CITY OF GRAIN VALLEY BOARD OF ALDERMEN
REGULAR MEETING AGENDA

MAY 10, 2021
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
- Deputy City Clerk Khalilah Holland

ITEM III: PLEDGE OF ALLEGIANCE
- Alderman Bob Headley

ITEM IV: APPROVAL OF AGENDA
- City Administrator Ken Murphy

ITEM V: PROCLAMATIONS
- None

ITEM VI: CITIZEN PARTICIPATION
- Citizens are Asked to Please Limit Their Comments to Two (2) Minutes

ITEM VII: CONSENT AGENDA
- April 26, 2021 – Board of Aldermen Regular Meeting Minutes
- May 10, 2021 – Accounts Payable

ITEM VIII: PREVIOUS BUSINESS
- None

ITEM IX: NEW BUSINESS
- Mayor Pro-Tem and Board Liaison Appointments

ITEM X: PRESENTATIONS
- Place Branding; Theresa Osenbaugh

ITEM XI: PUBLIC HEARING

- Zoning Change Request Creekside Villas
- Request to Amend the City's Comprehensive Plan Future Land Use Map
- Zoning Change Request Creekside Commons

ITEM XII: RESOLUTIONS

ITEM XII (A)
R21-31
Introduced by Alderman Rick Knox

A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Lease a Skid Steer for the Public Works Division to Complete Routine Tasks and Projects

To have equipment available to perform routine tasks in the Public Works Division for public services

ITEM XIII: ORDINANCES

ITEM XIII (A)
B21-11
1ST READ
Introduced by Alderman Jayci Stratton

An Ordinance Changing the Zoning on Approximately 3.15 Acres from District C-1 (Central Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Villas

To allow the development of a multi-family residential development for 26 units

ITEM XIII (B)
B21-12
1ST READ
Introduced by Alderman Shea Bass

An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

To amend the City's Comprehensive Plan Future Land Use Map pertaining to a 5.5-acre parcel from Open Space/Recreation to Multi-Family

ITEM XIII (C)
B21-13
1ST READ
Introduced by Alderman Tom Cleaver

An Ordinance Changing the Zoning on Approximately 5.5 Acres from District A (Agricultural District) to R-3P (Multi-Family Residential District- Planned Overlay District) and Approval of Preliminary Development Plan for Creekside Commons

To allow the development of a multi-family residential development for 35 units

ITEM XIV: CITY ATTORNEY REPORT

- City Attorney

ITEM XV: 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
- Deputy City Clerk Khalilah Holland

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Jayci Stratton

ITEM XVII: MAYOR REPORT

- Mayor Chuck Johnston

ITEM XVIII: 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 XIX: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON MAY 24, 2021 AT 7:00 P.M. THE MEETING WILL BE IN THE COUNCIL CHAMBERS OF THE GRAIN VALLEY CITY HALL.

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

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

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Consent Agenda

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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on April 26, 2021 at 7:00 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Chuck Johnston

ITEM II: ROLL CALL

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

-QUORUM PRESENT-

ITEM III: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Headley

ITEM IV: APPROVAL OF AGENDA

- No Changes

ITEM V: PROCLAMATIONS

- None

ITEM VI: CITIZEN PARTICIPATION

- None

ITEM VII: PREVIOUS CONSENT AGENDA

- April 12, 2021 – Board of Aldermen Regular Meeting Minutes
- April 26, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
    - No Discussion
- *Motion to Approve 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-

DRAFT

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Chuck Johnston		City Administrator Ken Murphy
Alderman Shea Bass		Deputy City Administrator Theresa Osenbaugh
Alderman Tom Cleaver		Chief James Beale
Alderman Bob Headley		Parks and Recreation Director Shannon Davies
Alderman Rick Knox		Community Development Director Mark Trosen
Alderman Darren Mills		City Clerk Jamie Logan
Alderman Jayci Stratton		City Attorney Sarah Carnes
Alderman Nancy Totton		

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: PRESENTATIONS

- None

ITEM X: RESOLUTIONS

- None

ITEM XI: ORDINANCES

Bill No. B21-10: An Ordinance Declaring the Results of the General Election Held in the City of Grain Valley, Missouri on April 6, 2021

City Clerk Jamie Logan read **Bill No. B21-10** for its first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. B21-10 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Stratton*
  - None
- *Bill No. B21-10 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. B21-10: An Ordinance Declaring the Results of the General Election Held in the City of Grain Valley, Missouri on April 6, 2021

City Clerk Jamie Logan read **Bill No. B21-10** for its second reading by title only

- *Alderman Knox moved to accept the second reading of Bill Number B21-10 and approve it as Ordinance #2544*
- *The Motion was Seconded by Alderman Cleaver*
  - None

DRAFT

- *Motion to accept the second reading of Bill No. B21-10 and approve it as Ordinance number #2544 was voted on by roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

-Bill No. B21-10 BECAME ORDINANCE #2544: 6-0-

Mayor Johnston presented Alderman Totton with a plaque thanking her for her years of service on the Board of Alderman.

-A recess was taken at 7:04 PM-

The meeting was called to order at 7:08 PM

ITEM XII: ELECTED OFFICIAL OATH OF OFFICE

- City Clerk Jamie Logan administered the Oath of Office to the following elected officials:
  - Tom Cleaver, Alderman Ward I
  - Darren Mills, Alderman Ward II
  - Shea Bass, Alderman Ward III

ITEM: ROLL CALL

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

-QUORUM PRESENT-

ITEM XIII: NEW BUSINESS

- None

ITEM XIV: RESOLUTIONS

- None

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ITEM XV: ORDINANCES

- None

ITEM XVI: CITY ATTORNEY REPORT

- None

ITEM XVII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
  - Congratulations to Alderman Mills and Alderman Cleaver and Alderman Bass on their re-elections
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - Discussed the Pathways of Honor project and the dedication next Wednesday, May 5th at 4PM at Butterfly Trail Park
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan
  - None

ITEM XVIII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Welcome to Alderman Mills
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - Thanked the Grain Valley VIPS for their attendance tonight

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- Alderman Jayci Stratton
  - She asked if it is possible to bring the invocation back into consideration; Asked if there was any follow up to the two Planning and Zoning Seats that are open; Mayor Johnston hoped to make the appointments at the next meeting

ITEM XIX: MAYOR REPORT

- Mayor Chuck Johnston
  - None

ITEM XX: EXECUTIVE SESSION

- Mr. Murphy stated an executive session was needed for Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- *Alderman Headley moved to close the Regular Meeting for items related for Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Bass*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 7:15 PM-

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Knox*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 7:49 PM-

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ITEM XXI: ADJOURNMENT

- The meeting adjourned at 7:49 p.m.

Minutes submitted by:

_____ _____
Jamie Logan Date
City Clerk

Minutes approved by:

_____ _____
Chuck Johnston Date
Mayor

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ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Chuck Johnston		City Administrator Ken Murphy
Alderman Shea Bass		Deputy City Administrator Theresa Osenbaugh
Alderman Tom Cleaver		Chief James Beale
Alderman Bob Headley		Parks and Recreation Director Shannon Davies
Alderman Rick Knox		Community Development Director Mark Trosen
Alderman Darren Mills		City Clerk Jamie Logan
Alderman Jayci Stratton		City Attorney Sarah Carnes
Alderman Nancy Totton		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	49.15
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,348.11
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00
		HAMPEL OIL INC	CJC FUEL	879.69
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.49
			AFLAC-W2 DD PRETAX	210.07
		MIDWEST PUBLIC RISK	DENTAL	171.00
			OPEN ACCESS	131.95
			OPEN ACCESS	476.00
			OPEN ACCESS	212.52
			HSA	365.05
			HSA	1,503.59
			HSA	20.85
			VISION	16.00
			VISION	43.20
			VISION	126.50
			VISION	14.34
		HSA BANK	HSA - GRAIN VALLEY, MO	344.38
			HSA - GRAIN VALLEY, MO	428.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	277.29
		RICKY WOODERSON	SKILLMAN RESTITUTION	50.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.70
			FLEX PLAN	25.00
		ICMA RC	ICMA 457 %	683.72
			ICMA 457	305.00
			ICMA ROTH IRA	56.03
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,696.90
			SOCIAL SECURITY	4,482.50
			MEDICARE	1,048.32
			TOTAL:	21,904.40
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	SCREENINGS	205.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.50
		OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS	15.69
		WAGEWORKS	APR 2021 MONTHLY FEES	68.00
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	246.35
			HSA	324.02
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	16.90
		CONCENTRA MEDICAL CENTERS	SCREENINGS	447.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	113.47
			MEDICARE	26.53
			TOTAL:	1,790.86
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	NETSTANDARD OFFICE 365	790.00
		CDW GOVERNMENT	Vmware for new host	617.40
			PC Monitors	790.45
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	120.03
			TOTAL:	2,317.88
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	168.00
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	118.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MENARDS - INDEPENDENCE	WEED & FEED	55.42
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	100.00
		EVERGY	513 GREGG	46.42
			600 BUCKNER TARSNEY RD	15.18
			596 BUCKNER TARSNEY	14.23
			CAPPELL & FRONT, PH, PUBLI	11.01
			618 JAMES ROLLO CT	106.74
			1608 NW WOODBURY DR	32.65
			6100 S BUCKNER TARSNEY	11.47
			618 JAMES ROLLO CT	19.34
			711 MMAIN ST CITY HALL	773.22
			620 JAMES ROLLO CT	204.24
			517 GREGG	90.00
			1805 NW WILLOW DR	32.40
		COMCAST	CITY HALL AND PD VOICE EDG	584.72
			TOTAL:	2,383.44
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	373.69
		OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS	51.38
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	15.00
		LITTLER MENDELSON PC	MARCH LEGAL FEES	80.00
		MIDWEST PUBLIC RISK	DENTAL	23.86
			HSA	396.20
		HSA BANK	HSA - GRAIN VALLEY, MO	61.89
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	30.78
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	261.03
			MEDICARE	61.04
			TOTAL:	1,354.87
ELECTED	GENERAL FUND	RECOGNITION PLUS	NAME BADGE	12.50
		COSENTINOS PRICE CHOPPER	FLOWERS	14.99
		MVP AWARDS & MORE	PLAQUE/NAME PLATES	56.35
			PLAQUE/NAME PLATES	21.50
			TOTAL:	105.34
LEGAL	GENERAL FUND	ENSZ & JESTER P C	MARCH INVOICE	2,122.50
			APRIL INVOICE	87.50
			TOTAL:	2,210.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.86
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	149.50
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	24.54
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.49
			MEDICARE	40.11
			TOTAL:	1,108.43
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING	105.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	165.83
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		KARI BOARDMAN	BOARDMAN: MEALS MACA TRAIN	127.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISCELLANEOUS	MARGARITAVILLE LAKE RESORT	460.84
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	15.53
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	172.51
			MEDICARE	40.34
			TOTAL:	1,491.55
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	13.70
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	134.77
			MEDICARE	31.52
			TOTAL:	1,162.92
FLEET	GENERAL FUND	CLARKS TOOL & EQUIPMENT	M18 1/2 IMPACT KIT 1400FTL	449.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	81.62
		ADVANCE AUTO PARTS	RECEIVER PIN	7.59
			MINI BULBS	7.60
			MINI BULB	0.29
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	6.00
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	149.50
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	7.65
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	10.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	56.33
			MEDICARE	13.18
			TOTAL:	843.71
POLICE	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,105.10
			MONTHLY CONTRIBUTIONS	430.13
		MO POLICE CHIEFS ASSOCIATION	BEALE: CHIEFS SUMMER CONFE	350.00
		ADVANCE AUTO PARTS	CABIN AIR FILTER	18.74
			AIR FILTER/CABIN FILTER	25.72
		STATE BANK OF MISSOURI	IN-CAR SYSTEM	2,314.61
		OFFICE DEPOT	NOTEBOOK/ INK/ POST ITS	81.01
		EAGLE VALLEY AUTOMOTIVE LLC	2016 FORD: 4 WHEEL ALIGNME	69.95
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	300.00
		OREILLY AUTOMOTIVE INC	OIL FILTER	3.18
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,938.91
			BULK GASOHOL/DIESEL	238.76
		COMCAST	HIGH SPEED INTERNET	149.85
		FASTENAL COMPANY	GLOVES	187.30
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	523.50
			OPEN ACCESS	623.05
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,478.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	2,691.00
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	900.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	416.31
		METRO FORD	INSULATOR	205.32
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	1,208.04
			CELLULAR SERVICE 04/19-05/	125.04
		INTERNATIONAL ASSOCIATION FOR	2021 IAPE MEMBERSHIP: MCCL	50.00
			2021 IAPE MEMBERSHIP: PALE	50.00
		JAMES BEALE	BEALE: MEALS 2021 MO POLIC	102.50
		ROYAL SIGNS & GRAPHICS INC	5) VEHICLE GRAPHICS	300.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,091.39
			MEDICARE	723.00
		REJIS COMMISSION	APR 2021 LEWEB SUBSCRIPTIO	287.95
		GEARZONE PRODUCTS	TACTICAL PERFORMANCE POLO	89.98
			TOTAL:	30,542.94
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	113.18
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	91.38
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	10.60
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	78.84
			MEDICARE	18.44
			TOTAL:	744.12
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	590.66
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	35.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	53.69
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	820.03
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.69
			HSA - GRAIN VALLEY, MO	14.25
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	55.31
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	6.25
		THE EXAMINER	LOGAN VARIANCE	110.25
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	402.68
			MEDICARE	94.18
			TOTAL:	2,638.04
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	455.01
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC-W2 DD PRETAX	71.41
		MISCELLANEOUS GV SPORTS LEAGUE	GV SPORTS LEAGUE:	60.00
		MIDWEST PUBLIC RISK	DENTAL	21.84
			HSA	219.03
			HSA	37.60
			VISION	8.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	16.40
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	70.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	8.44
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.59
		ICMA RC	ICMA 457 %	195.44
			ICMA 457	575.00
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.79
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,190.57
			SOCIAL SECURITY	935.48
			MEDICARE	218.76
			TOTAL:	4,651.71
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	608.21
		PETTY CASH	STAFF MEETING SUPLIES	28.00
		OFFICE DEPOT	PAPER	10.78
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	31.20
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	319.53
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	83.76
			HSA	1,034.67
			HSA	88.16
			HSA	129.62
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	230.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	56.82
		JERRY JONES	JONES: MEALS FOR MPRA CONF	40.81
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	81.69
		COMCAST	CITY HALL AND PD VOICE EDG	97.46
			COMM CENTER VOICE EDGE	150.85
			PARKS MAINT VOICE EDGE	35.61
		MELISSA STRADER	STRADER: MEALS FOR MPRA CO	48.39
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	386.97
			MEDICARE	90.51
			TOTAL:	3,571.16
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	28.00
		GUIER FENCE INC	HOLD BACKS FOR MM	90.87
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	448.39
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	36.00
		OREILLY AUTOMOTIVE INC	HYD/AIR FILTERS/ MOTOR OIL	112.39
			S GAL TRACTR FL	52.99
			ROCKER SW	21.05
			OIL FILTER/FUEL/AIR FILTER	51.12
			HYD FILTER	12.20
			HYD FILTER	12.20-
			LIGHT	27.18
		SITEONE LANDSCAPE SUPPLY LLC	Field Paint	650.88
			Field Paint	0.05
			WEED KILLER	224.49
		FASTENAL COMPANY	ZIPTIES	57.32
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	11.40
			BRUSHES/TOTE/DROP CLOTH	255.35
		LAWN & LEISURE	ROTARY SWITCH/FUEL FITLER	152.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			V BELT/ROTARY SWITCH	224.50
		MENARDS - INDEPENDENCE	HOSES	120.76
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		ROYAL ROOTER & PLUMBING LLC	MONKEY MTN RESTROOM	130.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	40.43
		GREGS LOCK & KEY SERVICE INC	MM RESTROOM LOCK & KEYS	99.74
			PADLOCKS	53.40
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	250.00
		GRAINGER	HAND SANITIZER	197.38
		EVERGY	701 SW EAGLES PKWY BALLFIE	164.67
			ARMSTRONG PARK 041503	111.73
			ARMSTRONG PARK DR	29.00
			ARMSTRONG PARK 098095	29.86
			ARMSTRONG PARK 017576	143.38
			28605 E HWY AA	24.78
			JAMES ROLLO SHELTER #2	52.96
			MAIN - ARMSTRONG SHELTER 1	23.14
			618 JAMES ROLLO CT	53.36
			ARMSTRONG PARK	35.38
			6100 S BUCKNER TARSNEY RD	81.70
			28605 E HWY AA	178.54
			618 JAMES ROLLO CT	9.67
		WILDLIFE DAMAGE SOLUTIONS LLC	Geese/Muskrat Removal	500.00
		TRI STAR SEED CO	Ballfield Chalk	631.00
			Ballfield Chalk	11.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	303.73
			MEDICARE	71.03
			TOTAL:	6,966.80
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	880.00
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	306.56
			CONC PRODUCT & SUPPLIES	535.65
			CONC PRODUCT & SUPPLIES	381.12
			CONC PRODUCT & SUPPLIES	213.56
		WALMART COMMUNITY	CONCESSION PRODUCTS	63.90
			CONCESSION PRODUCTS	158.07
		HD GRAPHICS & APPAREL	PRESCHOOL SOCCER SHIRTS	448.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	40.65
			MEDICARE	9.48
			TOTAL:	3,036.99
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	04/05 - 04/12 SILVERSNEAKE	50.00
			04/05 - 04/16 SILVERSNEAKE	150.00
		UNIFIRST CORPORATION	FLOOR MATS	120.84
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00
		OVERHEAD DOOR	SERVICE 021921 031021	452.00
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	12.00
		HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES/CLEANING SU	13.86
			STEEL STEP STOOL/TRIGGER C	71.33
			APPLIANCE ROLLERS	14.81
		MENARDS - INDEPENDENCE	WEED & FEED	55.43
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ROYAL ROOTER & PLUMBING LLC	SERVICE TO CC RESTROOM	250.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	14.90
		DEAN SHEPPARD	ANNUAL BACKFLOW TESTING	50.00
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	41.68
		EVERGY	713 MAIN ST	878.48
			713 MAIN	136.23
		MARY ALLGRUNN	04/06 - 04/15 LINE DANCING	64.80
		LINDA HOMBS	04/09 - 04/15 LINE DANCING	64.80
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	204.13
			MEDICARE	47.74
			TOTAL:	3,244.03
POOL	PARK FUND	WALMART COMMUNITY	CONCESSION PRODUCTS	45.54
		DEAN SHEPPARD	POOL BACKFLOW TEST	50.00
			TOTAL:	95.54
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	155.84
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	15.41
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	83.44
			HSA	75.18
			HSA	79.37
			VISION	3.20
			VISION	0.80
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.97
			HSA - GRAIN VALLEY, MO	70.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	5.20
		ICMA RC	ICMA 457 %	27.44
			ICMA 457	16.50
			ICMA ROTH IRA	40.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	402.91
			SOCIAL SECURITY	287.99
			MEDICARE	67.35
			TOTAL:	1,442.84
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	SERVICE TO GENERATOR	16.80
		NETSTANDARD INC	NETSTANDARD OFFICE 365	158.00
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	179.00
		FELDMANS FARM & HOME	STRAWBALES	22.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	449.32
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	29.37
		OREILLY AUTOMOTIVE INC	BATTERY	10.70
			BATTERY	21.18
			MEGACRIMP/HYD HOSE	72.50
			HOSE GUARD/HYD HOSE	0.08
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	8.50
		VANCE BROTHERS INC	HAUL BACK	128.44
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	295.35
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	59.00
		HOME DEPOT CREDIT SERVICES	SPRAY FOAM	15.75

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK		DENTAL	10.67
				DENTAL	59.07
				OPEN ACCESS	124.60
				OPEN ACCESS	108.18
				HSA	394.16
				HSA	57.58
				HSA	259.22
				HSA	309.61
		HSA BANK		HSA - GRAIN VALLEY, MO	14.44
				HSA - GRAIN VALLEY, MO	174.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO		MAY 2021 DISABILITY	40.56
		VERIZON WIRELESS		CELLULAR SERVICE 04/19-05/	6.25
				CELLULAR SERVICE 04/19-05/	112.38
		CINTAS CORPORATION # 430		PW/WOLTZ UNIFORMS	31.64
		TRUCK TRAILER & HITCH CENTER		A-FRAME COUPLER	30.63
		CRAFCO INC		LUTE 32" WITH 7' HANDLE	183.00
		EVERGY		655 SW EAGLES PKWY	36.00
				618 JAMES ROLLO CT	106.74
				AA HWY & SNI-A-BAR BLVD	31.85
				702 SW EAGLES PKWY	38.06
				GRAIN VALLEY LIGHTS	12,912.47
				618 JAMES ROLLO CT	19.34
				711 MMAIN ST CITY HALL	66.28
		COMCAST		CITY HALL AND PD VOICE EDG	58.47
				PW VOICE EDGE	24.05
		OAK GROVE RENTAL INC		JACK HAMMER	16.00
		COMCAST		PUMP STATION INTERNET	22.99
		INTERNAL REVENUE SERVICE		SOCIAL SECURITY	287.97
				MEDICARE	67.36
				TOTAL:	17,070.32
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	ED ROEHR SAFETY PRODUCTS		EQUIPMENT FOR PATROL CARS	285.59
		QUALITY CUSTOM CONCEPTS INC		CONCRETE REPAIR/REPLACE	16,145.73
				CONCRETE REPAIR/REPLACE	30,316.56
				TOTAL:	46,747.88
DEBT SERVICE	DEBT SERVICE FUND	UMB BANK NA		GVMO GO BDS SRS 2011 ADMIN	46.89
				TOTAL:	46.89
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER		KC EARNINGS TAX WH	8.88
		MO DEPT OF REVENUE		MISSOURI WITHHOLDING	1,036.54
		FAMILY SUPPORT PAYMENT CENTER		DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE		APR 21 SALES TAX	3,612.60
				APR 21 SALES TAX	72.25-
		AFLAC		AFLAC PRETAX	36.55
				AFLAC-W2 DD PRETAX	57.45
		MISCELLANEOUS	GROW, BLAKE	10-901190-03	50.00
			MCPHERON, CLAYTON JR	20-110400-04	62.98
			ATKINS, MARION	20-151741-01	15.54
			DAWSON, NASH	20-152680-14	65.54
			HANKINS, KERI	20-199680-09	10.83
			WOOD, JOHN	20-562190-09	65.54
			SIEBENMORGEN, TARA	20-562270-07	17.17
			HALL, MATTHEW	20-562300-07	55.84
			GHERARDINI, AUSTYN	20-562340-10	58.01
			FRANK, CHRISTOPHER	20-567630-04	31.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		O'HARE, TYLER	20-589320-01	50.99
		COUNTRY CLUB HOMES	20-589447-00	77.77
		LAMANNO, PHILLIP	20-599470-01	15.54
		MORANVILLE, STEVEN	20-606600-02	10.09
		THORNTON, BRETT	20-620220-05	0.23
		FOUSHEE HOMES INC	20-623680-00	3.88
		DUNGEY, MICHAEL	20-682740-02	54.05
		HOFFMAN, MATT	20-700940-10	26.35
		PURNELL, MIKAYLA	20-701250-09	61.08
		EAGLE 1 CONSTRUCTION	20-713002-00	15.54
		WISE, BRITTANY	20-721006-01	5.08
		PARKER, RONNIE	10-204400-06	50.00
		MIDWEST PUBLIC RISK	DENTAL	92.05
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	375.48
			HSA	639.03
			HSA	338.68
			VISION	12.80
			VISION	7.60
			VISION	22.00
			VISION	28.12
		HSA BANK	HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	391.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	71.50
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.37
		ICMA RC	ICMA 457 %	283.90
			ICMA 457	116.00
			ICMA ROTH IRA	205.18
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,009.74
			SOCIAL SECURITY	1,970.13
			MEDICARE	460.77
			TOTAL:	14,095.15
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	33.60
		NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	PAY INSERT	150.00
			BILL PRINT AND MAIL	591.49
			BILL PRINT AND MAIL	111.46
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,507.83
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	21.38
			BATTERY	42.36
			MEGACRIMP/HYD HOSE	144.98
			HOSE GUARD/HYD HOSE	0.18
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	17.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	590.72
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	118.00
		SAFEGUARD BUSINESS SYSTEMS	WHT NO BACK QC 2 PT	524.98
		MIDWEST PUBLIC RISK	DENTAL	46.30
			DENTAL	176.51
			OPEN ACCESS	249.22
			OPEN ACCESS	252.42
			HOLCOMB	598.00-
			NEWELL	1,194.00
			HSA	886.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	664.50
			HSA	1,101.69
			HSA	660.58
		HSA BANK	HSA - GRAIN VALLEY, MO	151.68
			HSA - GRAIN VALLEY, MO	465.75
		CORE & MAIN LP	TRAFFIC REPAIR KIT	354.26
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	14.59
			CELLULAR SERVICE 04/19-05/	224.77
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	63.26
		TRUCK TRAILER & HITCH CENTER	A-FRAME COUPLER	61.26
		EVERGY	825 STONEBROOK DR	98.87
			1301 TYER RD UNIT A	129.49
			618 JAMES ROLLO CT	133.43
			110 SNI A BAR BLVD	72.76
			1301 TYER RD UNIT B	474.10
			618 JAMES ROLLO CT UNIT B	1,490.27
			618 JAMES ROLLO CT	24.18
			711 MMAIN ST CITY HALL	132.55
			1012 STONEBROOK LN	96.62
		COMCAST	CITY HALL AND PD VOICE EDG	116.94
			PW VOICE EDGE	48.08
		OAK GROVE RENTAL INC	JACK HAMMER	32.00
		COMCAST	PUMP STATION INTERNET	45.97
		TYLER TECHNOLOGIES INC	MAY 21 MONTHLY FEES	97.00
		SCHULTE SUPPLY INC	CORPS & SADDLES	975.72
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	985.08
			MEDICARE	230.39
			TOTAL:	15,555.30
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	SERVICE TO GENERATOR	33.60
		NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	PAY INSERT	150.00
			BILL PRINT AND MAIL	591.49
			BILL PRINT AND MAIL	111.46
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,507.80
		STANDARD INSURANCE CO	MAY 21 STANDARD LIFE INSUR	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	21.38
			BATTERY	42.36
			MEGACRIMP/HYD HOSE	144.98
			HOSE GUARD/HYD HOSE	0.18
		BLUE SPRINGS WINWATER CO	MARKING PAINT/ PIPE DOPE W	17.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	590.72
		AUSTIN GLASS CONNECTION INC	WINDSHIELD	118.00
		MIDWEST PUBLIC RISK	DENTAL	46.29
			DENTAL	176.50
			OPEN ACCESS	249.23
			OPEN ACCESS	252.42
			HSA	886.84
			HSA	664.53
			HSA	1,101.67
			HSA	660.59
		HSA BANK	HSA - GRAIN VALLEY, MO	151.69
			HSA - GRAIN VALLEY, MO	465.74
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 04/19-05/	14.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CELLULAR SERVICE 04/19-05/	224.77
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	63.26
		TRUCK TRAILER & HITCH CENTER	A-FRAME COUPLER	61.26
		EVERGY	925 STONE BROOK DR	23.14
			WOODLAND DR	281.92
			405 JAMES ROLLO DR	258.05
			1326 GOLFVIEW DR	99.88
			618 JAMES ROLLO CT	133.42
			WINDING CREEK SEWER	23.16
			618 JAMES ROLLO CT	24.17
			711 MMAIN ST CITY HALL	132.54
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		COMCAST	CITY HALL AND PD VOICE EDG	116.94
			PW VOICE EDGE	48.08
		OAK GROVE RENTAL INC	JACK HAMMER	32.00
		COMCAST	PUMP STATION INTERNET	45.97
		TYLER TECHNOLOGIES INC	MAY 21 MONTHLY FEES	97.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	985.06
			MEDICARE	230.35
			TOTAL:	11,497.65

========== FUND TOTALS ==========		
100	GENERAL FUND	70,598.50
200	PARK FUND	21,566.23
210	TRANSPORTATION	18,513.16
280	CAPITAL PROJECTS FUND	46,747.88
400	DEBT SERVICE FUND	46.89
600	WATER/SEWER FUND	41,148.10
	GRAND TOTAL:	198,620.76

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 4/17/2021 THRU 4/30/2021
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

Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	05/10/2021	
BILL NUMBER	R21-31	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO LEASE A SKID STEER FOR THE PUBLIC WORKS DIVISION TO COMPLETE ROUTINE TASKS AND PROJECTS**	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen – Community Development Director	
FISCAL INFORMATION	Cost as recommended:	$15,536.04
	Budget Line Item:	210-55-78500 600-60-78500 600-65-78500
	Balance Available	$10723.00 $15674.00 $19024.00
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To have equipment available to perform routine tasks in the Public Works Division for public services	
BACKGROUND	The City has leased skid steer units since 2011.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	None	

BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Kirby Smith Machinery equipment quote, memo, Takeuchi brochure

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

May 10, 2021

RESOLUTION NUMBER
R21-31

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO LEASE A SKID STEER FOR THE PUBLIC WORKS DIVISION TO COMPLETE ROUTINE TASKS AND PROJECTS

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

WHEREAS, the Board of Aldermen adopted Ordinance 2528 establishing the budget for Fiscal Year 2021 on November 23rd, 2020, appropriating funds for the skid steer lease; and

WHEREAS, the recommendation is in accordance with the adopted purchasing policy and the approved budget for skid steer lease; and

WHEREAS, upon execution of this agreement the City of Grain Valley will keep the skid steer from Kirby Smith Machinery.

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

SECTION 1: The City Administrator is authorized to enter into an agreement with Kirby Smith Machinery to provide a Takeuchi TL10V2 skid steer.

PASSED and APPROVED, via voice vote, (____-____) this _____ Day of ____, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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EQUIPMENT SALES ORDER

SELLER'S COPY

Date: 2020-03-04

EQPO#: sstevens-1670

Customer #: GRAIN004 PO/Check #: Salesman: Shawn Stevens Support Contact: Mark Tadlock

Buyer's Name: Patrick Martin Company: CITY OF GRAIN VALLEY Phone: 8168476285 Fax:

Address: 711 S Main Street County: Jackson

City: Grain Valley State: MO Zip: 64029

Delivery Address / Point of Possession: Kansas City KSM Yard Delivery County: Jackson

Qty.	Unit#	Make, Model, Description	Serial#	Price
1	TBD	2020 TAKEUCHI TL10V2 HIGHFLOW Cab with Air Conditioning/Heat, Defroster, 15.7" Rubber Tracks, Hydraulic quick attach, Roll up Lexan door, AM/FM/MP3 Radio, HIGH FLOW Auxiliary Hydraulics w/ second auxillary line 76" HD DIRT BUCKET WITH 8 TEETH, 20.3 CU FT CAPACITY Lease Based on 500 hours per year 36 months= $1294.67/MO Purchase Option of $18,000.00 at Lease end This is a quote only, subject to Final Lender Review and Approval	TBD	$60,942.48
			Taxable Total:	$60,942.48
			Interest:	$0.00
			TOTAL PRICE:	$60,942.48

FINANCIAL ARRANGEMENTS: *(upon approval)*

Purchaser hereby bargains, sells and conveys unto Seller the below described Trade-in Equipment and warrants and certifies it to be free and clear of liens, encumbrance, and security interests, except to the extent shown below. All trade-ins are subject to equipment being "as inspected condition" by Seller at time of delivery.

Trade Description	Trade Allowance
	$0.00
	$0.00
I. Total Trade Allowance:	$0.00
II. Less Amount Owed To:	$ 0.00
III. Net Trade Allowance (I - II)	$0.00
IV. Other (Specify)	
V. Trade Down Payment *(Transfer $ to item 2 at right)*	$0.00

1. Cash Down Payment:			$0.00
2. Trade Down Payment:			$0.00
3. Total Down Payment:			$0.00
4. Unpaid Cash Price:			$60,942.48
5. State Tax: 0.000%	City Tax: 0.000%	CO. Tax: 0.000%	$0.00
6. F.E.T. 0.000%	HEIT: 0.000000%	TERP: 0.000000%	$0.00
7. CASH DUE ON DELIVERY (4-6)			$60,942.48

The undersigned warrants that he/she has authority to execute this Equipment Purchase Agreement and to bind said company to the terms contained herein. Payments are to be in accordance with the terms set forth on invoices and shall be due to Kirby-Smith Machinery, Inc. at its office address as listed above. Past due amounts, 30 days or over, are subject to time price differential of 1.5% per month (18% per annum.) Should the service of any agency or attorney be necessary to collect amounts outstanding, I/we agree to pay all costs of such collection including reasonable attorney fees. Notice is hereby given that Kirby-Smith Machinery, Inc. has assigned its rights under all sales contracts of rental equipment to KSM Exchange, LLC to sell the rental equipment described therein and, if applicable, to purchase trade-in property described therein.

EQUIPMENT WARRANTY

Warranty coverage on the equipment covered by this order, if any, has been explained to Purchaser. The warranty coverage is outlined below and indicated by the box checked.

☐ **NEW** — **Manufacturer Warranty** subject to qualification. If qualified, the following terms apply only if box at left is checked. Purchaser acknowledges He/She has read (Both Pages) and received a copy of this entire order and acknowledges the **DISCLAIMER OF WARRANTIES AND WAIVER OF CLAIMS** on Page 2 of this Sales Order.

► TAKEUCHI FULL MACHINE 36 MONTHS / 3000 HOURS;

☐ **USED** — When the equipment covered by this order is used equipment. THE PURCHASER STATES THAT HE/SHE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATION OR WARRANTIES, unless otherwise specified in writing below:

ACKNOWLEDGEMENT: _____ / _____
Purchaser & Salesman's initials

NO AGREEMENTS OTHER THAN THOSE EITHER PRINTED OR WRITTEN ON THIS ORDER ARE BINDING ON EITHER PARTY OF THIS CONTRACT.
This order is subject to the terms and conditions set forth on pages 1 and 2 of this document, including the applicable manufacturer's warranty.
PURCHASER ACKNOWLEDGES HE/SHE HAS READ (BOTH PAGES) AND RECEIVED A COPY OF THIS ENTIRE ORDER.

By: _____ Authorized Signature Date: _____

Title: _____

Salesman: Shawn Stevens

KIRBY-SMITH MACHINERY, INC.

By: Patrick Martin Date: _____

Signed X: _____ Authorized Signature

Title: _____

PURCHASER

Version 10-2018

EQUIPMENT SALES ORDER

ADDITIONAL TERMS & CONDITIONS

(Referred to on the Reverse Side Hereof)

1. The Seller reserves the right to accept or reject this order and shall not be required to give any reason for non-acceptance.

2. If financing terms are required on this order, Seller's acceptance is subject to the approval of the Lender. If financing terms are required, Purchaser hereby agrees to execute any security agreement and any financing statement required by Lender, and authorizes Seller to execute any such documents in Purchaser's name.

3. This order, when accepted by Seller, shall become a binding contract, but performance shall be conditioned upon and subject to strikes, lockouts, accidents, fires, delays in manufacture or transportation, supply shortages, acts of God, embargoes, governmental action or any other causes beyond the control of the Seller whether the same as, or different from the matters and things herein before specifically enumerated and any of said causes having an adverse effect on Seller's ability to perform shall absolutely absolve the Seller from any liability to the Purchaser under the terms hereof.

4. Title to and right of possession of said product(s) shall remain vested in the Seller until all indebtedness and all sums due or to become due from the Purchaser, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time title shall pass to the Purchaser.

5. The Seller's responsibility for shipments ceases upon delivery to a transportation company, and any claims for shortages, delays or damages occurring thereafter shall be made by the Purchaser to the transportation company. Any claims against the Seller for shortages in shipments shall be made within fifteen days after delivery by the transportation company to the point of delivery.

6. The Purchaser agrees that this order shall not be countermanded by him, and that when it is accepted (and until the execution and delivery of the contractor contracts and note or notes required to consummate the sale as above specified) it will incorporate all agreements between the parties relative to this transaction, and that the Seller is not bound by any representations or terms made by any agent relative to this transaction which are not contained here. This order shall not be binding upon the Seller until it is duly accepted in writing by an authorized official of the Seller. Any changes or modifications to this contract shall be made in writing and signed by both the Seller and Purchaser.

7. When the products necessary to fill this order have been appropriated to this contract, the Purchaser agrees on demand to execute and deliver to the Seller the notes and contracts required by the Seller to evidence the transactions, in the event the Purchaser fails to execute and deliver said notes and contracts to the Seller, the entire balance of the purchase price shall upon Seller's tender of performance and at the Seller's option become immediately due and payable.

8. Purchaser shall promptly pay all taxes, fees, transportation, and other costs, assessments and all governmental charges of any kinds or character, and any penalties, fines or interest thereon relating to equipment and the sale thereof by Seller to Purchaser.

9. Purchaser acknowledges that he/she has received a copy of any equipment warranty provided by the manufacturer and has read and understood said warranty.

10. **DISCLAIMER OF WARRANTIES AND WAIVER OF CLAIMS.** KIRBY-SMITH MACHINERY, INC. (SELLER) IS NOT A MANUFACTURER OF EQUIPMENT. ALTHOUGH SELLER MAY ADMINISTER WARRANTIES ISSUED BY THE MANUFACTURER, CUSTOMER ACKNOWLEDGES AND AGREES THAT: 1) ANY EXPRESS WARRANTIES BY THE MANUFACTURER FOR THE EQUIPMENT ARE NOT THE RESPONSIBLITIES OF THE SELLER. 2) THE MANUFACTURER'S WARRANTY CONTAINS LIMITATIONS AND CUSTOMER MAY INCUR CERTAIN REPAIR, TRANSPORTATION OR OTHER CHARGES BY SELLER WHICH ARE NOT COVERED BY THE MANUFACTURER'S WARRANTY. SELLER MAKES NO WARRANTIES, REPRESENTATIONS, CONDITIONS OR PROMISES EXPRESS OR IMPLIED AS TO THE QUALITY, PERFORMANCE OR FREEDOM FROM DEFECT OF THE EQUIPMENT. EXCEPT ANY IMPLIED WARRANTIES THAT CANNOT BE DISCLAIMED UNDER APPICABLE LAW, SELLER HEREBY DISCLAIMS AND EXCLUDES ALL WARRANTIES OF TITLE, EXPRESS WARRANTIES AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, INFRINGEMENT AND THOSE WARRANTIES ARISING OUT OF USAGE OF TRADE OR COURSE OF DEALING. SELLER IS NOT LIABLE FOR ANY DAMAGES (WHETHER ORDINARY, SPECIAL OR PUNITIVE) ARISING FROM ANY FAILURE OF THE EQUIPMENT TO OPERATE OR THE FAULTY OPERATION OF THE EQUIPMENT, OR THE INSTALLATION, OPERATION, REPAIR OR USE OF THE EQUIPMENT.

11. Purchaser agrees to indemnify, defend and hold harmless Seller for any and all claims, damages, causes of action, losses, costs and expenses, including reasonable attorneys' fees, arising from or relating to, directly or indirectly, (a) any breach of this order by Purchaser, including any representation or warranty, and (b) any use or operation of the equipment, including without limitation, any property damage, injury or death caused by such use or operation.

12. This contract is to be governed in accordance with the laws of the State of Oklahoma.

13. **Purchaser acknowledges Seller's Procedure for obtaining wiring instructions.**
For wire instructions please call (405) 495-7820 and ask for our Credit Department. They will immediately e-mail or fax you instructions for our account at Wells Fargo and follow up immediately with a phone call. These instructions will be on Kirby-Smith Machinery, Inc. letterhead. This is the only manner we will send you our instructions. If you receive wire instructions in any other way, do not wire the funds and please immediately report it to our Credit Department using the number above.

PURCHASER ACCEPTS TERMS & CONDITIONS

_____ _____

Purchaser's Signature *Date*

BILL OF SALE FOR PROPERTY TAKEN IN TRADE

For value received, I/we hereby grant, sell, transfer and deliver unto:

Kirby-Smith Machinery Inc. Kansas City

at address: _____

_____

Purchaser warrants that I/we are the absolute sole owner of the Trade-In Equipment, and full power and authority to sell the Trade-In Equipment. I/we hereby certify that there is no lien, claim, debt, mortgage or encumbrance of any kind, nature or description against this property now existing, of record or otherwise, and that same is free and clear. I/we agree to assume all risk of loss and/or damage to above described equipment, beyond normal wear, until delivery is promptly affected.

_____ _____

Authorized Signature *Title*

MEMORANDUM

TO: MARK TROSEN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

SUBJECT: 2021 SKID STEER LEASE

DATE: APRIL 29TH, 2021

In order to provide a reliable, high quality public service, Public Works uses a skid steer unit to complete routine tasks, projects, and programs. When producing the annual 2021 budget we budgeted funds to lease a skid steer unit.

Public Works Division uses a skid steer unit to do multiple jobs. Those jobs range from asphalt repair, concrete tear out, yard restoration, loading materials in dump trucks, and moving pallets. The jobs can range from large to small but all very important on a weekly basis in Public Works operations.

Public Works staff has went through processes to identify a machine that best fits our needs. Staff tried several brands and sizes of skid steer. The unanimous consensus was the Takeuchi TL 10V2. This unit will have all the essentials to complete Public Works tasks and suit all the needs in Public Works. This brand is leased, sold, and warrantied by Kirby Smith Machinery out of Kansas City Kansas.

In this agreement the terms will be for 36 months at a cost of 1294.67 per month or lump sum payment of 15,536.04 with a buyout of 18,000.00 The warranty is 36 months or 3,000 hours. If the City does not want to proceed with the lease at any time it can be voided with no penalty. Provided the unit is not in disrepair or beyond the original 500 hour limit per year. 2021 is year two of three in this lease agreement with Arvest Bank and Kirby Smith Machinery.

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COMPACT TRACK LOADER

TL10V2

TAKEUCHI

From World First to World Leader



Product Features & Specifications

ENGINE

- EPA Final Tier 4 Emission Compliant
- Turbocharged
- High Pressure Common Rail Injection System
- DOC+DPF Exhaust After Treatment
- Automatic Fuel Bleed System
- Active Power Control Power Management System
- Working Modes - Power and ECO
- Dual Element Air Filter
- Dial Throttle Control
- High Capacity Radiator, Hydraulic Oil Cooler and Intercooler Mounted Side-by-Side on Swing Out Frame

ELECTRICAL

- 5’7 Multi-Informational Color Display
- Sealed Rocker Switches
- 12 volt System with 60 amp Alternator
- LED: Two Front and Two Rear
- Engine Preheat
- Hour Meter
- Back-up Alarm
- Horn

UNDERCARRIAGE AND FRAME

- Double Planetary Reduction Drives
- Permanently Sealed Track Rollers with Metal Face Seals
- Fully Welded Frame with Integrated Cross Members
- Two-Speed Travel
- 15.7” Rubber Track
- Grease Type Track Adjuster
- Front and Rear Tie-Down Points and Lift Points
- Rear Bumper Integrated into Frame

OPERATOR’S STATION

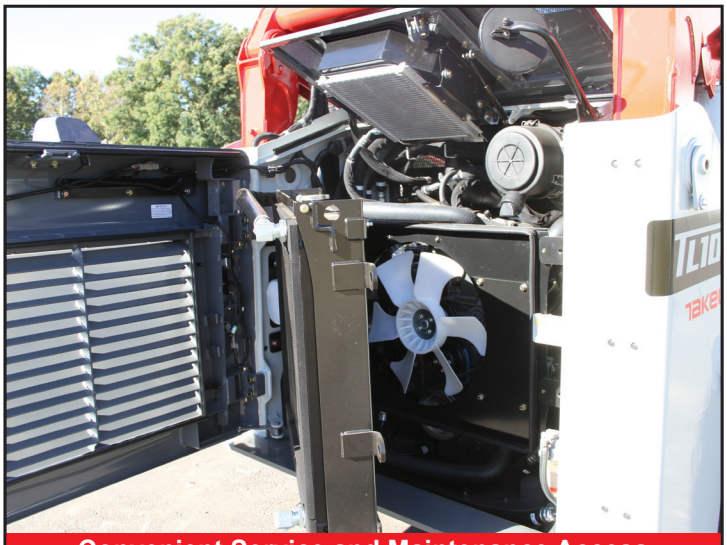
- Tilt-up Operator’s Station
- Deluxe High Back Suspension Seat
- Rear View Camera
- Foot Throttle
- Rear Pivoting Lap Bar with Arm Rest
- ROPS / FOPS Structure
- Retractable 2” Seat Belt
- Pressurized Cab with Roll-up Door, A/C, Heat, Defrost and Front Wiper, and AM / FM / MP3 Radio with NOAA Weatherband (optional)
- Retractable 3” Seat Belt (optional)
- 3 Point Retractable Seat Belt (optional)
- Polycarbonate Door and Top Guard (High Flow Only)

HYDRAULIC & WORKING EQUIPMENT

- Vertical Lift Design
- Pilot Hydraulic Controls
- Boom Float with Detent
- Cushioned Boom Cylinders
- Hydraulic Self Leveling
- Proportional Auxiliary Hydraulic Controls with Detent
- Pressure Relieving Flat Faced Coupler Body
- 14-Pin Connector with Push Button Control
- High Capacity Steel Hydraulic Tank
- Mechanical Quick Coupler
- Hydraulic Quick Coupler
  Cab - Standard Equipment
  Canopy - optional
- High Flow Auxiliary Hydraulics 32.8 gpm (optional)
- Ride Control (optional)
- Pattern Change Valve (ISO or H) (optional)

TAKEUCHI FLEET MANAGEMENT

- 2 Year Standard Service
- Minimize Downtime
- Remote Diagnostics
- Utilization Tracking
- Proactive Maintenance
- Control Costs



Convenient Service and Maintenance Access



Vertical Lift Path for Balance and Stability

TOUGH, RUGGED, EFFICIENT


Pilot Operated Controls


Battery Access Panel


Lower Cross Member & Step



Oversized Lift Cylinders

The TL10V2 vertical lift track delivers excellent functionality, performance, comfort, and serviceability. It features a completely redesigned operator's station with a 5.7" color multi-information display and updated rocker switches that control a wide range of machine functions. Cab models have a smooth, low effort overhead door that improves entry and egress and enables the loader to be operated with the door in the raised or lowered position. An updated undercarriage with a wide block quiet ride track system provides better flotation, improved ride quality, and a reduction in noise and vibration. A powerful 74.3 horsepower engine meets the latest EPA Tier 4 emissions standards while delivering an outstanding blend of power and torque for impressive performance in the most demanding applications.

Equipped with the Takeuchi Fleet Management (TFM) telematics system critical information such as machine health, condition, diagnostics, and location can be viewed remotely providing valuable real time machine information that will help control costs and keep downtime to a minimum. The Takeuchi Fleet Management system is a real value as the service is free for the first two years of machine ownership.



Spacious operator's platform with easy to reach controls and switches.

OPERATING PERFORMANCE

Operating Weight - Canopy	9,950 lb	(4,515 kg)
Cab	10,270 lb	(4,660 kg)
Tipping Load	7,205 lb	(3,268 kg)
Rated Operating Capacity, SAE J818*	2,522 lb	(1,145 kg)
Operating Load at 50% of Tipping Load	3,600 lb	(1,635 kg)
Bucket Breakout Force	6,520 lb	(2,960 kg)
Lift Arm Breakout Force	5,400 lb	(2,450 kg)
Traction Force	9,730 lb	(4,410 kg)
Ground Pressure - Canopy	4.9 psi	(34.3 kPa)
Ground Pressure - Cab	5.1 psi	(35.4 kPa)
Travel speed - Low	4.8 mph	(7.7 km/hr)
High	7.0 mph	(11.3 km/hr)

* Operating capacity of compact track loaders is rated according to SAE J818 at no more than 35% of the tipping load

HYDRAULIC SYSTEM

Auxiliary Flow - Primary Circuit	18.8 gpm	(71.2 Lpm)
Auxiliary Flow - High Flow (optional)	32.8 gpm	(124.0 Lpm)
Hydraulic System Pressure	3,481 psi	(24.0 MPa)

ENGINE

Make / Model	Kubota / V3307CR-TE4B	
Engine Displacement	203 cu in	(3.3 L)
Horsepower @ 2,600 rpm	74.3 hp	(55.4 kW)
Maximum Torque @ 1,500 rpm	195 ft-lb	(265.0 Nm)

FLUID CAPACITIES

Engine Lubrication	11.8 qt	(11.2 L)
Cooling System	15.9 qt	(15.0 L)
Fuel Tank Capacity	21.5 gal	(81.0 L)
Fuel Consumption (65% of Full Load)	2.7 gal/hr	(10.3 L /hr)
Hydraulic Reservoir Capacity	9.5 gal	(36.0 L)
Hydraulic System Capacity	17.2 gal	(65.0 L)


LCD Display


Rear View Camera



LED Work Lights


Hydraulic Lock

ATTACHMENTS

Takeuchi now offers attachments for all of your Takeuchi equipment.
See your authorized Takeuchi dealer for additional information and attachment options.


Grapple - Scrap

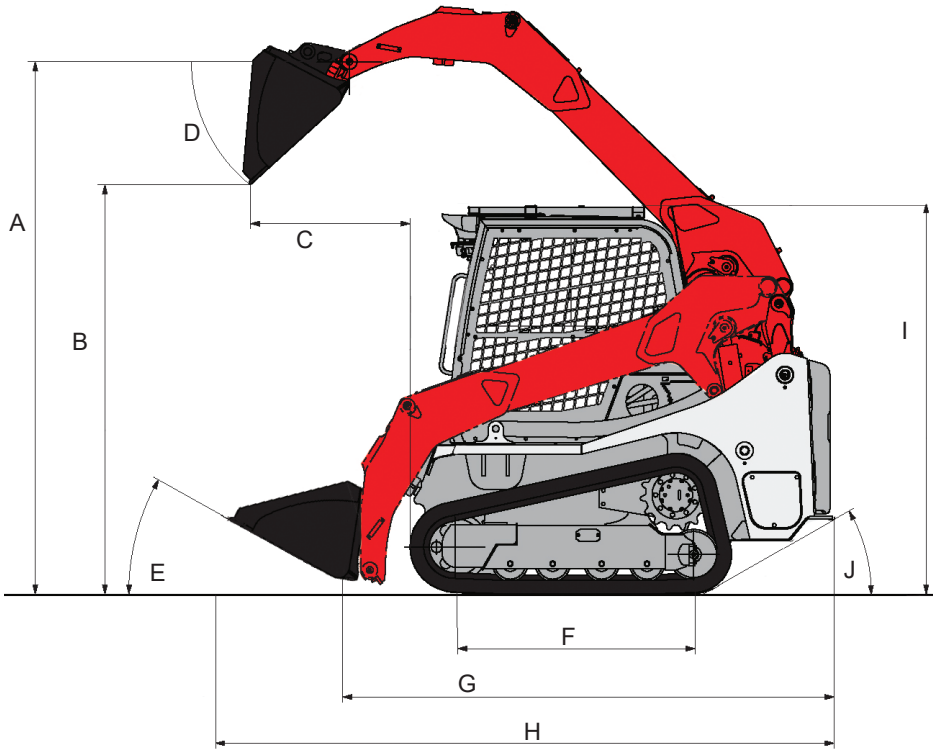

Dozer Blades

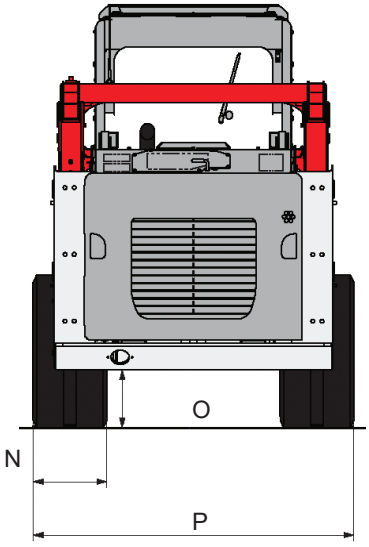


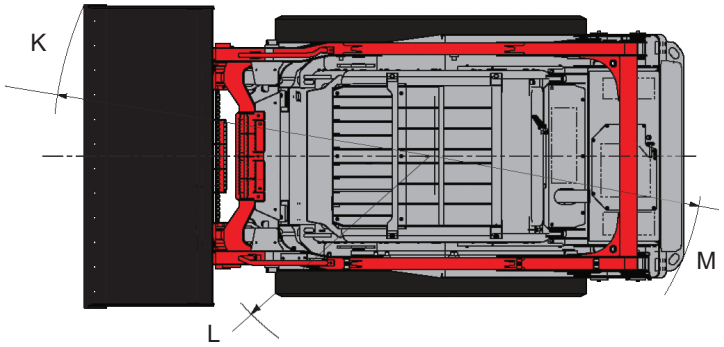
Pallet Forks


Trenchers

TL10V2 Compact Track Loader







	MACHINE DIMENSIONS		
A	Maximum Lift Height to Bucket Pin	10 ft 4.8 in	(3,169 mm)
B	Dump Height Fully Raised	7 ft 11.9 in	(2,435 mm)
C	Dump Reach Fully Raised	3 ft 1.4 in	(950 mm)
D	Dump Angle	40°	
E	Rollback Angle	30°	
F	Track Ground Contact Length	4 ft 7.9 in	(1,419 mm)
G	Machine Length	9 ft 7.2 in	(2,925 mm)
H	Transport Length	12 ft 1.0 in	(3,680 mm)
I	Transport Height	7 ft 5.4 in	(2,270 mm)
J	Departure Angle	30°	
K	Clearance Circle with Bucket	7 ft 8.5 in	(2,350 mm)
L	Clearance Circle without Bucket	5 ft 0.0 in	(1,535 mm)
M	Clearance Circle Rear	5 ft 5.2 in	(1,655 mm)
N	Track Width	15.7 in	(400 mm)
O	Ground Clearance	12.6 in	(320 mm)
P	Overall Width without Bucket	5 ft 8.5 in	(1,740 mm)



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In accordance with our established policy of continued improvement, specifications and features are subject to change without notice. Pictures may show options other than standard equipment.
FORM: TL10V2 Compact Track Loader Spec Sheet Apr. 2017

TAKEUCHI
From World First to World Leader

Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	5/10/2021	
BILL NUMBER	B21-11	
AGENDA TITLE	**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.15 ACRES FROM DISTRICT C-1 (CENTRAL BUSINESS DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAS.**	
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 [X] No
PURPOSE	To allow the development of a multi-family residential development for 26 units	
BACKGROUND	The property is currently zoned District C-1 and is platted in 8 lots as Creekside Landing – 1st Plat. Each of these lots could potentially have a driveway onto Sni-A-Bar Blvd. if a commercial structure were built on each lot. There was no condition or restriction placed on the plat that required the lots to have shared driveways. In Staff's opinion, this many lots with driveways having direct access onto a Collector Street can cause potential vehicular conflicts.	
SPECIAL NOTES	According to Section 400.200 of the City's zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.	

ANALYSIS	Please refer to Staff Report
PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Creekside Villas with Staff conditions, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Revised Rezoning Exhibit, Building Elevations and Preliminary Development Plan Dated 4/19/21, Project Plan, Staff Report

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

BILL NO. *B21-11*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.15 ACRES FROM DISTRICT C-1 (CENTRAL BUSINESS DISTRICT) TO R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAS

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

WHEREAS, a public hearing was held on April 14, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.15 acres and approval of the Preliminary Development Plan for the Creekside Villas with Staff recommendations, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 7:00 p.m. on May 10, 2021; and

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

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

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

SECTION 1: The zoning for the property generally described below is hereby established as R-3p (Multi-Family Residential District – Planned Overlay District):

Legal Description:
Lots 1 through 8, Creekside Landing – 1st Plat – A subdivision in the City of Grain Valley, Jackson County, Missouri

SECTION 2: The Board of Aldermen approves the preliminary development plan for the Creekside Villas.

SECTION 3: The Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Villas to be 55 or older.

SECTION 4: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ___day of_____, *2021*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN MILLS	_____	ALDERMAN STRATTON	_____

Mayor _____ (in the event of a tie only)

Approved as to form:

_____
Lauber Municipal Law
City Attorney

_____
Chuck Johnston
Mayor

ATTEST:

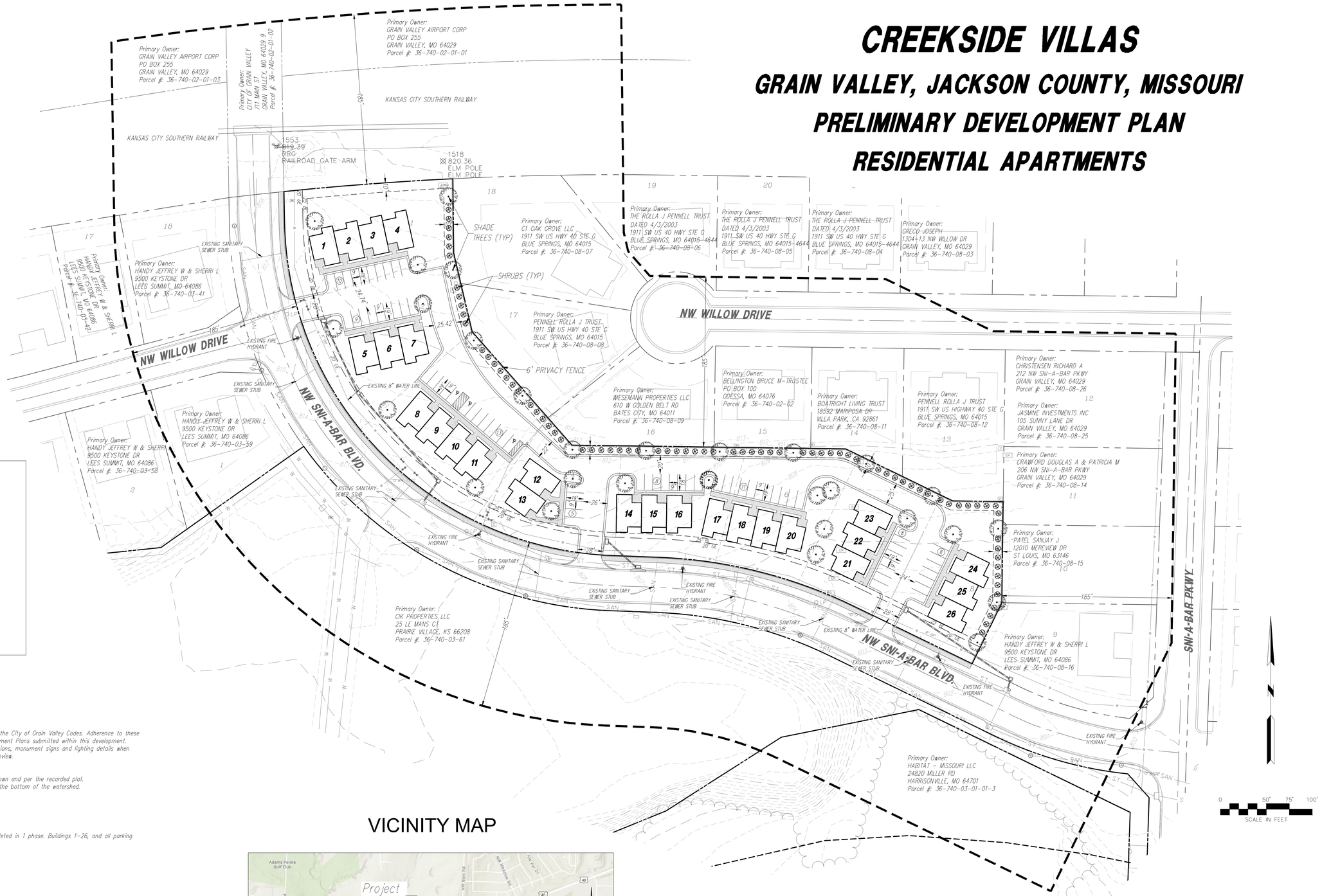
_____
Jamie Logan
City Clerk

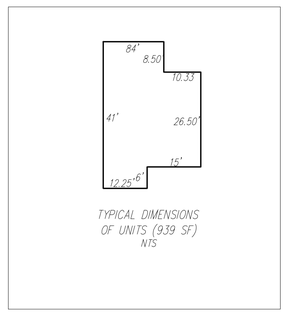
CREEKSIDE VILLAS

GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

RESIDENTIAL APARTMENTS





LEGAL DESCRIPTION:

Creekside Landing, Lots 1-8 (To be replatted)

GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location at the bottom of the watershed.

PHASING:

The project infrastructure as shown shall be completed in 1 phase. Buildings 1-26, and all parking and drive aisles will be completed in Phase 1.

PARKING STALL COUNT:

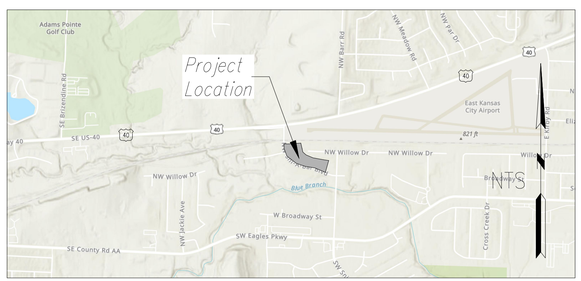
2 Bedroom apartments - 28 Units
Stalls Required = 56
Stalls Provided = 72

LANDSCAPING:

- Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

VICINITY MAP



NEW DEVELOPMENT - REZONED FROM C-1 TO R3-P

Land Area sq. ft.	Building Area sq. ft.	FAR	Open Space sq. ft.
137,190	24,424	.18	112,766

NO.	REVISION	DATE	BY	CK/APP

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
R. KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

4/19/21

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

PRELIMINARY DEVELOPMENT PLAN

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO.	21058
DRAWING NO.	21013
DATE	MARCH 8, 20201
JOB NO.	21013
SHEET OF	1 2



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

NO.	BY	CK/APP

DATE	REVISION

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
R. KEVIN STERRETT
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-26440

4/19/21

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

BUILDING ELEVATIONS

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO.
21056

DRAWING NO.
21013

DATE
MARCH 8, 20201

JOB NO.
21013

SHEET 2 OF 2

M-1 ZONING

R-2 ZONING

R-1 ZONING

NW WILLOW DRIVE

NW WILLOW DRIVE

NW SNI-A-BAR BLVD.

R-2 ZONING

R-2 ZONING

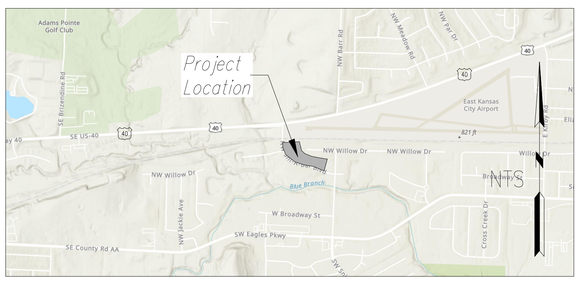
NW SNI-A-BAR BLVD.

AG ZONING
(TO BE REZONED
TO R3-P)

AG ZONING

0 40' 60' 80'
SCALE IN FEET

VICINITY MAP



NEW DEVELOPMENT – REZONED FROM C-1 TO R3-P

LEGAL DESCRIPTION:

Creekside Landing, Lots 1-8 (To be replotted)

NO.	REVISION	DATE	BY	CK/APP

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
R. KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

4/19/21

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

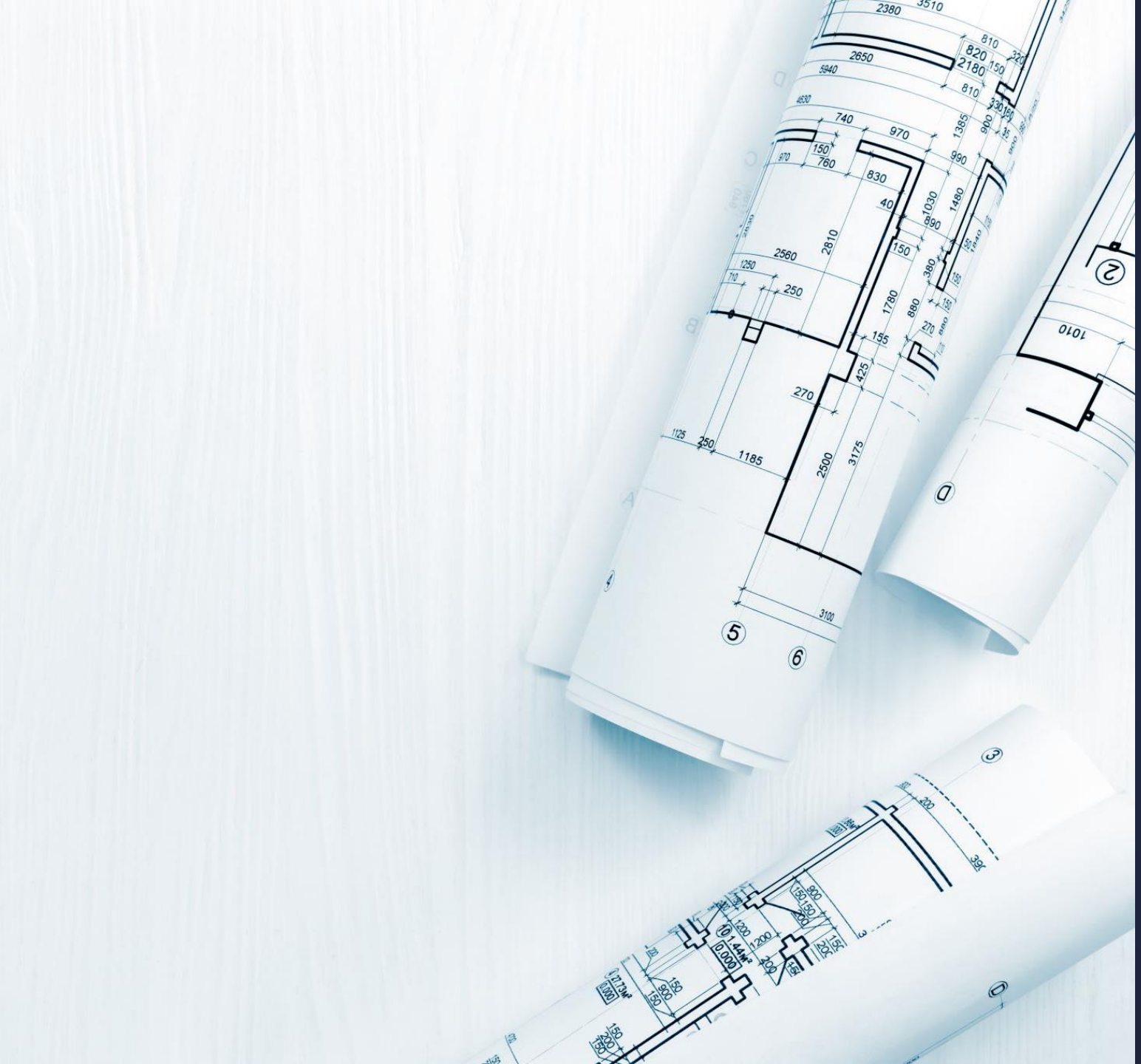
REZONING EXHIBIT

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO.	21058
DRAWING NO.	2101.3
DATE	MARCH 8, 20201
JOB NO.	2101.3
SHEET OF	1 OF 1

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Project Plan

Jeff Handy| Jeff Handy Construction

Creekside Villas

The Creekside Villas is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Villas will be a maintenance provided community.

Project Scope

- Completed project will consist of 26 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Commons

Objectives

- 26 units with 52 parking spaces
- To begin construction in the fall of 2021 and be competed in fall of 2022
- Install sidewalks along north side of Sni-A-Bar
- Beautify area along north Sni-A-bar with all brick housing and landscaping

Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Villas will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

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BOA STAFF REPORT
Creekside Villas
May 10, 2021

ACTION: Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

BACKGROUND: As indicated above, the property is currently zoned District C-1 and is platted into 8 lots as Creekside Landing – 1st plat. Each of these lots could potentially have a driveway onto Sni-A-Bar Blvd. if a commercial structure were built on each lot. There was no condition or restriction placed on the plat that required the lots to have shared driveways. In staff's opinion, this many lots with driveways having direct access onto a Collector Street can cause potential vehicular conflicts.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. Furthermore, reducing the number of driveway access points to three onto a Collector Street such as Sni-A-Bar Blvd supports the policy of moving the traffic from residential streets to arterial streets with minimal conflicts with driveways.

PURPOSE: Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 26 multi-family units to be known as Creekside Villas. Mr. Handy states that the target occupant will be 55 or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Villas will be a maintenance provide community.

ANALYSIS: A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Villas, Staff has the following comments:

PAGE 2, STAFF REPORT – CREEKSIDE VILLAS

1) The plan illustrates a 25-foot building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission recommended approval of the 25-foot front year setback.**

2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd. **The applicant has submitted a revised drawing with change.**

3) Regarding the parking area, there must be a minimum of 3 spaces designated and signed ADA accessible. **The applicant has submitted a revised drawing with change.**

4) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 26 units. The required number of spaces is 52 spaces. The plan illustrates 72 spaces.

5) Under Section 400.200 for Planned Overlay District, it states that when abutting a residentially zoned district, there shall be a setback of at least ten feet for any parking lot. The area north of the proposed development is zoned District R-2 (Duplex Residential). The preliminary development plan illustrates that the parking lot is very close to the rear property line in some areas. **The parking lot next to the R-2 District has been revised to show a 10-foot setback from property line on the revised drawing.**

6) Also, the Planned Overlay District shall be permanently screened from such abutting properties by a wall or fence at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials. **The revised drawing shows a 6-foot privacy fence and plantings for a screen per the ordinance.**

7) The preliminary development plan needs to show the preliminary stormwater layout. **The preliminary stormwater layout was added to the revised drawing.**

8) Landscaping should not place any trees within the easement where the water line is present along the street. The trees should be located along the building line between the buildings. **The revised drawing illustrates that the landscaping (trees and shrubs) have been moved out of easements where there is a water line.**

9) Will there be master water meters or individual water meters for each unit? **Individual water meters are planned for this project.**

PAGE 3-STAFF REPORT-CREEKSIDE VILLAS

STAFF RECOMMENDATION: Staff recommends approval of the rezoning and preliminary development plan for the Creekside Villas.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission held a public hearing on April 14, 2021. The Commission voted 5 to 0 to recommend approval on the rezoning and the preliminary development plan for Creekside Villas with Staff comments, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	5/10/2021	
BILL NUMBER	B21-12	
AGENDA TITLE	**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014 COMPREHENSIVE PLAN**	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	Mark Trosen, Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To amend the City's Comprehensive Plan Future Land Use Map pertaining to a 5.5-acre parcel from Open Space/Recreation to Multi-Family.	
BACKGROUND	The City's Comprehensive Plan was approved in 2014.	
SPECIAL NOTES	None	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the proposed future land use map amendment.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on November 18, 2020. The Commission unanimously voted to recommend approval to the BOA.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Staff Report, Future Land Use Map Exhibit, Comprehensive Plan Preferred Land Use Plan

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

BILL NO. *B21-12*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP IN THE 2014 COMPREHENSIVE PLAN

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

WHEREAS, the City adopted the Comprehensive Plan in 2014; and

WHEREAS, the Future Land Use Map, commonly referred to as the Preferred Land Use Plan, is within the 2014 Comprehensive Plan; and

WHEREAS, Section 400.335 of the City's Code of Ordinances provides the process to amend the Comprehensive Plan Future Land Use Map; and

WHEREAS, the Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021 and unanimously voted to recommend approval on the request from Jeff Handy to approve the map amendment.

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

SECTION 1: The Board of Aldermen approves the Amendment to the Comprehensive Plan Future Land Use Map as shown in Attachment A.

SECTION 2: The Board of Aldermen instructs the Director of Community Development to prepare an updated Future Land Use Map reflecting such changes with a note in legend describing the date of the change and the previous land use classification.

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

Read two times and PASSED by the Board of Aldermen this ___day of_____, *2021*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN MILLS	_____	ALDERMAN STRATTON	_____

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

BOA STAFF REPORT
Creekside Commons - Amendment to Comprehensive Plan Future Land Use Map
May 10, 2021

PURPOSE:
The purpose of this request is to amend the future land use map titled "Preferred Land Use Plan" that is in the City's Comprehensive Plan. The Comprehensive Plan was last updated in August 2014. Section 400.335 (Amendments to Comprehensive Plan Future Land Use Map) in Chapter 400 (Zoning Regulations) of the City's Municipal Code outlines the process and criteria for review by the Planning and Zoning Commission.

BACKGROUND:
The City's Comprehensive Plan contains a "Preferred Land Use Plan". The land use plan presents a vision of how the community will grow in the future and where future land uses will be located. This plan illustrates land use types such as single family, multi-family, business park, commercial/retail, mixed use, and recreation/open space.

The Preferred Land Use Plan illustrates the approximate 5.5 acres referenced in the application as Open Space/Recreation. Parklands are public open spaces that offer many amenities to the residents of a community. Parks add important aesthetic appeal to a community and can include playgrounds, ballfields, trails or remain undeveloped. Land designated as open space may also include areas in the floodway and floodplain.

The City's Zoning Regulations includes a section that addresses the process and review criteria to amend the Comprehensive Plan Future Land Use Map.

After an application is filed with the required supporting documentation, the Planning and Zoning Commission must hold a public hearing to consider the proposed change. In determining whether the proposed amendment shall be approved, the Commission shall consider the following factors:

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

PAGE 2 – STAFF REPORT- MAP AMEMDMENT FOR CREEKSIDE COMMONS

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

ANAYLSIS:
The proposed future land use map amendment illustrates this area to be multi-family. The applicant has also filed an application to change the zoning to R-3p (Multi-family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units.

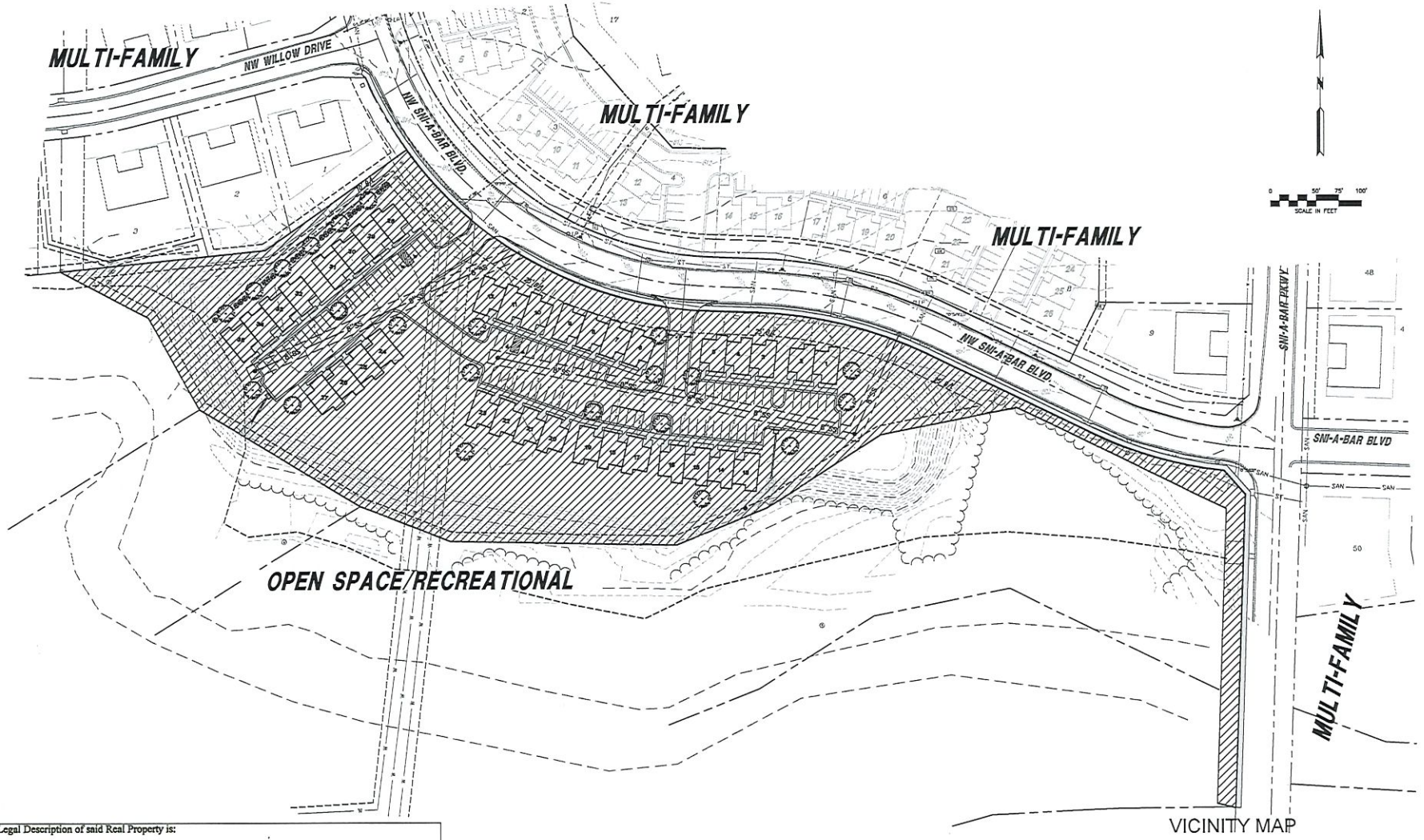
Regarding the four factors above, Staff finds the following:

1) The future land use map illustrates the area north of the map amendment area to be multi-family and the property has developed into duplex units.
2) In a conversation with the Parks & Recreation Director Shannon Davies, the Parks Board has no plans to develop a park or any other recreational amenity in this area. The City deeded property around the creek in this area to Habitat-Missouri LLC to be maintained as a wetland conservation area in exchange for a trail along Blue Branch between Buckner Tarsney Road and Eagles Parkway.
3) The proposed land use map amendment is consistent with public policy for the locations of the proposed land uses.
4) The public services and utilities are available on-site and are adequate to serve the proposed land use in the map amendment.

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

PLANNING AND ZONING RECOMMENDATION: The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously voted to recommend approval to the BOA.

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The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30—PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT – RECLASSIFIED FROM OPENSPACE/RECREATION TO MULTI-FAMILY

VICINITY MAP



DATE | REVISION | NO. | BY | CK'D'

4/16/21

Consult Inc engineers planners

LAND USE AMENDMENT EXHIBIT

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

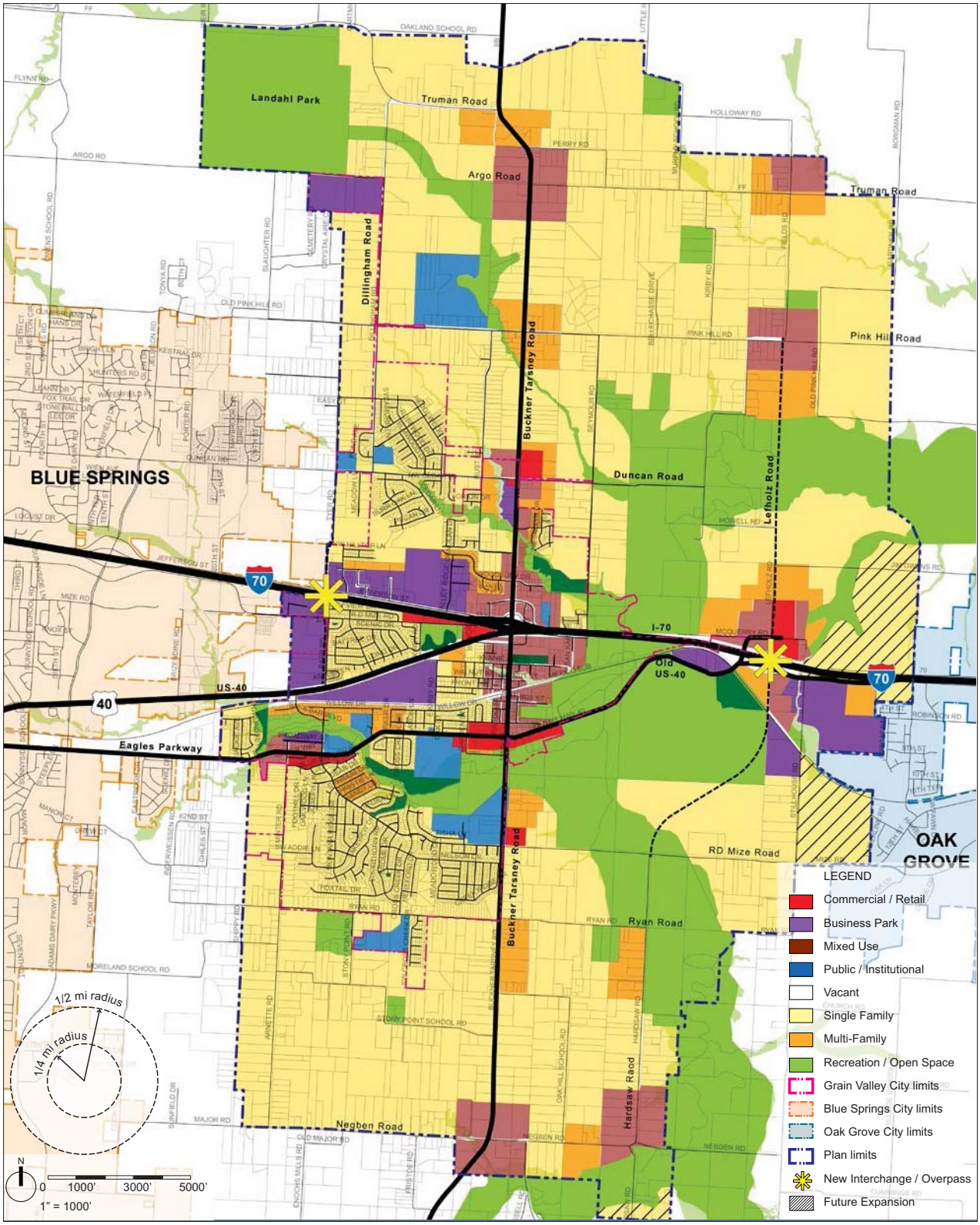
SHEET NO. 21058
DRAWING NO. 21013
DATE MARCH 5, 20201
JOB NO. 21013
SHEET OF 1 1

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Preferred Land Use Plan

The Preferred Land Use Plan, presented to the public at the Third Public Open House on April 3, 2014, retained the vast majority of the components outlined in the Land Use Alternative Three.

Figure 17: *Preferred Land Use Plan*



Source: Design Workshop

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	5/10/2021	
BILL NUMBER	B21-13	
AGENDA TITLE	**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 5.5 ACRES FROM DISTRICT A (AGRICULTURAL DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE COMMONS**	
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 [X] No
PURPOSE	To allow the development of a multi-family residential development for 35 units.	
BACKGROUND	The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as open space/recreation. The applicant has also filed an application to amend the future land use map to designate this area as multi-family so that the land use would be consistent with the proposed Creekside Commons development.	
SPECIAL NOTES	According to Section 400.200 of the City's zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.	
ANALYSIS	Please refer to Staff Report	

PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Creekside Commons with Staff conditions, acceptance of the 25-foot building line setback, acceptance of the rear yard setback for building 13 and add a deed restriction of a 55 and older community.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Revised Rezoning Exhibit, Building Elevations and Preliminary Development Plan Dated 4/19/21, Project Plan, Staff Report

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

BILL NO. *B21-13*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 5.5 ACRES FROM DISTRICT A (AGRICULTURAL DISTRICT) TO R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE COMMONS

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

WHEREAS, a public hearing was held on April 14, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 5.5 acres and approval of the Preliminary Development Plan for the Creekside Commons with Staff recommendations, acceptance of the 25-foot building line setback, acceptance of rear yard setback for building 13 and add a deed restriction of a 55 and older community; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 7:00 p.m. on May 10, 2021; and

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

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

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

SECTION 1: The zoning for the property generally described below is hereby established as R-3p (Multi-Family Residential District – Planned Overlay District):

Legal Description:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE ¼ DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT THE S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG

31 MIN 53 SEC E 105.3’ TH S 88 DEG 51 MIN 11 SEC E 248.52’ TH N 67 DEG 49 MIN 27 SEC E 106.75’ TH N 57 DEG 24 MIN 41 SEC E 148.71’ TH N 78 DEG 38 MIN 16 SEC E 152.4’ TH S 64 DEG 03 MIN 31 SEC E 255.31’ TH S 01 DEG 53 MIN 09 SEC W 128’ MOL TH E 22’ MOL TH N 01 DEG 52 MIN 20 SECE 146.39’ TH N 41 DEG 53 MIN 56 SEC W 34.78’ TH NWLY ALG CURV RI RAD 430’ ARC DIST150.89’ TH N 64 DEG 04 MIN 20 SEC W 200.06’ TH WLY ALG CURV LF RAD 470’ ARC DIST 195.17’ TH N 87 DEG 51 MIN 50 SEC W 50.12’ TH NWLY ALG CURV RI RAD 430’ ARC DIST 388.42’ MOL TH S 54 DEG 38 MIN 32 SEC W 190.16’ TH S 84 DEG 05 MIN 36 SEC W 225.86’ TO POB (PER CERT SUR T-43 P-85)

SECTION 2: The Board of Aldermen approves the preliminary development plan for the Creekside Commons.

SECTION 3: The Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Commons to be 55 or older.

SECTION 4: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ___day of_____, *2021*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN HEADLEY	_____	ALDERMAN KNOX	_____
ALDERMAN MILLS	_____	ALDERMAN STRATTON	_____

Mayor _____ (in the event of a tie only)

Approved as to form:

_____
Lauber Municipal Law
City Attorney

_____
Chuck Johnston
Mayor

ATTEST:

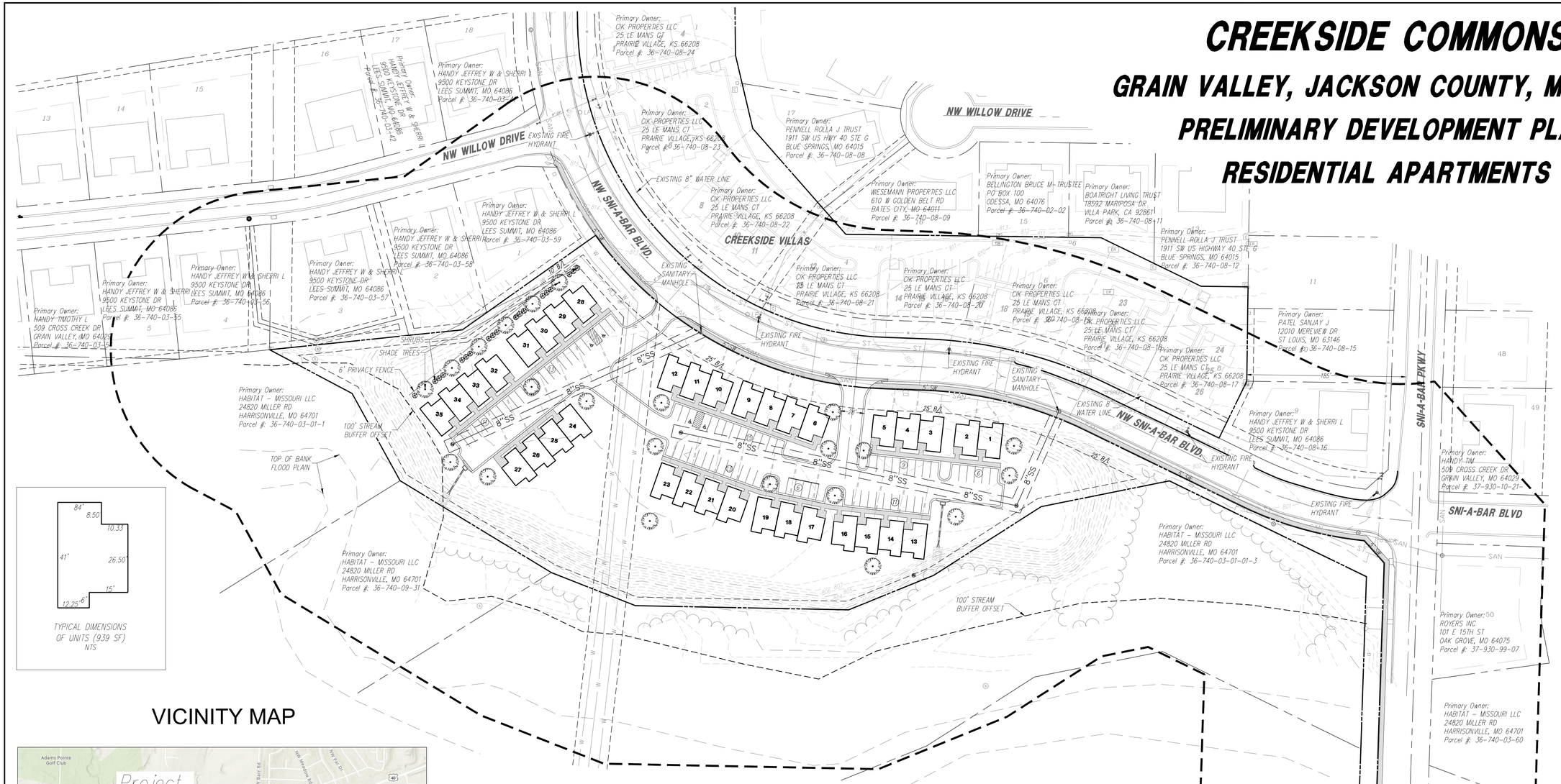
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Jamie Logan
City Clerk

CREEKSIDE COMMONS

GRAIN VALLEY, JACKSON COUNTY, MISSOURI

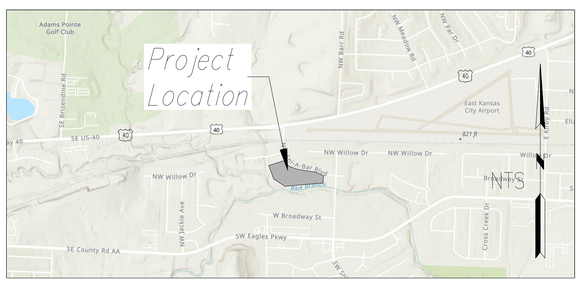
PRELIMINARY DEVELOPMENT PLAN

RESIDENTIAL APARTMENTS



TYPICAL DIMENSIONS OF UNITS (939 SF) NTS

VICINITY MAP



PHASING:

The project infrastructure as shown shall be completed in 1 phase. Buildings 1-31, and all parking and drive aisles will be completed in Phase 1.

PARKING STALL COUNT:

2 Bedroom apartments - 35 Units
Stalls Required = 70
Stalls Provided = 84

NEW DEVELOPMENT - REZONED FROM AG TO R3-P

Land Area sq. ft.	Building Area sq. ft.	FAR	Open Space sq. ft.
231,344	32,880	.14	198,464

GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location at the bottom of the watershed.

LANDSCAPING:

- Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NO.	REVISION	DATE	BY	CK/APP
1	STAFF COMMENTS PDP	04/16/21	EDH	RKS

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STATE OF MISSOURI
R. KEVIN STERRETT
NUMBER 2006020973
REGISTERED PROFESSIONAL ENGINEER
4/16/21

R. KEVIN STERRETT, MO E-26440

Consult engineers Inc planners
CORPORATE LICENSE No. E2010005873

PRELIMINARY DEVELOPMENT PLAN

CREEKSIDE COMMONS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO. 21058
DRAWING NO. 21013
DATE MARCH 8, 20201
JOB NO. 21013
SHEET 1 OF 2



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

NO.	BY	CK/APP

DATE	REVISION

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STATE OF MISSOURI
R. KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

3/12/21

R. KEVIN STERRETT, MO E-26440

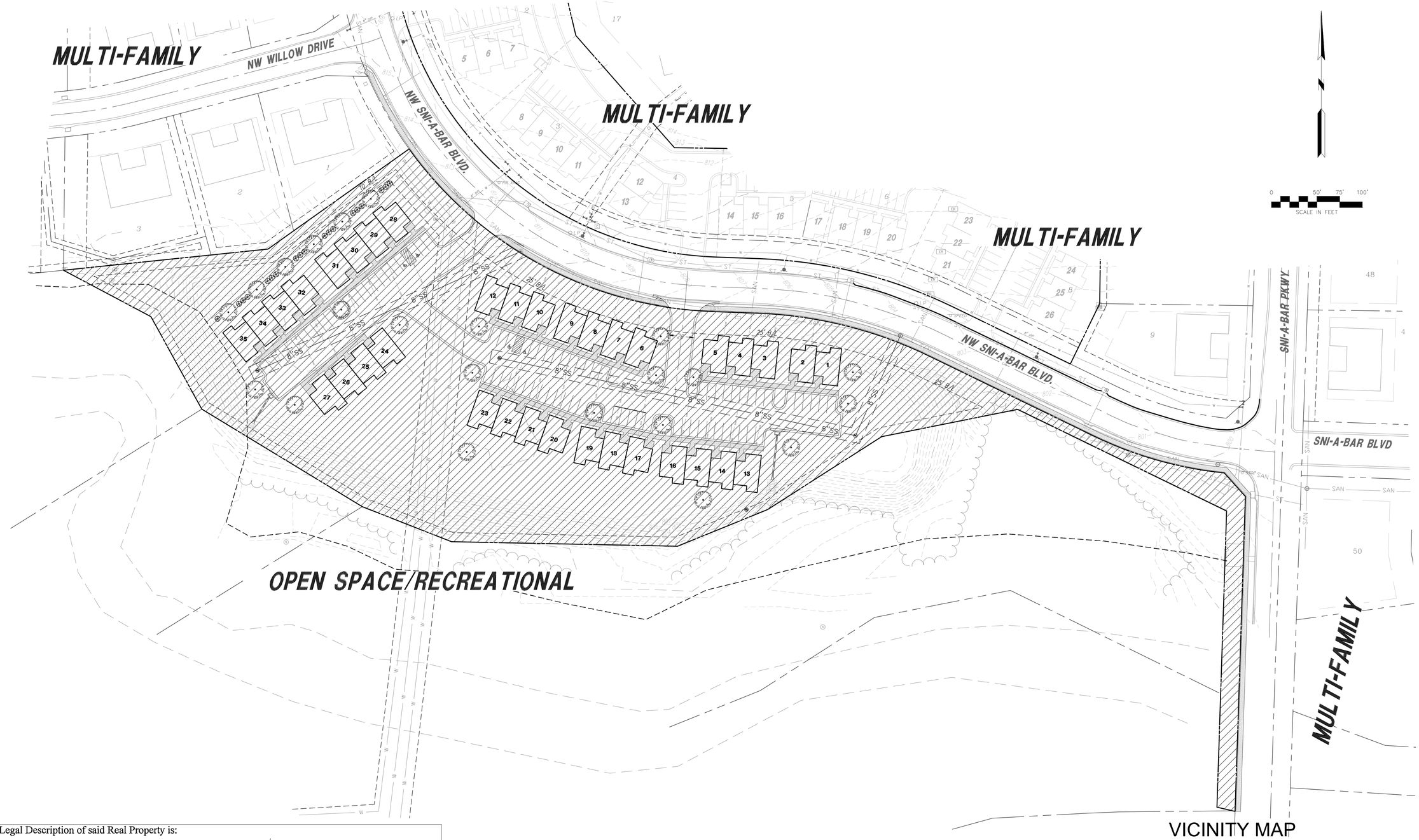
Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

BUILDING ELEVATIONS

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO.	21056
DRAWING NO.	21013
DATE	MARCH 8, 20201
JOB NO.	21013
SHEET	2
OF	2

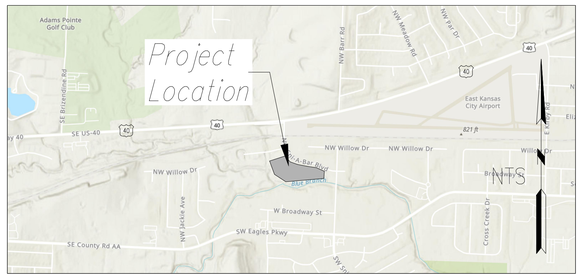


VICINITY MAP

The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT – RECLASSIFIED FROM OPENSPACE/RECREATION TO MULTI-FAMILY



NO.	REVISION	DATE	BY	CK/APP

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI — R. KEVIN STERRETT — NUMBER 26440 — REGISTERED PROFESSIONAL ENGINEER

4/16/21

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

LAND USE AMENDMENT EXHIBIT

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

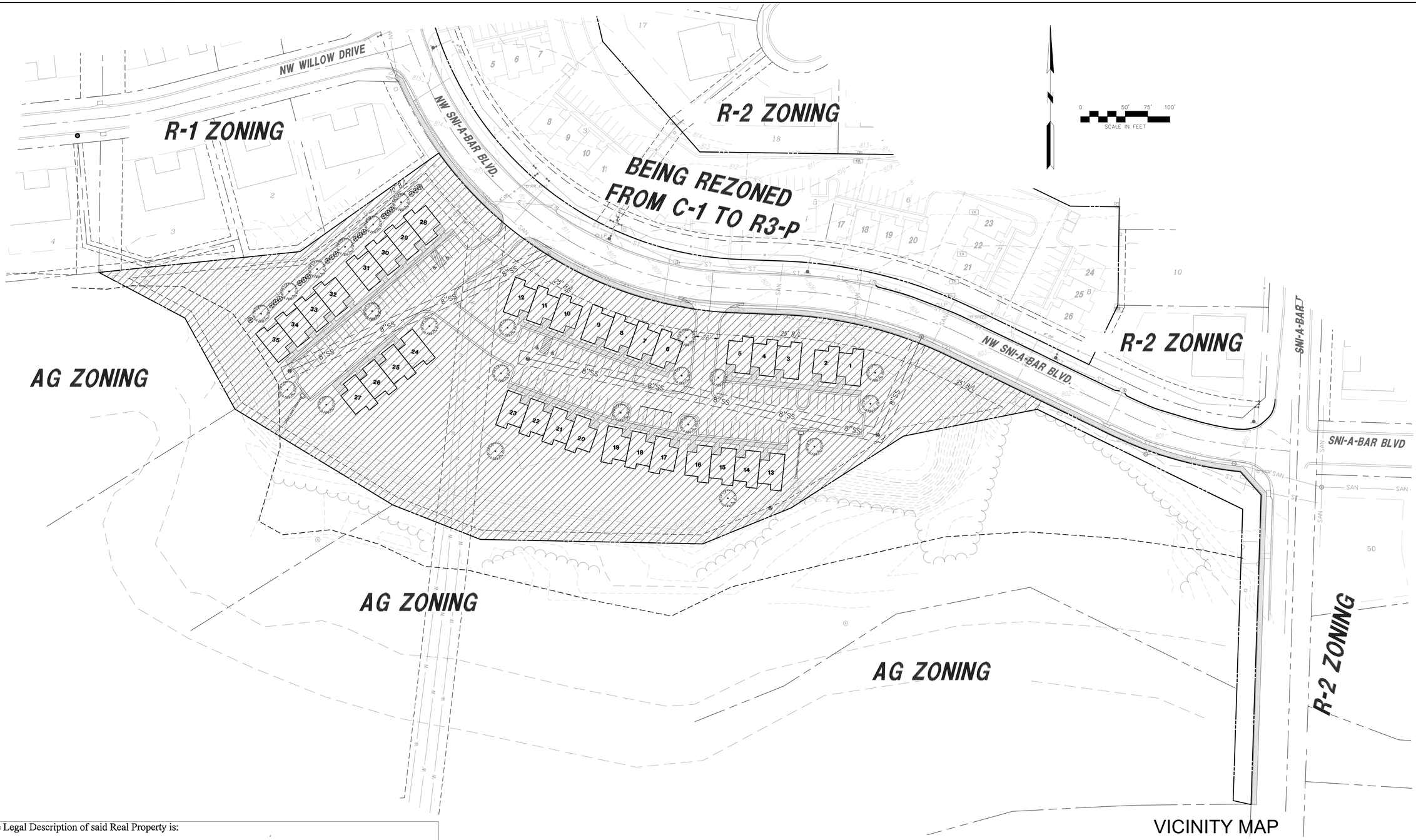
X-REF NO. 21058

DRAWING NO. 2101.3

DATE MARCH 5, 20201

JOB NO. 2101.3

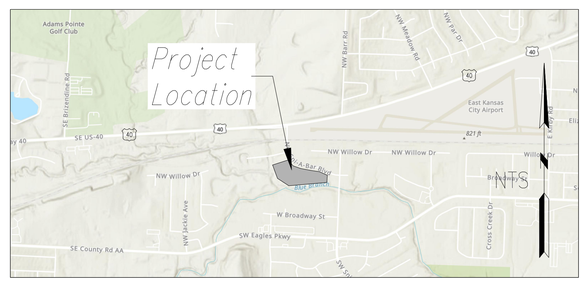
SHEET 1 OF 1



The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT – REZONED FROM AG TO R3-P



NO.	REVISION	DATE	BY	CK/APP

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STATE OF MISSOURI
R. KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

4/16/21

R. KEVIN STERRETT, MO E-26440

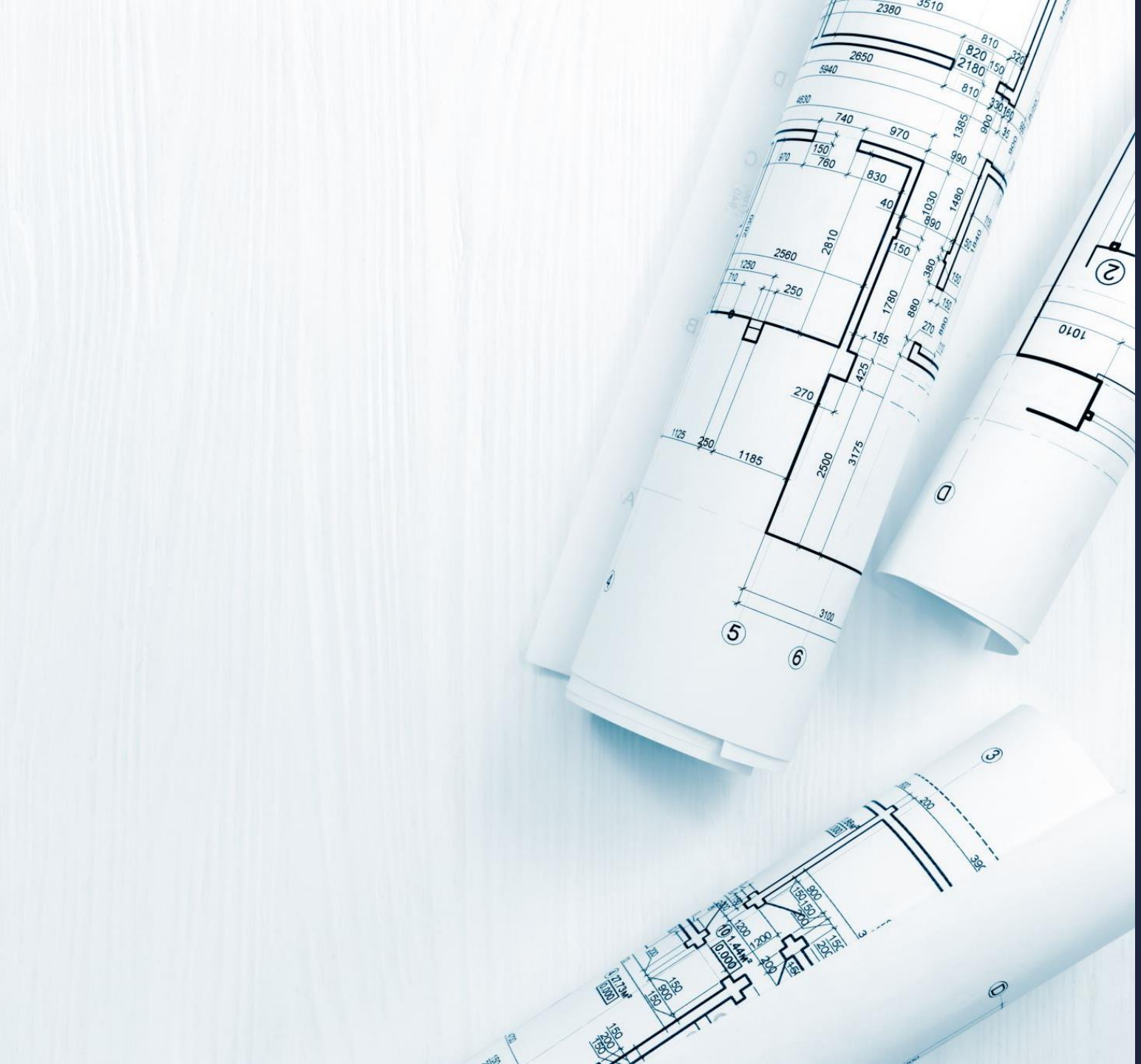
Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

REZONING EXHIBIT

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

X-REF NO. 21058
DRAWING NO. 21013
DATE MARCH 8, 20201
JOB NO. 21013
SHEET 1 OF 1



Project Plan

Jeff Handy| Jeff Handy Construction

Creekside Commons

The Creekside Commons is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Commons will be a maintenance provided community.

Project Scope

- Completed project will consist of 35 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Villas

Objectives

- 35 units with 70 parking spaces
- To begin construction in the fall of 2022 and be competed in fall of 2023
- Install sidewalks along south side of Sni-A-Bar
- Beautify area along south Sni-A-bar with all brick housing and landscaping

Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Commons will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

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Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

BOA STAFF REPORT
Creekside Commons
May 10, 2021

ACTION: Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as open space/recreation. Mr. Handy has also filed an application to amend the future land use map to designate this area as multi-family so that it would be consistent with the proposed Creekside Commons development.

PURPOSE: Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 35 multi-family units to be known as Creekside Commons. Mr. Handy states that the target occupant will be 55 years or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Commons will be a maintenance provide community.

ANALYSIS: A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Commons, Staff has the following comments:

1) The preliminary development plan does not include the entire parcel described in the legal description for the change of zoning. The change of zoning parcel continues east to the intersection of NW Sni-A-Bar Blvd. and NW Sni-A-Bar Parkway and then south on the west side of NW Sni-A-Bar Parkway. The development plan needs to be revised to show the entire development area. **The applicant has submitted a revised preliminary development plan to show the entire parcel.**

2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd. **This change has been made on the revised preliminary development plan.**

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3) The development plan does not illustrate a building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission approved the 25-foot building line setback as shown on the preliminary development plan.**

4) The preliminary development plan does not have a table that shows the calculations for the floor area ratio (FAR) or the square footage for open space. **Table added to revised Preliminary Development Plan.**

5) In District R-3, the minimum rear yard setback is 30 feet from a building to the rear property line. It appears that building 13 does not comply. Again, the planned overlay district allows the Commission to consider flexibility in yard requirements. **The Planning and Zoning Commission approved the setback for Building 13 as shown on the Preliminary Development Plan.**

6) Regarding the parking lot, there must be a minimum of 4 spaces designated and signed ADA accessible. **Four ADA designated parking spaces have been added to revised Preliminary Development Plan.**

7) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 35 units. The required number of spaces is 70 spaces. The plan illustrates 84 space.

8) The Planned Overlay District shall be permanently screened from such abutting properties that is zoned residential by a wall or fence at least six feet in height. The subdivision to the north is zoned District R-1. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials. **A 6-foot privacy fence is now shown and plantings for a screen have been added to the Preliminary Development Plan.**

9) The sidewalk shown along Sni-A-Bar Blvd will need to be extended east and south the entire property frontage along Sni-A-Bar Parkway. **The sidewalk has been extended east along Sni-A-Bar Blvd, and south along Sni-A-Bar Parkway.**

10) The preliminary development plan needs to show the preliminary sanitary and stormwater layout per Section 400.200 E.1.b. **The Preliminary Development Plan now shows the preliminary sanitary and stormwater layout.**

11) Landscaping should not place any trees within the easement where the water line is present along the street. The trees around the north parking lot entrance should be located along the building line closer to building 28. **Landscaping moved out of easements as requested.**

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12) Will there be master water meters or individual water meters for each unit? **Individual water meters are planned for this project.**

STAFF RECOMMENDATION: Staff recommends approval of the rezoning and preliminary development plan for the Creekside Commons.

PLANNING AND ZONING RECOMMENDATION: The Planning and Zoning Commission held a public hearing on Wednesday, April 14, 2021. The Commission unanimously voted to recommend approval with Staff recommendations, acceptance of the 25-foot building line setback, acceptance of the rear yard setback for building 13 and add a deed restriction of a 55 and older community.

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