CITY OF GRAIN VALLEY BOARD OF ALDERMEN
REGULAR MEETING AGENDA

JUNE 28, 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
- Pastor Darryl Jones of Crossroads Church

ITEM IV: PLEDGE OF ALLEGIANCE
- Alderman Jayci Stratton

ITEM V: APPROVAL OF AGENDA
- City Administrator Ken Murphy

ITEM VI: PROCLAMATIONS
- None

ITEM VII: POLICE OFFICER OATH OF OFFICE
- Krista James
- Dustin Lancaster

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

ITEM IX: CONSENT AGENDA
- June 14, 2021 – Board of Aldermen Regular Meeting Minutes
- June 28, 2021 – Accounts Payable

ITEM X: PREVIOUS BUSINESS
- None

ITEM XI: NEW BUSINESS

- Request to approve 2021-2022 liquor license renewals for the following businesses in the City of Grain Valley:
    - B & B Theatres Operating Co Inc. dba B&B Theatres Grain Valley Marketplace 8
    - Captain's Pub LLC
    - Casey's General Store #2209
    - Casey's General Store #2808
    - Casey's General Store #3325
    - Cosentino's Price Chopper #325
    - Discount Liquor & Smokes
    - Dollar General Store #9597
    - Impact Motor Sports, LLC dba Valley Speedway
    - Iron Kettle Brewing LLC
    - JY Amigo's Inc. dba El Maguey
    - Outerbelt Entertainment dba MO Country
    - Quik Trip Corporation
    - Temp-Stop, LLC
    - The Pub and Patio, LLC
- Liquor License
    - Shifting Gears Bar and Grill

ITEM XII: PRESENTATIONS

- None

ITEM XIII: PUBLIC HEARING

- None

ITEM XIV: RESOLUTIONS

ITEM XIV (A) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Lisa Limberg to the Grain Valley Park Board for a Three-Year Term**

R21-42

Introduced by Alderman Darren Mills

To maintain the 9 seats on the Grain Valley Park Board per state statute

ITEM XV: ORDINANCES

ITEM XV (A)
B21-14
2ND 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 XV (B)
B21-15
2ND 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 XVI: CITY ATTORNEY REPORT

- City Attorney

ITEM XVII: 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 XVIII: BOARD OF ALDERMEN REPORTS & COMMENTS

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

ITEM XIX: MAYOR REPORT

- Mayor Chuck Johnston

ITEM XX: 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 XXI: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON JULY 12, 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 June 14, 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: INVOCATION

- Invocation was given by Darryl Jones of Crossroads Church

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Mills

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM V: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Jan Brill; 1035 SE Ephraim; She wrote a letter to the editor of the paper and didn't know if it would be published, but she wanted to thank the City for the Citywide Cleanup and Senior Citizen pick up option; She appreciated the service with a smile; She also asked when the new stripes on AA would be painted in; Mr. Trosen shared they hoped to have it striped in the next 4 weeks

ITEM VII: CONSENT AGENDA

- May 24, 2021 – Board of Aldermen Regular Meeting Minutes
- June 14, 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*

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- *Nay: None*
- *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- Butch Beeman from Trout Beeman & Co, P.C. presented; He thanked the city staff for their involvement in the process; He highlighted parts of the audit; shared the auditor's job is to make a determination if the city's financial statements are presented fairly; their opinion is that the city's financial statements are presented fairly and are the highest level of an opinion; and this is the outcome the city would want
- Mr. Beeman pointed out on the balance sheet that it was higher than the prior year due in part to higher grant figures
- All deposits were held by qualified depositories which is a state statute, but the good news is that all funds would be protected by FDIC
- Briefly discussed the advanced refunding on the bonds and how this process saved money on the debt service and congratulated the boards prior and this board for moving forward with it and seeing it through

ITEM XII: PUBLIC HEARING

-Mayor Johnston opened the public hearing for **Greystone West Tract A** *at 7:21PM –*

- *Mark Trosen, Community Development Director showed aerials for the tracts in question in which the developer is requesting a change in zoning to multi-family; the proposed changes in zoning is consistent with the Comprehensive Plan; requesting a small variation to include a shorter setback in the front of the homes (25 vs 30 feet) but would comply with the backyard requirement; the city's parks plan is planning for a bike trail and the developer will do this trail through tract A; the planning and zoning commission unanimously voted to approve with the addition of the developer to add a berm*

-Mayor Johnston opened the floor to citizens for comment-

- *No comments*

-Mayor Johnston closed the public hearing for **Greystone West Tract A** *at 7:30PM -*

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-Mayor Johnston opened the public hearing for **Greystone West Tract B** *at 7:30PM –*

- *Mr. Trosen shared the development plan to include a senior citizen apartment building; the development is consistent with the setback requirements and requested the parking be 10 feet from the property line; the developer provided a supplemental drawing to comply with the setbacks and 2 parking spaces per unit and will be amended before the final development plan is produced to the Planning and Zoning commission and the board again; Fencing will be provided as required by the zoning code; the construction of the trail will be done on this tract as well including the start of the trail to match the city's trail plan and built to the city's specifications; Staff recommends approval of the plan*
- *Alderman Cleaver asked if there have been inquiries for commercial sites in that area; Mr. Trosen stated no*

-Mayor Johnston opened the floor to citizen's for comment 7:35PM-

- *Ms. Brill asked if a TIF would be utilized in this area; Mr. Murphy stated no this is not a TIF area*

-Mayor Johnston closed the public hearing for **Greystone West Tract B** *at 7:37PM -*

ITEM XIII: RESOLUTIONS

Resolution No. R21-36: 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

- *Alderman Headley moved to approve Resolution No. R21-36*
- *The Motion was Seconded by Alderman Knox*
  - This was an item discussed during budget time
- *Resolution No. R21-36 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R21-36 Approved: 6-0-

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

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Resolution No. 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

- *Alderman Knox moved to approve Resolution No. R21-37*
- *The Motion was Seconded by Alderman Cleaver*
    - When new developments come in, streetlights are included as part of the development fees
    - Alderman Cleaver confirmed the cost is covered; there is a set cost in the fee schedule, and they are paid up front and the City works with Evergy to install
- *Resolution No. R21-37 was voted upon with the following voice vote:*
    - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Nay: None*
    - *Abstain: None*

-Resolution No. R21-37 Approved: 6-0-

Resolution No. 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

- *Alderman Mills moved to approve Resolution No. R21-38*
- *The Motion was Seconded by Alderman Headley*
- *Resolution No. R21-38 was voted upon with the following voice vote:*
    - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Nay: None*
    - *Abstain: None*

-Resolution No. R21-38 Approved: 6-0-

Resolution No. 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

- *Alderman Stratton moved to approve Resolution No. R21-39*
- *The Motion was Seconded by Alderman Bass*
- *Resolution No. R21-39 was voted upon with the following voice vote:*
    - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Nay: None*
    - *Abstain: None*

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-Resolution No. R21-39 Approved: 6-0-

Resolution No. 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

- *Alderman Bass moved to approve Resolution No. R21-40*
- *The Motion was Seconded by Alderman Mills*
- *Resolution No. R21-40 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R21-40 Approved: 6-0-

Resolution No. 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

- *Alderman Cleaver moved to approve Resolution No. R21-41*
- *The Motion was Seconded by Alderman Stratton*
  - Program offered for several years as part of the city insurance program; there are 3 visits to help the employee through this and the City has bought up so there are 6 visits per issue instead of 3
- *Resolution No. R21-41 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

-Resolution No. R21-41 Approved: 6-0-

ITEM XIV: ORDINANCES

Bill No. B21-14: 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

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Bill No. B21-14 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Headley moved to accept the first reading of Bill No. B21-14 bringing it back for a second reading at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
    - None
- *Bill No. B21-14 was voted upon with the following voice vote:*
    - *Aye: Bass, Headley, Mills, Stratton*
    - *Nay: Cleaver, Knox*
    - *Abstain: None*

-Motion Approved 4-2-

Bill No. B21-15: 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

Bill No. B21-15 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. B21-15 bringing it back for a second reading at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Headley*
    - None
- *Bill No. B21-15 was voted upon with the following voice vote:*
    - *Aye: Bass, Headley, Mills, Stratton*
    - *Nay: Cleaver, Knox*
    - *Abstain: None*

-Motion Approved 4-2-

ITEM XV: CITY ATTORNEY REPORT

- None

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
    - RFQ for architectural services for a new Police department building went out last week; thanked Steven and Mallory for their help on the audit
- Deputy City Administrator Theresa Osenbaugh
    - Received 6 branding proposals with 5 received on time; thanked Alderman Bass

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for being part of this process

- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Written report; with exception of striping, the pavement program with Superior Bowen 2021 overlay program has been completed; 2021 Community Development Event is Thursday 5-7pm; looking forward to holding this year and this gives an opportunity to the citizens of Grain Valley to learn what the department does including some demos, games, food and it is free to the public
- City Clerk Jamie Logan
  - None

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - The streets from Superior Bowen look really good and feels there has been great communication with the public without much disruption
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - Had an alarm go off the other night and thanked the Police Department for their quick response
- Alderman Darren Mills
  - None
- Alderman Jayci Stratton
  - Asked if the city credit rating comes from auditor report; no, it is separate

ITEM XVIII: MAYOR REPORT

- Mayor Chuck Johnston
  - None

ITEM XIX: 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 and Hiring,

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Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended

- *Alderman Knox 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 and Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Mills*
    - 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 CLOSED AT 7:50 PM-

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Knox*
    - No Discussion
- *The motion was voted on with the following roll call vote:*
    - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
    - *Nay: None*
    - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 9:28 PM-

ITEM XX: ADJOURNMENT

- The meeting adjourned at 9:28 P.M.

Minutes submitted by:

_____
Jamie Logan
City Clerk

_____
Date

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

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

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	45.04
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,526.56
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	273.00
		HAMPEL OIL INC	CJC FUEL	662.86
			CJC FUEL	200.90
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	24.96
			AFLAC PRETAX	300.49
			AFLAC-W2 DD PRETAX	210.07
		MIDWEST PUBLIC RISK	DENTAL	171.21
			OPEN ACCESS	131.95
			OPEN ACCESS	476.00
			OPEN ACCESS	212.52
			HSA	365.05
			HSA	1,507.89
			HSA	20.85
			VISION	16.00
			VISION	43.20
			VISION	126.50
			VISION	14.34
		HSA BANK	HSA - GRAIN VALLEY, MO	344.38
			HSA - GRAIN VALLEY, MO	428.50
		RICKY WOODERSON	SKILLMAN RESTITUTION	400.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.70
			FLEX PLAN	25.00
		TYLER TECHNOLOGIES INC	INCODE CRT ONLINE/JULY 21	1,600.00
		ICMA RC	ICMA 457 %	720.15
			ICMA 457	355.23
			ICMA ROTH IRA	56.26
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,230.19
			SOCIAL SECURITY	4,700.88
			MEDICARE	1,099.39
			TOTAL:	24,629.66
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	SCREENING	206.25
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.50
		ARC PHYSICAL THERAPY PLUS LP	NEW HIRE PHYSICAL AGILITY	750.00
		OFFICE DEPOT	PRESSBOARD	28.97
			PAPER/FOLDERS/CLEANER/LABE	52.49
		INSIGHT PUBLIC SAFETY AND FORENSIC CON	THROWER EVALUATION	450.00
			JAMES EVALUATION	450.00
			LANCASTER EVALUATION	450.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	246.35
			HSA	324.02
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		GOVERNMENTJOBS.COM	HOLLAND: WEBINAR	29.00
		CONCENTRA MEDICAL CENTERS	SCREENING	175.00
			SCREENING	89.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	113.47
			MEDICARE	26.53
			TOTAL:	3,706.98
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	NETSTANDARD DATASAFE	1,000.00
			NETSTANDARD CLARITY	3,708.00
		AMAZON.COM	DRY-CONNECT WATERPROOF NET	59.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TYLER TECHNOLOGIES INC	INCODE CRT ONLINE/JULY 21	1,600.00
			TOTAL:	6,367.90
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	MAY SERVICE	125.50
		SAMS CLUB/GECRB	BATH TISSUE	104.90
		COMCAST - HIERARCY ACCT	CITY HALL	99.42
			CITY HALL	246.80
		SPIRE	517 GREGG ST	38.45
			624 JAMES ROLLO CT	8.46
			711 S MAIN ST	31.12
		COMCAST	MAY 2021 FIBERS	445.70
			TOTAL:	1,100.35
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	152.74
			ADMIN C85162117	78.41
		MISSOURI MUNICIPAL LEAGUE	OSENBUAGH: MCMA FULL MEMBE	75.00
			MURPHY: MCMA FULL MEMBERSH	75.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	373.69
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/LABE	63.98
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		HOME DEPOT CREDIT SERVICES	4) 55 GALLON TOUGH TOTE	147.72
			BEADBAORD WHITE TRUE BEAD	313.12
		MISSOURI ECONOMIC	PROFESSIONAL MEMBERSHIP	175.00
		MIDWEST PUBLIC RISK	DENTAL	23.86
			HSA	396.21
		HSA BANK	HSA - GRAIN VALLEY, MO	61.89
		GRAIN VALLEY PARTNERSHIP	PARTNERSHIP LUNCHEON	45.00
		RED ROBIN RESTAURANT	LUNCH: MURPHY/OSENBAUGH	37.71
		SEARSPARTSDIRECT.COM	REFRIGERATOR DOOR HANDLE	53.07
		THE EXAMINER	52 WEEK SUBSCRIPTION	84.12
			RFP: BRAND IMPLEMENTATION	49.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	265.34
			MEDICARE	62.06
			TOTAL:	2,990.34
ELECTED	GENERAL FUND	AMAZON.COM	STAFF APPRECIATION: GIANT	49.89
		PAYPAL.COM	GV STATE BASEBALL SPONSORS	200.00
			TOTAL:	249.89
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	2,240.00
			PARKER LITIGATION	997.50
		MIDWEST PUBLIC RISK	EMPLOYMENT LIABILITY	5,000.00
			TOTAL:	8,237.50
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	263.86
		GOVERNMENT FINANCE OFFICERS ASSOCIATIO	CRAIG: PROCUREMENT POLICIE	20.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	149.50
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	172.21
			MEDICARE	40.28
			TOTAL:	1,092.78

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	169.48
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	0.80
			HSA	299.00
			HSA	14.84
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	2.29
		MERCHANT SERVICES	MONTHLY FEES	31.03
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	2,870.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	174.78
			MEDICARE	40.87
			TOTAL:	3,696.09
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	146.30
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	137.52
			MEDICARE	32.16
			TOTAL:	1,098.93
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	81.62
		OREILLY AUTOMOTIVE INC	12) 1QT TRANS FLD	101.88
			HD WTR TREAT	17.99
			CABLE	16.80
			COLORMAXX/ SPRAY PAINT	13.98
			LACQ THINNER	24.25
			NITRILE GLOVES	39.98
			WHEEL WEIGHT	39.81
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	149.50
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	10.00
			PW/WOLTZ UNIFORMS	10.00
			PW/WOLTZ UNIFORMS	10.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	56.33
			MEDICARE	13.17
			TOTAL:	640.26
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	37.94
			PD C85162119	148.61
			PD 85162124	11.68
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,397.03
			MONTHLY CONTRIBUTIONS	423.56
		DANIEL IIAMS	IIAMS: MEALS FOR 2021 DARE	260.50
		ADVANCE AUTO PARTS	CABIN AIR FILTER	18.74
		STATE BANK OF MISSOURI	PD LEASE VEHICLES AND EQU	167.35
			PD LEASE VEHICLES AND EQU	3,571.96
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/LABE	55.00
			PAPER/INK/DIVIDERS/PENS	212.93
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	814.31
			BULK GASOHOL/DIESEL	71.83
			BULK GASOHOL/DIESEL	894.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BULK GASOHOL/DIESEL	34.03
		LEXISNEXIS RISK DATA MGMT INC	MAY 2021 MINIMUM COMMITMEN	150.00
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	523.50
			OPEN ACCESS	623.05
			OPEN ACCESS	378.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,478.10
			HSA	2,691.00
			HSA	3,888.30
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	900.00
		METRO FORD	BRACKET	83.46
			COVER/PAD	238.22
		CHEWY.COM	PURINA PRO PLAN SPORT ALL	70.85
		ACEK9	1 YEAR SERVICE	168.00
		POSITIVEPROMOTIONS.COM	SAFETY GLOW BRACELET	360.16
		CONOCO TRAVEL CENTER	FUEL	22.01
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,295.03
			MEDICARE	770.63
		JACKSON COUNTY MGR OF FINANCE	DISPATCH SERVICES	8,157.20
		MARELLY AEDS & FIRST AID	CPR-D PADZ/ PEDI-PADZ	224.40
			TOTAL:	38,829.06
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	119.55
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	100.94
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	83.28
			MEDICARE	19.48
			TOTAL:	701.25
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	590.66
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	35.92
			BULK GASOHOL/DIESEL	78.14
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	820.03
			HSA	81.32
		HSA BANK	HSA - GRAIN VALLEY, MO	205.69
			HSA - GRAIN VALLEY, MO	14.25
		JACKSON COUNTY RECORDER	RELEASE OF LIEN	394.56
		WATER ENVIRONMENT FEDERATION	TUTTLE MEMBERSHIP	175.00
		THE EXAMINER	GREYSTONE WEST	158.76
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	402.92
			MEDICARE	94.24
			TOTAL:	3,219.25
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	21.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	477.66
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC-W2 DD PRETAX	71.41
		MISCELLANEOUS	MELISSA MORRIS:	100.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			JUAN GONZALEZ:	50.00
		MIDWEST PUBLIC RISK	DENTAL	21.84
			HSA	219.03
			HSA	37.60
			VISION	8.00
			VISION	16.40
			VISION	1.10
		HSA BANK	HSA - GRAIN VALLEY, MO	125.00
			HSA - GRAIN VALLEY, MO	70.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.59
		ICMA RC	ICMA 457 %	195.44
			ICMA 457	585.00
			ICMA ROTH IRA	47.82
			ICMA ROTH IRA	8.79
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,231.95
			SOCIAL SECURITY	1,183.19
			MEDICARE	276.73
			TOTAL:	5,112.98
PARK ADMIN	PARK FUND	NETSTANDARD INC	NETSTANDARD CLARITY	618.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	608.21
		COMCAST - HIERARCY ACCT	CITY HALL	8.24
			CITY HALL	40.02
			TYER	124.85
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	259.03
			BULK GASOHOL/DIESEL	403.45
		QUIKTRIP #00150	GAS FOR SMALL ENGINES	100.00
		MENARDS - INDEPENDENCE	REINFORCING MESH/ REBAR	93.75
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	83.76
			HSA	1,034.67
			HSA	88.16
			HSA	129.62
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	230.00
		COMCAST	MAY 2021 FIBERS	74.28
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	386.97
			MEDICARE	90.51
			TOTAL:	4,391.64
PARKS STAFF	PARK FUND	AAA DISPOSAL SERVICE INC	MAY SERVICE	77.00
		K C BOBCAT	HOSE/HYDRAULIC BREATHER CA	219.93
			SCREEN	27.32
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	441.20
		VALLEY OUTDOOR EQUIPMENT	FILTER SET/PIPE/FUEL PIPE	28.09
		AMAZON.COM	FOAM CANNON GUN KIT PRESSU	99.14
		RECOGNITION PLUS	BENCH ADOPTION PLAQUE	145.25
		OREILLY AUTOMOTIVE INC	MEGACRIMP/HYD HOSE/HOSE GU	122.45
			MEGACRIMP/HYD HOSE/HOSE GU	122.45-
		SITEONE LANDSCAPE SUPPLY LLC	SPRAY TANK CLEANER	13.48
		WEST CENTRAL ELECTRIC COOP INC	04/28-05/27 BALLPARK COMPL	61.77
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	897.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	600 BUCKNER TARSNEY	25.70
			624 JAMES ROLLO CT	4.22

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BALLARD INC	WEEDEATER HANDLE	148.19
		LAWN & LEISURE	ROTARY SWITCH	66.41
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	366.92
			MEDICARE	85.81
			TOTAL:	2,986.43
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	438.60
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	178.86
			CONC PRODUCT & SUPPLIES	33.92
			CONC PRODUCT & SUPPLIES	68.32
			CONC PRODUCT & SUPPLIES	12.49
			CONC PRODUCT & SUPPLIES	120.90
			CONC PRODUCT & SUPPLIES	61.06
		WALMART COMMUNITY	CONCESSION PRODUCTS	28.68
			CONCESSION PRODUCTS	13.50
			TENNIS BALLS	53.28
			CONCESSION PRODUCTS	59.65
			CONCESSION PRODUCTS	74.98
		AMAZON.COM	CONCESSION PRODUCTS	29.92
		OAK GROVE GIRLS SOFTBALL (OGGS)	UMPIRE FEES	935.00
		HASTY AWARDS	T-BALL TROPHIES	322.00
			T-BALL TROPHIES	154.25
		ROBERT HAMMOND	UMPIRE FEES 05/31-06/13	310.00
		SETH MICHAEL HALEY	UMPIRE FEES 05/31-06/13	415.00
		PROTECT MY MINISTRY LLC	BACKGROUND SCREENING	8.00
		CALEB BURRIS	UMPIRE FEES 05/31-06/13	160.00
		MAXWELL HOOVER	UMPIRE FEES 05/31-06/13	90.00
		LOGAN PRATT	UMPIRE FEES 05/31-06/13	65.00
		ALEXANDER MOSSER	UMPIRE FEES 05/31-06/13	80.00
		NICKOLAS HOPKINS	UMPIRE FEES 05/31-06/13	250.00
		JACOB ALLAN WILLIAMS	UMPIRE FEES 05/31-06/13	80.00
		RICHARD MCBRIDE	UMPIRE FEES 05/31-06/13	60.00
		LUKE GNIOTCZYNSKI	UMPIRE FEES 05/31-06/13	60.00
		DONOVAN PENDLETON	UMPIRE FEES 05/31-06/13	255.00
		AYDAN PASLEY	UMPIRE FEES 05/31-06/13	130.00
		MATTHEW STEPHEN JONES	UMPIRE FEES 05/31-06/13	200.00
		JADEN WORTHINGTON	UMPIRE FEES 05/31-06/13	120.00
		SHELDON CROAN	UMPIRE FEES 05/31-06/13	80.00
		JETT MERLO	UMPIRE FEES 05/31-06/13	150.00
		CAYDEN DOTSON	UMPIRE FEES 05/31-06/13	70.00
		DOMINIC ENGLUND	UMPIRE FEES 05/31-06/13	120.00
		KAYNE BRAXTON	UMPIRE FEES 05/31-06/13	70.00
		NICHOLAS TINOCO	UMPIRE FEES 05/31-06/13	70.00
		GERALD GARTNER JR	UMPIRE FEES 05/31-06/13	160.00
		TRENT KNOX	UMPIRE FEES 05/31-06/13	65.00
		DEVIN ANDREWS	UMPIRE FEES 05/31-06/13	160.00
		XANDER JONES	UMPIRE FEES 05/31-06/13	180.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	67.47
			MEDICARE	15.78
			TOTAL:	6,076.66
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	MAY SERVICE	65.00
		MELODY TAYLOR	05/31-0611 SILVERSNEAKERS	125.00
		RICOH USA INC	COMM CTR C85162114	70.29
			COMM CTR C85162123	14.02
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	159.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COMCAST - HIERARCY ACCT	COMM CENTER	243.18
		AMAZON.COM	PORTABLE TABLE	227.96
		AUTHORIZE.NET	MAY SIGN UPS	81.90
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		HOME DEPOT CREDIT SERVICES	BUG KILLER	58.23
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		SPIRE	713 S MAIN ST	79.44
			713 S MAIN ST A	36.82
		MERCHANT SERVICES	MONTHLY FEES	716.34
			MONTHLY FEES	24.50
		MARY ALLGRUNN	06/01-0610 LINE DANCING	80.10
		LINDA HOMBS	06/01-0610 LINE DANCING	80.10
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	194.63
			MEDICARE	45.52
			TOTAL:	2,954.93
POOL	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	657.90
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	268.30
			CONC PRODUCT & SUPPLIES	50.88
			CONC PRODUCT & SUPPLIES	102.48
			CONC PRODUCT & SUPPLIES	18.75
			CONC PRODUCT & SUPPLIES	181.36
			CONC PRODUCT & SUPPLIES	91.60
		WALMART COMMUNITY	CONCESSION PRODUCTS	89.46
			CONCESSION PRODUCTS	110.00
		AMAZON.COM	CONCESSION PRODUCTS	46.88
			POOL JANITORIAL SUPPLIES	466.29
		DOLLAR TREE STORES	SWIM NOODLES	27.40
		ALIMED	POOL DECK MATS	441.21
		MIDWEST POOL MANAGEMENT	Pool Management	30,206.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	167.20
			MEDICARE	39.11
			TOTAL:	32,964.82
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	172.24
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	15.41
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	104.30
			HSA	75.18
			HSA	79.37
			VISION	3.20
			VISION	1.60
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.97
			HSA - GRAIN VALLEY, MO	70.50
		ICMA RC	ICMA 457 %	27.44
			ICMA 457	26.50
			ICMA ROTH IRA	40.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	FEDERAL WH	432.28
			SOCIAL SECURITY	320.01
			MEDICARE	74.85
			TOTAL:	1,554.59
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	NETSTANDARD DATASAFE	200.00
			NETSTANDARD CLARITY	370.80
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	89.50
			K SATUROCK PREMIUM W/ KEVL	268.50
		RICOH USA INC	PW C85162113	7.26
		FELDMANS FARM & HOME	50# K-31 FESCUE	121.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	474.02
		ADVANCE AUTO PARTS	CABIN AIR FILTER	4.19
			HD WIRE TIE	1.39
		VALLEY OUTDOOR EQUIPMENT	GATORLINE/SUPERTWIST	41.25
		WALMART COMMUNITY	SUNSCREEN/ LT 55 QT	31.50
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/LABE	0.39
		COMCAST - HIERARCY ACCT	CITY HALL	1.73
			CITY HALL	23.74
			PW	22.67
			PW	34.02
			PW	61.36
		OREILLY AUTOMOTIVE INC	BACKUP ALARM	8.01
			AIR FILTER	6.80
			FAN	3.59
			AIR FILTERS	7.92
		COSENTINOS PRICE CHOPPER	CITY WIDE CLEANUP EVENT ME	17.59
		VANCE BROTHERS INC	ASPHALT - CIP PROGRAM	708.00
		RICOH USA INC	PW C85162113	45.68
		HOLLIDAY SAND AND GRAVEL CO.	CLEAN ROCK	680.79
			ROCK MATERIALS	333.37
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	162.21
			BULK GASOHOL/DIESEL	108.71
		FASTENAL COMPANY	1/4X6 PP DRILL BIT	0.41
			TRUCK MDM FIRST AID KIT	23.67
		HOME DEPOT CREDIT SERVICES	OSCILLATING MULTI-TOOL BLA	14.35
			EXTENSION LADDER	34.38
			80LB ASH GROVE TYPE S	15.56
		GOODYEAR COMMERCIAL TIRE	TIRES FOR PW 450 DUMP TRK	353.88
		HD GRAPHICS & APPAREL	PUBLIC WORKS HATS	62.40
			PUBLIC WORKS SHIRTS	95.16
		MIDWEST PUBLIC RISK	DENTAL	14.27
			DENTAL	59.07
			OPEN ACCESS	124.62
			OPEN ACCESS	108.18
			HSA	492.70
			HSA	57.58
			HSA	259.22
			HSA	309.60
		HSA BANK	HSA - GRAIN VALLEY, MO	14.44
			HSA - GRAIN VALLEY, MO	194.26
		G W VAN KEPPEL CO	FILTERS/GASKET/FILTER CART	89.93
			FILTERS	40.33
			TRANS FLUID	56.78
			RETURN	9.50-
		SPIRE	405 JAMES ROLLO DR	7.58

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				624 JAMES ROLLO CT	8.46
				711 S MAIN ST	2.67
				618 JAMES ROLLO CT	10.09
		GRASS PAD INC		HEATWAVE FESCUE SOD	7.90
				KNIFE-SOD CUTTER	1.19
				HEATWAVE FESCUE SOD	94.80
		ANDERSON RENTALS & SALES		CONCRETE	140.00
				CONCRETE	7.00
		CORE & MAIN LP		STORM DRAIN MATERIALS	939.60
		GREGS LOCK & KEY SERVICE INC		TRANSPONDER KEY 2020 FORD	24.00
		CINTAS CORPORATION # 430		PW/WOLTZ UNIFORMS	30.94
				PW/WOLTZ UNIFORMS	30.94
				PW/WOLTZ UNIFORMS	30.94
		QUALITY CUSTOM CONCEPTS INC		CONCRETE REPAIR/REPLACE	12,271.21
		COMCAST		MAY 2021 FIBERS	44.57
		OAK GROVE RENTAL INC		SOD CUTTER	33.10
		DIRT WORLD LANDSCAPING SUPPLY CO		PULVERIZED TOP SOIL	350.00
		VIKING-CIVES MIDWEST INC		FORD 550 TRUCK	26,101.20
				FORD 550 TRUCK	96.60
		INTERNAL REVENUE SERVICE		SOCIAL SECURITY	320.03
				MEDICARE	74.86
				TOTAL:	46,875.94
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER		KC EARNINGS TAX WH	8.88
		MO DEPT OF REVENUE		MISSOURI WITHHOLDING	1,104.04
		FAMILY SUPPORT PAYMENT CENTER		DZEKUNSKAS CASE 41452523	120.00
		AFLAC		AFLAC PRETAX	36.55
				AFLAC-W2 DD PRETAX	57.45
		MISCELLANEOUS	PHILLIPS, NEIL	10-147400-04	13.37
			CLINE, NICOLE	10-205200-09	143.26
			TURNBOW, SHANE	10-219000-07	38.66
			BYRNS, HAYDEN	10-238000-11	62.98
			SCHALL, NICHOLAS	10-253100-10	65.54
			ATTAWAY, CHERYL	10-364400-01	15.54
			LONG, SHELBY	10-385400-18	65.54
			JIM FUSSELL REAL EST	10-420800-06	15.54
			HAYS, BARBARA	10-471680-02	55.51
			HARRIS, DANNY	10-484700-02	15.54
			MARTIN, MARLENE	10-809181-01	33.67
			DOLL, DELORES	10-820043-02	67.34
			HADER, VELVA	10-830200-07	83.67
			KELLEY, CALLIE	10-830550-07	32.36
			PORTER, JOELLEN	10-831230-07	5.04
			MILLER, VICTORIA	10-900190-10	50.74
			EVANS, WILBERT JR	10-900800-04	20.94
			CAMPBELL, RON	10-831080-01	50.00
			CAMPBELL, RON	10-831090-01	50.00
			PURDOM, GARY	20-562720-10	18.83
			CRAM, JAMES T	10-423100-07	15.54
		MIDWEST PUBLIC RISK		DENTAL	91.84
				OPEN ACCESS	105.56
				OPEN ACCESS	129.36
				HSA	458.92
				HSA	634.73
				HSA	338.68
				VISION	12.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	10.80
			VISION	22.00
			VISION	28.12
		HSA BANK	HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	391.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.37
		ICMA RC	ICMA 457 %	283.90
			ICMA 457	195.77
			ICMA ROTH IRA	204.95
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,124.27
			SOCIAL SECURITY	2,101.41
			MEDICARE	491.46
			TOTAL:	11,105.45
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	MAY SERVICE	62.75
		NETSTANDARD INC	NETSTANDARD DATASAFE	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	451.46
			BILL PRINT AND MAIL	84.43
			CD EVENT FLYER	466.00
		RICOH USA INC	PW C85162113	14.50
			CD C85162115	58.05
		CITY OF INDEPENDENCE UTILITIES	12157CCF 04/15-05/17	18,913.35
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,557.48
		SAMS CLUB/GECRB	CD EVENT HOT DOGS/BUNS/WIP	226.42
		ADVANCE AUTO PARTS	CABIN AIR FILTER	8.40
			HD WIRE TIE	2.80
		WALMART COMMUNITY	SUNSCREEN/ LT 55 QT	63.00
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/LABE	0.76
			PAPER/INK/DIVIDERS/PENS	7.75
		COMCAST - HIERARCY ACCT	CITY HALL	11.51
			CITY HALL	49.18
			PW	45.34
			PW	48.74
			PW	98.74
		OREILLY AUTOMOTIVE INC	BACKUP ALARM	16.01
			AIR FILTER	13.60
			FAN	7.20
			AIR FILTERS	15.84
		COSENTINOS PRICE CHOPPER	CITY WIDE CLEANUP EVENT ME	35.19
			RAFFLE PRIZE AND FOOD	162.36
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	38,372.77
			DEBT	63,482.85
		MISSOURI ONE CALL SYSTEM INC	MAY LOCATE FEES	491.25
		BLUE SPRINGS WINWATER CO	300) RUBBER METER GSK	66.00
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	324.43
			BULK GASOHOL/DIESEL	217.47
		FASTENAL COMPANY	1/4X6 PP DRILL BIT	0.81
			TRUCK MDM FIRST AID KIT	47.33
		COMMENCO INC	SWEEP NEWLY INSTALLED ANTE	159.00
		FUNTASTIC BALLOON CREATIONS LLC	CD EVENT	175.00
		HOME DEPOT CREDIT SERVICES	OSCILLATING MULTI-TOOL BLA	28.72
			EXTENSION LADDER	68.78
		GOODYEAR COMMERCIAL TIRE	TIRES FOR PW 450 DUMP TRK	707.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HD GRAPHICS & APPAREL	PUBLIC WORKS HATS	124.80
			PUBLIC WORKS SHIRTS	190.32
		MIDWEST PUBLIC RISK	DENTAL	53.50
			DENTAL	176.11
			OPEN ACCESS	249.22
			OPEN ACCESS	252.42
			HSA	1,083.93
			HSA	664.50
			HSA	1,094.26
			HSA	660.58
		HSA BANK	HSA - GRAIN VALLEY, MO	151.69
			HSA - GRAIN VALLEY, MO	504.61
		G W VAN KEPPEL CO	FILTERS/GASKET/FILTER CART	179.86
			FILTERS	80.68
			TRANS FLUID	113.56
			RETURN	19.01-
		SPIRE	405 JAMES ROLLO DR	15.15
			624 JAMES ROLLO CT	10.56
			711 S MAIN ST	5.33
			618 JAMES ROLLO CT	20.20
		GRASS PAD INC	KNIFE-SOD CUTTER	2.38
		ANDERSON RENTALS & SALES	CONCRETE	14.00
		GREGS LOCK & KEY SERVICE INC	TRANSPONDER KEY 2020 FORD	48.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	61.89
			PW/WOLTZ UNIFORMS	61.89
			PW/WOLTZ UNIFORMS	61.89
		MERCHANT SERVICES	MONTHLY FEES	862.12
			MONTHLY FEES	1,424.80
		COMCAST	MAY 2021 FIBERS	89.14
		OAK GROVE RENTAL INC	SOD CUTTER	66.20
		CARNIVAL TIMES INC	CD EVENT GAME	100.00
		WORLDS OF FUN	CD EVENT - RAFFLE PRIZE	191.63
		VIKING-CIVES MIDWEST INC	FORD 550 TRUCK	52,202.40
			FORD 550 TRUCK	193.20
		TYLER TECHNOLOGIES INC	INCODE CRT ONLINE/JULY 21	97.00
		NEPTUNE TECHNOLOGY GROUP INC	WATER METERS	682.50
			WATER METERS	1,048.95
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,050.72
			MEDICARE	245.74
			TOTAL:	192,026.71
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	MAY SERVICE	62.75
		NETSTANDARD INC	NETSTANDARD DATASAFE	400.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	451.47
			BILL PRINT AND MAIL	84.44
		RICOH USA INC	PW C85162113	14.50
			CD C85162115	58.05
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,557.49
		ADVANCE AUTO PARTS	CABIN AIR FILTER	8.40
			HD WIRE TIE	2.80
		WALMART COMMUNITY	SUNSCREEN/ LT 55 QT	63.00
		OFFICE DEPOT	PAPER/FOLDERS/CLEANER/LABE	0.76
			PAPER/INK/DIVIDERS/PENS	7.74
		COMCAST - HIERARCY ACCT	CITY HALL	11.51
			CITY HALL	49.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW	45.34
			PW	48.74
			PW	98.74
		OREILLY AUTOMOTIVE INC	BACKUP ALARM	16.01
			AIR FILTER	13.60
			FAN	7.20
			AIR FILTERS	15.84
		COSENTINOS PRICE CHOPPER	CITY WIDE CLEANUP EVENT ME	35.19
		RICOH USA INC	PW C85162113	91.27
			CD C85162115	114.11
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	324.43
			BULK GASOHOL/DIESEL	217.47
		FASTENAL COMPANY	1/4X6 PP DRILL BIT	0.81
			TRUCK MDM FIRST AID KIT	47.33
		HOME DEPOT CREDIT SERVICES	OSCILLATING MULTI-TOOL BLA	28.72
			EXTENSION LADDER	68.78
		GOODYEAR COMMERCIAL TIRE	TIRES FOR PW 450 DUMP TRK	707.74
		HD GRAPHICS & APPAREL	PUBLIC WORKS HATS	124.80
			PUBLIC WORKS SHIRTS	190.32
		MIDWEST PUBLIC RISK	DENTAL	53.49
			DENTAL	176.10
			OPEN ACCESS	249.21
			OPEN ACCESS	252.42
			HSA	1,083.95
			HSA	664.52
			HSA	1,094.26
			HSA	660.60
		HSA BANK	HSA - GRAIN VALLEY, MO	151.68
			HSA - GRAIN VALLEY, MO	504.59
		G W VAN KEPPEL CO	FILTERS/GASKET/FILTER CART	179.86
			FILTERS	80.68
			TRANS FLUID	113.56
			RETURN	19.01-
		SPIRE	405 JAMES ROLLO DR	15.17
			624 JAMES ROLLO CT	10.58
			711 S MAIN ST	5.34
			618 JAMES ROLLO CT	20.19
		GRASS PAD INC	KNIFE-SOD CUTTER	2.38
		ANDERSON RENTALS & SALES	CONCRETE	14.00
		GREGS LOCK & KEY SERVICE INC	TRANSPONDER KEY 2020 FORD	48.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	61.89
			PW/WOLTZ UNIFORMS	61.89
			PW/WOLTZ UNIFORMS	61.89
		MERCHANT SERVICES	MONTHLY FEES	862.13
			MONTHLY FEES	1,424.81
		COMCAST	MAY 2021 FIBERS	89.14
		OAK GROVE RENTAL INC	SOD CUTTER	66.20
		VIKING-CIVES MIDWEST INC	FORD 550 TRUCK	52,202.40
			FORD 550 TRUCK	193.20
		TYLER TECHNOLOGIES INC	INCODE CRT ONLINE/JULY 21	97.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,050.67
			MEDICARE	245.68
			TOTAL:	67,488.60
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	412.71
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	845.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	483.46
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	461.52
		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	73.07
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	1,719.07
			TOTAL:	3,995.25

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

100	GENERAL FUND	96,560.24
200	PARK FUND	54,487.46
210	TRANSPORTATION	48,430.53
600	WATER/SEWER FUND	270,620.76
999	POOLED CASH FUND	3,995.25
	GRAND TOTAL:	474,094.24

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 6/05/2021 THRU 6/18/2021
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

Oath of Office

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Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	06/28/2021	
BILL NUMBER	R21-42	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING LISA LIMBERG TO THE GRAIN VALLEY PARK BOARD FOR A THREE-YEAR TERM**	
REQUESTING DEPARTMENT	PARKS & RECREATION	
PRESENTER	Shannon Davies, Director of Parks and Recreation	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To maintain the 9 seats on the Grain Valley Park Board per state statute.	
BACKGROUND	This seat was vacated back in May of 2021 by Don Caslavka.	
SPECIAL NOTES		
ANALYSIS		
PUBLIC INFORMATION PROCESS	The vacant seat was advertised on the City's Website and Facebook.	
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Appointment	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	N/A	

CITY OF GRAIN VALLEY **STATE OF MISSOURI**

June 28, 2021

RESOLUTION NUMBER
R21-42

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING LISA LIMBERG TO THE GRAIN VALLEY PARK BOARD FOR A THREE-YEAR TERM

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to the constant improvement of our community by enlisting the assistance of qualified citizen volunteers; and

WHEREAS, prescribed by State Statute and within the Ordinances of the City of Grain Valley, the Grain Valley Park Board was formed; and

WHEREAS, Lisa Limberg is a duly qualified citizen of Grain Valley and desires to serve her community by participating on the Park Board; and

WHEREAS, the Mayor of Grain Valley, Chuck Johnston, wishes to appoint Lisa Limberg to the Park Board.

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

SECTION 1: that the Board of Aldermen of the City of Grain Valley, Missouri confirm the Mayor's appointment of Lisa Limberg to the Grain Valley Park Board.

SECTION 2: Lisa Limberg is appointed to a three-year term.

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

_____
Chuck Johnston
Mayor

ATTEST:

_____
Jamie Logan
City Clerk

Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	6/14/2021, 6/28/2021	
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 *June 14, 2021 (4-2)*

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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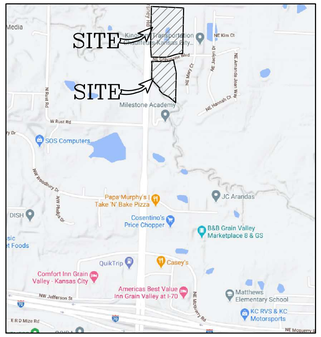
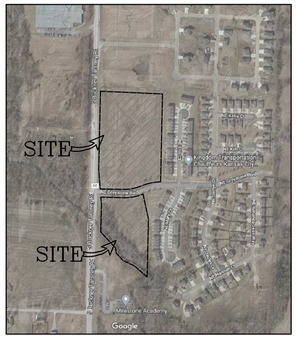
PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

GRAIN VALLEY, JACKSON COUNTY MISSOURI

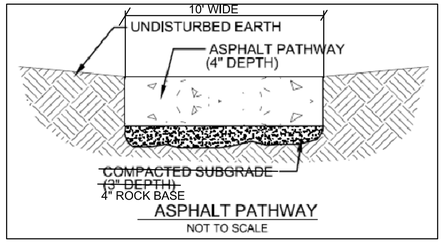
SEC 26, TOWNSHIP 49, RANGE 30

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

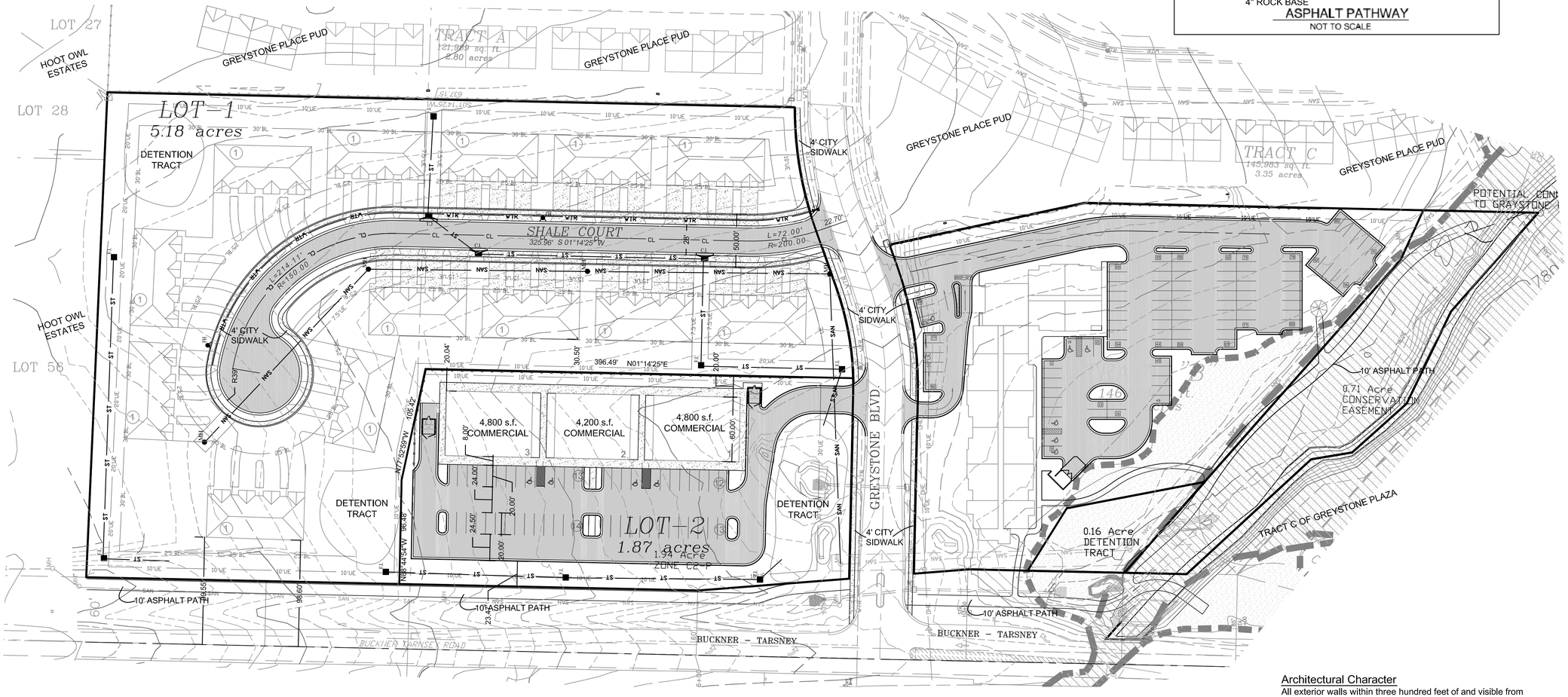




LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI







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	

Qualist 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@qualistengineering.com

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

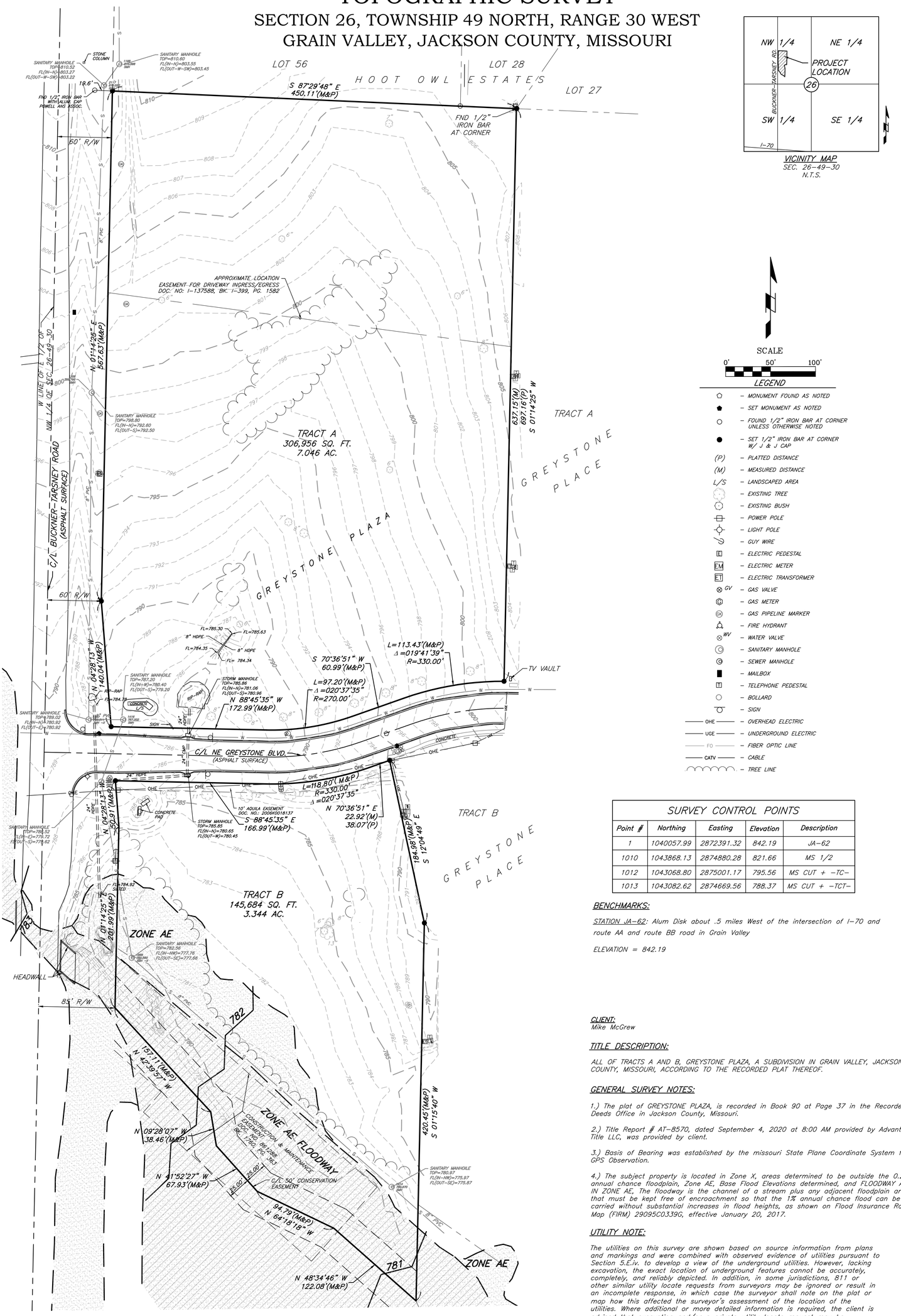
STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER
PE-2001018825
REGISTERED PROFESSIONAL ENGINEER

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 shall note on the plat or map how this affected 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

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



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

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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
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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
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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, 6/28/2021	
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 *June 14, 2021 (4-2)*

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:

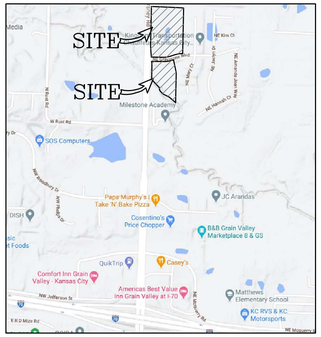
_____
Jamie Logan
City Clerk

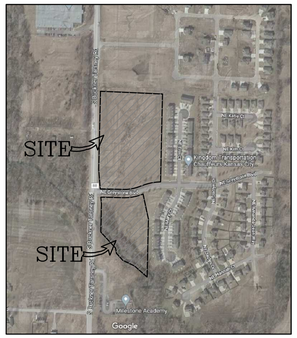
PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

GRAIN VALLEY, JACKSON COUNTY MISSOURI

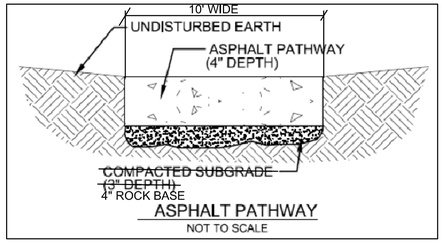
SEC 26, TOWNSHIP 49, RANGE 30

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

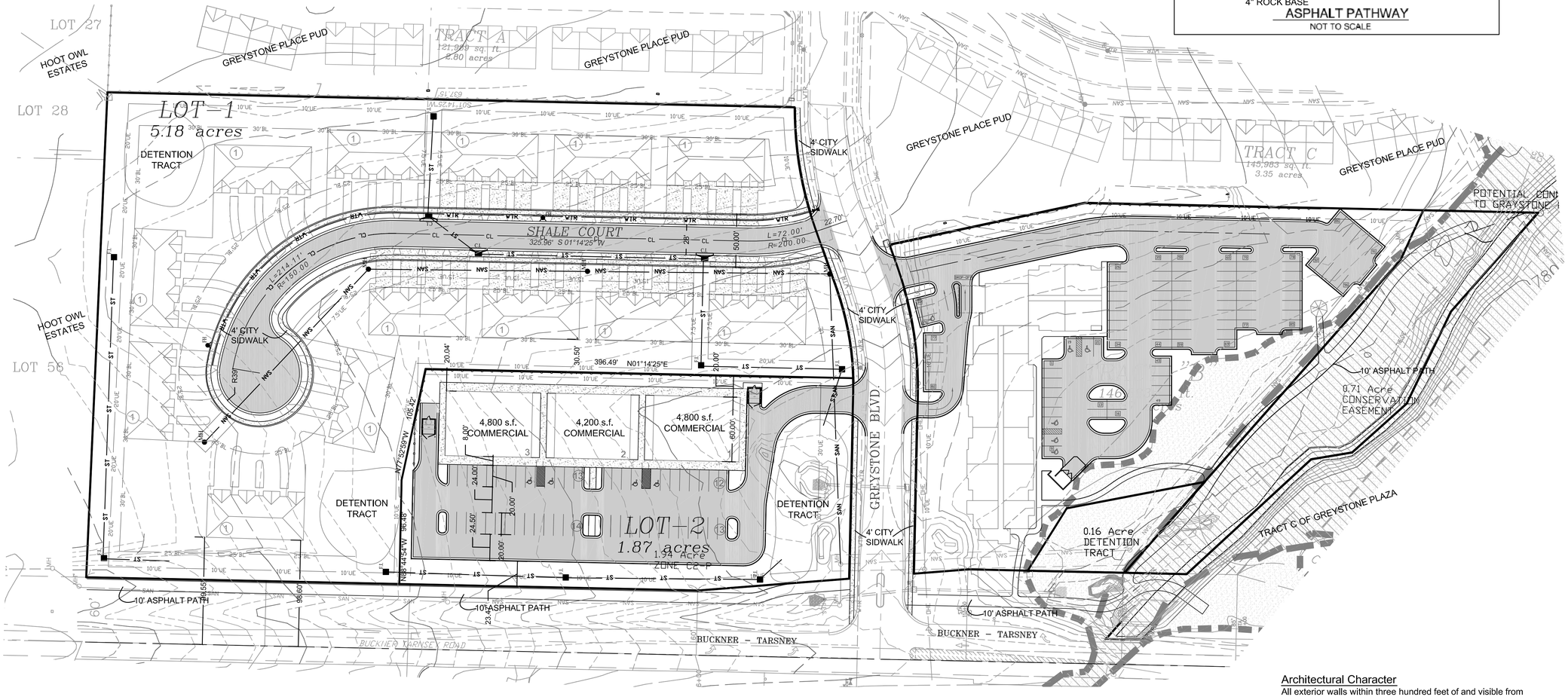




LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI







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	

Qualist 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@qualistengineering.com

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

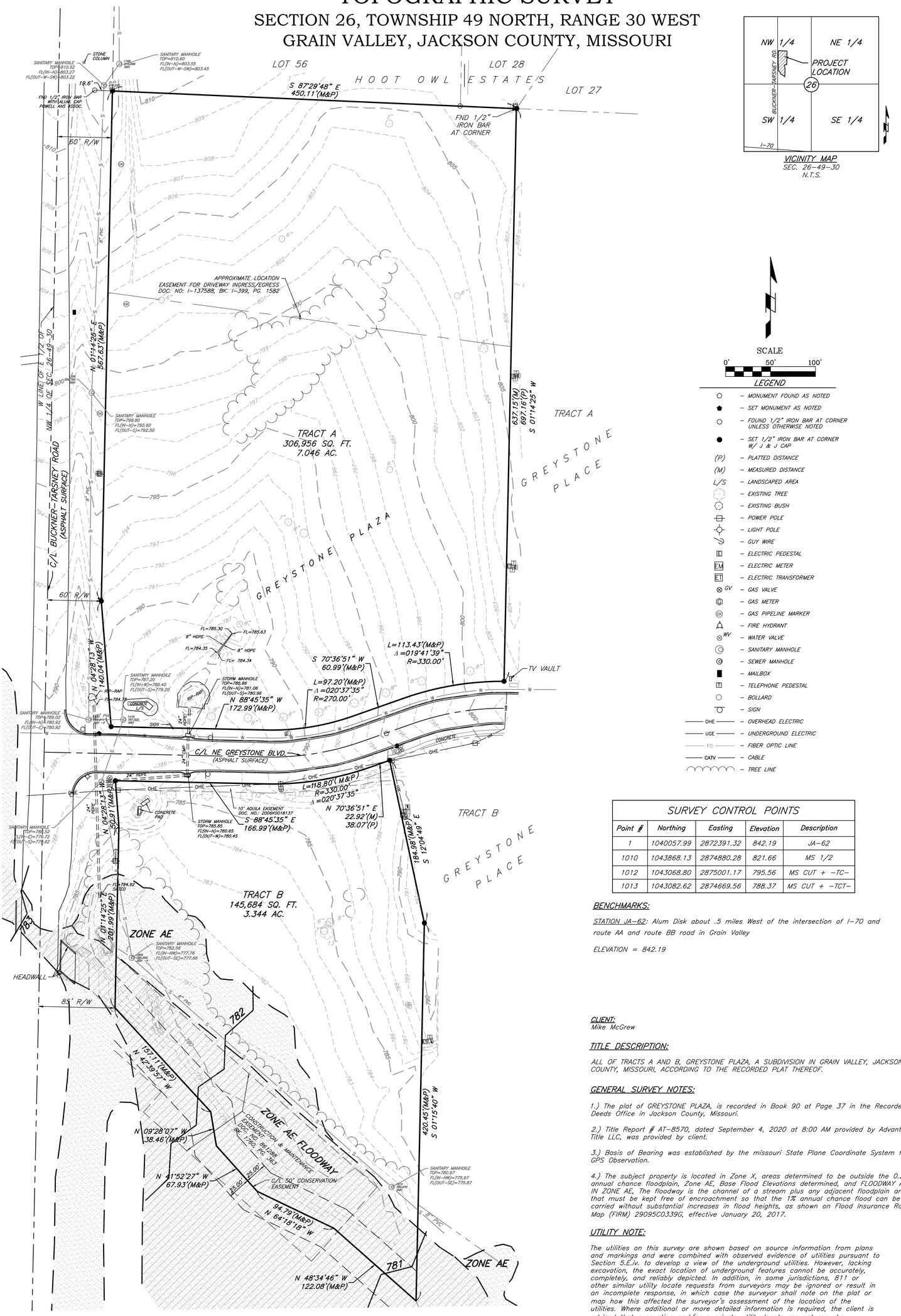
STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER
PE-2001018825
REGISTERED PROFESSIONAL ENGINEER

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 shall note on the plat or map how this affected 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

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



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

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COMMERCIAL




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
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?

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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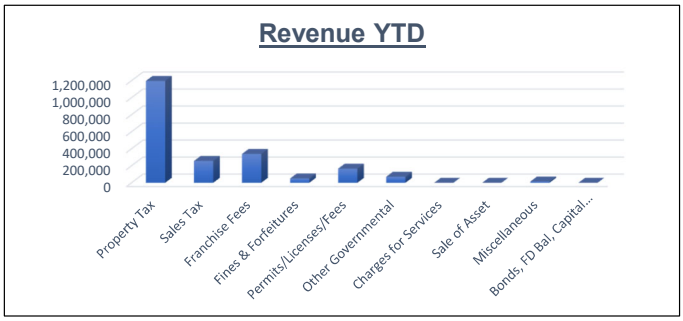
Grain Valley, Missouri
Come Home To Opportunity

FINANCIAL REPORT
For the Month Ended May 31, 2021

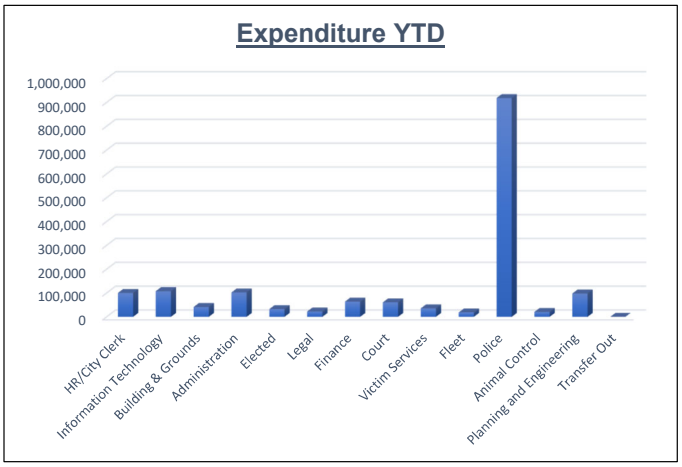
Unaudited Financial Reports for
Budgetary Management Purposes

City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

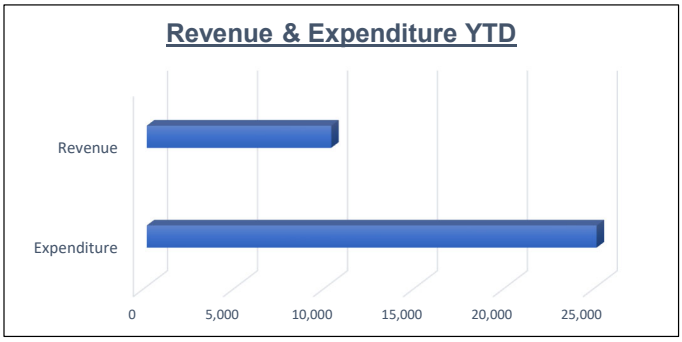
General Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	1,206,800	9,311	1,197,705	(9,095)	99.25%
Sales Tax	1,200,000	105,962	256,381	(943,619)	21.37%
Franchise Fees	1,070,000	59,107	339,341	(730,659)	31.71%
Fines & Forfeitures	163,700	7,013	50,418	(113,282)	30.80%
Permits/Licenses/Fees	376,640	25,472	166,268	(210,372)	44.15%
Other Governmental	81,624	21,913	70,573	(11,051)	86.46%
Charges for Services	1,000	0	275	(725)	27.50%
Sale of Asset	5,000	0	750	(4,250)	15.00%
Miscellaneous	229,260	1,686	14,911	(214,349)	6.50%
Bonds, FD Bal, Capital Lease	79,934	0	0	(79,934)	0.00%
Total	**$4,413,958**	**$230,462**	**$2,096,622**	**(2,317,336)**	**47.50%**



Expenditures					
HR/City Clerk	236,101	5,661	100,447	135,654	42.54%
Information Technology	267,694	7,632	107,895	159,799	40.31%
Building & Grounds	105,020	19,415	41,379	63,641	39.40%
Administration	244,276	12,886	102,458	141,818	41.94%
Elected	105,439	5,249	32,545	72,894	30.87%
Legal	100,000	8,610	22,528	77,473	22.53%
Finance	152,610	27,417	64,136	88,474	42.03%
Court	177,200	16,856	60,926	116,274	34.38%
Victim Services	97,083	5,780	35,662	61,421	36.73%
Fleet	48,848	2,877	18,384	30,464	37.63%
Police	2,505,870	144,109	918,474	1,587,396	36.65%
Animal Control	68,309	3,315	20,923	47,386	30.63%
Planning and Engineering	275,813	16,867	98,021	177,792	35.54%
Transfer Out	29,250	-	0	29,250	
Total	**$4,413,513**	**$276,674**	**$1,623,775**	**$2,789,738**	**36.79%**
Revenue Over Expenditure	**$445**	**($46,212)**	**$472,847**	**$472,401**	
Beginning Fund Balance	**$4,295,838**		**$4,295,838**		
Ending Fund Balance	**$4,296,283**		**$4,768,685**		

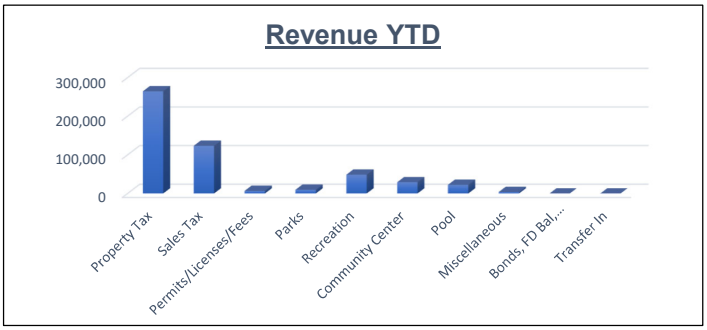


Tourism Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	35,000	3,635	10,245	(24,755)	29.27%
Transfer In	4,250	0	0	0	0.00%
Total	**$39,250**	**$3,635**	**$10,245**	**(29,005)**	**26.10%**
Expenditures					
Total	**$39,250**	**$0**	**$25,000**	**$14,250**	**63.69%**
Revenue Over Expenditure	**$0**	**$3,635**	**($14,755)**	**($14,755)**	
Beginning Fund Balance	**$24,005**		**$24,005**		
Ending Fund Balance	**$24,005**		**$9,250**		

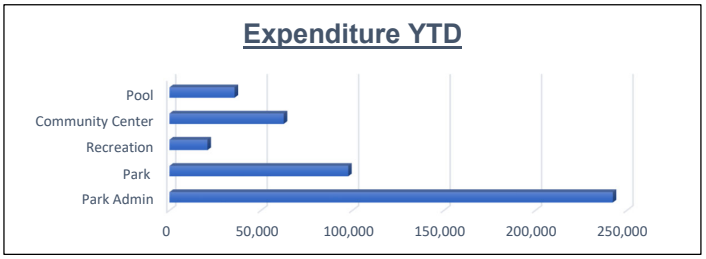


City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

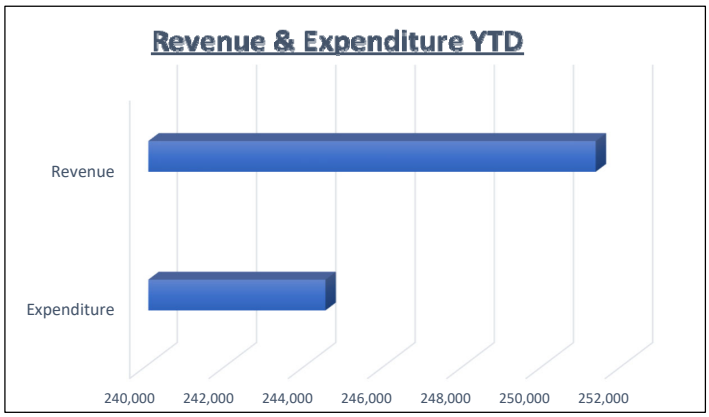
Parks Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budet
Revenues					
Property Tax	266,500	2,057	264,531	(1,969)	99.26%
Sales Tax	537,000	51,253	123,369	(413,631)	22.97%
Permits/Licenses/Fees	6,000	1,171	6,757	757	112.62%
Parks	16,610	1,920	9,650	(6,960)	58.10%
Recreation	96,344	6,476	48,664	(47,680)	50.51%
Community Center	92,766	5,145	29,216	(63,550)	31.49%
Pool	104,650	9,552	22,473	(82,177)	21.47%
Miscellaneous	10,225	138	3,922	(6,303)	38.36%
Bonds, FD Bal, Capital Lease	272,000	0	0	(272,000)	0.00%
Transfer In	90,000	0	0	(90,000)	0.00%
Total	**$1,492,095**	**$77,712**	**$508,583**	**(983,512)**	**34.09%**



Expenditures					
Park Admin	664,910	19,592	242,319	422,591	36.44%
Park	302,560	15,074	97,661	204,899	32.28%
Recreation	89,934	13,057	20,738	69,196	23.06%
Community Center	228,770	10,707	62,431	166,339	27.29%
Pool	160,872	30,346	35,571	125,301	22.11%
Total	**$1,447,046**	**$88,777**	**$458,720**	**$988,326**	**31.70%**
Revenue Over Expenditure	**$45,049**	**($11,065)**	**$49,863**	**$4,813**	
Beginning Fund Balance	**$767,595**		**$767,595**		
Ending Fund Balance	**$812,644**		**$817,458**		

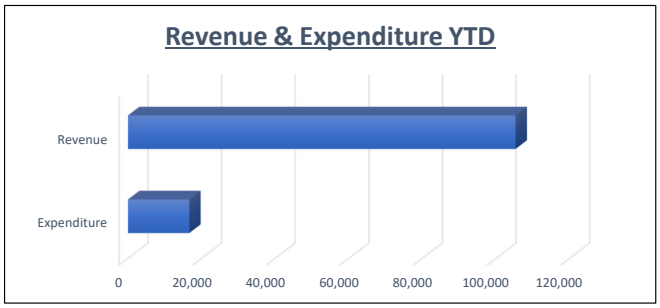


Transportation Fund	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budet
Revenues					
Sales Tax	1,040,000	101,249	247,441	(1,287,441)	23.79%
Permits/Licenses/Fees	22,692	0	2,843	(25,535)	12.53%
Sales Tax	20,000	211	1,006	(21,006)	5.03%
Bonds, FD Bal, Capital Lease	579,760	0	0	(579,760)	0.00%
Total	**$1,662,452**	**$101,460**	**$251,290**	**(1,411,162)**	15.12%
Expenditures					
Total	**1,651,126**	**$63,373**	**$244,468**	**$1,406,658**	14.81%
Revenue Over Expenditure	**$11,326**	**$38,086**	**$6,822**	**($4,504)**	60.23%
Beginning Fund Balance	**$1,481,643**		**$1,481,643**		
Ending Fund Balance	**$1,492,969**		**$1,488,465**		

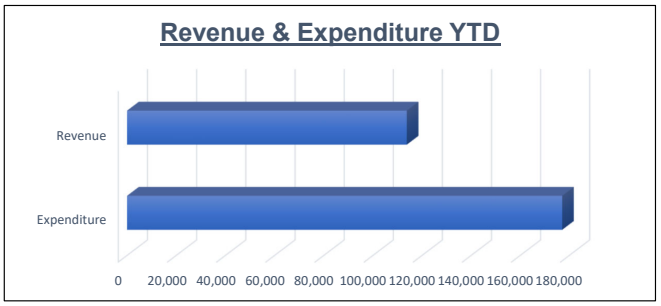


City of Grain Valley, MO
Unaudited Statement of Revenue, Expenditures, and Fund Balance

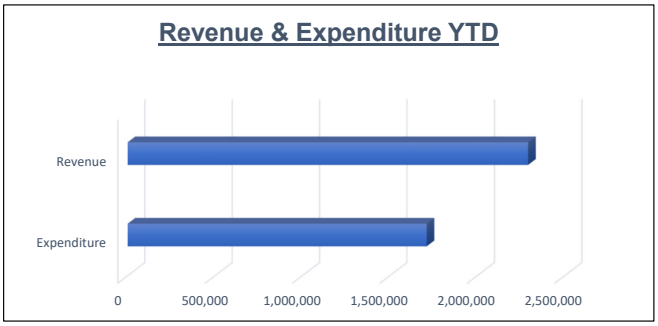
Public Health	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	106,200	818	105,265	(935)	99.12%
Total	**$106,200**	**$818**	**$105,265**	**(935)**	99.12%
Expenditures					
Total	**102,425**	**$323**	**$16,646**	**$85,779**	16.25%
Revenue Over Expenditure	**$3,775**	**$495**	**$88,619**	**$84,844**	2347.51%
Beginning Fund Balance	**$75,517**		**$75,517**		
Ending Fund Balance	**$79,292**		**$164,135**		



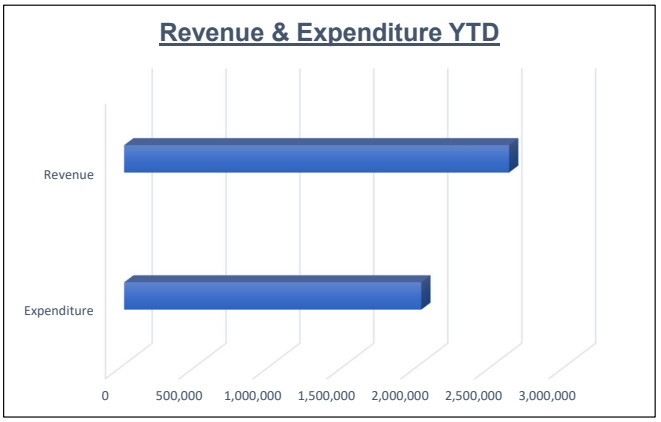
Capital Improvement	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	512,000	49,405	113,773	(398,227)	22.22%
Total	**$512,000**	**$49,405**	**$113,773**	**(398,227)**	22.22%
Expenditures					
Total	**494,800**	**$68,703**	**$177,084**	**$317,716**	35.79%
Revenue Over Expenditure	**$17,200**	**($19,298)**	**($63,311)**	**($80,511)**	-368.09%
Beginning Fund Balance	**$579,145**		**$579,145**		
Ending Fund Balance	**$596,345**		**$515,833**		



Debt Service	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Property Tax	2,291,000	17,883	2,289,695	(1,305)	99.94%
Misc	10,000	307	1,716	(8,284)	17.16%
Total	**$2,301,000**	**$18,190**	**$2,291,411**	**($9,589)**	99.58%
Expenditures					
Total	**1,784,714**	**$409**	**$1,711,474**	**$73,240**	95.90%
Revenue Over Expenditure	**$516,286**	**$17,781**	**$579,938**	**$63,652**	112.33%
Beginning Fund Balance	**$1,601,800**		**$1,601,800**		
Ending Fund Balance	**$2,118,086**		**$2,181,737**		



Water & Sewer	Budget 2021	Current Period 2021	YTD Actual	Budget to Actual Variance	Percentage of Budget
Revenues					
Sales Tax	600	0	270	(330)	44.98%
Permits/Licenses/Fees	10,000	0	1,746	(8,254)	17.46%
Charges for Services	6,098,340	514,638	2,590,840	(3,507,500)	42.48%
Misc.	54,800	1,485	11,161	(43,639)	20.37%
Bonds, FD Bal, Capital Lease	119,036	0	0	(119,036)	0.00%
Total	**$6,282,776**	**$516,122**	**$2,604,018**	**(3,678,758)**	41.45%
Expenditures					
Water	3,261,622	250,447	1,031,871		
Sewer	2,615,244	64,942	978,499		
Total	5,876,866	315,389	2,010,369	**$3,866,497**	34.21%
Revenue Over Expenditure	**$405,910**	**$200,733**	**$593,648**	**$187,738**	146.25%
Beginning Fund Balance	**$6,706,280**		**$6,706,280**		
Ending Fund Balance	**$7,112,190**		**$7,299,928**		



REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

100-GENERAL FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	1,206,800.00	9,310.62	1,197,705.04	99.25	(9,094.96)
SALES TAX	1,200,000.00	105,961.72	256,381.56	21.37	(943,618.44)
FRANCHISE FEES	1,070,000.00	59,106.77	339,340.88	31.71	(730,659.12)
FINES & FORFEITURES	163,700.00	7,012.74	50,418.22	30.80	(113,281.78)
PERMITS/LICENSES/FEES	376,640.00	25,471.66	166,267.89	44.15	(210,372.11)
OTHER GOVERNMENTAL	81,624.00	21,912.87	70,572.99	86.46	(11,051.01)
CHARGES FOR SERVICES	1,000.00	0.00	275.00	27.50	(725.00)
SALE OF ASSET/MERCHAND	5,000.00	0.00	750.00	15.00	(4,250.00)
MISCELLANEOUS	229,260.00	1,685.68	14,910.81	6.50	(214,349.19)
BONDS, FD BAL, CAPT LEAS	79,934.00	0.00	0.00	0.00	(79,934.00)
TOTAL REVENUES	4,413,958.00	230,462.06	2,096,622.39	47.50	(2,317,335.61)
EXPENDITURE SUMMARY					
HR/CITY CLERK	236,101.44	5,660.84	100,446.52	42.54	135,654.92
INFORMATION TECH	267,694.00	7,632.24	107,895.10	40.31	159,798.90
BLDG & GRDS	105,020.00	19,415.28	41,378.59	39.40	63,641.41
ADMINISTRATION	244,275.74	12,885.81	102,457.62	41.94	141,818.12
ELECTED	105,439.35	5,249.48	32,544.56	30.87	72,894.79
LEGAL	100,000.00	8,610.00	22,527.50	22.53	77,472.50
FINANCE	152,609.45	27,417.08	64,135.52	42.03	88,473.93
COURT	177,200.06	16,855.84	60,926.47	34.38	116,273.59
VICTIM SERVICES	97,082.69	5,779.75	35,661.82	36.73	61,420.87
FLEET	48,848.46	2,877.29	18,383.73	37.63	30,464.73
POLICE	2,505,869.90	144,108.91	918,474.00	36.65	1,587,395.90
ANIMAL CONTROL	68,309.42	3,314.53	20,922.88	30.63	47,386.54
PLANNING & ENGINEERING	275,812.75	16,866.56	98,020.80	35.54	177,791.95
TOTAL EXPENDITURES	4,384,263.26	276,673.61	1,623,775.11	37.04	2,760,488.15
REVENUES OVER/(UNDER) EXPENDITURES	29,694.74	(46,211.55)	472,847.28	1,592.36	443,152.54
OTHER USES	29,250.00	0.00	0.00	0.00	29,250.00
TOTAL OTHER FINANCING SOURCES & USES	(29,250.00)	0.00	0.00	0.00	29,250.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	444.74	(46,211.55)	472,847.28	6,319.94	472,402.54

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

170-TOURISM TAX FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	35,000.00	3,634.56	10,245.03	29.27	(24,754.97)
TOTAL REVENUES	35,000.00	3,634.56	10,245.03	29.27	(24,754.97)
EXPENDITURE SUMMARY					
ECONOMIC DEVELOPMENT	39,250.00	0.00	25,000.00	63.69	14,250.00
TOTAL EXPENDITURES	39,250.00	0.00	25,000.00	63.69	14,250.00
REVENUES OVER/(UNDER) EXPENDITURES	(4,250.00)	3,634.56	(14,754.97)	347.18	(10,504.97)
OTHER SOURCES	4,250.00	0.00	0.00	0.00	(4,250.00)
TOTAL OTHER FINANCING SOURCES & USES	4,250.00	0.00	0.00	0.00	(4,250.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	3,634.56	(14,754.97)	0.00	(14,754.97)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

200-PARK FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	266,500.00	2,056.54	264,530.73	99.26	(1,969.27)
SALES TAX	537,000.00	51,252.53	123,369.45	22.97	(413,630.55)
PERMITS/LICENSES/FEES	6,000.00	1,171.18	6,756.95	112.62	756.95
PARKS	16,610.00	1,920.00	9,650.00	58.10	(6,960.00)
RECREATION	96,344.00	6,476.25	48,664.25	50.51	(47,679.75)
COMMUNITY CENTER	92,766.00	5,144.85	29,216.49	31.49	(63,549.51)
POOL	104,650.00	9,552.00	22,473.00	21.47	(82,177.00)
MISCELLANEOUS	10,225.00	138.34	3,921.82	38.36	(6,303.18)
BONDS, FD BAL, CAPT LEAS	272,000.00	0.00	0.00	0.00	(272,000.00)
TOTAL REVENUES	1,402,095.00	77,711.69	508,582.69	36.27	(893,512.31)
EXPENDITURE SUMMARY					
PARK ADMIN	664,910.22	19,592.42	242,319.20	36.44	422,591.02
PARK	302,559.82	15,073.77	97,660.97	32.28	204,898.85
RECREATION	89,933.82	13,057.43	20,738.30	23.06	69,195.52
COMMUNITY CENTER	228,770.44	10,707.10	62,430.56	27.29	166,339.88
POOL	160,872.18	30,345.88	35,571.12	22.11	125,301.06
TOTAL EXPENDITURES	1,447,046.48	88,776.60	458,720.15	31.70	988,326.33
REVENUES OVER/(UNDER) EXPENDITURES	(44,951.48)	(11,064.91)	49,862.54	110.93-	94,814.02
OTHER SOURCES	90,000.00	0.00	0.00	0.00	(90,000.00)
TOTAL OTHER FINANCING SOURCES & USES	90,000.00	0.00	0.00	0.00	(90,000.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	45,048.52	(11,064.91)	49,862.54	110.69	4,814.02

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

210-TRANSPORTATION

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	1,040,000.00	101,249.00	247,440.81	23.79	(792,559.19)
PERMITS/LICENSES/FEES	22,692.00	0.00	2,843.40	12.53	(19,848.60)
MISCELLANEOUS	20,000.00	210.57	1,005.75	5.03	(18,994.25)
BONDS, FD BAL, CAPT LEAS	579,760.00	0.00	0.00	0.00	(579,760.00)
TOTAL REVENUES	1,662,452.00	101,459.57	251,289.96	15.12	(1,411,162.04)
EXPENDITURE SUMMARY					
TRANSPORTATION	1,626,125.99	63,373.23	244,468.19	15.03	1,381,657.80
TOTAL EXPENDITURES	1,626,125.99	63,373.23	244,468.19	15.03	1,381,657.80
REVENUES OVER/(UNDER) EXPENDITURES	36,326.01	38,086.34	6,821.77	18.78	(29,504.24)
OTHER USES	25,000.00	0.00	0.00	0.00	25,000.00
TOTAL OTHER FINANCING SOURCES & USES	(25,000.00)	0.00	0.00	0.00	25,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	11,326.01	38,086.34	6,821.77	60.23	(4,504.24)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

230-PUBLIC HEALTH

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	106,200.00	817.81	105,265.04	99.12	(934.96)
TOTAL REVENUES	106,200.00	817.81	105,265.04	99.12	(934.96)
EXPENDITURE SUMMARY					
PUBLIC HEALTH	62,425.00	322.50	16,646.40	26.67	45,778.60
TOTAL EXPENDITURES	62,425.00	322.50	16,646.40	26.67	45,778.60
REVENUES OVER/(UNDER) EXPENDITURES	43,775.00	495.31	88,618.64	202.44	44,843.64
OTHER USES	40,000.00	0.00	0.00	0.00	40,000.00
TOTAL OTHER FINANCING SOURCES & USES	(40,000.00)	0.00	0.00	0.00	40,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	3,775.00	495.31	88,618.64	2,347.51	84,843.64

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

250-OLD TOWNE TIF

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	275,000.00	0.00	14,748.35	5.36	(260,251.65)
SALES TAX	60,000.00	7,366.76	24,794.92	41.32	(35,205.08)
TIF, NID, CID	30,000.00	12,764.31	17,854.27	59.51	(12,145.73)
TOTAL REVENUES	365,000.00	20,131.07	57,397.54	15.73	(307,602.46)
EXPENDITURE SUMMARY					
TIF-OLD TOWN MKT PLACE	365,000.00	0.00	17,184.15	4.71	347,815.85
TOTAL EXPENDITURES	365,000.00	0.00	17,184.15	4.71	347,815.85
REVENUES OVER/(UNDER) EXPENDITURES	0.00	20,131.07	40,213.39	0.00	40,213.39
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	20,131.07	40,213.39	0.00	40,213.39

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

280-CAPITAL PROJECTS FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	512,000.00	49,405.37	113,773.12	22.22	(398,226.88)
TOTAL REVENUES	512,000.00	49,405.37	113,773.12	22.22	(398,226.88)
EXPENDITURE SUMMARY					
CAPITAL IMPROVEMENTS	494,800.00	68,703.15	177,084.17	35.79	317,715.83
TOTAL EXPENDITURES	494,800.00	68,703.15	177,084.17	35.79	317,715.83
REVENUES OVER/(UNDER) EXPENDITURES	17,200.00	(19,297.78)	(63,311.05)	368.09-	(80,511.05)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	17,200.00	(19,297.78)	(63,311.05)	368.09-	(80,511.05)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

300-MKT PLACE TIF-PR#2

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	5,000.00	0.00	137.50	2.75	4,862.50
TOTAL EXPENDITURES	5,000.00	0.00	137.50	2.75	4,862.50
REVENUES OVER/(UNDER) EXPENDITURES	(5,000.00)	0.00	(137.50)	2.75	4,862.50
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	(5,000.00)	0.00	(137.50)	2.75	4,862.50

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

301-MKT PL TIF RESERVE PR#2

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
EXPENDITURE SUMMARY					
REVENUES & OTHER SOURCES OVER					

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

302-MKTPL TIF-PR#2 SPEC ALLOC

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	245,000.00	0.00	203,086.21	82.89	(41,913.79)
SALES TAX	400,000.00	31,664.35	166,467.57	41.62	(233,532.43)
TIF, NID, CID	200,000.00	53,731.29	71,990.78	36.00	(128,009.22)
MISCELLANEOUS	2,000.00	11.76	69.69	3.48	(1,930.31)
TOTAL REVENUES	847,000.00	85,407.40	441,614.25	52.14	(405,385.75)
EXPENDITURE SUMMARY					
NON-DEPATMENTAL	652,000.00	319.84	760,271.91	116.61	(108,271.91)
TOTAL EXPENDITURES	652,000.00	319.84	760,271.91	116.61	(108,271.91)
REVENUES OVER/(UNDER) EXPENDITURES	195,000.00	85,087.56	(318,657.66)	163.41-	(513,657.66)
OTHER USES	185,000.00	0.00	0.00	0.00	185,000.00
TOTAL OTHER FINANCING SOURCES & USES	(185,000.00)	0.00	0.00	0.00	185,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	10,000.00	85,087.56	(318,657.66)	3,186.58-	(328,657.66)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

305-MKTPLACE TIF-PR#2 IDA BDS

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
MISCELLANEOUS	2,000.00	2.02	7.95	0.40	(1,992.05)
TOTAL REVENUES	2,000.00	2.02	7.95	0.40	(1,992.05)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	208,000.00	0.00	106,519.21	51.21	101,480.79
TOTAL EXPENDITURES	208,000.00	0.00	106,519.21	51.21	101,480.79
REVENUES OVER/(UNDER) EXPENDITURES	(206,000.00)	2.02	(106,511.26)	51.70	99,488.74
OTHER SOURCES	210,000.00	0.00	102,102.91	48.62	(107,897.09)
TOTAL OTHER FINANCING SOURCES & USES	210,000.00	0.00	102,102.91	48.62	(107,897.09)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	4,000.00	2.02	(4,408.35)	110.21-	(8,408.35)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

310-MKT PLACE NID- PR#2

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
BONDS, FD BAL, CAPT LEAS	220,000.00	0.00	154,520.75	70.24	(65,479.25)
TOTAL REVENUES	220,000.00	0.00	154,520.75	70.24	(65,479.25)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	216,200.00	0.00	173,109.37	80.07	43,090.63
TOTAL EXPENDITURES	216,200.00	0.00	173,109.37	80.07	43,090.63
REVENUES OVER/(UNDER) EXPENDITURES	3,800.00	0.00	(18,588.62)	489.17-	(22,388.62)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	3,800.00	0.00	(18,588.62)	489.17-	(22,388.62)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

320-MKT PLACE CID - PR#2

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
EXPENDITURE SUMMARY					
REVENUES & OTHER SOURCES OVER					

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

321-MKT PL CID-PR2 SALES/USE

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	304,500.00	26,346.54	147,098.01	48.31	(157,401.99)
MISCELLANEOUS	1,000.00	6.47	41.35	4.14	(958.65)
TOTAL REVENUES	305,500.00	26,353.01	147,139.36	48.16	(158,360.64)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	222,500.00	395.20	176,517.91	79.33	45,982.09
TOTAL EXPENDITURES	222,500.00	395.20	176,517.91	79.33	45,982.09
REVENUES OVER/(UNDER) EXPENDITURES	83,000.00	25,957.81	(29,378.55)	35.40-	(112,378.55)
OTHER USES	25,000.00	0.00	102,102.91	408.41	(77,102.91)
TOTAL OTHER FINANCING SOURCES & USES	(25,000.00)	0.00	(102,102.91)	408.41	(77,102.91)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	58,000.00	25,957.81	(131,481.46)	226.69-	(189,481.46)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

322-INTRCHG MERCADO CID-PR#3

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
BONDS, FD BAL, CAPT LEAS	0.00	(1,152.50)	(7,805.00)	0.00	(7,805.00)
TOTAL REVENUES	0.00	(1,152.50)	(7,805.00)	0.00	(7,805.00)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

323-INTRCH VGV CID-PROJECT #3

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	36,700.00	0.00	10,317.79	28.11	(26,382.21)
BONDS, FD BAL, CAPT LEAS	0.00	0.00	(11,170.60)	0.00	(11,170.60)
TOTAL REVENUES	36,700.00	0.00	(852.81)	2.32-	(37,552.81)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	36,700.00	860.00	860.00	2.34	35,840.00
TOTAL EXPENDITURES	36,700.00	860.00	860.00	2.34	35,840.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(860.00)	(1,712.81)	0.00	(1,712.81)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	(860.00)	(1,712.81)	0.00	(1,712.81)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

325-INTRCHG TIF- PR #1A

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	40,000.00	0.00	0.00	0.00	(40,000.00)
SALES TAX	50,000.00	4,575.80	19,838.44	39.68	(30,161.56)
TIF, NID, CID	25,000.00	6,870.03	10,176.19	40.70	(14,823.81)
MISCELLANEOUS	5,000.00	86.56	422.55	8.45	(4,577.45)
TOTAL REVENUES	120,000.00	11,532.39	30,437.18	25.36	(89,562.82)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	2,500.00	0.00	205.50	8.22	2,294.50
TOTAL EXPENDITURES	2,500.00	0.00	205.50	8.22	2,294.50
REVENUES OVER/(UNDER) EXPENDITURES	117,500.00	11,532.39	30,231.68	25.73	(87,268.32)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	117,500.00	11,532.39	30,231.68	25.73	(87,268.32)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

330-TIF PROJECT #3

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	30,000.00	0.00	0.00	0.00	(30,000.00)
SALES TAX	45,000.00	0.00	9,515.48	21.15	(35,484.52)
TIF, NID, CID	20,000.00	6,671.20	9,477.88	47.39	(10,522.12)
TOTAL REVENUES	95,000.00	6,671.20	18,993.36	19.99	(76,006.64)
EXPENDITURE SUMMARY					
NON-DEPARTMENTAL	12,000.00	0.00	0.00	0.00	12,000.00
TOTAL EXPENDITURES	12,000.00	0.00	0.00	0.00	12,000.00
REVENUES OVER/(UNDER) EXPENDITURES	83,000.00	6,671.20	18,993.36	22.88	(64,006.64)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	83,000.00	6,671.20	18,993.36	22.88	(64,006.64)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

340-INTERCHANGE TIF #4

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	30,000.00	0.00	0.00	0.00	(30,000.00)
SALES TAX	22,500.00	2,971.93	6,779.79	30.13	(15,720.21)
TIF, NID, CID	10,000.00	5,015.79	8,209.42	82.09	(1,790.58)
TOTAL REVENUES	62,500.00	7,987.72	14,989.21	23.98	(47,510.79)
EXPENDITURE SUMMARY					
NON DEPARTMENTAL	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL EXPENDITURES	5,000.00	0.00	0.00	0.00	5,000.00
REVENUES OVER/(UNDER) EXPENDITURES	57,500.00	7,987.72	14,989.21	26.07	(42,510.79)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	57,500.00	7,987.72	14,989.21	26.07	(42,510.79)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

400-DEBT SERVICE FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
PROPERTY TAX	2,291,000.00	17,883.00	2,289,695.46	99.94	(1,304.54)
MISCELLANEOUS	10,000.00	306.93	1,715.83	17.16	(8,284.17)
TOTAL REVENUES	2,301,000.00	18,189.93	2,291,411.29	99.58	(9,588.71)
EXPENDITURE SUMMARY					
DEBT SERVICE	1,784,714.00	0.00	1,711,473.61	95.90	73,240.39
TOTAL EXPENDITURES	1,784,714.00	0.00	1,711,473.61	95.90	73,240.39
REVENUES OVER/(UNDER) EXPENDITURES	516,286.00	18,189.93	579,937.68	112.33	63,651.68
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	516,286.00	18,189.93	579,937.68	112.33	63,651.68

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2021

600-WATER/SEWER FUND

FINANCIAL SUMMARY 41.67% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
REVENUE SUMMARY					
SALES TAX	600.00	0.00	269.88	44.98	(330.12)
PERMITS/LICENSES/FEES	10,000.00	0.00	1,746.32	17.46	(8,253.68)
CHARGES FOR SERVICES	6,098,340.00	514,637.94	2,590,839.99	42.48	(3,507,500.01)
MISCELLANEOUS	54,800.00	1,484.51	11,161.33	20.37	(43,638.67)
BONDS, FD BAL, CAPT LEAS	119,036.00	0.00	0.00	0.00	(119,036.00)
TOTAL REVENUES	6,282,776.00	516,122.45	2,604,017.52	41.45	(3,678,758.48)
EXPENDITURE SUMMARY					
WATER	3,261,662.21	250,447.35	1,031,870.76	31.64	2,229,791.45
SEWER	2,615,244.41	64,942.12	978,498.62	37.42	1,636,745.79
TOTAL EXPENDITURES	5,876,906.62	315,389.47	2,010,369.38	34.21	3,866,537.24
REVENUES OVER/(UNDER) EXPENDITURES	405,869.38	200,732.98	593,648.14	146.27	187,778.76
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	405,869.38	200,732.98	593,648.14	146.27	187,778.76

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CITY OF GRAIN VALLEY
MEMORANDUM

FROM: Khalilah Holland, Human Resources Administrator

TO: Mayor & Board of Aldermen

CC: Ken Murphy, City Administrator

DATE: June 28, 2021

SUBJECT: Human Resources Update

Random Drug Test

- 2Q 2021 random drug tests were completed

Current Positions Available

Full-Time

- Public Works Maintenance Worker – open until filled
- Public Works Crew Leader – internal; open until June 25th

Part-Time

- Reserve Police Officer – ON HOLD

Seasonal

- Park Maintenance Worker – open until filled

Recently Filled Positions

- Seasonal Public Works Maintenance Worker (1)
- Police Officers (2)
- Recreation Supervisor (1)
- Front Desk Attendant - PM & Weekends (1)

Anniversary

Name	Department	Date	Years of Service
Mike Russell	CD	6/3	2
Mark Trosen	CD	6/17	2
Nathan Holt	PD	6/25	3
Andrew Taylor	PD	6/25	3
Willie Stratton	PD	6/13	5
Sonya Hibdon*	P&R	6/28	5
Ed Parkison	CD	6/1	6
Ray Draper	CD	6/16	7
Curtis Vander Linden	PD	6/16	11
Ken Murphy	ADM	6/26	15

*Part-Time

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GRAIN VALLEY PARK BOARD
MINUTES
May 18, 2021

Meeting called to order at 7:03 P.M. by President Brian Bray.

ROLL CALL:

PRESENT: Brian Bray (President), Jared English (Vice President), Norm Combs, Don Caslavka, Chuck Harris, Mike Switzer, Alderman Jayci Stratton, Shannon Davies (Director)

ABSENT: Becky Gray (Secretary), Terry Hill

CONSENT AGENDA:

a. **APPROVAL OF MINUTES:** Motion by Norm Combs, seconded by Chuck Harris to approve the April Minutes. Motion carried.

TREASURER'S REPORT:

a. **REVIEW OF ACCOUNTS PAYABLE/EXPENDITURES/REVENUES:** Shannon distributed the year-to-date revenues/expenditures for 2021. He made note of the spike in ballfield rental revenue so far this spring. Some of the more noteworthy expenses this month included the chemical treatment for lake vegetation and muskrat removal at Butterfly Trail.

CITIZEN COMMENTS: none

COMMITTEE REPORTS:

a. **Veteran's Tribute –** Norm Combs and Mike Switzer
   i. The official Celebration/Dedication for the Veteran's Tribute at Legacy Plaza took place on Wednesday, May 5th. Mike Switzer passed-out a photo of all of the veteran's that were in attendance. The event was a success and well-attended.

OLD BUSINESS:

a. **Christina "Kiki" Claphan Memorial Playground** – Shannon Davies
   i. Shannon has started preliminary discussions with the City's on-call engineering firm for the design, scope, specifications for this project.
   ii. Shannon has not received any news from the state regarding the LWCF grant that was applied for to help fund this project.

b. **Blue Branch Creek Trail (Phase 2) Project Update** – Shannon Davies
   i. The clearing for the trail that connects either end of the pedestrian bridge has begun. With the help of the Public Works department, rock is being hauled-in

to build-up the area where the trailhead parking lot will be installed.

ii. There have been some delays with construction due to the wet weather.

c. **Football Facility Improvements** – Shannon Davies/Chuck Harris

i. GVSL submitted a proposal to provide field lighting for the multi-purpose field east of the Pavilion. The lighting will assist GVSL spring/fall football teams with the ability to practice later into the evening. The proposal is $10,445. GVSL asked if the Park Board or City would be willing to pay half for this endeavor. Shannon Davies confirmed that the City would be able to cover half of the costs for the field lights. However, the City would have to budget for it in the 2022 fiscal year as this was not a budgeted item for 2021.

d. **Park Board Reappointments** – Shannon Davies

i. Don Caslavka notified the Park Board tonight that this will be his last meeting as he is stepping down from the Park Board. In the next few weeks, Don will be moving to Blue Springs and longer meet the residency requirement.

ii. Shannon Davies has a resolution on the agenda for the May 24th Board of Aldermen meeting appointing Adam Hoover and reappointing Mike Switzer to the Park Board for a 3-year term.

NEW BUSINESS:

a. **Park Board By-Laws Review** – Group Discussion

i. Discussion focused on the following:

1) Section 603: allowing the majority of the active members at that time to constitute a quorum
2) Section 604: clarification regarding member absences, when it meets the threshold for removal of a member due to absenteeism, who contacts that member and in what form, and defining an "Excused Absence"
3) Section 606: outlining the parameters for "Citizen Comments" regarding time limitations and pre-approved citizen presentations
4) Shannon will update the language in these 3 sections for the Park Board to review and approve at the June meeting.

DIRECTOR'S REPORT:

a. <u>Operational Updates</u>

i. Full-Time Recreation Supervisor Status

1) Interviews for this position are occurring next week.

ii. 2021 Pool Season
    1) Staff are currently getting the aquatic facility ready for the Memorial Day weekend opening.

iii. Youth Baseball/Softball Season
    1) Games have officially started and will run through the end of June.

b. <u>City Updates</u>

i. The City will be issuing a RFQ for design services to assist with the evaluation of existing city facilities and the planning for improvements to existing buildings and/or the construction of new.

ii. The annual Community Development Event is scheduled for June 17th in Armstrong Park.

c. <u>Past/Current Programs/Special Events</u>

i. Preschool Players Soccer
ii. Community Garden

d. <u>Upcoming Programs/Special Events</u>

i. Movie in the Park (Trolls World Tour) – 6/4
ii. Storybook Trail – Starts 6/4
iii. Private & Group Swim Lessons – Starts 6/7
iv. Private Pool Rentals – Starts in June
v. Water Aerobics – Starts 6/7
vi. Popsicles in the Park – 6/15

TOPICS FOR NEXT MEETING:

a. Blue Branch Creek Trail (Phase 2) Project
b. Christina "Kiki" Claphan Memorial Playground
c. Football Facility Improvements
d. Park Board Vacancy
e. Park Board Reappointments
f. Park Board By-Laws Review
g. Community for All Ages

ADJOURNMENT:

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

Meeting adjourned at 8:13 P.M.

Next regular meeting will be June 22, 2021.

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