CITY OF GRAIN VALLEY BOARD OF ALDERMEN
REGULAR MEETING AGENDA

JUNE 14, 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
- City Clerk Jamie Logan

ITEM III: INVOCATION

ITEM IV: PLEDGE OF ALLEGIANCE
- Alderman Darren Mills

ITEM V: APPROVAL OF AGENDA
- City Administrator Ken Murphy

ITEM VI: PROCLAMATIONS
- None

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

ITEM VIII: CONSENT AGENDA
- May 24, 2021 – Board of Aldermen Regular Meeting Minutes
- June 14, 2021 – Accounts Payable

ITEM IX: PREVIOUS BUSINESS
- None

ITEM X: NEW BUSINESS
- None

ITEM XI: PRESENTATIONS
- Auditor Presentation by Troutt Beeman & Co., P.C.

ITEM XII: PUBLIC HEARING

- Change of Zoning – Greystone West Tract A
- Change of Zoning – Greystone West Tract B

ITEM XIII: RESOLUTIONS

ITEM XIII (A) R21-36 *Introduced by Alderman Bob Headley*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute Task Agreement No. 3 with Lamp Rynearson for a Stormwater Master Plan Update** To provide a study of Grain Valley's stormwater system to update the last Master Plan completed in 2004
ITEM XIII (B) R21-37 *Introduced by Alderman Rick Knox*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Two New Street Lights in the Bush Business Park Replat Subdivision** To provide lighting of the road and community safety
ITEM XIII (C) R21-38 *Introduced by Alderman Darren Mills*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Four New Street Lights on Eagle Ridge Boulevard Between NW Jefferson Street and East Kansas City Industrial Boulevard** To provide lighting of the road and community safety
ITEM XIII (D) R21-39 *Introduced by Alderman Jayci Stratton*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of One New Street Light in the Greystone Estates Phase II Subdivision** To provide lighting of the road and community safety
ITEM XIII (E) R21-40 *Introduced by Alderman Shea Bass*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Six New Street Lights in the Valley Subdivision** To provide lighting of the road and community safety
ITEM XIII (F) R21-41 *Introduced by Alderman Tom Cleaver*	**A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into a Buy-up Agreement With Compsych for Employee Assistance Program Services** To provide employee assistance program services

ITEM XIV: ORDINANCES

ITEM XIV (A)
B21-14
1ST READ
Introduced by Alderman Bob Headley

An Ordinance Changing the Zoning on Approximately 5.12 Acres from District C-2 (General Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and a Change of Zoning on Approximately 1.92 Acres from District C-2 (General Business District) to District C-2P (General Business – Planned Overlay District) and Approval of Preliminary Development Plan for Greystone West Tract A

To allow the development of 13 four-plex buildings that will contain a total of 52 units and 3 retail/office buildings containing a total of 13,800 square feet of commercial space

ITEM XIV (B)
B21-15
1ST READ
Introduced by Alderman Rick Knox

An Ordinance Changing the Zoning on Approximately 3.37 Acres from District C-2 (General Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and Approval of Preliminary Development Plan for Greystone West Tract B

To allow the development of a 3 story 48-unit senior apartment building

ITEM XV: CITY ATTORNEY REPORT

- City Attorney

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

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

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

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

ITEM XVIII: MAYOR REPORT

- Mayor Chuck Johnston

ITEM XIX: EXECUTIVE SESSION

- Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo.

1998, as Amended

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

ITEM XX: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON JUNE 28, 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

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 May 24, 2021 at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

ITEM II: ROLL CALL

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

-QUORUM PRESENT-

ITEM III: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Knox

ITEM IV: APPROVAL OF AGENDA

- No Changes

ITEM V: PROCLAMATIONS

- None

ITEM VI: CITIZEN PARTICIPATION

- Norm Combs 1008 Foxtail Drive; Thanked the Mayor, Aldermen and City Staff who participated at the Veterans Tribute at Butterfly Trail

ITEM VII: CONSENT AGENDA

- May 10, 2021 – Board of Aldermen Regular Meeting Minutes
- May 24, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
    - *None*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
    - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Nay: None*
    - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VIII: PREVIOUS BUSINESS

- None

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Chuck Johnston		City Administrator Ken Murphy
Alderman Shea Bass		Chief James Beale
Alderman Tom Cleaver		Finance Director Steven Craig
Alderman Bob Headley		Parks and Recreation Director Shannon Davies
Alderman Rick Knox		City Clerk Jamie Logan
Alderman Darren Mills		City Attorney Sarah Carnes
Alderman Jayci Stratton		

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ITEM IX: NEW BUSINESS

- None

ITEM X: PRESENTATIONS

- None

ITEM XI: PUBLIC HEARING

- None

ITEM XII: RESOLUTIONS

Resolution No. R21-32: A Resolution by the Board of Aldermen of the City of Grain Valley, Appointing Adam Hoover and Reappointing Mike Switzer to the Grain Valley Parks and Recreation Board for Three-Year Terms

- *Alderman Mills moved to approve Resolution No. R21-32*
- *The Motion was Seconded by Alderman Stratton*
  - None
- *Resolution No. R21-32 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R21-32 Approved: 6-0-

Resolution No. R21-33: A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Spend Funds to Repair Storm Water Infrastructure on Golfview Drive

- *Alderman Stratton moved to approve Resolution No. R21-33*
- *The Motion was Seconded by Alderman Headley*
  - This was addressed during budget time; this is in the backyard of 1106 Golfview Drive; A storm pipe has rusted away, and this is to clean the existing and put a concrete liner inside it alleviating issues in this area
- *Resolution No. R21-33 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R21-33 Approved: 6-0-

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Resolution No. R21-34: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Dale Arnold to the Grain Valley Planning and Zoning Commission for a 4-Year Term

- *Alderman Bass moved to approve Resolution No. R21-34*
- *The Motion was Seconded by Alderman Knox*
    - Alderman Knox asked why current individual on the commission who has a desire to continue serving is being removed from the commission; Mayor Johnston stated the gentleman had served a 4-year term and it was at his discretion to appoint someone else
- *Resolution No. R21-34 was voted upon with the following voice vote:*
    - *Aye: None*
    - *Nay: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Abstain: None*

-Resolution No. R21-34 Failed: 6-0-

Resolution No. R21-35: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Joey Burgett to the Grain Valley Planning and Zoning Commission for a 4-Year Term

- *Alderman Cleaver moved to approve Resolution No. R21-35*
- *The Motion was Seconded by Alderman Headley*
    - Alderman Headley asked the same question as the last, why the individual on the board and actively and willingly are serving on a commission, why is he being removed; Mayor Johnston stated the same as the last resolution, the member had served his term and he chose to appoint someone new;
    - Alderman Stratton asked if a volunteer had ever not been reappointed if they wanted to continue to serve; Mayor Johnston stated it is at his discretion
    - Alderman Headley asked Mayor Johnston if he had a conversation with either member he was choosing to replace; Mayor Johnston said he had not
    - Alderman Stratton stated at the last meeting the board had asked him to have a discussion with those members and she said the Mayor said he would; Mayor Johnston stated he would consider it and said it was his choice to not reappoint those members
    - Alderman Stratton stated her vote was not based on the individuals that are up for appointment, but more about the volunteers being removed that would like to continue
- *Resolution No. R21-35 was voted upon with the following voice vote:*
    - *Aye: None*

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- *Nay: Bass, Cleaver, Headley, Knox, Mills, Stratton*
- *Abstain: None*

-Resolution No. R21-35 Failed: 6-0-

ITEM XIII: ORDINANCES

Bill No. B21-11: 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

Bill No. B21-11 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Stratton moved to accept the second reading of Bill No. B21-11 and approve it as ordinance #2545*
- *The Motion was Seconded by Alderman Headley*
  - None
- *Motion to accept the second reading of Bill No. B21-11 and approve it as Ordinance number #2545 was voted on by roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Bill No. B21-11 BECAME ORDINANCE #2545: 6-0-

Bill No. B21-12: An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

Bill No. B21-12 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Bass moved to accept the second reading of Bill No. B21-12 and approve it as ordinance #2546*
- *The Motion was Seconded by Alderman Knox*
  - None
- *Motion to accept the second reading of Bill No. B21-12 and approve it as Ordinance number #2546 was voted on by roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

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-Bill No. B21-12 BECAME ORDINANCE #2546: 6-0-

Bill No. B21-13: 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

Bill No. B21-13 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Cleaver moved to accept the second reading of Bill No. B21-13 and approve it as ordinance #2547*
- *The Motion was Seconded by Alderman Mills*
  - None
- *Motion to accept the second reading of Bill No. B21-13 and approve it as Ordinance number #2547 was voted on by roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Bill No. B21-13 BECAME ORDINANCE #2547: 6-0-

ITEM XIV: CITY ATTORNEY REPORT

- None

ITEM XV: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
  - Senior Luncheons will begin again in July 2021; Events will be starting again as well including the Community Development Event
- Chief James Beale
  - None
- Finance Director Steven Craig
  - Written Report
- Parks & Recreation Director Shannon Davies
  - Memorial Day weekend is the pool opening for the season
- City Clerk Jamie Logan
  - None

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
  - None

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- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Asked if there were any complaints regarding noise complaints from MO Country; Alderman Headley stated he received one complaint; Chief Beale did not receive any complaints from this past weekend
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - None
- Alderman Jayci Stratton
  - Wanted to thank Don C from the Parks Board for his service as he is moving and stepping down; requested those interested to put their applications in with Shannon Davies

ITEM XVII: MAYOR REPORT

- Mayor Chuck Johnston
  - Is happy to remove masks

ITEM XVIII: EXECUTIVE SESSION

- Mr. Murphy stated an executive session was needed for 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, 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
- *Alderman Headley moved to close the Regular Meeting for items related 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 and 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*
- *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: None*
  - *Abstain: None*

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-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 7:13 PM-

- *Alderman Headley moved to open the Regular Meeting*
- *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: None*
  - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 7:59 PM-

ITEM XIX: ADJOURNMENT

- The meeting adjourned at 7:59 P.M.

Minutes submitted by:

_____ _____
Jamie Logan
City Clerk

Date

Minutes approved by:

_____ _____
Chuck Johnston
Mayor

Date

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ELECTED OFFICIALS PRESENT
Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Darren Mills
Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
Chief James Beale
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
City Clerk Jamie Logan
City Attorney Sarah Carnes

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	47.24
			KC EARNINGS TAX WH	48.47
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,369.30
			MISSOURI WITHHOLDING	2,340.49
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00
			EMPLOYEE DEDUCTIONS	273.00
		HAMPEL OIL INC	CJC FUEL	710.48
			CJC FUEL	1,056.39
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.49
			AFLAC PRETAX	300.97
			AFLAC-W2 DD PRETAX	210.07
			AFLAC-W2 DD PRETAX	210.31
		MIDWEST PUBLIC RISK	DENTAL	171.25
			DENTAL	171.40
			OPEN ACCESS	131.95
			OPEN ACCESS	131.95
			OPEN ACCESS	476.00
			OPEN ACCESS	476.00
			OPEN ACCESS	212.52
			OPEN ACCESS	212.52
			HSA	365.05
			HSA	366.40
			HSA	1,508.71
			HSA	1,506.63
			HSA	20.85
			HSA	20.85
			VISION	16.00
			VISION	16.00
			VISION	43.20
			VISION	43.33
			VISION	126.50
			VISION	126.50
			VISION	14.34
			VISION	14.47
		HSA BANK	HSA - GRAIN VALLEY, MO	344.38
			HSA - GRAIN VALLEY, MO	345.62
			HSA - GRAIN VALLEY, MO	428.50
			HSA - GRAIN VALLEY, MO	429.15
		SHERIFFS RETIREMENT SYSTEM	MAY 2021 SHERIFF RETIREMEN	112.08
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	277.29
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.70
			FLEX - DEPENDENT CARE	214.90
			FLEX PLAN	25.00
			FLEX PLAN	25.00
		HOPE HOUSE	MAY 21 DOMESTIC VIOLENCE	144.00
		MO DEPT OF REVENUE	MAY 2021 CVC FUNDS	256.68
		MO DEPT OF PUBLIC SAFETY	MAY 2021 TRAINING FUND	36.00
		ICMA RC	ICMA 457 %	586.86
			ICMA 457 %	591.76
			ICMA 457	305.27
			ICMA 457	355.00
			ICMA ROTH IRA	56.30

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ICMA ROTH IRA	56.39
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	10,495.88
			FY21-22 PROPERTY AND LIABI	41,479.56
			FY21-22 WORKERS COMP CONTR	60,248.42
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,802.05
			FEDERAL WH	6,768.12
			SOCIAL SECURITY	4,502.47
			SOCIAL SECURITY	4,476.97
			MEDICARE	1,053.00
			MEDICARE	1,047.01
			TOTAL:	156,293.09
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	SCREENINGS	175.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.50
			MONTHLY CONTRIBUTIONS	180.49
		WAGEWORKS	MAY 2021 MONTHLY FEES	68.00
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			DENTAL	35.02
			HSA	246.35
			HSA	239.96
			HSA	324.03
			HSA	334.48
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
			HSA - GRAIN VALLEY, MO	100.32
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	16.90
		CONCENTRA MEDICAL CENTERS	SCREENINGS: WILSON AND THA	179.00
			SCREENINGS	374.00
			SCREENINGS	354.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	10,495.89
			FY21-22 PROPERTY AND LIABI	41,479.57
			FY21-22 WORKERS COMP CONTR	84.66
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	113.47
			SOCIAL SECURITY	113.43
			MEDICARE	26.54
			MEDICARE	26.52
			TOTAL:	55,295.03
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	NETSTANDARD OFFICE 365	790.00
			Host Configuration	2,865.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	5.17
		ADVANCE AUTO PARTS	Fleet tool updates	780.00
			Fleet tool updates	863.99
		MIDWEST PUBLIC RISK	DENTAL	0.57
			HSA	9.39
		HSA BANK	HSA - GRAIN VALLEY, MO	2.35
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	120.03
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3.46
			MEDICARE	0.81
			TOTAL:	5,440.77
BLDG & GRDS	GENERAL FUND	SAMS CLUB/GECRB	KITCHEN SUPPLIES	20.98
		ORKIN	MAY 2021 SERVICE	70.70
		GENERAL ELEVATOR	MONTHLY ELEVATOR SERVICES	147.00
		SC REALTY SERVICES	Janitorial Services	1,062.27
			Janitorial Services	1,062.27

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Janitorial Services	1,062.27
			Janitorial Services	1,062.27
		DEAN SHEPPARD	BACKFLOW TESTING	200.00
		EVERGY	513 GREGG	46.28
			600 BUCKNER TARSNEY RD	14.94
			596 BUCKNER TARSNEY	14.15
			CAPPELL & FRONT, PH, PUBLI	11.01
			618 JAMES ROLLO CT	77.30
			1608 NW WOODBURY DR	32.60
			6100 S BUCKNER TARSNEY	11.47
			618 JAMES ROLLO CT	18.93
			711 MMAIN ST CITY HALL	786.31
			620 JAMES ROLLO CT	114.39
			517 GREGG	89.18
			1805 NW WILLOW DR	32.37
		BRADY INDUSTRIES OF KANSAS LLC	TORK UNIVERSAL MATIC ROLL	308.92
		COMCAST	CITY HALL AND PD VOICE EDG	591.42
			TOTAL:	6,837.03
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	373.69
			MONTHLY CONTRIBUTIONS	387.69
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	71.22
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	15.00
		LITTLER MENDELSON PC	MARCH LEGAL FEES	120.00
		PURCHASE POWER	POSTAGE	2,000.00
		MIDWEST PUBLIC RISK	DENTAL	23.86
			DENTAL	24.32
			DENTAL	0.90
			HSA	12.77
			HSA	396.21
			HSA	404.20
		HSA BANK	HSA - GRAIN VALLEY, MO	61.89
			HSA - GRAIN VALLEY, MO	62.78
			HSA - GRAIN VALLEY, MO	2.59
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	30.78
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	237.82
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	261.43
			SOCIAL SECURITY	272.00
			MEDICARE	61.15
			MEDICARE	63.59
			TOTAL:	4,883.89
ELECTED	GENERAL FUND	MISCELLANEOUS	JET 5 STUDIOS:	150.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	44.43
			TOTAL:	194.43
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	2,450.00
			PARKER LITIGATION	5,232.50
		ENSZ & JESTER P C	APRIL & MAY LEGAL FEES	927.50
			TOTAL:	8,610.00
FINANCE	GENERAL FUND	TROUTT BEEMAN & CO PC	2020 AUDIT	12,500.00
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
			MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.86
			MONTHLY CONTRIBUTIONS	263.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			DENTAL	34.90
			HSA	149.50
			HSA	149.50
			HSA	324.03
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
			HSA - GRAIN VALLEY, MO	50.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	24.54
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	128.90
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.73
			SOCIAL SECURITY	172.45
			MEDICARE	40.17
			MEDICARE	40.33
			TOTAL:	14,810.70
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	170.21
			MONTHLY CONTRIBUTIONS	165.83
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		RAY COUNTY TREASURER/COUNTY	BILLS FROM 9-20 TO 4/2021	2,025.00
			BILLS FROM 9-20 TO 4/2021	2,160.00
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	18.00
			DENTAL	0.95
			HSA	299.00
			HSA	299.00
			HSA	17.65
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	2.72
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	15.53
		ROSS MILLER CLEANERS	MAY 2021 CLEANING	22.75
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	5,897.50
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	117.12
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	175.23
			SOCIAL SECURITY	172.51
			MEDICARE	40.98
			MEDICARE	40.34
			TOTAL:	11,820.32
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
			MONTHLY CONTRIBUTIONS	146.30
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			DENTAL	34.90
			HSA	648.05
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
			HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	13.70
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	41.68
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	104.09
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	135.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SOCIAL SECURITY	136.00
			MEDICARE	31.66
			MEDICARE	31.80
			TOTAL:	2,364.82
FLEET	GENERAL FUND	CLARKS TOOL & EQUIPMENT	3/8" MALE COUPLER P-STYLE	71.60
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	81.62
			MONTHLY CONTRIBUTIONS	84.20
		ADVANCE AUTO PARTS	OIL FILTER	25.20
			ATF DEX/MER-MAXLIFE 1 QT	90.00
			BRAKE CLEANER	71.64
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	6.00
		OREILLY AUTOMOTIVE INC	SOCKET	14.99
			FUNNEL	5.49
			BLUE DEF 2.5 GAL	38.97
			2) 7QT OIL PAN	6.58
			AIR PLUG	6.69
		FASTENAL COMPANY	4.5X7/8 60G FLAPDISC/CABLE	149.39
		GOODYEAR COMMERCIAL TIRE	32) DISPOSAL - TIRE AUTO/L	160.00
		MIDWEST PUBLIC RISK	DENTAL	17.45
			DENTAL	18.01
			HSA	149.50
			HSA	154.23
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	38.69
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	7.65
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	4.42
			PW/WOLTZ UNIFORMS	10.00
		ALLIED OIL & TIRE COMPANY	55 GL SB PC 5W20 API SP GF	426.21
		FACTORY MOTOR PARTS CO	SPLASH 20F 55 DRUM	16.00-
			FULL SYN DEXOS 0W30 OIL	322.92
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	720.19
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	56.33
			SOCIAL SECURITY	58.12
			MEDICARE	13.18
			MEDICARE	13.59
			TOTAL:	2,844.36
POLICE	GENERAL FUND	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,230.88
			EMPLOYER CONTRIBUTIONS	4,170.96
			MONTHLY CONTRIBUTIONS	419.98
			MONTHLY CONTRIBUTIONS	419.98
		DANIEL IIAMS	IIAMS: MEALS FOR 2021 MO S	166.50
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	80.99
		ADVANCE AUTO PARTS	SERP BELT-POLY/MERCON V AT	29.66
			HEADLIGHT	32.89
		STATE BANK OF MISSOURI	IN-CAR SYSTEM	2,314.61
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	300.00
		OREILLY AUTOMOTIVE INC	CORE RETURN	18.00-
			SERVICE KIT	2.60
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,382.16
			BULK GASOHOL/DIESEL	206.43
			BULK GASOHOL/DIESEL	837.53
			BULK GASOHOL/DIESEL	122.19
		COMCAST	HIGH SPEED INTERNET	149.85
		SIRCHIE	MARK-N-DOC 1-20 ENGLISH	130.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GOODYEAR COMMERCIAL TIRE	3) GY 245/55R18 EAG RSA VS	406.56
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	162.00
			DENTAL	523.50
			DENTAL	523.50
			OPEN ACCESS	623.05
			OPEN ACCESS	623.05
			OPEN ACCESS	378.00
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			OPEN ACCESS	721.20
			HSA	1,478.10
			HSA	1,478.10
			HSA	2,691.00
			HSA	2,691.00
			HSA	3,888.30
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	900.00
			HSA - GRAIN VALLEY, MO	900.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	416.31
		METRO FORD	VALVE	30.46
			VALVE	60.92
		SHAWNDA HAYES-DUNNELL	HAYES: MEALS 2021 MO SRO C	166.50
		ED ROEHR SAFETY PRODUCTS	SMART CHARGER	172.60
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	1,207.96
			CELLULAR SERVICE 05/19-06/	125.04
		GO CAR WASH MANAGEMENT CORP	MAY VEHICLE WASHES	88.00
		4 WHEEL PARTS	REPLACEMENT BULB	103.00
		ROSS MILLER CLEANERS	MAY 2021 CLEANING	22.25
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	54,257.96
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,107.29
			SOCIAL SECURITY	3,067.84
			MEDICARE	726.73
			MEDICARE	717.49
		REJIS COMMISSION	MAY 2021 LEWEB SUBSCRIPTIO	287.95
		GEARZONE PRODUCTS	BRETT THOMPSON	665.00
			ELGIN THROWER	665.00
			THROWER: SHORT SLEEVE SHIR	134.85
			TOTAL:	108,769.59
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	113.18
			MONTHLY CONTRIBUTIONS	113.18
		ADVANCE AUTO PARTS	BATTERY	116.57
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	80.50
			BULK GASOHOL/DIESEL	46.58
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
			OPEN ACCESS	378.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	10.60
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	41.68
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	573.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	78.84

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SOCIAL SECURITY	78.84
			MEDICARE	18.44
			MEDICARE	18.44
			TOTAL:	2,058.84
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	590.66
			MONTHLY CONTRIBUTIONS	589.67
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	35.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	82.27
			BULK GASOHOL/DIESEL	28.05
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	49.28
			DENTAL	10.21
			DENTAL	10.21
			OPEN ACCESS	108.18
			OPEN ACCESS	108.18
			HSA	820.03
			HSA	818.52
			HSA	81.32
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.69
			HSA - GRAIN VALLEY, MO	205.32
			HSA - GRAIN VALLEY, MO	14.25
			HSA - GRAIN VALLEY, MO	14.25
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	55.31
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	6.25
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	3,979.29
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	402.76
			SOCIAL SECURITY	402.33
			MEDICARE	94.20
			MEDICARE	94.10
			TOTAL:	8,936.99
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
			KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	463.06
			MISSOURI WITHHOLDING	465.57
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
			SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC PRETAX	54.44
			AFLAC-W2 DD PRETAX	71.41
			AFLAC-W2 DD PRETAX	71.29
		MIDWEST PUBLIC RISK	DENTAL	21.84
			DENTAL	21.76
			HSA	219.03
			HSA	218.76
			HSA	37.60
			HSA	36.69
			VISION	8.00
			VISION	8.00
			VISION	16.40
			VISION	16.39
			VISION	1.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	1.08
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	70.00
			HSA - GRAIN VALLEY, MO	69.64
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	8.44
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.59
			FLEX - DEPENDENT CARE	210.03
		ICMA RC	ICMA 457 %	195.44
			ICMA 457 %	194.70
			ICMA 457	575.00
			ICMA 457	584.69
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.79
			ICMA ROTH IRA	8.61
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	2,099.18
			FY21-22 PROPERTY AND LIABI	8,295.91
			FY21-22 WORKERS COMP CONTR	6,863.27
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,219.45
			FEDERAL WH	1,200.52
			SOCIAL SECURITY	990.35
			SOCIAL SECURITY	973.32
			MEDICARE	231.62
			MEDICARE	227.61
			TOTAL:	26,611.55
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	608.21
			MONTHLY CONTRIBUTIONS	605.12
		AT&T	U-VERSE PARK MAINTENANCE	69.55
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	31.20
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	343.35
			BULK GASOHOL/DIESEL	248.52
		HD GRAPHICS & APPAREL	CONCESSION STAFF SHIRTS	497.50
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	3.44
			DENTAL	83.76
			DENTAL	83.41
			HSA	1,034.67
			HSA	1,033.39
			HSA	88.16
			HSA	86.11
			HSA	129.62
			HSA	126.51
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	14.32
			HSA - GRAIN VALLEY, MO	230.00
			HSA - GRAIN VALLEY, MO	229.27
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	56.82
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	81.69
		COMCAST	CITY HALL AND PD VOICE EDG	98.57
			COMM CENTER VOICE EDGE	172.94
			PARKS MAINT VOICE EDGE	35.61
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	2,099.18
			FY21-22 PROPERTY AND LIABI	8,295.91
			FY21-22 WORKERS COMP CONTR	299.83

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	386.97
			SOCIAL SECURITY	384.97
			MEDICARE	90.51
			MEDICARE	90.03
			TOTAL:	17,657.26
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	ARMSTRONG CONCESSION COOLE	105.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	452.50
			MONTHLY CONTRIBUTIONS	440.17
		ADVANCE AUTO PARTS	BATTERY	63.64
			BATTERY	63.64-
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	36.00
		FASTENAL COMPANY	1/2X4.5 WDG EXPN ANCHR	59.41
		HOME DEPOT CREDIT SERVICES	POOL PAINT AND SUPPLIES	42.24
			GRAFITTI REMOVER	47.31
		MIDWEST PUBLIC RISK	DENTAL	54.00
			DENTAL	54.00
			HSA	897.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
			HSA - GRAIN VALLEY, MO	225.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	40.43
		JOHN DEERE FINANCIAL	TIRES	37.38
		DEAN SHEPPARD	BACKFLOW TESTING	150.00
		THE STEEL SOURCE	MATERIALS FOR BUCKET HOLDE	6.50
		EVERGY	701 SW EAGLES PKWY BALLFIE	197.02
			ARMSTRONG PARK 041503	171.97
			ARMSTRONG PARK DR	28.34
			ARMSTRONG PARK 098095	47.05
			ARMSTRONG PARK 017576	201.08
			28605 E HWY AA	27.96
			JAMES ROLLO SHETLER #2	44.19
			MAIN - ARMSTRONG SHELTER 1	23.14
			618 JAMES ROLLO CT	38.64
			ARMSTRONG PARK	34.24
			6100 BUCKNER TARSNEY	75.88
			28605 E HWY AA	150.16
			618 JAMES ROLLO CT	9.46
		MC POWER COMPANIES INC	Shelter Lights (Solar)	881.64
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	4,768.64
		LAWN & LEISURE	WEEDEATER OIL	23.10
			WEEDEATER STRING	93.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	306.60
			SOCIAL SECURITY	334.16
			MEDICARE	71.70
			MEDICARE	78.14
			TOTAL:	11,376.53
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	157.00
			CONCESSION DRINKS	249.00
			CONCESSION DRINKS	156.00
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	173.00
			CONC PRODUCT & SUPPLIES	242.68
			CONC PRODUCT & SUPPLIES	315.54
		WALMART COMMUNITY	CONCESSION PRODUCTS	79.97
			CONCESSION PRODUCTS	65.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONCESSION PRODUCTS	65.68
		OAK GROVE GIRLS SOFTBALL (OGGS)	Umpire Fees	895.00
		HD GRAPHICS & APPAREL	Spring League Uniforms	1,359.00
			Spring League Uniforms	2,273.00
			Spring League Uniforms	319.20
			Spring League Uniforms	136.80
		ROBERT HAMMOND	UMPIRE FEES 05/03-05/16	315.00
			UMPIRE FEES 05/17-05/30	140.00
		COLE KELLER	UMPIRE FEES 05/03-05/16	180.00
			UMPIRE FEES 05/17-05/30	60.00
		DALTON LARRY	UMPIRE FEES 05/03-05/16	60.00
			UMPIRE FEES 05/17-05/30	70.00
		SETH MICHAEL HALEY	UMPIRE FEES 05/03-05/16	410.00
			UMPIRE FEES 05/17-05/30	120.00
		CARTER DAY	UMPIRE FEES 05/03-05/16	310.00
		CALEB BURRIS	UMPIRE FEES 05/17-05/30	240.00
		MAXWELL HOOVER	UMPIRE FEES 05/03-05/16	180.00
			UMPIRE FEES 05/17-05/30	50.00
		LOGAN PRATT	UMPIRE FEES 05/03-05/16	240.00
			UMPIRE FEES 05/17-05/30	60.00
		ALEXANDER MOSSER	UMPIRE FEES 05/17-05/30	40.00
		JACOB ALLAN WILLIAMS	UMPIRE FEES 05/03-05/16	160.00
			UMPIRE FEES 05/17-05/30	80.00
		RICHARD MCBRIDE	UMPIRE FEES 05/03-05/16	200.00
			UMPIRE FEES 05/17-05/30	105.00
		LUKE GNIOTCZYNSKI	UMPIRE FEES 05/03-05/16	40.00
			UMPIRE FEES 05/17-05/30	40.00
		DONOVAN PENDLETON	UMPIRE FEES 05/03-05/16	120.00
			UMPIRE FEES 05/17-05/30	80.00
		AYDAN PASLEY	UMPIRE FEES 05/03-05/16	225.00
			UMPIRE FEES 05/17-05/30	135.00
		MATTHEW STEPHEN JONES	UMPIRE FEES 05/03-05/16	180.00
			UMPIRE FEES 05/17-05/30	80.00
		CONNER DAVIS	UMPIRE FEES 05/03-05/16	280.00
			UMPIRE FEES 05/17-05/30	80.00
		CARTER VRLENICH	UMPIRE FEES 05/03-05/16	310.00
		QUINCY JONES	UMPIRE FEES 05/03-05/16	75.00
		JADEN WORTHINGTON	UMPIRE FEES 05/03-05/16	220.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	852.78
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	104.39
			SOCIAL SECURITY	48.59
			MEDICARE	24.42
			MEDICARE	11.37
			TOTAL:	12,414.00
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	05/03-05/14 SILVERSNEAKERS	125.00
			05/17-05/28 SILVERSNEAKERS	150.00
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	120.84
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00
			MONTHLY CONTRIBUTIONS	159.00
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	12.00
		KORNIS ELECTRIC SUPPLY INC	CEILING LIGHTS	59.70
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	18.00
			HSA	299.00
			HSA	299.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	75.00
		SC REALTY SERVICES	Janitorial Services	177.05
			Janitorial Services	177.05
			Janitorial Services	177.05
			Janitorial Services	177.05
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	14.90
		DEAN SHEPPARD	BACKFLOW TESTING	50.00
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	41.68
		QUALITY CUSTOM CONCEPTS INC	Concrete Repairs	3,293.57
		EVERGY	713 MAIN ST	898.91
			713 MAIN #A	125.31
		MARY ALLGRUNN	05/04-05/13 LINE DANCING	68.40
			05/18-05/27 LINE DANCING	82.80
		LINDA HOMBS	05/04-05/13 LINE DANCING	68.40
			05/18-05/27 LINE DANCING	82.80
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	856.13
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	192.39
			SOCIAL SECURITY	181.62
			MEDICARE	44.99
			MEDICARE	42.48
			TOTAL:	8,322.12
POOL	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	372.00
			CONCESSION DRINKS	234.00
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	86.00
			CONC PRODUCT & SUPPLIES	473.30
		WALMART COMMUNITY	CONCESSION PRODUCTS	79.97
			CONCESSION PRODUCTS	65.68
		HOME DEPOT CREDIT SERVICES	PRESSURE WASHER HOSE	89.94
			POOL DOOR PAINT	40.47
			POOL PAINT AND SUPPLIES	20.11
		LLOYDS INC	REPAIR TO COKE COOLER	138.00
		DEAN SHEPPARD	BACKFLOW TESTING	50.00
		QUALITY CUSTOM CONCEPTS INC	Concrete Repairs	3,573.81
		TNEMEC COMPANY INC	POOL PAINT	415.11
		MIDWEST POOL MANAGEMENT	Pool Management	30,207.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 WORKERS COMP CONTR	85.89
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	23.98
			MEDICARE	5.59
			TOTAL:	35,960.85
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	153.64
			MISSOURI WITHHOLDING	145.68
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
			DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	15.41
			DENTAL	15.41
			OPEN ACCESS	26.39
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			OPEN ACCESS	27.72

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	104.30
			HSA	104.30
			HSA	75.18
			HSA	75.18
			HSA	79.37
			HSA	79.37
			VISION	3.20
			VISION	3.20
			VISION	1.60
			VISION	1.60
			VISION	4.40
			VISION	4.40
			VISION	5.54
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.97
			HSA - GRAIN VALLEY, MO	4.95
			HSA - GRAIN VALLEY, MO	70.50
			HSA - GRAIN VALLEY, MO	70.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	5.20
		ICMA RC	ICMA 457 %	27.44
			ICMA 457 %	27.04
			ICMA 457	16.50
			ICMA 457	16.50
			ICMA ROTH IRA	40.00
			ICMA ROTH IRA	40.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	1,299.49
			FY21-22 PROPERTY AND LIABI	5,135.56
			FY21-22 WORKERS COMP CONTR	5,616.60
		INTERNAL REVENUE SERVICE	FEDERAL WH	404.42
			FEDERAL WH	389.72
			SOCIAL SECURITY	285.62
			SOCIAL SECURITY	289.83
			MEDICARE	66.80
			MEDICARE	67.78
			TOTAL:	14,950.34
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	NETSTANDARD OFFICE 365	158.00
		CLARKS TOOL & EQUIPMENT	3/8 IMPACT 150 FT/LB	52.08
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	447.93
			MONTHLY CONTRIBUTIONS	432.95
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	19.24
		ADVANCE AUTO PARTS	OIL/FUEL/TRANS FILTERS	34.24
			OIL DRAIN PLUG	0.86
			15W40 GALLON	17.99
			GEAR OIL 80W90/ 15W40GALLO	16.17
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	29.37
		OREILLY AUTOMOTIVE INC	BATTERY	53.48
			CORE RETURN	8.80-
		ORKIN	MAY 2021 SERVICE	6.06
			MAY 2021 SERVICE	13.40
		VANCE BROTHERS INC	STREET PATCHING CIP	1,161.00
			STREET PATCHING CIP	1,777.00
			STREET PATCHING CIP	1,352.53
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	247.71
			BULK GASOHOL/DIESEL	98.81
		KORNIS ELECTRIC SUPPLY INC	BREAKER	2.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HOME DEPOT CREDIT SERVICES	DEMO HAMMER	179.80
			HUSY 8X8 STEEL TAMPER	15.00
			HUSY 8X8 STEEL TAMPER	28.58
			FLAT BRUSH/PRO SAFETY RED	112.08
		MIDWEST PUBLIC RISK	DENTAL	14.27
			DENTAL	14.23
			DENTAL	59.07
			DENTAL	59.07
			OPEN ACCESS	124.60
			OPEN ACCESS	124.61
			OPEN ACCESS	108.18
			OPEN ACCESS	108.18
			HSA	492.70
			HSA	492.69
			HSA	57.58
			HSA	56.96
			HSA	259.22
			HSA	259.21
			HSA	309.59
			HSA	309.59
		HSA BANK	HSA - GRAIN VALLEY, MO	14.44
			HSA - GRAIN VALLEY, MO	14.29
			HSA - GRAIN VALLEY, MO	194.26
			HSA - GRAIN VALLEY, MO	194.27
		KRANZ OF KANSAS CITY	LUVERN BLACK STEP/LUVERN M	78.25
		SC REALTY SERVICES	Janitorial Services	106.23
			Janitorial Services	106.23
			Janitorial Services	106.23
			Janitorial Services	106.23
		DEVELOPERS HELPERS LLC	10 YARDS PULVERIZED SOIL	300.00
			10 YARDS PULVERIZED SOIL	300.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	40.56
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	6.25
			CELLULAR SERVICE 05/19-06/	122.50
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	18.82
			PW/WOLTZ UNIFORMS	29.97
		KIRBY-SMITH MACHINERY INC	PIN ASSY/CAB FILTER/HYD PI	24.87
		EVERGY	655 SW EAGLES PKWY	36.19
			618 JAMES ROLLO CT	77.30
			AA HWY & SNI-A-BAR BLVD	32.02
			702 SW EAGLES PKWY	37.02
			GRAIN VALLEY ST LIGHTS	12,912.47
			618 JAMES ROLLO CT	18.93
			711 MMAIN ST CITY HALL	67.40
		ARVEST BANK	SKID STEER LEASE 2021	3,107.20
		COMCAST	CITY HALL AND PD VOICE EDG	59.15
			PW VOICE EDGE	24.05
		COMCAST	PUMP STATION INTERNET	22.99
		ARTISTWELDER INC	MONUMENT JACK W/BAR	159.80
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	1,299.49
			FY21-22 PROPERTY AND LIABI	5,135.56
			FY21-22 WORKERS COMP CONTR	5,616.60
		LAWN & LEISURE	BLOWER	38.39
			HONDA GENERATOR	219.80
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	285.62
			SOCIAL SECURITY	289.82

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				MEDICARE	66.80
				MEDICARE	67.79
				TOTAL:	40,435.52
TIF-OLD TOWN MKT PLACE	OLD TOWNE TIF	OLD TOWNE MARKETPLACE LLC		PROPERTY TX RECEIVED	1,265.00
				JACKSON CO 3RD & 4TH	12,764.31
				1ST QTR CITY	17,428.16
				TOTAL:	31,457.47
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	ED ROEHR SAFETY PRODUCTS		EQUIPMENT FOR PATROL CARS	1,624.53
				EQUIPMENT FOR PATROL CARS	38.67
				TOTAL:	1,663.20
NON-DEPARTMENTAL	MKTPL TIF-PR#2 SPE	UMB BANK		PROJECT #2 CITY SALES	31,664.35
				TOTAL:	31,664.35
NON-DEPARTMENTAL	MKT PL CID-PR2 SAL	UMB BANK		CID/USE	13,173.27
				CID/USE UNCAPTURED	12,778.07
				TOTAL:	25,951.34
NON-DEPARTMENTAL	INTRCHG MERCADO CI	LAUBER MUNICIPAL LAW LLC		MERCADO PROJECT	1,152.50
				TOTAL:	1,152.50
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER		KC EARNINGS TAX WH	8.88
				KC EARNINGS TAX WH	8.60
		MO DEPT OF REVENUE		MISSOURI WITHHOLDING	1,030.50
				MISSOURI WITHHOLDING	990.76
		FAMILY SUPPORT PAYMENT CENTER		DZEKUNSKAS CASE 41452523	120.00
				DZEKUNSKAS CASE 41452523	120.00
		AFLAC		AFLAC PRETAX	36.55
				AFLAC PRETAX	36.16
				AFLAC-W2 DD PRETAX	57.45
				AFLAC-W2 DD PRETAX	57.33
		MISCELLANEOUS	FRISBIE, STEVE	20-701550-00	50.00
			FRISBIE, STEVE	20-701560-00	50.00
			MAHONEY, AARON	20-111400-10	65.54
			HOOK, PATRICIA	20-260660-05	12.61
			RASMUSSEN, ZACHARY	20-562010-09	58.51
			SNOWDEN, TRINA	20-562230-05	53.92
			WADI, NAYLA	20-567070-03	29.81
			H & J CUSTOM HOME BU	20-568128-00	15.54
			HARBOUR, TIFFANY	20-588415-04	20.24
			COUNTRY CLUB HOMES	20-589444-00	49.52
			COUNTRY CLUB HOMES	20-589445-00	106.85
			THOMAS, JOSIAH	20-592070-06	15.54
			ESSMAN, RICKEY	20-599205-01	15.54
			WALLAR, CARL	20-680700-02	15.54
			NICHOLS, ROBERT	20-682710-01	56.22
			ZASTROW, CATHERINE	20-683000-07	49.58
			ROSEBORO, CAROL	20-700490-12	39.51
			BERGMAN, KEVIN	20-701360-13	215.54
			HOWELL, STIRLING	20-711820-03	16.15
			DEARDORFF, CHRISTINA	20-711981-01	53.05
			DAVE RICHARDS HOME B	20-713053-00	15.54
		MIDWEST PUBLIC RISK		DENTAL	91.80
				DENTAL	91.73

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OPEN ACCESS	105.56
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			OPEN ACCESS	129.36
			HSA	458.92
			HSA	457.84
			HSA	633.91
			HSA	636.90
			HSA	338.68
			HSA	338.68
			VISION	12.80
			VISION	12.80
			VISION	10.80
			VISION	10.68
			VISION	22.00
			VISION	22.02
			VISION	28.12
			VISION	27.99
		HSA BANK	HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	69.76
			HSA - GRAIN VALLEY, MO	391.00
			HSA - GRAIN VALLEY, MO	390.71
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	71.50
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.37
			FLEX - DEPENDENT CARE	161.73
		ICMA RC	ICMA 457 %	283.90
			ICMA 457 %	279.61
			ICMA 457	115.73
			ICMA 457	156.31
			ICMA ROTH IRA	204.91
			ICMA ROTH IRA	205.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	1,799.29
			FY21-22 PROPERTY AND LIABI	1,799.29
			FY21-22 PROPERTY AND LIABI	7,110.78
			FY21-22 PROPERTY AND LIABI	7,110.78
			FY21-22 WORKERS COMP CONTR	24,302.06
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,019.49
			FEDERAL WH	2,937.78
			SOCIAL SECURITY	1,962.40
			SOCIAL SECURITY	1,971.43
			MEDICARE	458.95
			MEDICARE	461.08
			TOTAL:	62,633.33
WATER	WATER/SEWER FUND	NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	597.10
			BILL PRINT AND MAIL	111.65
		CLARKS TOOL & EQUIPMENT	3/8 IMPACT 150 FT/LB	104.16
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,505.40
			MONTHLY CONTRIBUTIONS	1,468.06
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	38.48
		ADVANCE AUTO PARTS	OIL/FUEL/TRANS FILTERS	68.49
			OIL DRAIN PLUG	1.74
			15W40 GALLON	35.98
			GEAR OIL 80W90/ 15W40GALLO	32.36
		VANCO SERVICES LLC	MAY 2021 GATEWAY ES20605	68.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	106.96
			CORE RETURN	17.60-
		ORKIN	MAY 2021 SERVICE	12.12
			MAY 2021 SERVICE	26.80
		BLUE SPRINGS WINWATER CO	UTILITY MARKING SUPPLIES	777.38
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	495.40
			BULK GASOHOL/DIESEL	197.63
		COMMENCO INC	N MALE POS STOP 1/2" CONN	46.75
		HOME DEPOT CREDIT SERVICES	DEMO HAMMER	359.60
			HUSY 8X8 STEEL TAMPER	29.98
			FLAT BRUSH/PRO SAFETY RED	53.60
		MIDWEST PUBLIC RISK	DENTAL	53.50
			DENTAL	53.07
			DENTAL	176.03
			DENTAL	175.89
			OPEN ACCESS	249.22
			OPEN ACCESS	249.21
			OPEN ACCESS	252.42
			OPEN ACCESS	252.42
			HSA	1,083.94
			HSA	1,081.38
			HSA	664.50
			HSA	655.54
			HSA	1,092.86
			HSA	1,097.98
			HSA	660.58
			HSA	660.58
		HSA BANK	HSA - GRAIN VALLEY, MO	151.68
			HSA - GRAIN VALLEY, MO	149.89
			HSA - GRAIN VALLEY, MO	504.39
			HSA - GRAIN VALLEY, MO	504.67
		KRANZ OF KANSAS CITY	LUVERN BLACK STEP/LUVERN M	156.52
		SC REALTY SERVICES	Janitorial Services	212.45
			Janitorial Services	212.45
			Janitorial Services	212.45
			Janitorial Services	212.45
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	14.59
			CELLULAR SERVICE 05/19-06/	245.01
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	37.62
			PW/WOLTZ UNIFORMS	59.95
		LAMP RYNEARSON INC	Engineering Design	2,547.84
		KIRBY-SMITH MACHINERY INC	PIN ASSY/CAB FILTER/HYD PI	49.75
		EVERGY	825 STONEBROOK DR	97.80
			1301 TYER RD UNIT A	85.62
			618 JAMES ROLLO CT	96.62
			110 SNI-A-BAR BLVD	71.81
			1301 TYER RD UNIT B	484.20
			618 JAMES ROLLO CT UNIT B	1,064.95
			618 JAMES ROLLO CT	23.66
			711 MMAIN ST CITY HALL	134.79
			1012 STONEBROOK LN	96.69
		ARVEST BANK	SKID STEER LEASE 2021	6,214.42
		COMCAST	CITY HALL AND PD VOICE EDG	118.28
			PW VOICE EDGE	48.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COMCAST	PUMP STATION INTERNET	45.97
		ARTISTWELDER INC	MONUMENT JACK W/BAR	319.60
		CARNIVAL TIMES INC		575.00
		THE LOOKING GLASS PHOTO BOOTH	DEPOSIT FOR PHOTO BOOTH	100.00
			CD EVENT: PHOTO BOOTH BALA	249.00
		GREG MCQUADE	DJ FOR COMM DEV EVENT	200.00
		CENTRAL POWER SYSTEMS &	ANNUAL MAINT CONTRACT	1,095.00
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	1,799.29
			FY21-22 PROPERTY AND LIABI	7,110.78
			FY21-22 WORKERS COMP CONTR	12,151.03
		LAWN & LEISURE	BLOWER	76.80
			HONDA GENERATOR	439.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.19
			SOCIAL SECURITY	985.68
			MEDICARE	229.50
			MEDICARE	230.55
			TOTAL:	55,525.39
SEWER	WATER/SEWER FUND	NETSTANDARD INC	NETSTANDARD OFFICE 365	316.00
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	597.11
			BILL PRINT AND MAIL	111.66
		CLARKS TOOL & EQUIPMENT	3/8 IMPACT 150 FT/LB	104.16
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,505.40
			MONTHLY CONTRIBUTIONS	1,468.06
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	38.48
		ADVANCE AUTO PARTS	OIL/FUEL/TRANS FILTERS	68.49
			OIL DRAIN PLUG	1.74
			15W40 GALLON	35.98
			GEAR OIL 80W90/ 15W40GALLO	32.36
		VANCO SERVICES LLC	MAY 2021 GATEWAY ES20605	68.41
		STANDARD INSURANCE CO	JUNE 21 STANDARD LIFE INSU	95.13
		OREILLY AUTOMOTIVE INC	BATTERY	106.96
			CORE RETURN	17.60-
		ORKIN	MAY 2021 SERVICE	12.12
			MAY 2021 SERVICE	26.80
		BLUE SPRINGS WINWATER CO	UTILITY MARKING SUPPLIES	300.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	495.40
			BULK GASOHOL/DIESEL	197.63
		KORNIS ELECTRIC SUPPLY INC	BREAKER	7.50
		HOME DEPOT CREDIT SERVICES	DEMO HAMMER	359.60
			HUSY 8X8 STEEL TAMPER	29.98
			FLAT BRUSH/PRO SAFETY RED	12.96
		MIDWEST PUBLIC RISK	DENTAL	53.49
			DENTAL	53.09
			DENTAL	176.03
			DENTAL	175.89
			OPEN ACCESS	249.23
			OPEN ACCESS	249.23
			OPEN ACCESS	252.42
			OPEN ACCESS	252.42
			HSA	1,083.94
			HSA	1,081.41
			HSA	664.52
			HSA	655.55
			HSA	1,092.84
			HSA	1,098.04

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	660.61
			HSA	660.61
		HSA BANK	HSA - GRAIN VALLEY, MO	151.69
			HSA - GRAIN VALLEY, MO	149.86
			HSA - GRAIN VALLEY, MO	504.38
			HSA - GRAIN VALLEY, MO	504.63
		KRANZ OF KANSAS CITY	LUVERN BLACK STEP/LUVERN M	156.52
		SC REALTY SERVICES	Janitorial Services	212.45
			Janitorial Services	212.45
			Janitorial Services	212.45
			Janitorial Services	212.45
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2021 DISABILITY	137.07
		VERIZON WIRELESS	CELLULAR SERVICE 05/19-06/	14.59
			CELLULAR SERVICE 05/19-06/	245.01
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	37.62
			PW/WOLTZ UNIFORMS	59.95
		KIRBY-SMITH MACHINERY INC	PIN ASSY/CAB FILTER/HYD PI	49.75
		EVERGY	925 STONE BROOK DR	23.14
			WOODLAND DR	238.70
			405 JAMES ROLLO DR	261.83
			1326 GOLFVIEW DR	92.35
			618 JAMES ROLLO CT	96.63
			WINDING CREEK SEWER	23.15
			618 JAMES ROLLO CT	23.65
			711 MMAIN ST CITY HALL	134.80
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			1017 ROCK CREEK LN	23.14
		ARVEST BANK	SKID STEER LEASE 2021	6,214.42
		COMCAST	CITY HALL AND PD VOICE EDG	118.28
			PW VOICE EDGE	48.08
		COMCAST	PUMP STATION INTERNET	45.97
		ARTISTWELDER INC	MONUMENT JACK W/BAR	319.60
		MIDWEST PUBLIC RISK OF MO	FY21-22 PROPERTY AND LIABI	1,799.29
			FY21-22 PROPERTY AND LIABI	7,110.78
			FY21-22 WORKERS COMP CONTR	12,151.03
		LAWN & LEISURE	BLOWER	76.80
			HONDA GENERATOR	439.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.21
			SOCIAL SECURITY	985.75
			MEDICARE	229.40
			MEDICARE	230.52
			TOTAL:	49,008.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

========== FUND TOTALS ==========		
100	GENERAL FUND	389,159.86
200	PARK FUND	112,342.31
210	TRANSPORTATION	55,385.86
250	OLD TOWNE TIF	31,457.47
280	CAPITAL PROJECTS FUND	1,663.20
302	MKTPL TIF-PR#2 SPEC ALLOC	31,664.35
321	MKT PL CID-PR2 SALES/USE	25,951.34
322	INTRCHG MERCADO CID-PR#3	1,152.50
600	WATER/SEWER FUND	167,167.64
	GRAND TOTAL:	815,944.53

TOTAL PAGES: 19

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 5/15/2021 THRU 6/04/2021
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	06/14/2021	
BILL NUMBER	R21-36	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 3 WITH LAMP RYNEARSON FOR A STORMWATER MASTER PLAN UPDATE**	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Mark Trosen, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	$59,200
	Budget Line Item:	210-55-72010
	Balance Available	$30,000 Budget $30,000 (Grant Reimbursement)
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To provide a study of Grain Valley's stormwater system to update the last Master Plan completed in 2004.	
BACKGROUND	The Grain Valley Stormwater System was last studied and master planned in 2004. The Department of natural Resources through Jackson County is providing a 50% grant to update the master plan.	
SPECIAL NOTES	The 2021 Budget Appropriation for this study was $60,000.00 with $30,000 coming from a grant from the Missouri DNR through Jackson County.	
ANALYSIS	The City has an On-Call Professional Engineering Services Agreement with Lamp Rynearson, Inc. and staff wishes to utilize that agreement to complete the Stormwater Master Plan Update.	

PUBLIC INFORMATION PROCESS	Project is in the 2021 budget.
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution and Task Order from Lamp Rynearson

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021

RESOLUTION NUMBER
R21-36

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 3 WITH LAMP RYNEARSON FOR A STORMWATER MASTER PLAN UPDATE

WHEREAS, the Board of Alderman approved an agreement with Lamp Rynearson for professional engineering services on March 25, 2019 with Resolution R19-20; and

WHEREAS, the funds for a Stormwater Master Plan Update were provided in the 2021 budget.

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

SECTION 1: The City Administrator is hereby authorized to execute Task Order No. 3 with Lamp Rynearson, Inc. for professional engineering services to prepare an update to the City of Grain Valley's stormwater master plan.

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

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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City of Grain Valley, Missouri – Project Task Order

Contract: On Call Contract Project Number 0321006.01

Ordinance or Resolution:	Task Agreement No: 3	Funding Amount: $ 59,200.00 Purchase Order No:

Project Title: Stormwater Master Plan Update

Contractor/Consultant: Lamp Rynearson, Inc. 9001 State Line Road, Suite 200 Kansas City, MO 64114	Division and Staff Project Manager: Civil Design Group Daniel G. Miller, P.E. – Civil Design Group Leader
Project Management Manual reviewed: Yes	Attachments (Gantt Chart, etc.): Fee Estimate

PROJECT Scope:

Provide engineering services for Grain Valley Stormwater Master Plan Update. See attached scope and fee.

The attached services will be provided for an hourly rate not to exceed $59,200 for engineering and survey, including direct expenses.

City Signatures		Partner Signatures	
City Administrator: Ken Murphy	**Mayor:** Chuck Johnston	**Project Manager:** Daniel G. Miller, P.E.	**Company Principal (if different):**
Signature: _____ Date: _____	Signature: _____ Date: _____	Signature: _____ Date: 5/6/2021	Signature: _____ Date: _____

Project Type: Design _____ Construction ___ Property Acquisition_____ Conceptual/Problem Solving __X__ Surveying _X____

Project Discipline(s): Transportation ____Facilities _____ Water_____ Wastewater_____ Stormwater __X__

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement by and between the City of Grain Valley, MO and Lamp Rynearson, Inc. (Professional), **dated 03/25/2019.**	

Attach scope of work, budget, and other supporting material

Grain Valley, MO 2021 Stormwater Master Plan Update

Scope of Engineering Services

I. General Information

The City of Grain Valley provides storm sewer service to a current population of approximately 14,000. The area of study for this report includes approximately 24 square miles and 5 major stream tributaries to Sni-A-Bar Creek.

The Stormwater Master Plan Update is intended to provide an evaluation of the prior system plans, current system conditions, area of interest, and projected future needs within the City.

The scope of work is essentially as follows:

- 100-year floodplain development
- Update the structure inventory.
- Identify conveyance system inadequacies.
- Update of the hydrologic (HEC-HMS) models and hydraulic (HEC-RAS) models for existing and ultimate developed land-use conditions.
- Update the capital improvement project recommendations and opinion of probable costs.

Task 1. Project Management and Kick Off

A. Attend Meetings with City.

1. Project Kick-off meeting to finalize project objectives and exchange information.
2. Project progress meetings (2 meetings included)
3. Prepare agendas and take notes of decisions and action items to be distributed to attendees

B. Project Management & Project Control

4. Develop and implement Project Management Plan
5. Monthly invoices and distribute to client with project status reports
6. Develop detailed schedule in a form compatible with MS Project. Submit copy to City, and provide digital updates at scheduled progress meetings. Include at least the following benchmarks.
    - Data collection complete.
    - Inventory complete.
    - Hydrologic Modeling complete.
    - Hydraulic Modeling complete.
    - CIP Recommendations complete.
    - Final Report Draft.

C. Perform internal Quality Control reviews on all project deliverables.

Task 2: Data Collection

A. Mapping Sources

We shall collect and use the latest, most accurate data available from the City and other agencies as appropriate. This includes, but it is not limited to: (1) the City's LiDAR dataset; (2) aerial photos (Marc has 2018 to purchase); (3) Jackson County planimetric data to purchase; (4) the City's current existing condition land use data and future land use data; (5) the City's GIS data from the 2004 SMP (6) the effective Flood Insurance Studies (FIS) and models (to purchase from FEMA) since last study (2017); and (7) the latest Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) data.

B. City Data

Review City documents, utility plans, past project plans & surveys, maintenance and improvement records of the existing municipal storm sewer system. Gather all documentation regarding problem areas from City staff or public complaints. All relevant data will be documented for use in the updated SMP.

Task 3. Facility Inventory & Mapping

A. <u>GIS Inventory</u>

Update existing GIS storm drainage facility inventory to include all new, replaced, modified, removed, and omitted GIS features and GIS attributes for inlets, pipes, detention basins, and sub-basins necessary for hydraulic modeling.

Update the remaining structures outside of the hydraulic models are not included in the scope of work.

Google street view will be used to verify accuracy of existing GIS storm drainage facility inventory and to verify if any new structures have been constructed. Any questionable information will be verified through field surveys.

B. <u>Field Survey</u>

1. Existing Structures

Provide information to city to conduct visual field surveys of the 27 structures identified in the 2004 SMP to capture new photographs of the structures and determine if the structure has been modified since 2004. City to provide photo information for inclusion in report.

2. New Structures

For new structures, and topographic modifications within the 100-year flood plain that are not identified in the most current available topographic information, additional survey measurements will be taken for modeling purposes. When problem areas are identified, and detailed data needs to be collected, a survey will be performed of the structure or area. Surveys will be performed in appropriate datum to match the previous studies and effective FIS studies. For purposes of the scope an assumed number of hours is included for survey work.

Task 4. H&H Modeling Updates

A. Hydrology

A review is needed between the 2017 FEMA model and the 2004 hydrology model for applicability to help develop the hydrology in the watersheds. Using the most recent version of HEC-HMS, the existing hydrologic model for all watersheds for both existing and fully-developed land-use conditions and selected storm frequencies will be updated by:

- Using available current FEMA model discharges.
- Develop discharges at locations where FEMA modeling does not exist or at the termination of the FEMA model limits.
- Compare FEMA discharges to 2004 SMP discharges for existing conditions.
- Develop new HMS models for future development conditions using the future development conditions listed in the 2004 SMP model and for modifications for future land use model development.

Detention storage areas identified in the previous model will be reviewed and any areas requested by the City for modeling purposes.

B. Hydraulics

Detailed studies were conducted by the USACE using updated data with every structure surveyed, incorporated new LiDAR obtained between 2009 and 2011 and modeled in HEC-RAS 4.0. As such, we will purchase FEMAs latest model for all of the watersheds and use it as a base file. For areas outside of the FEMA's model, the 2004 model will need to be reviewed for any updates and then added to the existing conditions model.

Assuming there is updated topography data available, we will incorporate new LiDAR and survey topographic data where appropriate. Data required to update the floodplain boundaries include: aerials, topographic mapping, surveys and construction record drawings.

Eight (8) hydraulic models will be updated to the most recent version of HEC-RAS.

We will create mapping of the 100-year floodplain for existing and future land use conditions and update all the workmaps and exhibits from the 2004 SMP (20 total).

Software Versions

	Previous	**Updated**
ArcGIS	• Not listed, assume ArcMap 8.3, February 2003	• 10.8.1, February 2020 or ArcPro 2.4
HEC-HMS	• 2.2.2, September 2003	• 4.7
HEC-RAS*	• 4.0	• 5.X

* USACE used multiple programs to develop the floodplain mapping throughout the County (AMEC, HEC, Automated Floodplain Generator AFG)

Once we get an existing conditions model that is regulatory we would create a new planning future development model based on the current city master plan and land use.

Task 5. Capital Improvements Project

A. Review existing CIP, and projects from previous Stormwater Master Plan.
   1. Assess the status of recommendations made in the 2004 SMP to determine whether the recommendations are: a) complete; or b) incomplete.
   2. For items determined to be incomplete, assess whether recommendations remain relevant or if superseded by changes in conditions or assumptions.
   3. Identify additional projects that were not identified in the 2004 SMP.

B. Develop Final Recommendations and Associated Costs

   1. An updated list of CIP project will be completed and prioritized based upon costs vs benefits and City's priorities.

C. Develop an Outline of Capital Projects to Address Drainage Improvements
   1. The top 10 CIP projects will include the following information for each project in a concise, orderly format:

      - Project priority
      - Total project costs (construction, design, permitting)
      - Problem severity and project benefits
      - Additional information and areas of study needed
      - Required permitting and agency coordination
      - Overlap with other City projects

Task 6. Deliverables

- Progress on tasks will be documented through interim reports, maps, drawings, and other presentation materials. All deliverables should be available in both hard copy and electronic formats.
- A final written report that includes comprehensive documentation of each task, based on the goals outlined in this document.
- Recommended stormwater management projects must be accompanied by preliminary plans in the form of project layouts superimposed on aerial imagery for each proposed design.
- A digital file of all the raw data collected or produced during development of the SMP Update.
- Draft and final versions of the updated SMP Update.

LAMP RYNEARSON
9001 State Line Rd, Ste 200
Kansas City, MO 64114
[P] 816.361.0440
LampRynearson.com

CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE Stormwater Master Plan Update
LOCATION Grain Valley
DATE 5/6/2021

PROJECT # 321006.01
BY Dan Miller

Classification:	Civil Design Group Leader	Project Engineer IV	Sr. Survey Tech II	Sr. Survey Project Manager I	Party Chief I	Party Chief II	Sr. Admin Asst II	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	Schleicher	Renneker	Gregory	Sexton	Rush	Nichols		
Hourly Rate:	$230.00	$120.00	$94.00	$147.00	$87.00	$100.00	$81.00		
Design Services									
Project Management									
Project Administration/Schedule	1	6					2	9	$1,112.00
Progress Meetings w/City (2)	1	4					2	7	$872.00
QAQC	1	8						9	$1,190.00
Data Gathering									
Collect and Evaluate Planimetric/Soils Data	1	8						9	$1,190.00
Obtain Current Effective FIS H/H models	1	4						5	$710.00
Collect, Complile City Data (problem areas, complaints)	2	8						10	$1,420.00
Facility Inventory & Mapping									
GIS Inventory	1	10						11	$1,430.00
Field Data (Structure Pictures by City)	1	8						9	$1,190.00
H&H Analyses									
Hydrologic Analysis	2	30						32	$4,060.00
Hydraulic Analysis - 8 total models	4	160						164	$20,120.00
Mapping		16						16	$1,920.00
Capital Improvement Recommendations									
Review previous CIP program and costs	2	4						6	$940.00
Develop a new/updated CIP	4	8						12	$1,880.00
Probable Construction Costs (10 Estimated)	2	20						22	$2,860.00
Deliverables									
Exhibits (8 total)		12					2	14	$1,602.00
Draft Final Report	2	20					6	28	$3,346.00
Address City Comments of Draft	2	8					6	16	$1,906.00
Final Report	2	8					4	14	$1,744.00
Subtotal of Hours per Associate	29	342					22	393	
Subtotal of Fee per Associate	$6,670.00	$41,040.00					$1,782.00		

Labor Fee		$49,492.00
Reimbursables	5%	$2,474.60
Contingency	2%	$989.84
Subtotal of Engineering Services		**$52,956.44**

Surveying								
Survey/Base Mapping changed channels/structures								
Assumed Survey 20 Hours (2 man crew)								
Base Mapping/Survey			16	4	20	20	60	$5,832.00

Labor Fee		$5,832.00
Reimbursables	5%	$291.60
Contingency	2%	$116.64
Subtotal of Surveying Fees		**$6,240.24**

Project Fee Summary	
Engineering & Survey Fees	$59,196.68

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/14/2021	
RESOLUTION NUMBER	R21-37	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF TWO NEW STREET LIGHTS IN THE BUSH BUSINESS PARK REPLAT SUBDIVISION**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	2 @ $31.76/month
	Budget Line Item:	210-55-76600
	Balance Available	$.00
	New Appropriation Required:	[ ] Yes [ ] No
PURPOSE	To provide lighting of the road and community safety	
BACKGROUND	These street lights will be placed in the newly developed subdivision. Developer has paid the fees for these lights as part of the construction permit. The lights are located on NW Bush Drive.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Resolution, Evergy Pricing List & Evergy diagrams	

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021
RESOLUTION NUMBER
R21-37

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF TWO NEW STREET LIGHTS IN THE BUSH BUSINESS PARK REPLAT SUBDIVISION

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

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

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

WHEREAS, Evergy has recommended the installation of street lights as indicated on the attached authorization in the Bush Business Park Replat Subdivision.

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

SECTION 1: Authorization the installation of two new street lights in the Bush Business Park Replat subdivision provided in Exhibit "A" attached herein.

PASSED and APPROVED (-) this _____ Day of _____, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

AUTHORIZATION FOR STREET LIGHT CHANGES

CITY OF GRAIN VALLEY

The City has requested the following installation/removal or changes to the following lights, K Evergy WR# 972775
The City understands and agress to the billing changes as follows:

Add or Remove	STLT #	Watts/ Lumens	Type*	CIS+Rate Code (MON)	MRU Code #	UFLID #	Location	Monthly Cost
ADD	GV2500	7500	CLASS C TYPE III	MOMLL	USE	1521481	1100 NW BUSH DR	$ 21.77
	GV2501	7500	CLASS C TYPE III	MOMLL	USE		100 NW BUSH DR	$ 21.77
							SUB-TOTAL	$ 43.54
ADD	2 STEEL POLE @ $5.15							$ 10.30
ADD	2 U.G. EXTENSION @ $4.84							$ 9.68
							SUB-TOTAL	$ 19.98
							TOTAL	$63.52

Signed: _____
City Approver

Title: _____

Phone: _____

Date: _____

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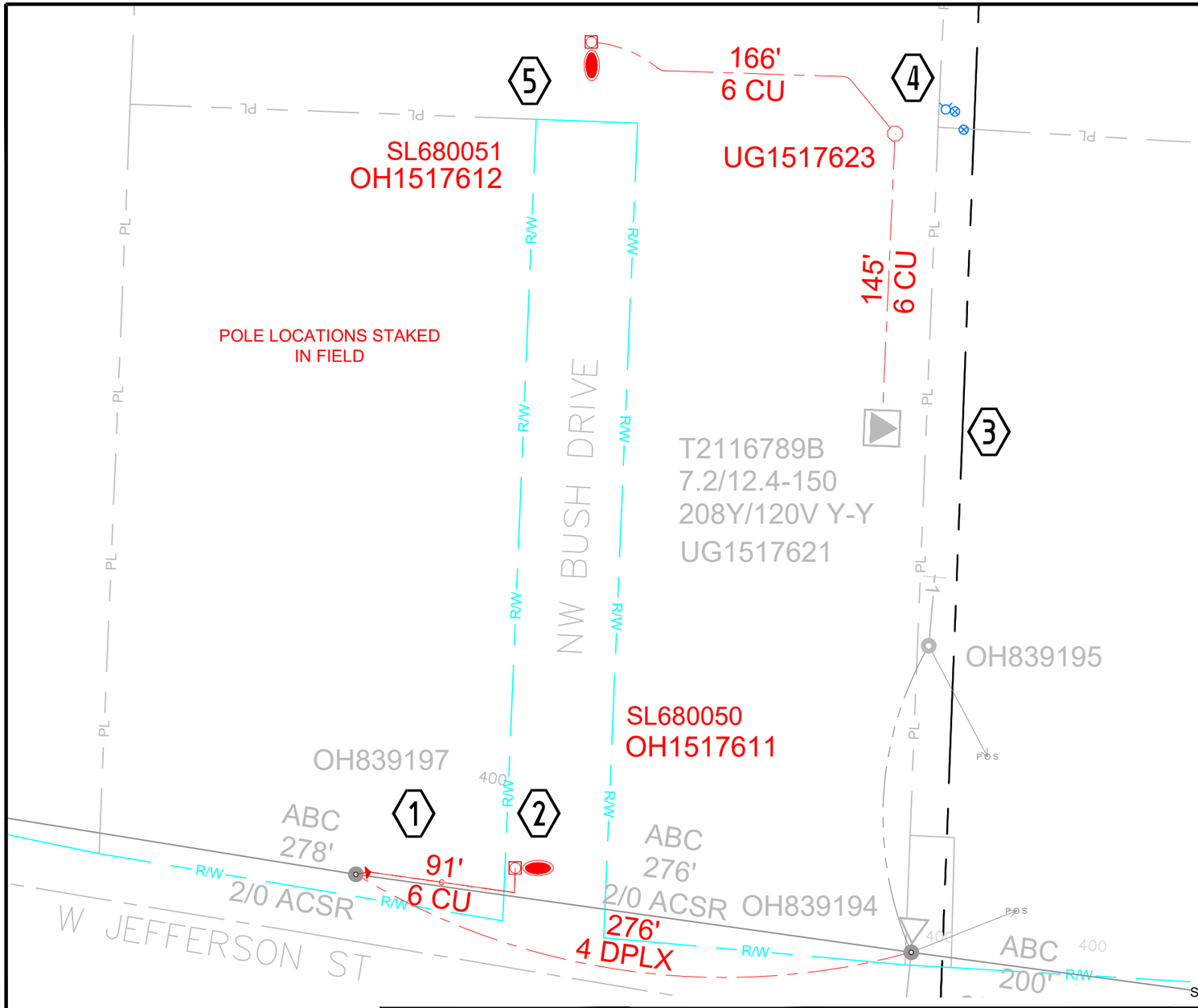
CIS+ Updated By & Date: _____

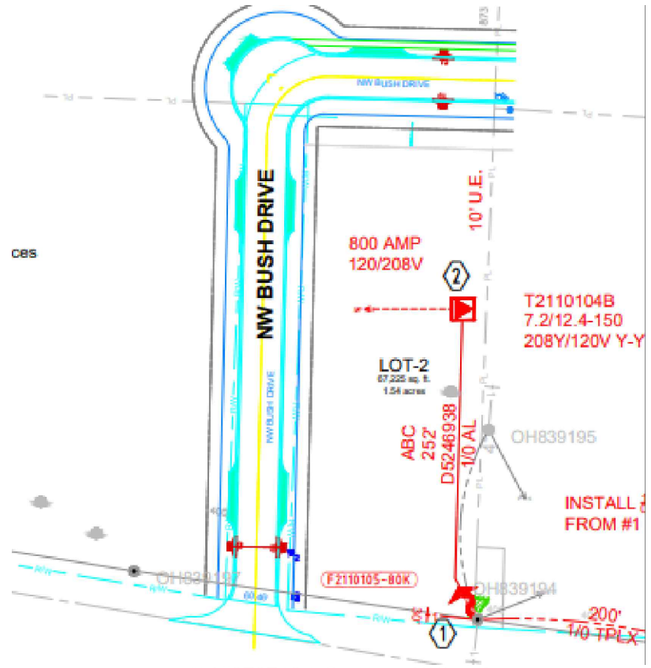
Acct #: _____

revised 5/28/2021

Internal Use Only

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WR#978748 NOT YET POSTED

SCALE
0 60

1 EXISTING
PW50-3
330-101
INSTALL
PDE-CL
6SVR-2
FOREIGN ATT.
MCImetro Access Transmission Services

2 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

3 EXISTING
700-103
XFP-7.2-120/208-150
750-321

4 INSTALL
810-101

5 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

6 EXISTING
PW50-3
INSTALL
PDE-CL
FOREIGN ATT.
MCImetro Access Transmission Services
Charter Communications Inc.

SEC. 26 TWP. 49N RANGE 30W TAX DIST.

REV.	DATE	BY	CHECKED	APPROVED

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BUILT AS DESIGNED ☐
CHANGES AS NOTED ☐
LEADMAN _____ DATE _____
FCS _____ DATE _____

EXISTING ----------
INSTALL ----------
REMOVE ---///---
MODIFY ----------

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

CONTACTS

PROJECT DESIGNER: CGEIER
PHONE #: 816-810-5233

CUSTOMER: DICK TUTTLE
PHONE #: 816-847-6222

TITLE BUSH BUSINESS PARK
ADDRESS 1100 & 1109 NW BUSH DRIVE
CITY GRAIN VALLEY
COUNTY JA STATE MO
12.47 KV JOB TYPE: 1STLT

PRJ# 50027776
WR# 972775
SEC. DIST. NA
CIRCUIT 11832
SHEET 1 OF 1

evergy
BLUE SPRINGS SERVICE CENTER
DESIGNED BY: CGEIER
REVIEWED BY: NMICHAEL
DATE: 5-22-21
DWG FILE # 972775-1 AUD

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/14/2021	
RESOLUTION NUMBER	R21-38	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF FOUR NEW STREET LIGHTS ON EAGLE RIDGE BOULEVARD BETWEEN NW JEFFERSON STREET AND EAST KANSAS CITY INDUSTRIAL BOULEVARD**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	4@ $31.76/month
	Budget Line Item:	210-55-76600
	Balance Available	$.00
	New Appropriation Required:	[ ] Yes [ ] No
PURPOSE	To provide lighting of the road and community safety	
BACKGROUND	These street lights were requested by the businesses along Eagle Ridge Blvd. due to safety concerns. The request meets the City's criteria set forth in our application for street light policy.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Resolution, Evergy Pricing List & Evergy diagrams

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021

RESOLUTION NUMBER
R21-38

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF FOUR NEW STREET LIGHTS ON EAGLE RIDGE BOULEVARD BETWEEN NW JEFFERSON STREET AND EAST KANSAS CITY INDUSTRIAL BOULEVARD

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

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

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

WHEREAS, Evergy has recommended the installation of street lights as indicated on the attached authorization on Eagle Ridge Boulevard.

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

SECTION 1: Authorization the installation of four new street lights on Eagle Ridge Boulevard as provided in Exhibit "A" attached herein.

PASSED and APPROVED (-) this _____ Day of _____, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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AUTHORIZATION FOR STREET LIGHT CHANGES

CITY OF GRAIN VALLEY

The City has requested the following installation/removal or changes to the following lights, K Evergy WR# 975150
The City understands and agress to the billing changes as follows:

Add or Remove	STLT #	Watts/ Lumens	Type*	CIS+Rate Code (MON)	MRU Code #	UFLID #	Location	Monthly Cost
ADD	GV2502	7500	CLASS C TYPE III	MOMLL	USE	1521490	501 SW RIDGEVIEW DR	$ 21.77
ADD	GV2503	7500	CLASS C TYPE III	MOMLL	USE	1521493	503 SW MEADOWOOD DR	$ 21.77
ADD	GV2504	7500	CLASS C TYPE III	MOMLL	USE	1521489	503 SW HILLSIDE DR	$ 21.77
ADD	GV2505	7500	CLASS C TYPE III	MOMLL	USE	1521488	601 SW HILLSIDE DR	$ 21.77
ADD	GV2506	7500	CLASS C TYPE III	MOMLL	USE	1521492	511 SW MEADOWOOD DR	$ 21.77
ADD	GV2507	7500	CLASS C TYPE III	MOMLL	USE	1521491	513 SW RIDGEVIEW DR	$ 21.77
							SUB-TOTAL	$130.62
ADD	6 STEEL POLE @ $5.15							$ 30.90
ADD	6 U.G. EXTENSION @ $4.84							$ 29.04
							SUB-TOTAL	$ 59.94
							TOTAL	$190.56

Signed: _____
City Approver

Title: _____

Phone: _____

Date: _____

revised 5/28/2021

FOR KCP&L USE ONLY Internal Use Only

CIS+ Updated By & Date:	
Acct #:	

WR#922038 COMPLETE IN FIELD NOT YET POSTED





1 EXISTING
700-102
XFP-7.2-120/240-50
750-122

2 EXISTING
700-102
XFP-7.2-120/240-50
750-122

3 EXISTING
700-102
XFP-7.2-120/240-50
750-122

4 EXISTING
810-101

5 EXISTING
810-101

6 EXISTING
700-102
XFP-7.2-120/240-75
750-122

7 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

8 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

9 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

10 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

11 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

12 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

N

SCALE
0 100

BUILT AS DESIGNED ☐
CHANGES AS NOTED ☐
LEADMAN _____ DATE _____
FCS _____ DATE _____

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EXISTING ----------
INSTALL ----------
REMOVE ---///---
MODIFY ----------

Know what's below. Call before you dig.

CONTACTS
PROJECT DESIGNER: CGEIER
PHONE #: 816-810-5233
CUSTOMER: DICK TUTTLE
PHONE #: 816-847-6222

SEC. 3 TWP. 48N RANGE 30W TAX DIST. _____

TITLE VALLEY SUBDIVISION ST LIGHTS
ADDRESS 501 SW RIDGEVIEW DR
CITY GRAIN VALLEY
COUNTY JA STATE MO
12.47 KV JOB TYPE: 1STLT

PRJ# 50027936
WR# 975150
SEC. DIST. NA
CIRCUIT 24511
SHEET 1 OF 1

REV.	DATE	BY	CHECKED	APPROVED

evergy.
BLUE SPRINGS SERVICE CENTER
DESIGNED BY: CGEIER
REVIEWED BY: NATHAN MICHAEL
DATE: 5-24-21
New Landbase AUD
DWG FILE # 975150-1

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/14/2021	
RESOLUTION NUMBER	R21-39	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF ONE NEW STREET LIGHT IN THE GREYSTONE ESTATES PHASE II SUBDIVISION**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	1 @ $31.76/month
	Budget Line Item:	210-55-76600
	Balance Available	$.00
	New Appropriation Required:	[ ] Yes [ ] No
PURPOSE	To provide lighting of the road and community safety	
BACKGROUND	This street light will be placed in the newly developed subdivision. Developer has paid the fees for this light as part of the construction permit. The light is located on Greystone Way.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Resolution, Evergy Pricing List & Evergy diagrams	

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021

RESOLUTION NUMBER
R21-39

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF ONE NEW STREET LIGHT IN THE GREYSTONE ESTATES PHASE II SUBDIVISION

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

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

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

WHEREAS, Evergy has recommended the installation of street lights as indicated on the attached authorization in the Greystone Estates Phase II Subdivision.

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

SECTION 1: Authorization the installation of one new street light in the Greystone Estates Phase II subdivision provided in Exhibit "A" attached herein.

PASSED and APPROVED (-) this _____ Day of _____, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

AUTHORIZATION FOR STREET LIGHT CHANGES

CITY OF GRAIN VALLEY

The City has requested the following installation/removal or changes to the following lights, K Evergy WR# 980396
The City understands and agress to the billing changes as follows:

Add or Remove	STLT #	Watts/ Lumens	Type*	CIS+Rate Code (MON)	MRU Code #	UFLID #	Location	Monthly Cost
ADD	GV2496	7500	CLASS C TYPE III	MOMLL	USE	1521481	1120 NW EAGLE RIDGE BLVD	$ 21.77
	GV2497	7500	CLASS C TYPE III	MOMLL	USE		1121 NW EAGLE RIDGE BLVD	$ 21.77
	GV2498	7500	CLASS C TYPE III	MOMLL	USE		1122 NW EAGLE RIDGE BLVD	$ 21.77
	GV2499	7500	CLASS C TYPE III	MOMLL	USE		31037 NW JEFFERSON RD	$ 21.77
							SUB-TOTAL	$ 87.08
ADD	4 STEEL POLE @ $5.15							$ 20.60
ADD	4 U.G. EXTENSION @ $4.84							$ 19.36
							SUB-TOTAL	$ 39.96
							TOTAL	$127.04

Signed: _____
City Approver

Title: _____

Phone: _____

Date: _____

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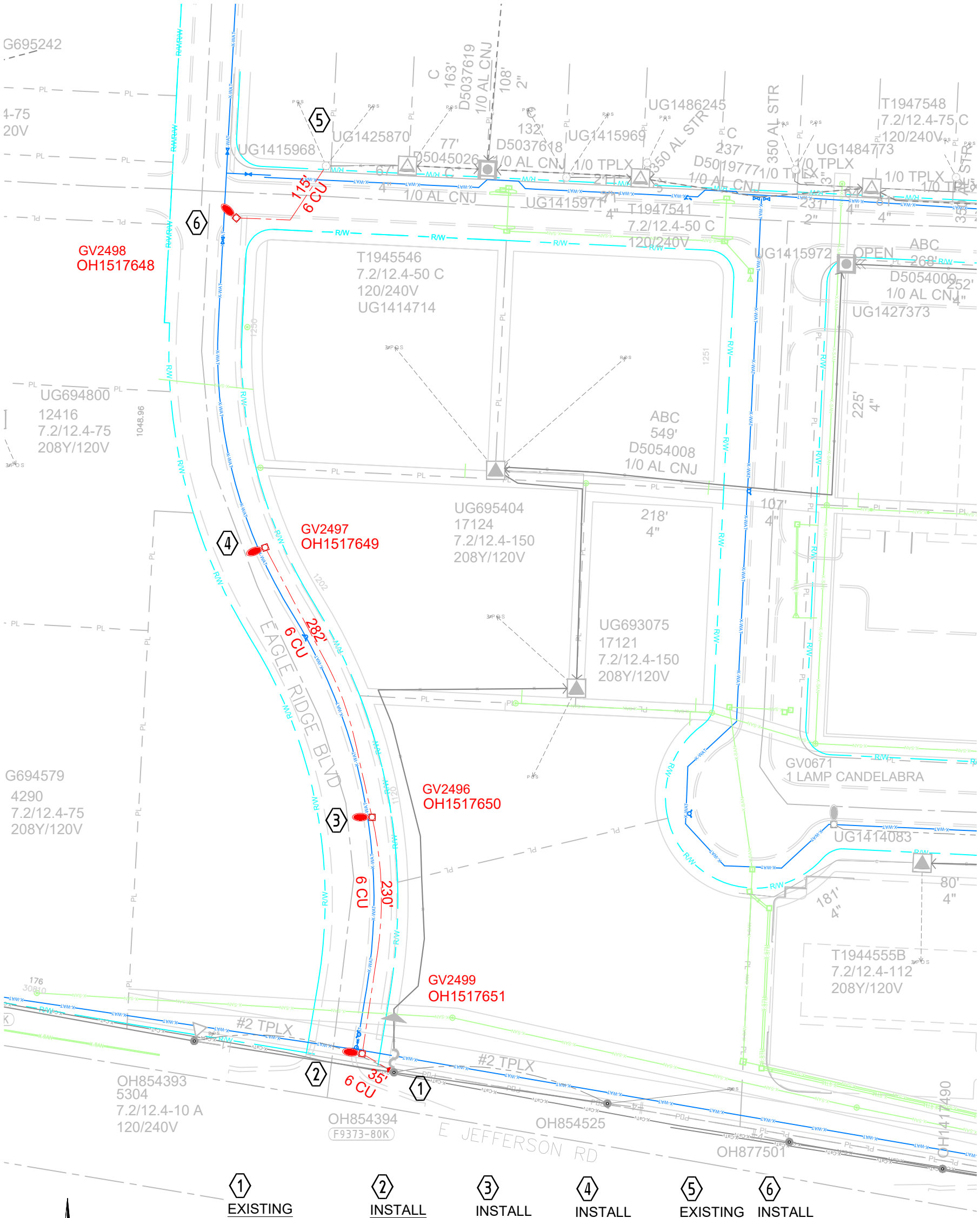
CIS+ Updated By & Date: _____

Acct #: _____

revised 5/28/2021

Internal Use Only

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① EXISTING	② INSTALL	③ INSTALL	④ INSTALL	⑤ EXISTING	⑥ INSTALL
PW50-3	SL-PS30-1S	SL-PC30-1S	SL-PC30-1S	810-101	SL-PC30-1S
740-331	SL-B-SCR	SL-B-SCR	SL-B-SCR		SL-B-SCR
INSTALL	SL-LC-LED-III	SL-LC-LED-III	SL-LC-LED-III		SL-LC-LED-III
6SVR-2	SL-A6-NBSP	SL-A6-NBSP	SL-A6-NBSP		SL-A6-NBSP
FOREIGN ATT.					
Time Warner - MO					

SCALE
0 100

BUILT AS DESIGNED ☐
CHANGES AS NOTED ☐
LEADMAN _____ DATE _____
FCS _____ DATE _____

EXISTING ---------
INSTALL ---------
REMOVE ---///---
MODIFY ---------

Know what's below. Call before you dig.

SEC. 27 TWP. 49N RANGE 30W TAX DIST. _____

REV.	DATE	BY	CHECKED	APPROVED

CONTACTS

PROJECT DESIGNER: CGEIER
PHONE #: 816-810-5233

CUSTOMER: DICK TUTTLE
PHONE #: 816-847-6222

TITLE EAGLE RIDGE BLVD STREET LIGHTS

ADDRESS 1120, 1200 & 1250 NW EAGLE RIDGE BLVD

CITY GRAIN VALLEY

COUNTY JA STATE MO

12.47 KV

JOB TYPE: 1STLT

PRJ# 50028303

WR# 980396

SEC. DIST. NA

CIRCUIT 11824

SHEET 1 OF 1

evergy.

BLUE SPRINGS SERVICE CENTER

DESIGNED BY: CGEIER

REVIEWED BY: NMICHAEL

DATE: 5-22-21

DWG FILE # 980396-1 # AUD

DISCLAIMER AND COPYRIGHT NOTICE. The information contained on this drawing/map is used to locate, identify and/or inventory Evergy Inc. electrical facilities located on parcels of land in the Evergy Inc. service area. It is intended for reference purposes only and is NOT to be construed or used as a "legal description." Map information is believed to be accurate but accuracy is not guaranteed. This information should not be relied upon as a substitute for an actual field survey. This drawing/map is not to be used as a substitute for using the ONE-CALL system for purposes of digging and excavation. You must call ONE-CALL (811) to notify operators of underground facilities of proposed excavation or digging to request that member companies mark their underground facilities before they dig! In no event will Evergy Inc. be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the inaccuracy, use or misuse of this map or the information it contains. You are prohibited from reproducing or distributing this drawing/map or any portion of it without written permission of Evergy Inc. © Evergy Inc. All rights reserved.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/14/2021	
RESOLUTION NUMBER	R21-40	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF SIX NEW STREET LIGHTS IN THE VALLEY SUBDIVISION**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Mark Trosen, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	6 @ $31.76/month
	Budget Line Item:	210-55-76600
	Balance Available	$.00
	New Appropriation Required:	[ ] Yes [ ] No
PURPOSE	To provide lighting of the road and community safety	
BACKGROUND	These street lights will be placed in the newly developed subdivision. Developer has paid the fees for these lights as part of the construction permit. The lights are located on Hillside Drive, Valley Drive, Meadowood Drive and Ridgeview Drive.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Resolution, Evergy Pricing List & Evergy diagrams	

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021

RESOLUTION NUMBER
R21-40

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE INSTALLATION OF SIX NEW STREET LIGHTS IN THE VALLEY SUBDIVISION

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

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

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

WHEREAS, Evergy has recommended the installation of street lights as indicated on the attached authorization in the Valley Subdivision.

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

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

PASSED and APPROVED (-) this _____ Day of _____, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

AUTHORIZATION FOR STREET LIGHT CHANGES

CITY OF GRAIN VALLEY

The City has requested the following installation/removal or changes to the following lights, K Evergy WR# 989007
The City understands and agress to the billing changes as follows:

Add or Remove	STLT #	Watts/ Lumens	Type*	CIS+Rate Code (MON)	MRU Code #	UFLID #	Location	Monthly Cost
ADD	GV2495	7500	CLASS C TYPE III	MOMLL	USE	1521481	GRAIN VALLEY	$ 21.77
ADD	1 STEEL POLE @ $5.15							$ 5.15
ADD	1 U.G. EXTENSION @ $4.84							$ 4.84
							TOTAL	$31.76

Signed: _____
City Approver

Title: _____

Phone: _____

Date: _____

FOR KCP&L USE ONLY

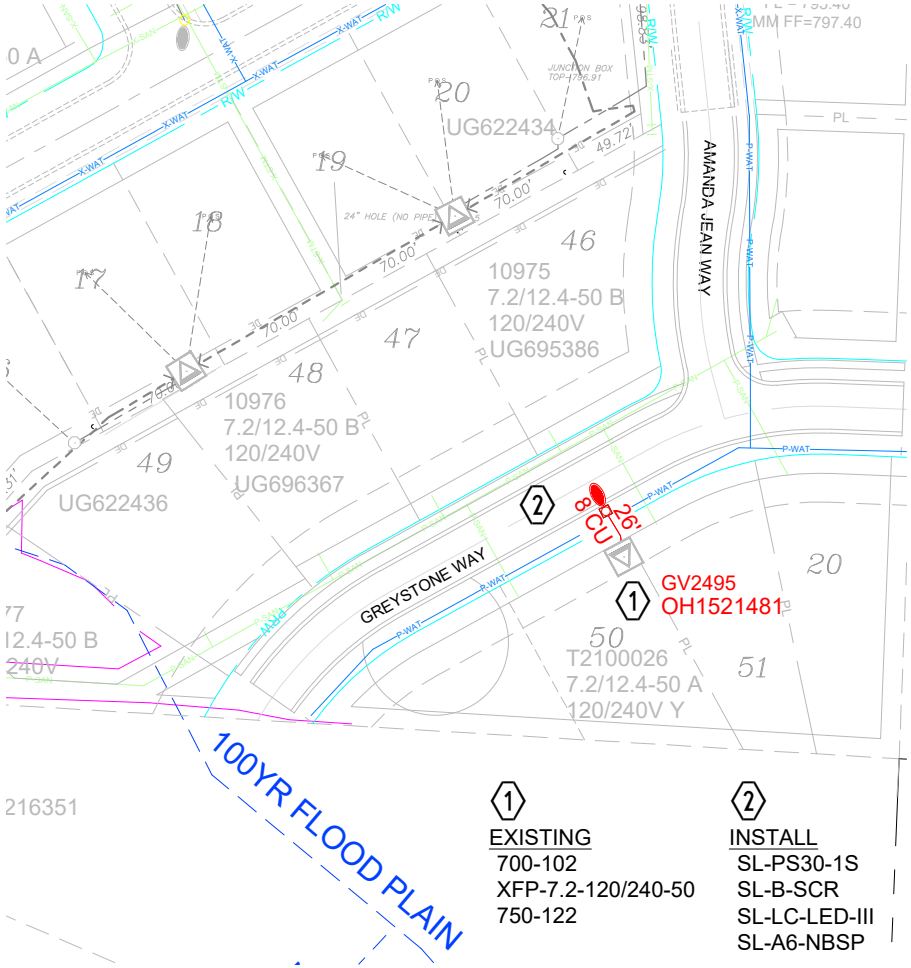
CIS+ Updated By & Date: _____

Acct #: _____

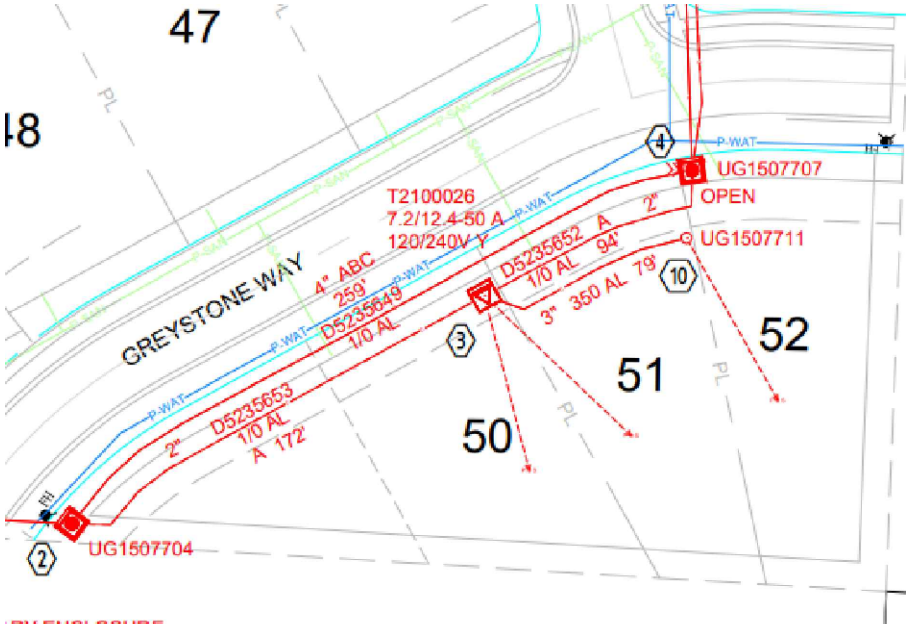
revised 5/28/2021

Internal Use Only

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WR# 955242 JOB NOT YET POSTED



1 EXISTING
700-102
XFP-7.2-120/240-50
750-122

2 INSTALL
SL-PS30-1S
SL-B-SCR
SL-LC-LED-III
SL-A6-NBSP

EXISTING ----------
INSTALL ----------
REMOVE ---///---
MODIFY ----------

BUILT AS DESIGNED ☐
CHANGES AS NOTED ☐
LEADMAN _____ **DATE** _____
FCS _____ **DATE** _____

SEC. 26 TWP. 49N RANGE 30W TAX DIST. _____

REV.	DATE	BY	CHECKED	APPROVED

CONTACTS
PROJECT DESIGNER: CGEIER
PHONE #: 816-810-5233
CUSTOMER: DICK TUTTLE
PHONE #: 816-847-6222

SCALE
0 100

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

TITLE GREYSTONE ESTATES II
ADDRESS GREYSTONE DR
CITY GRAIN VALLEY
COUNTY JA STATE MO

12.47 KV JOB TYPE: 1STLT

PRJ# 50029590
WR# 989007
SEC. DIST. NA
CIRCUIT 11832

SHEET 1 OF 1

evergy
BLUE SPRINGS SERVICE CENTER
DESIGNED BY: CGEIER
REVIEWED BY: NMICHAEL
DATE: 5-22-21
DWG FILE # New Landbase 989007-1 AUD

DISCLAIMER AND COPYRIGHT NOTICE. The information contained on this drawing/map is used to locate, identify and/or inventory Evergy Inc. electrical facilities located on parcels of land in the Evergy Inc. service area. It is intended for reference purposes only and is NOT to be construed or used as a "legal description." Map information is believed to be accurate but accuracy is not guaranteed. This information should not be relied upon as a substitute for an actual field survey. This drawing/map is not to be used as a substitute for using the ONE-CALL system for purposes of digging and excavation. You must call ONE-CALL (811) to notify operators of underground facilities of proposed excavation or digging to request that member companies mark their underground facilities before they dig! In no event will Evergy Inc. be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the inaccuracy, use or misuse of this map or the information it contains. You are prohibited from reproducing or distributing this drawing/map or any portion of it without written permission of Evergy Inc. © Evergy Inc. All rights reserved.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/14/2021	
RESOLUTION NUMBER	R21-41	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A BUY-UP AGREEMENT WITH COMPSYCH FOR EMPLOYEE ASSISTANCE PROGRAM SERVICES**	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	$1.37 per employee per month; paid annually
	Budget Line Item:	Split between funds XXX-XX-61590
	Balance Available	$8,499
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To provide employee assistance program services	
BACKGROUND	Midwest Public Risk's medical plan offers the GuidanceResources employee assistance program through ComPsych. Three visits per issue are funded through MPR and three additional visits are supplemented by the City.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Resolution, Agreement

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 14, 2021

RESOLUTION NUMBER
R21-41

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A BUY-UP AGREEMENT WITH COMPSYCH FOR EMPLOYEE ASSISTANCE PROGRAM SERVICES

WHEREAS, the Board of Aldermen of Grain Valley, Missouri is committed to the health and well-being of employees; and

WHEREAS, the City receives ComPsych services through its membership with Midwest Public Risk; and

WHEREAS, the City has selected the buy-up option for the GuidanceResources employee assistance program.

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 sign a buy-up agreement with ComPsych for the GuidanceResources employee assistance program.

PASSED and APPROVED (___-___) this 14th Day of June, 2021.

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

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Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	6/14/2021	
BILL NUMBER	B21-14	
AGENDA TITLE	**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 5.12 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND A CHANGE OF ZONING ON APPROXIMATELY 1.92 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS DISTRICT) to DISTRICT C-2p (GENERAL BUSINESS – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR GREYSTONE WEST TRACT A**	
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 13 four-plex buildings that will contain a total of 52 units and 3 retail/office buildings containing a total of 13,800 square feet of commercial space.	

BACKGROUND	The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family and commercial supports and enhances overall community environment with the other multi-family and single-family development in the area.
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, May 12, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Greystone West Tract A with Staff conditions and that a berm be constructed in the rear yard of the four-plex at the end of Shale Court that is adjacent to Buckner Tarsney Road.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Revised Preliminary Development Plan, Revised Landscape Plan, Building Elevations, Survey, Application, Staff Report

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

BILL NO. *B21-14* ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

An Ordinance Changing The Zoning On Approximately 5.12 Acres From District C-2 (General Business District) To R-3p (Multi-Family Residential District – Planned Overlay District) And A Change Of Zoning On Approximately 1.92 Acres From District C-2 (General Business District) To District C-2p (General Business – Planned Overlay District) And Approval Of Preliminary Development Plan For Greystone West Tract A

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

WHEREAS, a public hearing was held on May 12, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to District R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 5.12 acres and zoning change to District C-2p (General Business – Planned Overlay District) on approximately 1.92 acres and approval of preliminary development plan for Greystone West Tract A with the addition of a berm in the rear yard of the four-plex at the end of Shale Court adjacent to Buckner Tarsney Road; 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 June 14, 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:

Change of Zoning to District R-3p (Multi-Family – Planned Overlay District) -Legal Description: A tract of land being part of Tract A, GREYSTONE PLAZA, a subdivision in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of said Tract A; Thence South 01°14'25" West, along the East line of said Tract A, 637.15 feet to the Southeast corner of said Tract A; Thence along the South line of said Tract A, the following three courses; Thence on a curve to the left, having an initial tangent bearing North 89°41'30" West, a radius of 330.00 feet and an arc length of 113.43 feet;

Thence South 70°36’51” West, 60.99 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 270.00 feet and an arc length of 79.11 feet; Thence North 01°14’25” East, 400.33 feet; Thence North 77°52’59” West, 83.50 feet; Thence North 88°44’54” West, 123.00 feet to the West line of said Tract A; Thence North 01°14’25” East, along said West line, 290.26 feet to the Northwest corner of said Tract A; Thence South 87°29’48” East, along the North line of said Tract A, 450.11 feet, to the Point of Beginning. Contains 223,153 square feet or 5.12 acres more or less.

Change of Zoning to District C-2p (General Business – Planned Overlay District) – Legal Description: A tract of land being part of Tract A, GREYSTONE PLAZA, a subdivision in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of said Tract A; Thence South 01°14’25” West, along the East line of said Tract A, 637.15 feet to the Southeast corner of said Tract A; Thence along the South line of said Tract A, the following three courses; Thence on a curve to the left, having an initial tangent bearing North 89°41’30” West, a radius of 330.00 feet and an arc length of 113.43 feet; Thence South 70°36’51” West, 60.99 feet;
Thence on a curve to the right, tangent to the last described course, having a radius of 270.00 feet and an arc length of 79.11 feet; Thence North 01°14’25” East, 400.33 feet; Thence North 77°52’59” West, 83.50 feet; Thence North 88°44’54” West, 123.00 feet to the West line of said Tract A; Thence North 01°14’25” East, along said West line, 290.26 feet to the Northwest corner of said Tract A; Thence South 87°29’48” East, along the North line of said Tract A, 450.11 feet, to the Point of Beginning. Contains 83,803 square feet or 1.92 acres more or less.

SECTION 2: The Board of Aldermen approves the preliminary development plan for Greystone West Tract A with recommendation and conditions from the Planning and Zoning Commission.

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

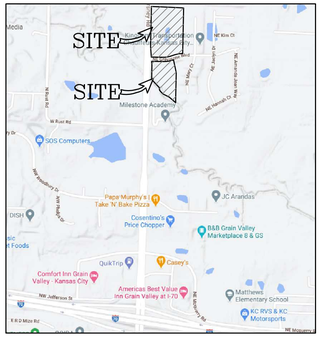
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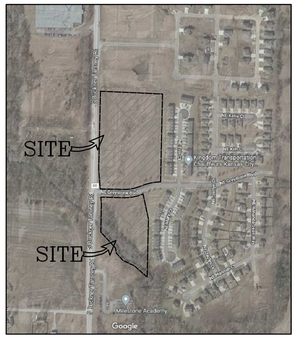
PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

GRAIN VALLEY, JACKSON COUNTY MISSOURI

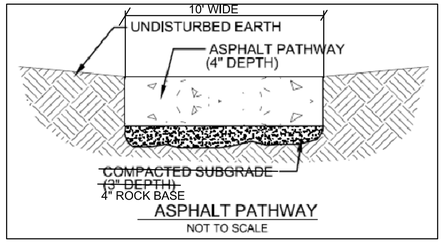
SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:
WINDFIELD DESIGN/BUILD LLC
816-612-5191

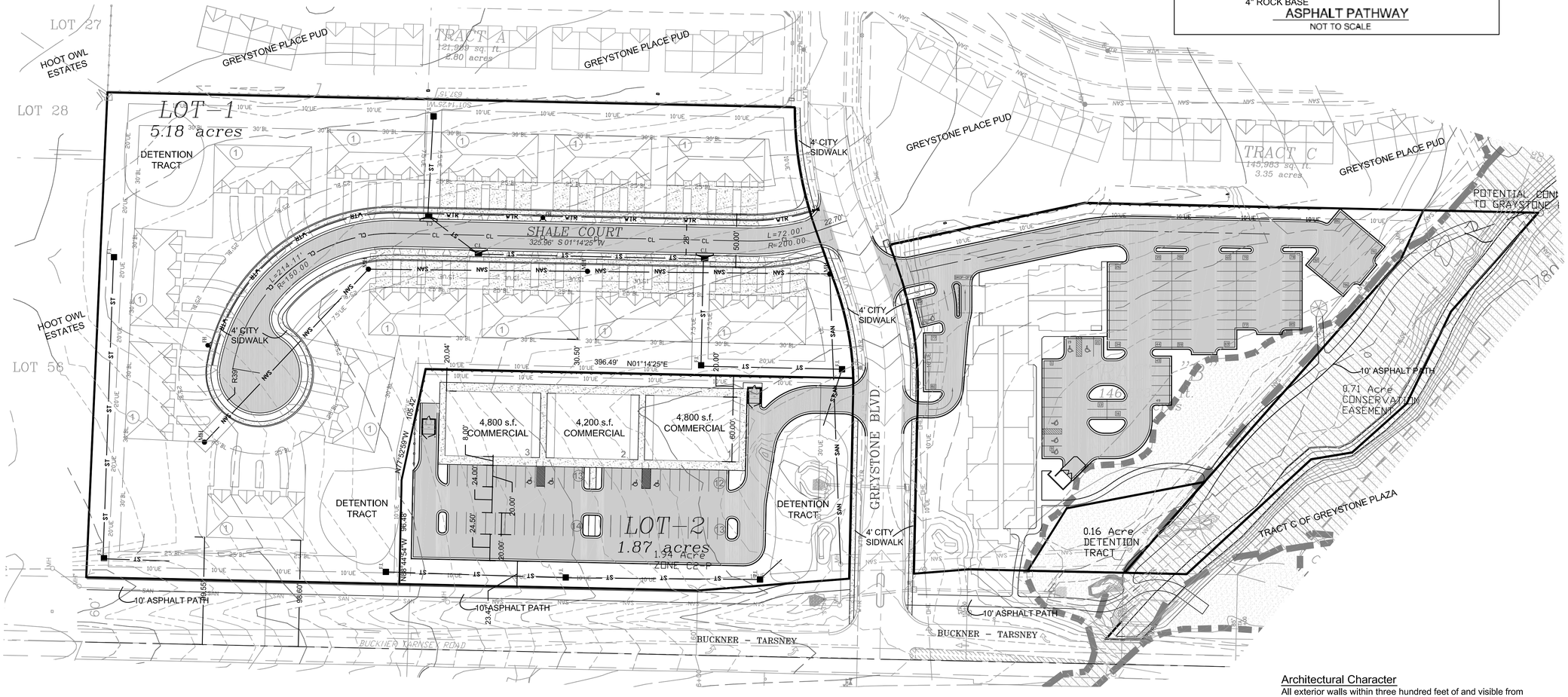




LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI







EXISTING TRACT A
GREYSTONE WEST TOWN HOMES
SITE NOTES:
1. TOTAL LOT AREA = 5.18ac
2. PROPOSED 13 FOUR PLEX BUILDING
   TOTAL UNITS =52 UNITS
3. TOTAL UNIT PER ACRE = 10.03 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =104STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 104 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=2.59ac = 51%
8. PUBLIC SANITARY MAIN IS PROPOSED FOR THESE LOTS.
9. PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
10. 50' PUBLIC ROW IS PROPOSED FOR THESE LOTS.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

EXISTING TRACT A
GREYSTONE WEST COMMERCIAL
SITE NOTES:
1. TOTAL LOT AREA = 1.87ac
2. PROPOSED 13,800 sf OF COMMERIAL BUILDINGS
4. REQUIRED PARKING
   5 STALLS PER 1,000 SF =14 STALLS
5. PROPOSED STALLS = 52 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=0.59ac = 32%
8. NO PUBLIC SANITARY MAIN IS PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING =C-2P

TRACT B
GREYSTONE WEST SENIOR APARTMENT
SITE NOTES:
1. TOTAL LOT AREA = 3.37ac
2. PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
3. TOTAL UNIT PER ACRE = 14.2 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =96 STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 4 ADA STALLS AND 92 REGULAR STALL
   TOTAL STALLS = 96
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=1.45ac = 43%
8. NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

Architectural Character
All exterior walls within three hundred feet of and visible from Buckner Tarsney Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood excluding plywood paneling. Any transparency in the form of glass walls shall be glass curtain walls or glass block construction.

50 25 0 50
Scale In Feet
1"= 50'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.,
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

PRELIMINARY DEVELOPMENT PLAN

DATE	REVISION	BY
-		
4-27-21	PER CLIENT COMMENTS	
5-18-21	PER CITY COMMENTS	
5-20-21	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwalquist@quistengineering.com

PRELIMINARY DEVELOPMENT PLAN
FOR "GREYSTONE WEST"
CIVIL PLANS FOR
GREYSTONE WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

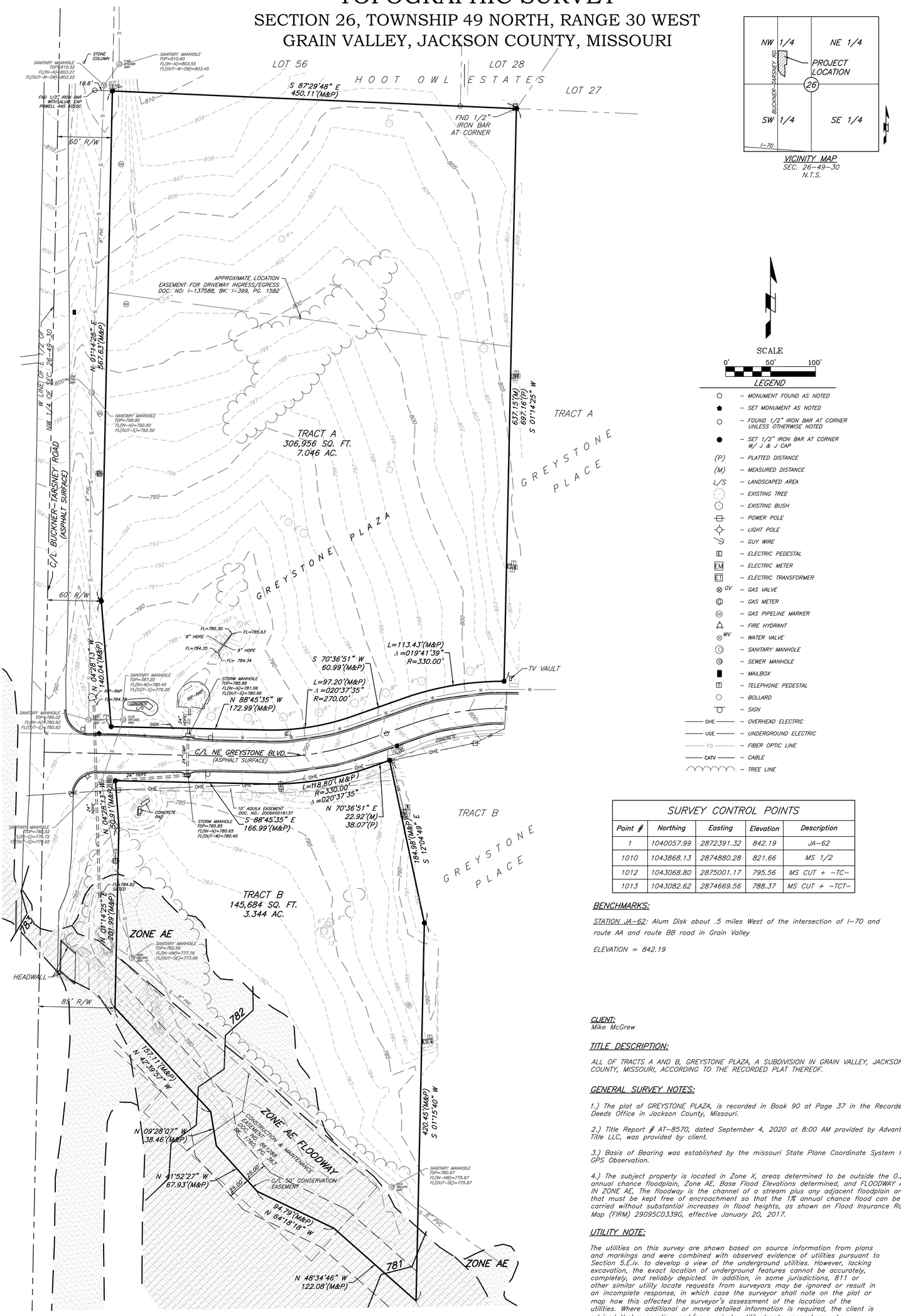
STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER
2001018825
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-12-21
PROJECT NO.	E21-301
SCALE	1"=50'

2 -

TOPOGRAPHIC SURVEY

SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 26-49-30
N.T.S.

SCALE
0' 50' 100'

LEGEND

- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) – PLATTED DISTANCE
- (M) – MEASURED DISTANCE
- L/S – LANDSCAPED AREA
- EXISTING TREE
- EXISTING BUSH
- POWER POLE
- LIGHT POLE
- GUY WIRE
- E – ELECTRIC PEDESTAL
- EM – ELECTRIC METER
- ET – ELECTRIC TRANSFORMER
- GV – GAS VALVE
- G – GAS METER
- GM – GAS PIPELINE MARKER
- FIRE HYDRANT
- WV – WATER VALVE
- S – SANITARY MANHOLE
- S – SEWER MANHOLE
- MAILBOX
- T – TELEPHONE PEDESTAL
- BOLLARD
- SIGN
- OHE – OVERHEAD ELECTRIC
- UGE – UNDERGROUND ELECTRIC
- FO – FIBER OPTIC LINE
- CATV – CABLE
- TREE LINE

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1040057.99	2872391.32	842.19	JA-62
1010	1043868.13	2874880.28	821.66	MS 1/2
1012	1043068.80	2875001.17	795.56	MS CUT + -TC-
1013	1043082.62	2874669.56	788.37	MS CUT + -TCT-

BENCHMARKS:

STATION JA-62: Alum Disk about .5 miles West of the intersection of I-70 and route AA and route BB road in Grain Valley

ELEVATION = 842.19

CLIENT:
Mike McGrew

TITLE DESCRIPTION:

ALL OF TRACTS A AND B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL SURVEY NOTES:

1.) The plat of GREYSTONE PLAZA, is recorded in Book 90 at Page 37 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) Title Report # AT-8570, dated September 4, 2020 at 8:00 AM provided by Advantage Title LLC, was provided by client.

3.) Basis of Bearing was established by the missouri State Plane Coordinate System from GPS Observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, Zone AE, Base Flood Elevations determined, and FLOODWAY AREAS IN ZONE AE, The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights, as shown on Flood Insurance Rate Map (FIRM) 29095C0339G, effective January 20, 2017.

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

1	INITIAL SUBMITTAL	03-05-21

SHEET 1 OF 1

J & J SURVEY LLC
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

3-6-21
Date

John B. Young PLS-2006016647

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of February, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Location: S:\20.362 - Greystone Tracts, Grain Valley\DRAWINGS\Topographic Survey-3-6-21.dwg-Mar 06, 2021-10:28am



Note

All permanent screens required in Planned Overlay District shall be a fence at least six feet in height. It is the preference of the applicant for the screening to be white vinyl fence . 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.

Asphalt trails along the east side of Buckner Tarsney Road the length of the proposed development, and along the south edge of the proposed development in the Conservation Easement shall be 10' in width and detailed as shown in drawing set. Applicant will be responsible for constructing the trail.

	LANDSCAPE MATERIAL BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	QTY
	DECIDIOUS TREES					
AR	*Acer rubrum* 'RED SUNSET'	RED SUNSET MAPLE	B&B	2"		13
QR	*Quercus rubrum*	NORTHERN RED OAK	B&B	2"		2
GT	*Gleditsia triachanthos* var. inermis 'SHADEMASTER'	SHADEMASTER LOCUST	B&B	2"		13
TA	*Tilia americana*	AMERICAN LINDEN	B&B	2"		9
QB	*Quercus bicolor*	SWAMP WHITE OAK	B&B	2"		8
TD	*Taxodium distichum*	BALD CYPRESS	B&B	2"		4
NS	*Nyssa sylvatica*	BLACK GUM	B&B	2"		26
	ORNAMENTAL TREES					
AT	*Acer tatarium* 'SUMMER SPLENDOR'	TATARIAN MAPLE	B&B	1.5"		4
CC	*Cercis canadensis* 'ALBA'	WHITEBUD	B&B	1.5"		2
CR	*Cercis reinformis* 'OKLAHOMA'	REDBUD	B&B	1.5"		4
AG	*Amelanchier grandiflora*	AUTUMN SERVICEBERRY	B&B	1.5"		3
CK	*Cornus kousa*	KOUSA DOGWOOD	B&B	1.5"		0*
	EVERGREEN SHRUBS					
Jc	*Juniperus chinensis* 'SEA GREEN'	SEA GREEN JUNIPER	CONT.		5 GAL.	75
Js	*Juniperus sabina* 'TAMARISCIFOLIA'	TAM JUNIPER	CONT.		5 GAL.	144
Iv	*Itea virginica* 'SPRICH'	VIRGINIA SWEETSPIRE	CONT.		5 GAL.	35
Tm	*Taxus X media* 'HICKSII'	HICKS YEW	CONT.		5 GAL.	44
Ig	*Ilex glabra* 'CHAMZIN'	NORDIC HOLLY	CONT.		5 GAL.	75
	ORNAMENTAL SHRUBS					
Ra	*Rhus aromatica*	FRAGRANT SUMAC	CONT.		2 GAL.	24
Cs	*Cornus sericea* 'KELSEYI'	KELSEY DOGWOOD	CONT.		2 GAL.	5
Ca	Cotoneaster 'Willowleaf'	WILLOWLEAF COTONEASTER	CONT.		2 GAL	19
Pc	*Prunus cistena*	PURPLELEAF SAND CHERRY	CONT.		2 GAL.	16
Kj	*Kerria japonica*	JAPANESE KERRIA	CONT.		2 GAL.	28
Fg	*Fothergilla gardenii*	DWARF FOTHERGILLA	CONT.		2 GAL.	28

*Acceptable alternates

NORTH

SCALE: 1" = 50'

0 25 50 100

WINDFIELD DESIGN-BUILD
5775 NW 64TH TERRACE, KANSAS CITY, MO 64151

GREYSTONE WEST DEVELOPMENT
HIGHLAND DR & BUCKNER-TARSNEY ROAD
GRAIN VALLEY, MO
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
0	04/06/21	
1	05/14/21	P&Z/STAFF COMMENTS
2		
3		
4		
5		
6		
7		
8		

DATE: 04/06/21
PROJECT NO.: 1631
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: AD

SHEET NO.
L 1.0

FILE NAME: C:\Users\Mike\Dropbox (Windfield RE)\Grain Valley\Plans\Grain-Valley-PUD Set-Landscape.dwg LAST SAVED BY: Mike SAVED DATE: 5/14/2021 3:21 PM PLOTTED: 5/14/2021 3:22 PM

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Grain Valley
Come Home To Opportunity

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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location:
ALL OF TRACT A, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

Subdivision: Greystone Plaza **Lot #:** 1 **Zoning District:** C-2

Description of Request: Request to rezone portion of 1601 N BUCKNER TARSNEY RD GRAIN VALLEY MO, 64029 from C-2 to R3-P. and submit POD for Greystone West: a proposed Planned Overlay District with commercial retail/office and fourplex (townhome) residential housing. The development includes landscaping, walks and trails, and accommodates parking.

APPLICANT INFORMATION

Name: Andrew Danner

Company: Windfield Design-Build

Address: 5775 NW 64th Terr., Kansas City, MO 64151

Telephone: 816-612-5191 **Fax:** _____ **E-mail:** andrew@windfieldrealestate.com

Property Owner: JEHK, LLC

Additional Contact(s): Michael McGrew mike@windfieldrealestate.com

	Type of Application: Check Type & Submit Corresponding Requirements
✓	Rezoning 1 • 2 • 5 • 10 • 11 • 14
	Ordinance Amendment 10
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14
	Temporary Use Permit 2 • 10 • 14
	Preliminary Plat 1 • 3 • 4 • 14
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15
	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17
	Future Land Use Map (Refer to page 9)

Note:
Include at least one 8 ½ x 11 copy of all drawings
and plans will all applications.

	Submittal Requirement List:
1	Legal description of subject property
2	Map depicting general location of site
3	Summary Site Analysis depicting current character of site
4	Preliminary Plat (3 full size copies)
5	Preliminary Development/ Site Plan (6 copies)
6	Final Plat (6 copies)
7	Final Development/ Site Plan (6 copies)
8	Landscaping Plan (6 copies)
9	Building Elevations (6 copies)
10	Written description of the proposal
11	List of property owners within 185 feet
12	Construction plans for all public works improvements (6 copies)
13	Copies of tax certificates from City and County
14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
15	Off-site easements if necessary
16	Survey of vacation area
17	Utility Comment Form - City will provide form

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

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

_____ 4/12/21
Applicant's Signature Date

_____ _____
Applicant's Signature Date

Grain Valley
Come Home To Opportunity

REZONING APPLICATION GUIDE

What is the purpose of a Rezoning Application?
A Rezoning Application is necessary when one wants to use or develop a parcel of land under the guidelines of a different zoning district than currently exists on the property. All Rezoning Applications require a public hearing as part of the review process by the Planning and Zoning Commission and the Board of Aldermen. Approvals of Rezoning Applications take the form of an ordinance, which requires two readings by the Board of Aldermen.

Rezoning Application Checklist:

		✓
1	Completed application as provided by the City.	
2	Application fee.	
3	Legal description of the property.	
4	Affidavit of ownership or proof of legal interest in the property.	
5	Description of proposal.	
6	Map depicting the general location of the property.	
7	Preliminary development/site plan.	
8	Any other information deemed necessary at the pre-application meeting (studies, analysis, etc.)	

Rezoning Application Review Criteria:

		✓
1	Pre-application meeting.	
2	Complete application packet with all required documents, plans and drawings.	
3	Proposed land use is consistent with the Comprehensive Plan.	
4	Proposed land use is consistent with the Future Land Use Map.	
5	The proposed use does not adversely affect properties in general vicinity.	
6	Public facilities and services are available and adequate to meet demand generated by the proposed use.	

Please note this is only a guide. All applications must comply with the Comprehensive Plan and all applicable City codes. Access to the City Codes is provided on the City's website, www.cityofgrainvalley.org, or by contacting Community Development at (816) 847-6220. Pre-application meetings are required for all applicants prior to submittal of an application.

Grain Valley
Come Home To Opportunity

?

FUTURE LAND USE ADMENDMENTS

What is the purpose of a Future Land Use Map Amendment?
Changes to the Grain Valley Future Land Use Map may be necessary from time to time to reflect changing neighborhoods and social demands. This process provides the method for making those changes.

Future Land Use Amendment Application Checklist: ✓

1	Scaled map with property's location and surrounding ownerships.	
	▪ 24x36 or 30x42 sheet size map. (15 copies)	
	▪ 8.5x11 sheet size map. (1 copy)	
2	Area of property in square feet and/or acres.	
3	Name, Address, telephone, cell phone of property owner.	
4	Affidavit from property owner giving permission to applicant to submit.	
5	Description of present use of property, existing Future Land Use Map classification, existing zoning and same information for all surrounding properties.	
6	Description of proposed use of property.	
7	Identification of requested classification.	
8	Description of existing roads, utilities and infrastructure available.	
9	Summary of proposed amendment for inclusion in the mailed notice.	

Future Land Use review criteria: ✓

1	Events subsequent to Comprehensive Plan adoption changed the character and/or condition of area to make application acceptable.	
2	Change consistent with the goals and policies of plan.	
3	Public and community facilities adequate to serve development.	
	▪ Services and utilities reasonable extended if unavailable	
	▪ Cost responsibility	
4	Impacts of potential costs and benefits derived by community or area by proposed change	

Please note this is only a guide. All applications must comply with the Comprehensive Plan and all applicable City codes. Access to the City Codes is provided on the City's website, www.cityofgrainvalley.org, or by contacting Community Development at (816)847-6220. Pre-application meetings are required for all applicants prior to submittal of an application.

Development & Construction Fee Schedule

Effective January 1st, 2021

Planning & Zoning Application Fees

	Cost
Preliminary Plat/Per lot	$400+5
Final Plat/Per Lot	$300+10
Lot Split	$300+10
Annexation	$250
Re-Zoning	$500
Variance	$250
Conditional Use Permit	$500
Site Plan Review	$300
Vacation of ROW	$300
Land Disturbance	$150
Floodplain Development	$150

Water Connection Fee (Builders Permit)

Meter Size	Cost
5/8"	$3,828
3/4"	$3,828
1"	$8,316
2"	$26,070
3"	$60,825
4"	$97,218
6"	$187,809
Additional Meter	$500

Sewer Connection Fee (Builders Permit)

Meter Size	Cost
5/8" or 3/4"	$1,800
1"	$3,910
2"	$12,260
3"	$28,600
4"	$45,710
6"	$88,310

Community Development Permit

	Cost	Percent to City
Construction Fee =>$50,000	$400+0.4% of construction value**	100%
Construction Fee <$50,000	0.8% of construction value**	100%
Commercial Plan Review	65% of Cost of Permit	100%
Residential Plan Review	40% of Cost of Permit	100%
Re-Inspection Fee after 2 Failures	$50	100%
Over 30 Day Admin Fee	$50	100%
Minimum Permit Fee	$30	100%

** Construction Value shall be determined by using the most current Building Valuation Data Table published by the International Code Council. The square foot construction cost for the type of construction in the table will be multiplied by 0.78 to reflect lower building costs in the city.

Right of Way Fees (Per 100 Linel Feet)

	Cost
Non-Roadway Inspection	$35
Roadway Inspection	$70
Roadway Reinspection	$25

Miscellaneous Fees

	Cost
Water Sprinkler Permit	$20
Meter/Tap Reinspect Fee	$35
New Blasting Permit	$100
Blasting Permit Renewal	$25
Sign Permit	$100
Off-Premise Sign Permit	$200
Temporary Sign Fee	$35
Fence Permit	$35
Abatement Process Admin Fee	$37

Public Works Permit Fees (Construction Permit)

	Cost	Percent to City
Construction Plan Review	$350	100%
Linear ft Roadway	$350	3%
Linear ft Sanitary Sewer 8"	$35	3%
Linear ft Sanitary Sewer 10"	$39	3%
Linear ft Sanitary Sewer 12"	$44	3%
Linear ft Sanitary Sewer 15"	$51	3%
Linear ft Storm Sewer 12"	$36	3%
Linear ft Storm Sewer 15"	$42	3%
Linear ft Storm Sewer 18"	$44	3%
Linear ft Storm Sewer 24"	$48	3%
Linear ft Storm Sewer 30"	$64	3%
Linear ft Storm Sewer 36"	$76	3%
Linear ft Storm Sewer 42"	$82	3%
Linear ft Storm Sewer 48"	$96	3%
Linear ft Water Line 6"	$25	3%
Linear ft Water Line 8"	$31	3%
Linear ft Water Line 12"	$42	3%
Bridges and Culverts	actual cost	3%
Traffic Sign & Street Sign	$280	100%
North Outfall Sewer Basin Per Acre	$1,000	100%
Water Usage Per Linear ft	$5.92	2%
Street Light Pole Upgrade Each	$3,000	100%

Books

	Cost
Standard Details Book	$25
Planning and Zoning Code	$25

BOA STAFF REPORT
Greystone West Tract A
June 14, 2021

ACTION: Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District to District C-2p (General Business – Planned Overlay District). The property owner is JEHK, LLC.

BACKGROUND AND SURROUNDING AREA: Tract A was platted with tracts B, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is vacant and is zoned District C-1 (Central Business District). The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is NE Greystone Blvd and the proposed Senior Citizen Apartment Complex that has been filed for a rezoning request and is being considered by the Commission during this meeting. Buckner Tarsney Road is west of the proposed development site.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family and commercial supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

PURPOSE: Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract A will consist of 13 four plex buildings that will contain a total of 52 units. In District R-3, this development would be required to have 2,680 square feet of play or open space. There will be over 2.5 acres or 112,820 square feet of green space available for play or open space. In addition to the four plex buildings, the applicant is proposing 3 retail/office buildings one 4,200 square foot and two 4,800 square foot buildings for a total of 13,800 square feet of retail space.

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) and District C-2 (General Business) 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.

PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT A

The Applicant has revised the preliminary development plan for Greystone West on Tract A since the public hearing before the Planning and Zoning Commission. Staff has the following comments on the revised preliminary development plan:

1) The plan illustrates a 25-foot building line along Buckner Tarsney Road. In District R-3, the minimum front yard setback is 30 feet. Although the four-plex will have frontage from the cul-de-sac street, Shale Court, this would still be considered double frontage. Additionally, in Section 400.250, since Buckner Tarsney Road is a single-lane non-divided pavement, a minimum building setback distance of sixty (60) feet from the center of the right-of-way shall be maintained. The revised plan illustrates a setback of over 98 feet.

2) The applicant is requesting flexibility in yard requirements for the front yard along Shale Court. The plan illustrates a 25-foot building line along the street. In District R-3, the minimum front yard setback is 30 feet.

3) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as 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. Referencing the landscape plan, the applicant proposes a six-foot-tall solid white vinyl fence between the proposed zoning areas of R-3p and C-2p. The landscape plan also shows the ornamental screen with trees and shrubs.

4) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or anu other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.

5) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The revised preliminary development plan illustrates a 10-foot-wide trail on the north and south side of NE Greystone Blvd. The applicant will be responsible for constructing the trail.

PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT A

PLANNING AND ZONING RECOMMENDATION: The Planning and Zoning Commission held a public hearing on May 12, 2021. The Commission unanimously voted to approve the rezoning and preliminary development plan for Greystone West Tract A subject to Staff comments and adding a landscape berm on the west side of the four-plex building on Shale Court closest to Buckner Tarsney Road.

The revised landscape plan includes the berm behind the four-plex building.

STAFF RECOMMENDATION: Staff recommends approval.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	6/14/2021	
BILL NUMBER	B21-15	
AGENDA TITLE	**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.37 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS DISTRICT) TO R-3p (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR GREYSTONE WEST TRACT B**	
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 3 story 48-unit senior apartment building.	
BACKGROUND	The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family, commercial, and senior living supports and enhances overall community environment with the other multi-family and single-family development in the area.	
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, May 12, 2021. The Commission unanimously recommended approval on the rezoning and the preliminary development plan for Greystone West Tract B with Staff conditions and that the parking spaces be increased to a minimum of 96 as required by code.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Revised Preliminary Development Plan, Revised Landscape Plan, Building Elevations, Survey, Application, Staff Report

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

BILL NO. *B21-15*

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.37 ACRES FROM DISTRICT C-2 (GENERAL BUSINESS DISTRICT) TO R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR GREYSTONE WEST TRACT B

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

WHEREAS, a public hearing was held on May 12, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to District R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.37 acres and approval of Preliminary Development Plan for Greystone West Tract B with Staff Conditions and the number of parking spaces being increased to a minimum of 96 as required by Code; 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 June 14, 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 District R-3p (Multi-Family Residential District – Planned Overlay District).

Legal Description: All of Tract B, Greystone Plaza, A subdivision in Grain Valley, Jackson County, Missouri.

SECTION 2: The Board of Aldermen approves the preliminary development plan for Greystone West Tract B with recommendation and conditions from the Planning and Zoning Commission.

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:

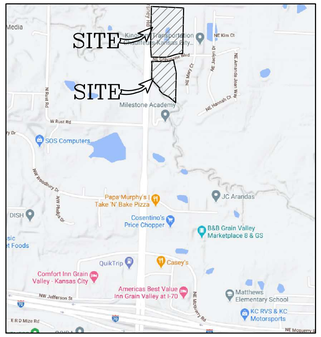
_____
Jamie Logan
City Clerk

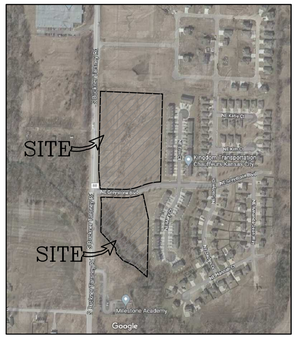
PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

GRAIN VALLEY, JACKSON COUNTY MISSOURI

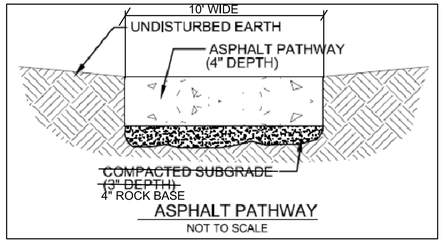
SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:
WINDFIELD DESIGN/BUILD LLC
816-612-5191

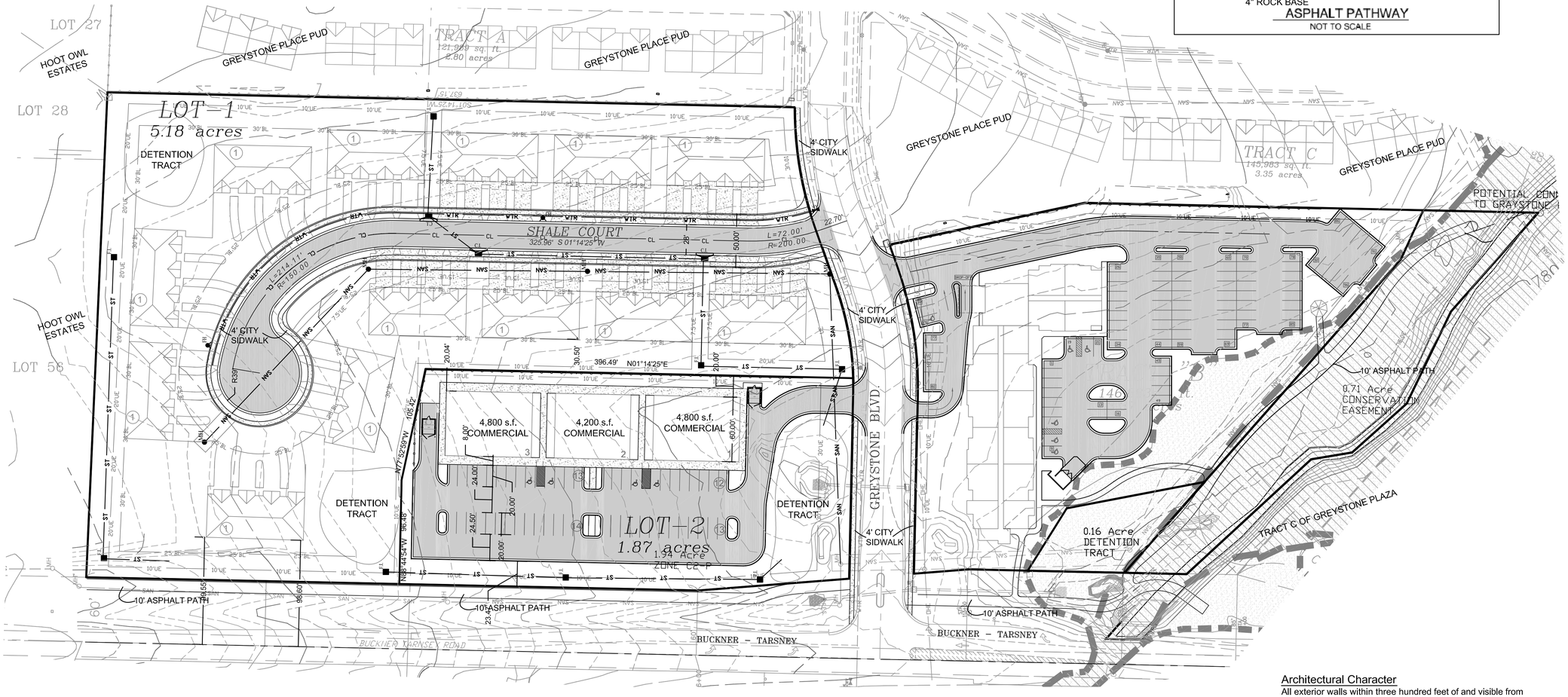




LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI







EXISTING TRACT A
GREYSTONE WEST TOWN HOMES
SITE NOTES:
1. TOTAL LOT AREA = 5.18ac
2. PROPOSED 13 FOUR PLEX BUILDING
   TOTAL UNITS =52 UNITS
3. TOTAL UNIT PER ACRE = 10.03 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =104STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 104 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=2.59ac = 51%
8. PUBLIC SANITARY MAIN IS PROPOSED FOR THESE LOTS.
9. PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
10. 50' PUBLIC ROW IS PROPOSED FOR THESE LOTS.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

EXISTING TRACT A
GREYSTONE WEST COMMERCIAL
SITE NOTES:
1. TOTAL LOT AREA = 1.87ac
2. PROPOSED 13,800 sf OF COMMERIAL BUILDINGS
4. REQUIRED PARKING
   5 STALLS PER 1,000 SF =14 STALLS
5. PROPOSED STALLS = 52 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=0.59ac = 32%
8. NO PUBLIC SANITARY MAIN IS PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING =C-2P

TRACT B
GREYSTONE WEST SENIOR APARTMENT
SITE NOTES:
1. TOTAL LOT AREA = 3.37ac
2. PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
3. TOTAL UNIT PER ACRE = 14.2 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =96 STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 4 ADA STALLS AND 92 REGULAR STALL
   TOTAL STALLS = 96
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=1.45ac = 43%
8. NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

Architectural Character
All exterior walls within three hundred feet of and visible from Buckner Tarsney Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood excluding plywood paneling. Any transparency in the form of glass walls shall be glass curtain walls or glass block construction.

50 25 0 50
Scale In Feet
1"= 50'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.,
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

PRELIMINARY DEVELOPMENT PLAN

DATE	REVISION	BY
-		
4-27-21	PER CLIENT COMMENTS	
5-18-21	PER CITY COMMENTS	
5-20-21	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwalquist@quistengineering.com

PRELIMINARY DEVELOPMENT PLAN
FOR "GREYSTONE WEST"
CIVIL PLANS FOR
GREYSTONE WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

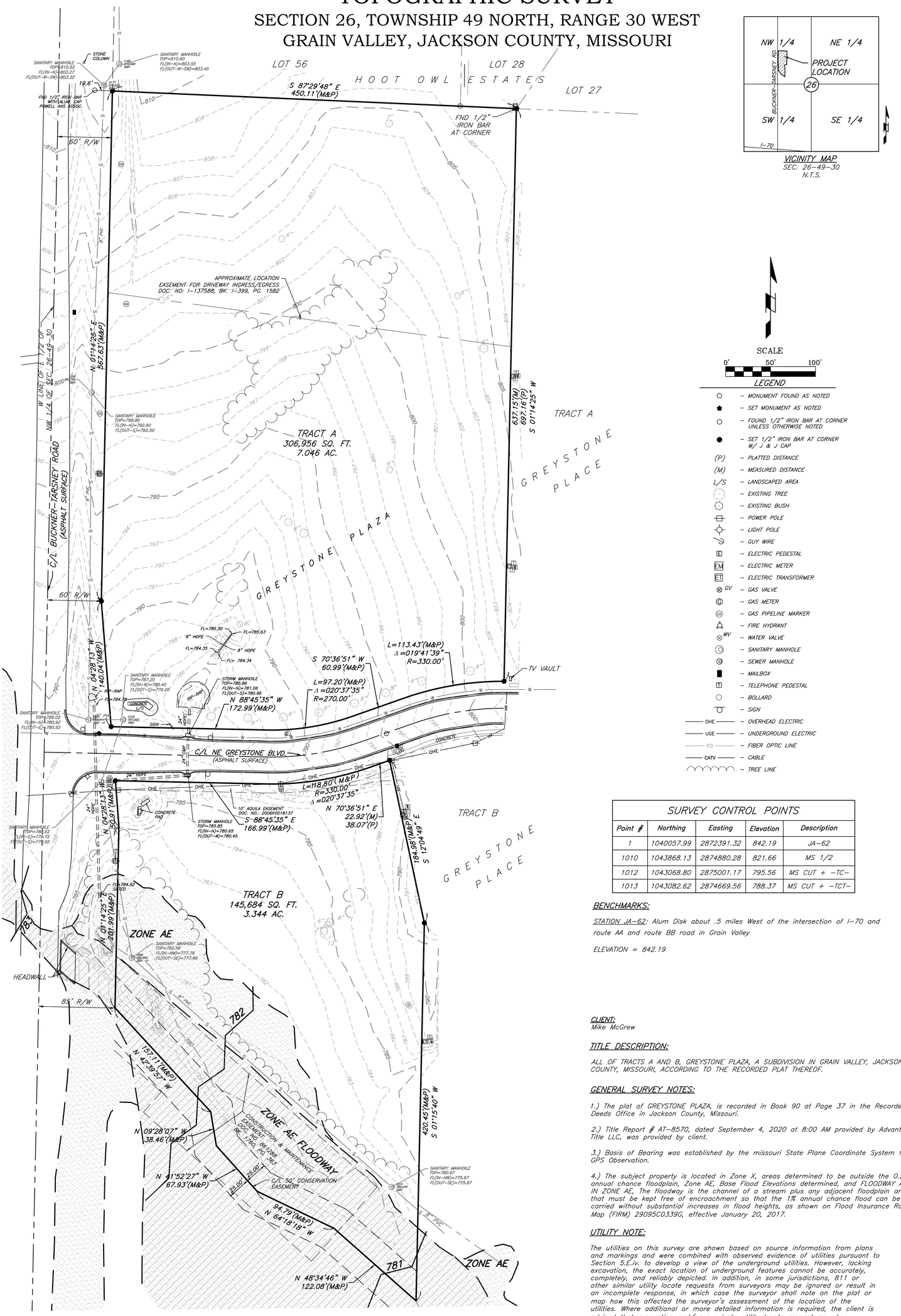
STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER
2001018825
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-12-21
PROJECT NO.	E21-301
SCALE	1"=50'

2 -

TOPOGRAPHIC SURVEY

SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 26-49-30
N.T.S.

SCALE
0' 50' 100'

LEGEND

- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) – PLATTED DISTANCE
- (M) – MEASURED DISTANCE
- L/S – LANDSCAPED AREA
- EXISTING TREE
- EXISTING BUSH
- POWER POLE
- LIGHT POLE
- GUY WIRE
- E – ELECTRIC PEDESTAL
- EM – ELECTRIC METER
- ET – ELECTRIC TRANSFORMER
- GV – GAS VALVE
- G – GAS METER
- GM – GAS PIPELINE MARKER
- FIRE HYDRANT
- WV – WATER VALVE
- S – SANITARY MANHOLE
- S – SEWER MANHOLE
- MAILBOX
- T – TELEPHONE PEDESTAL
- BOLLARD
- SIGN
- OHE – OVERHEAD ELECTRIC
- UGE – UNDERGROUND ELECTRIC
- FO – FIBER OPTIC LINE
- CATV – CABLE
- TREE LINE

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1040057.99	2872391.32	842.19	JA-62
1010	1043868.13	2874880.28	821.66	MS 1/2
1012	1043068.80	2875001.17	795.56	MS CUT + -TC-
1013	1043082.62	2874669.56	788.37	MS CUT + -TCT-

BENCHMARKS:

STATION JA-62: Alum Disk about .5 miles West of the intersection of I-70 and route AA and route BB road in Grain Valley

ELEVATION = 842.19

CLIENT:
Mike McGrew

TITLE DESCRIPTION:

ALL OF TRACTS A AND B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL SURVEY NOTES:

1.) The plat of GREYSTONE PLAZA, is recorded in Book 90 at Page 37 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) Title Report # AT-8570, dated September 4, 2020 at 8:00 AM provided by Advantage Title LLC, was provided by client.

3.) Basis of Bearing was established by the missouri State Plane Coordinate System from GPS Observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, Zone AE, Base Flood Elevations determined, and FLOODWAY AREAS IN ZONE AE, The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights, as shown on Flood Insurance Rate Map (FIRM) 29095C0339G, effective January 20, 2017.

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

1	INITIAL SUBMITTAL	03-05-21

SHEET 1 OF 1

J & J SURVEY LLC
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

3-6-21
Date

John B. Young PLS-2006016647

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of February, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Location: S:\20.362 - Greystone Tracts, Grain Valley\DRAWINGS\Topographic Survey-3-6-21.dwg-Mar 06, 2021-10:28am



Note

All permanent screens required in Planned Overlay District shall be a fence at least six feet in height. It is the preference of the applicant for the screening to be white vinyl fence . 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.

Asphalt trails along the east side of Buckner Tarsney Road the length of the proposed development, and along the south edge of the proposed development in the Conservation Easement shall be 10' in width and detailed as shown in drawing set. Applicant will be responsible for constructing the trail.

	LANDSCAPE MATERIAL BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	QTY
	DECIDIOUS TREES					
AR	*Acer rubrum* 'RED SUNSET'	RED SUNSET MAPLE	B&B	2"		13
QR	*Quercus rubrum*	NORTHERN RED OAK	B&B	2"		2
GT	*Gleditsia triachanthos* var. inermis 'SHADEMASTER'	SHADEMASTER LOCUST	B&B	2"		13
TA	*Tilia americana*	AMERICAN LINDEN	B&B	2"		9
QB	*Quercus bicolor*	SWAMP WHITE OAK	B&B	2"		8
TD	*Taxodium distichum*	BALD CYPRESS	B&B	2"		4
NS	*Nyssa sylvatica*	BLACK GUM	B&B	2"		26
	ORNAMENTAL TREES					
AT	*Acer tatarium* 'SUMMER SPLENDOR'	TATARIAN MAPLE	B&B	1.5"		4
CC	*Cercis canadensis* 'ALBA'	WHITEBUD	B&B	1.5"		2
CR	*Cercis reinformis* 'OKLAHOMA'	REDBUD	B&B	1.5"		4
AG	*Amelanchier grandiflora*	AUTUMN SERVICEBERRY	B&B	1.5"		3
CK	*Cornus kousa*	KOUSA DOGWOOD	B&B	1.5"		0*
	EVERGREEN SHRUBS					
Jc	*Juniperus chinensis* 'SEA GREEN'	SEA GREEN JUNIPER	CONT.		5 GAL.	75
Js	*Juniperus sabina* 'TAMARISCIFOLIA'	TAM JUNIPER	CONT.		5 GAL.	144
Iv	*Itea virginica* 'SPRICH'	VIRGINIA SWEETSPIRE	CONT.		5 GAL.	35
Tm	*Taxus X media* 'HICKSII'	HICKS YEW	CONT.		5 GAL.	44
Ig	*Ilex glabra* 'CHAMZIN'	NORDIC HOLLY	CONT.		5 GAL.	75
	ORNAMENTAL SHRUBS					
Ra	*Rhus aromatica*	FRAGRANT SUMAC	CONT.		2 GAL.	24
Cs	*Cornus sericea* 'KELSEYI'	KELSEY DOGWOOD	CONT.		2 GAL.	5
Ca	Cotoneaster 'Willowleaf'	WILLOWLEAF COTONEASTER	CONT.		2 GAL	19
Pc	*Prunus cistena*	PURPLELEAF SAND CHERRY	CONT.		2 GAL.	16
Kj	*Kerria japonica*	JAPANESE KERRIA	CONT.		2 GAL.	28
Fg	*Fothergilla gardenii*	DWARF FOTHERGILLA	CONT.		2 GAL.	28

*Acceptable alternates

NORTH

SCALE: 1" = 50'

0 25 50 100

WINDFIELD DESIGN-BUILD
5775 NW 64TH TERRACE, KANSAS CITY, MO 64151

GREYSTONE WEST DEVELOPMENT
HIGHLAND DR & BUCKNER-TARSNEY ROAD
GRAIN VALLEY, MO
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
0	04/06/21	
1	05/14/21	P&Z/STAFF COMMENTS
2		
3		
4		
5		
6		
7		
8		

DATE: 04/06/21
PROJECT NO.: 1631
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: AD

SHEET NO.
L 1.0

FILE NAME: C:\Users\Mike\Dropbox (Windfield RE)\Grain Valley\Plans\Grain-Valley-PUD Set-Landscape.dwg LAST SAVED BY: Mike SAVED DATE: 5/14/2021 3:21 PM PLOTTED: 5/14/2021 3:22 PM

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COMMERCIAL




CARLTON DRIVE

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Grain Valley
Come Home To Opportunity

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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location:
ALL OF TRACT B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

Subdivision: Greystone Plaza **Lot #:** 1 **Zoning District:** C-2

Description of Request: Request to rezone 1501 N BUCKNER TARSNEY RD GRAIN VALLEY MO, 64029 from C-2 to R3-P. and submit POD for Greystone West: a proposed Planned Overlay District with senior multifamily residential housing. The development includes landscaping, walks and trails, expands an existing conservation easement and accommodates parking.

APPLICANT INFORMATION

Name: Andrew Danner

Company: Windfield Design-Build

Address: 5775 NW 64th Terr., Kansas City, MO 64151

Telephone: 816-612-5191 **Fax:** _____ **E-mail:** andrew@windfieldrealestate.com

Property Owner: JEHK, LLC

Additional Contact(s): Michael McGrew mike@windfieldrealestate.com

	Type of Application: Check Type & Submit Corresponding Requirements
	Rezoning 1 • 2 • 5 • 10 • 11 • 14
	Ordinance Amendment 10
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14
	Temporary Use Permit 2 • 10 • 14
	Preliminary Plat 1 • 3 • 4 • 14
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15
	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17
	Future Land Use Map (Refer to page 9)

Note:
Include at least one 8 ½ x 11 copy of all drawings
and plans will all applications.

	Submittal Requirement List:
1	Legal description of subject property
2	Map depicting general location of site
3	Summary Site Analysis depicting current character of site
4	Preliminary Plat (3 full size copies)
5	Preliminary Development/ Site Plan (6 copies)
6	Final Plat (6 copies)
7	Final Development/ Site Plan (6 copies)
8	Landscaping Plan (6 copies)
9	Building Elevations (6 copies)
10	Written description of the proposal
11	List of property owners within 185 feet
12	Construction plans for all public works improvements (6 copies)
13	Copies of tax certificates from City and County
14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
15	Off-site easements if necessary
16	Survey of vacation area
17	Utility Comment Form - City will provide form

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

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

_____ 4/12/21
Applicant's Signature **Date**

_____ _____
Applicant's Signature **Date**

Grain Valley
Come Home To Opportunity

REZONING APPLICATION GUIDE

What is the purpose of a Rezoning Application?
A Rezoning Application is necessary when one wants to use or develop a parcel of land under the guidelines of a different zoning district than currently exists on the property. All Rezoning Applications require a public hearing as part of the review process by the Planning and Zoning Commission and the Board of Aldermen. Approvals of Rezoning Applications take the form of an ordinance, which requires two readings by the Board of Aldermen.

Rezoning Application Checklist:

		✓
1	Completed application as provided by the City.	
2	Application fee.	
3	Legal description of the property.	
4	Affidavit of ownership or proof of legal interest in the property.	
5	Description of proposal.	
6	Map depicting the general location of the property.	
7	Preliminary development/site plan.	
8	Any other information deemed necessary at the pre-application meeting (studies, analysis, etc.)	

Rezoning Application Review Criteria:

		✓
1	Pre-application meeting.	
2	Complete application packet with all required documents, plans and drawings.	
3	Proposed land use is consistent with the Comprehensive Plan.	
4	Proposed land use is consistent with the Future Land Use Map.	
5	The proposed use does not adversely affect properties in general vicinity.	
6	Public facilities and services are available and adequate to meet demand generated by the proposed use.	

Please note this is only a guide. All applications must comply with the Comprehensive Plan and all applicable City codes. Access to the City Codes is provided on the City's website, www.cityofgrainvalley.org, or by contacting Community Development at (816) 847-6220. Pre-application meetings are required for all applicants prior to submittal of an application.

Grain Valley
Come Home To Opportunity

?

FUTURE LAND USE ADMENDMENTS

What is the purpose of a Future Land Use Map Amendment?
Changes to the Grain Valley Future Land Use Map may be necessary from time to time to reflect changing neighborhoods and social demands. This process provides the method for making those changes.

Future Land Use Amendment Application Checklist: ✓

1	Scaled map with property's location and surrounding ownerships.	
	▪ 24x36 or 30x42 sheet size map. (15 copies)	
	▪ 8.5x11 sheet size map. (1 copy)	
2	Area of property in square feet and/or acres.	
3	Name, Address, telephone, cell phone of property owner.	
4	Affidavit from property owner giving permission to applicant to submit.	
5	Description of present use of property, existing Future Land Use Map classification, existing zoning and same information for all surrounding properties.	
6	Description of proposed use of property.	
7	Identification of requested classification.	
8	Description of existing roads, utilities and infrastructure available.	
9	Summary of proposed amendment for inclusion in the mailed notice.	

Future Land Use review criteria: ✓

1	Events subsequent to Comprehensive Plan adoption changed the character and/or condition of area to make application acceptable.	
2	Change consistent with the goals and policies of plan.	
3	Public and community facilities adequate to serve development.	
	▪ Services and utilities reasonable extended if unavailable	
	▪ Cost responsibility	
4	Impacts of potential costs and benefits derived by community or area by proposed change	

Please note this is only a guide. All applications must comply with the Comprehensive Plan and all applicable City codes. Access to the City Codes is provided on the City's website, www.cityofgrainvalley.org, or by contacting Community Development at (816)847-6220. Pre-application meetings are required for all applicants prior to submittal of an application.

Development & Construction Fee Schedule

Effective January 1st, 2021

Planning & Zoning Application Fees

	Cost
Preliminary Plat/Per lot	$400+5
Final Plat/Per Lot	$300+10
Lot Split	$300+10
Annexation	$250
Re-Zoning	$500
Variance	$250
Conditional Use Permit	$500
Site Plan Review	$300
Vacation of ROW	$300
Land Disturbance	$150
Floodplain Development	$150

Water Connection Fee (Builders Permit)

Meter Size	Cost
5/8"	$3,828
3/4"	$3,828
1"	$6,316
2"	$26,070
3"	$60,825
4"	$97,218
6"	$187,809
Additional Meter	$500

Sewer Connection Fee (Builders Permit)

Meter Size	Cost
5/8" or 3/4"	$1,800
1"	$3,910
2"	$12,260
3"	$28,600
4"	$45,710
6"	$88,310

Community Development Permit

	Cost	Percent to City
Construction Fee =>$50,000	$400+0.4% of construction value**	100%
Construction Fee <$50,000	0.8% of construction value**	100%
Commercial Plan Review	65% of Cost of Permit	100%
Residential Plan Review	40% of Cost of Permit	100%
Re-Inspection Fee after 2 Failures	$50	100%
Over 30 Day Admin Fee	$50	100%
Minimum Permit Fee	$30	100%

** Construction Value shall be determined by using the most current Building Valuation Data Table published by the International Code Council. The square foot construction cost for the type of construction in the table will be multiplied by 0.78 to reflect lower building costs in the city.

Right of Way Fees (Per 100 Linel Feet)

	Cost
Non-Roadway Inspection	$35
Roadway Inspection	$70
Roadway Reinspection	$25

Miscellaneous Fees

	Cost
Water Sprinkler Permit	$20
Meter/Tap Reinspect Fee	$35
New Blasting Permit	$100
Blasting Permit Renewal	$25
Sign Permit	$100
Off-Premise Sign Permit	$200
Temporary Sign Fee	$35
Fence Permit	$35
Abatement Process Admin Fee	$37

Public Works Permit Fees (Construction Permit)

	Cost	Percent to City
Construction Plan Review	$350	100%
Linear ft Roadway	$350	3%
Linear ft Sanitary Sewer 8"	$35	3%
Linear ft Sanitary Sewer 10"	$39	3%
Linear ft Sanitary Sewer 12"	$44	3%
Linear ft Sanitary Sewer 15"	$51	3%
Linear ft Storm Sewer 12"	$36	3%
Linear ft Storm Sewer 15"	$42	3%
Linear ft Storm Sewer 18"	$44	3%
Linear ft Storm Sewer 24"	$48	3%
Linear ft Storm Sewer 30"	$64	3%
Linear ft Storm Sewer 36"	$76	3%
Linear ft Storm Sewer 42"	$82	3%
Linear ft Storm Sewer 48"	$96	3%
Linear ft Water Line 6"	$25	3%
Linear ft Water Line 8"	$31	3%
Linear ft Water Line 12"	$42	3%
Bridges and Culverts	actual cost	3%
Traffic Sign & Street Sign	$280	100%
North Outfall Sewer Basin Per Acre	$1,000	100%
Water Usage Per Linear ft	$5.92	2%
Street Light Pole Upgrade Each	$3,000	100%

Books

	Cost
Standard Details Book	$25
Planning and Zoning Code	$25

BOA STAFF REPORT
Greystone West Tract B
June 14, 2021

ACTION: Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The property owner is JEHK, LLC.

BACKGROUND AND SURROUNDING AREA: Tract B was platted with tracts A, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is NE Greystone Blvd and then the property north of that is vacant and is zoned District C-2 (General Business District). The applicant filed a request for a rezoning and preliminary development plan for four-plex structures and commercial that is being considered by the Commission during this meeting. The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is Tract C and is predominately in the floodway and 100-year floodway fringe. Buckner Tarsney Road is west of the proposed development site.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family, commercial and senior living supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

PURPOSE: Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract B will consist of a 3 story 48-unit senior apartment building.

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) and District C-2 (General Business) 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.

The applicant has revised the preliminary development plan for Greystone West on Tract B since the public hearing before the Planning and Zoning Commission. Staff has the following comments on the revised preliminary development plan:

1) The preliminary development plan does not illustrate building line setback for the proposed apartment building. In District R-3, the minimum front yard setback is 30 feet,

PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT B

side yard is 10 feet and rear yard setback is 30 feet. As stated above, the planned overlay district allows the Board of Aldermen to consider flexibility in yard requirements.

2) Additionally, in Section 400.250, the applicant will need to provide the linear dimension from the apartment building to the center line of Buckner Tarsney Road to ensure that it is greater than 60 feet. As stated above, the planned overlay district allows the Board to consider flexibility in yard requirements.

3) Regarding the number of parking spaces, the city ordinance requires 2 spaces for multi-family units regardless of if they are one bedroom or two-bedroom units. With 48 apartments, the number of required parking spaces would be 96. The revised plan illustrates the required 96 spaces. However, in revising the plan, a parking area now encroaches within the required 10-foot setback requirement. In Section 400.200, Planned Overlay District, along any other property line abutting or adjoining a residentially zoned district, there shall be a setback of at least ten (10) feet for any building or parking lot. This modification to the parking lot can be made before submitting the final development plan for city approval.

4) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as 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. Referencing the landscape plan, the applicant proposes a six-foot-tall solid white vinyl fence between the proposed zoning areas of R-3p and the existing R-3 PUD. The landscape plan also shows the ornamental screen with trees and shrubs.

5) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or any other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.

6) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The revised development plan shows the 10-foot asphalt trail on the south side NE Greystone Blvd. and a 10-foot asphalt path within the conservation easement. The revised development plan illustrates the trail will be constructed with a 4" rock base and 4" asphalt which complies with city standards. Once constructed and accepted, the Parks and Recreation Department will accept the trail into the City's system.

PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT B

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission held a public hearing on May 12, 2021. The Commission voted unanimously to approve the rezoning and preliminary development plan for Greystone West Tract B with Staff conditions and include the required 96 parking spaces.

The revised preliminary development plan did include the required 96 parking spaces, but a parking area needs to be moved to allow a 10-foot setback with the adjacent property that is zoned residential.

STAFF RECOMMENDATION: Staff recommends approval subject to the preliminary development plan being revised to illustrate the parking lot having a 10-foot setback with the adjacent property that is zoned residential.

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Staff/ Committee Reports

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Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

Board of Aldermen Report
June 14, 2021

(For the Month of May; YTD)

Permits Issued – 59; YTD 312

NSFR – 6; YTD 56
Duplex – 0; 0
Commercial New – 1; YTD 4
Commercial Other – 1; YTD 9
Residential other – 8; YTD 56
Fence – 18; YTD 68
Roof -17; YTD 59
Pools – 0; YTD 11
Demo – 0; YTD 0
Right-of-Way – 2; YTD 38
Construction – 0; YTD 0
Signs – 6; YTD 9
Planning/Zoning – 0; YTD 13

Codes Enforcement & Inspections – 416; YTD 1,898

Total Building Inspections – 195; YTD 986
- Residential – 172; YTD 893
- Commercial – 14; YTD 59
- Misc. Stops- 9; YTD 34

Code Violation Inspections – 161; YTD 648
- New – 131; YTD 458
- Closed- 30; YTD 190

Utility Inspections – 60; YTD 264
- Sewer – 10; YTD 70
- Water – 11; YTD 39
- Sidewalks – 8; YTD 24
- Driveways – 7; YTD 66
- Right-of-Way – 10; YTD 10
- Final Grade – 4; YTD 17
- PW Finals – 10; YTD 38

Public Works

Work Orders Completed – 49; YTD 228
Utility Locate Requests – 236; YTD 979
Water Main Taps – 5; YTD 64
Water Meters –
- New Construction Install – 7; YTD 46
- Repairs – 2; YTD 44
- Replacement – 0; YTD 81
- Replacement Program – 16; YTD 211

Additional Items

2021 Valve Inspection Program began at the end of May.
2021 Sewer program has also begun. To date 13,680 ft of sewer has been televised. No serious issues reported.
2021 Backflow Inspection Reports to Mo DNR are complete. Public Works disconnected 15 residents/business for non-compliance.
PW cleaned out storm drains on Countryside, Creekside, Ryan Meadows, Front St.
Assisted the Fire Dept. in a hay bale fire near Monkey Mountain.
Installed the 5th fixed base antennae system for reading water meters. Fixed System is consistently reading 97% of meters.

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MUNICIPAL DIVISION SUMMARY REPORTING FORM

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

I. COURT INFORMATION	Contact information same as last report ☐	
	Municipality: GRAIN VALLEY	Reporting Period: May, 2021
Mailing Address: 711 MAIN	Software Vendor: Tyler Technologies	
Physical Address: 711 MAIN	County JACKSON	Circuit: 16
Telephone Number: (816) 847-6240	Fax Number: (816) 847-6209	
Prepared By: Kari Boardman	E-mail Address kboardman@cityofgrainvalley.or	iNotes ☐
Municipal Judge(s): SUSAN WATKINS	Prosecuting Attorney: JEREMY COVER	

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases *(citations / informations)* pending at start of month	91	1,734	311
B. Cases *(citations / informations)* filed	5	13	7
C. Cases *(citations / informations)* disposed			
1. jury trial *(Springfield, Jefferson County, and St. Louis County only)*	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	2	4	2
5. Violations Bureau Citations *(i.e., written plea of guilty)* and bond forfeitures by court order *(as payment of fines / costs)*	0	4	2
6. dismissed by court	1	4	6
7. *nolle prosequi*	0	0	0
8. certified for jury trial *(not heard in the Municipal Division)*	0	0	0
9. **TOTAL CASE DISPOSITIONS**	3	12	10
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	93	1,735	308
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION *(pre- & post-disposition)*	
1. # Issued during reporting period	13
2. # Served/withdrawn during reporting period	20
3. # Outstanding at end of reporting period	418

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

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: May, 2021

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	$ 1,890.16		$
Clerk Fee - Excess Revenue	$ 132.00		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$ 4.07		$
Bond forfeitures (paid to city) - Excess Revenue	$ 0.00		$
Total Excess Revenue	$ 2,026.23		$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			$
Fines - Other	$ 3,992.79		$
Clerk Fee - Other	$ 300.00		$
Judicial Education Fund (JEF) ☒Court does not retain funds for JEF	$ 0.00		$
Peace Officer Standard and Training (POST) Commission surcharge	$ 36.00		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$ 256.68		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$ 9.25		$
Law Enforcement Training (LET) Fund surcharge	$ 72.00		$
Domestic Violence Shelter surcharge	$ 144.00		$
Inmate Prisoner Detainee Security Fund surcharge	$ 0.00		$
Sheriff's Retirement Fund (SRF) surcharge	$ 112.08		$
Restitution	$ 1,175.00		$
Parking ticket revenue *(including penalties)*	$ 0.00		$
Bond forfeitures *(paid to city)* - Other	$ 0.00		$
Total Other Revenue	$ 6,097.80	**Total Other Disbursements**	$ 4.47
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		**Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited**	$ 8,128.50
INCARCERATION REIMBURSEMENT	$ 4.47	**Bond Refunds**	$ 1,000.00
	$	**Total Disbursements**	$ 9,128.50