. This Agreement does not alter or diminish the City's ability to exercise its legislative discretion to consider the Development Incentives Applications in accordance with the CID Act, TDD Act, Section 70.220, RSMo., and all applicable laws and any other applications with respect to development of Applicant's property.

10. **Modification.** The terms, conditions, and provisions of this Agreement can be neither modified nor eliminated except in writing and by mutual agreement between the City and the Applicant.

11. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

12. **No Third Party Beneficiaries.** This Agreement is made and entered into for the sole protection and benefit of the City and Applicant. No other person or entity shall have or acquire any right or action based upon any provisions of this Agreement.

13. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior oral agreements or written agreements, arrangements, and understandings related thereto.

14. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

[Remainder of Page Intentionally Left Blank. Signature Pages Immediately Follow]

The parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF GRAIN VALLEY, MISSOURI

By: _____
Chuck Johnston, Mayor

(SEAL)

ATTEST:

Jamie Logan, City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Chuck Johnston, the Mayor of the City of Grain Valley, Missouri, a City duly incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said City, and such person duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STAR ACQUISITIONS, INC.

By: _____
Tim Harris, Managing Member

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

BE IT REMEMBERED, that on this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tim Harris, the Managing Member of STAR Acquisitions, Inc., a Missouri corporation, who is personally known to me to be the same person who executed the within instrument on behalf of STAR Acquisitions, Inc., and such person duly acknowledged the execution of the same to be the act and deed of STAR Acquisitions, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

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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: July, 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.org		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 (<i>citations / informations</i>) pending at start of month	138	1,691	340
B. Cases (<i>citations / informations</i>) filed	11	25	22
C. Cases (<i>citations / informations</i>) disposed			
1. jury trial (<i>Springfield, Jefferson County, and St. Louis County only</i>)	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	6	20	10
5. Violations Bureau Citations (<i>i.e., written plea of guilty</i>) and bond forfeitures by court order (<i>as payment of fines / costs</i>)	0	1	1
6. dismissed by court	1	6	16
7. <i>nolle prosequi</i>	0	0	0
8. certified for jury trial(<i>not heard in the Municipal Division</i>)	0	0	0
9. TOTAL CASE DISPOSITIONS	7	27	27
D. Cases (<i>citations / informations</i>) pending at end of month [pending caseload = (A + B) - C9]	142	1,689	335
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION (<i>pre- & post-disposition</i>)	IV. PARKING TICKETS
1. # Issued during reporting period	35
2. # Served/withdrawn during reporting period	31
3. # Outstanding at end of reporting period	422

	☐ Court staff does not process parking tickets
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MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>I. COURT INFORMATION</u>	Municipality: GRAIN VALLEY	Reporting Period: July, 2020
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 3,485.13		\$
Clerk Fee - Excess Revenue	\$ 300.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$ 9.25		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 3,794.38		\$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			\$
Fines - Other	\$ 5,657.65		\$
Clerk Fee - Other	\$ 468.00		\$
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 64.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$ 456.32		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$ 14.43		\$
Law Enforcement Training (LET) Fund surcharge	\$ 128.00		\$
Domestic Violence Shelter surcharge	\$ 256.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 0.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 193.72		\$
Restitution	\$ 400.00		\$
Parking ticket revenue (<i>including penalties</i>)	\$ 0.00		\$
Bond forfeitures (<i>paid to city</i>) - Other	\$ 0.00		\$
Total Other Revenue	\$ 7,638.12	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	\$ 11,432.50
	\$	Bond Refunds	\$ 1,150.00
	\$	Total Disbursements	\$ 12,582.50

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

GRAIN VALLEY PARK BOARD
MINUTES
June 16, 2020

Meeting called to order at 7:00 P.M. by President Brad Welle.

ROLL CALL:

PRESENT: Brad Welle (President), Brian Bray (Vice President), Becky Gray (Secretary), Norm Combs, Don Caslavka, Jared English, Terry Hill, Chuck Harris, Alderman Jayci Stratton, Shannon Davies (Director)

ABSENT: Nathan Hays

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** Motion by Jared English and seconded by Norm Combs to approve the February Minutes. Motion carried.

TREASURER'S REPORT:

- a. **REVIEW OF ACCOUNTS PAYABLE/EXPENDITURES/REVENUES:**
Shannon highlighted and explained the more notable expenditures, which included equipment purchases for the spring sports season that has since been cancelled due to the COVID-19 Pandemic. Those supplies will be used for the fall season. Also due to the pandemic, the department had to refund numerous facility rentals due to the facility closures and restrictions on large gatherings. Once the athletic fields reopened for public use, rental revenue is at an all-time high for this point in time in the budget year. Year-to-date revenues/expenses were also reviewed.

CITIZEN COMMENTS: none

COMMITTEE REPORTS:

- a. **Veteran's Tribute** – Norm Combs/Mike Switzer
 - i. Mike Switzer reported that all the flagpoles have been installed. The actual flags are on backorder due to the pandemic. The original dedication date of the Veteran's Tribute had to be postponed. A future date has not been determined yet.

OLD BUSINESS:

- a. **Capital Improvements Plan (CIP) 2021-2025** – Dick Tuttle/Shannon Davies
 - i. Dick presented the proposed 2021-2025 CIP for park/trail projects.
 - ii. All trail projects in the CIP corresponded with the updated, 2020 Trails Master Plan that was adopted by the Park Board and prioritized accordingly.
 - iii. Projects included were those that could feasibly be completed within the next 5 years.
 - iv. All projects were given updated cost estimates.

- v. Some trail projects were prioritized based off of planned street/road improvements in the future, which ultimately saves on construction costs.
 - vi. Dick is looking at any and all opportunities to apply for TAP/STP funds for projects that meet these grant requirements and have more of a likelihood to get funded.
 - vii. Dick discussed areas where on-street bike lanes is a better application as opposed to an off-street trail. On-street bike lanes are generally used when there is an established sidewalk on the other side of the street and are considerably cheaper to install as opposed to an asphalt trail.
- b. **Blue Branch Creek Trail Project (Phase 2) Update** – Shannon Davies
- i. Lamp Rynearson will be doing the survey work for this project.
 - ii. Dick stated that him and his staff will be able to do most of the design work for this project as opposed to contracting it out. This will save us quite a bit of money.
 - iii. Our hope is to try and do this trail in conjunction with the construction of the pedestrian bridge.
- c. **Dillingham Trail Connector Project Update** – Shannon Davies
- i. Dick reported that this project is currently 2 weeks ahead of schedule.
 - ii. The water line portion of the project is almost complete.
- d. **Community Campus Planning** – Shannon Davies
- i. Both bond issues to fund this project failed at the June 1st election.
 - ii. City officials are reevaluating this endeavor.
- e. **Park Board By-Laws** – Group Discussion
- i. The existing By-Laws that included the revisions from the last meeting were distributed.
 - ii. The board will review those revisions and plan to discuss at the next park board meeting.
- f. **Park Ordinance “Sale of Services/Merchandise” Review** – Group Discussion
- i. Shannon will provide the proposed language for the revised ordinance and will discuss at the next park board meeting.

NEW BUSINESS:

- a. **Park Board Reappointments** – Shannon Davies
- i. Jared English, Chuck Harris, and Becky Gray were all reappointed to the park board for another 3-year term at the June 8th Board of Aldermen meeting.

DIRECTOR'S REPORT

1. Operational Updates

- a. COVID-19 has had a big impact on park usage and revenue streams. In mid-March, we had to close the community center, playgrounds, park restrooms, skate park and athletic fields. Trails were the only park amenity that we were able to leave open. Not only did this impact patrons renting our facilities, we had to refund those that already had a facility booked. Several programs had to be canceled including the spring, youth baseball/softball season. Most everything has now reopened (except playgrounds). We opened the pool on June 13th but are restricted to a 145-capacity limit and patrons are assigned pods on the pool deck per family unit to maintain social distancing.
- b. We have still proceeded with our capital purchases/projects. The pavilion now has new picnic tables. The roof at the Monkey Mountain shelter has been replaced. Improvements have been made to the concessions/restrooms building at the Football Field Complex.

2. City Updates

- a. Ken Murphy is now officially the new City Administrator and Theresa Osenbaugh the Deputy City Administrator.
- b. With the unexpected passing of Christina “Kiki” Claphan in late February, discussions have started about erecting some type of memorial in Armstrong Park recognizing her service to the community. This will be on next month's agenda for discussion.
- c. June Election Results:
 - i. Ward 1: Jayci Stratton
 - ii. Ward 2: Rick Knox
 - iii. Ward 3: Bob Headley
 - iv. Mayor: Chuck Johnston

3. Past/Current Programs/Special Events

- a. 26 of the 36 Community Garden plots have been rented so far.
- b. Group Swim lessons have started.
- c. Private Swim lessons have started

4. Upcoming Programs/Special Events

- a. Tennis Camp – 7/6
- b. Preschool Players T-ball – 7/11

TOPICS FOR NEXT MEETING:

- a. Capital Improvements Plan (CIP) 2021-2025
- b. Blue Branch Creek Trail (Phase 2) Project
- c. Dillingham Trail Connector Project

- d. Park Board By-Laws Review
- e. “Sale of Merchandise/Services” Ordinance
- f. Christina “Kiki” Claphan memorial

ADJOURNMENT:

Motion by Norm Combs, seconded by Chuck Harris, to adjourn. Motion carried.

Meeting adjourned at 8:47 P.M.

Next regular meeting will be July 21, 2020.